

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: Polyield Summit LLC	
ADDRESS: 4800 Eaglemont Drive	
CITY/STATE:	ZIP:
Mount Vernon, WA	98274
TELEPHONE NUMBER and EMAIL ADDRESS: edpolyieldsummitllc@gmail.com	
APPLICANT (if other than owner):	
NAME: Ed Young	
COMPANY: Polyield Summit LLC <small>(If applicable)</small>	
ADDRESS: 4800 Eaglemont Drive	
CITY/STATE:	ZIP:
Mount Vernon, WA	98274
TELEPHONE NUMBER and EMAIL ADDRESS: edpolyieldsummitllc@gmail.com	
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: John Smith	
ADDRESS: 1620 W Marine View Dr, Suite 200	
CITY/STATE:	ZIP:
Everett, WA	98201
TELEPHONE NUMBER and EMAIL ADDRESS: 425.405.1509, jns@deainc.com	

PROJECT INFORMATION
Project or development name: Eaglemont Phase III-C
Property/project address(es)/location: 4800 Eaglemont Drive, Mount Vernon, WA <small>A copy of the site legal description from either: 1) a recent title report; or 2)a description written and/or reviewed by a P.L.S., must be attached.</small>
Skagit County Assessor's parcel number(s): P133779
Existing land use(s): Undeveloped
Proposed land uses: Single Family Residential Development
Existing Comprehensive Plan designation: Single-Family Medium Density (SF-MED)
Proposed Comprehensive Plan designation (if applicable): Single-Family Medium Density (SF-MED)
Existing Zoning designation: Residential Agriculture (RA)
Proposed Zoning designation (if applicable): PUD (Overlay Zone)
Site Area (sq. ft. or acreage): 161,867 sq. ft
Project value:
Is the site located in any type of environmentally sensitive area? No

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:
Polyield Summit, LLC	4800 Eaglemont Drive Mt. Vernon, WA 98274	edpolyieldsummitllc@gmail.com 360-661-5819
Architect:	Address:	Phone and Email Address:
Ming-Sing Ting		tingm@hotmail.com
Engineer:	Address:	Phone and Email Address:
David Evans and Associates, Inc. John N. Smith, P.E.	1620 W Marine View Dr., #200 Everett, WA 98201	425-405-1509 jns@deainc.com
Surveyor:	Address:	Phone and Email Address:
David Evans and Associates, Inc. Robert Hermann, PLS	1620 W Marine View Dr., #200 Everett, WA 98201	425-405-1505 rch@deainc.com
Title Company:	Address:	Phone and Email Address:
Lender/Loan Officer:	Address:	Phone and Email Address:
Attorney:	Address:	Phone and Email Address:
Contractors:	Address:	Phone and Email Address:
Real Estate Agents:	Address:	Phone and Email Address:
Investors:	Address:	Phone and Email Address:
Other parties providing similar, significant services:	Address:	Phone and Email Address:

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:
G	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).
G	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.
G	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.
G	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.
G	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.
G	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.
G	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.
G	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.

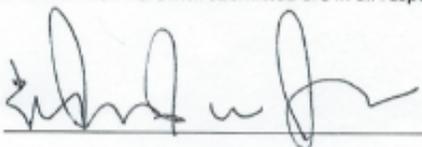
Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ _____
Environmental 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.

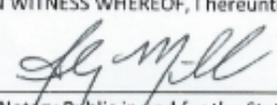
I, EDWARD YOUNG, declare that I am (please check one) the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: 

On this, the 14th day of November 2018 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.

AUDREY MILLER
Notary Public
State of Washington
My Appointment Expires
Apr 17, 2021

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public in and for the State of Washington
Residing at Mount Vernon, WA
My Appointment Expires April 17, 2021



**DAVID EVANS
AND ASSOCIATES INC.**

November 14, 2018

Kirsten Hawney
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273

SUBJECT: Eaglemont Phase III-C Project Narrative

Dear Ms. Hawney,

Below is a brief project narrative for the Eaglemont Phase III-C project located at approximately 4800 Eaglemont Drive in Mount Vernon, WA 98273. The project will take place on tax parcel number P133779.

Project Overview

The overall objective of this proposal referred to as Eaglemont Phase III-C, is to construct 19 senior-restricted units out of the total 134 units proposed to be constructed as part of Phase III of the Eaglemont Golf Course and Residential Community. The Eaglemont Clubhouse (Phase III-D) has already been constructed and Phases III-A and III-B are proposed to be constructed at a later date. In addition to the proposed 19 senior restricted dwelling units, Polyield Summit is proposing construction of a public access road and installation of the associated utilities required for residential development. The project site encompasses 3.72 acres; 2.44 acres of lot area, 0.21 acres of open space, and 1.06 acres of road area. The previous rendition of the Eaglemont Phase III-C project consisted of a very similar plat layout with a total of 24 proposed single-family dwelling units. An Amendment to the Master Plan has been submitted concurrently with this preliminary plat application, in order to incorporate senior housing into Phase III and to revise the lot layout for Phase III-C.

Land Use Permits

This specific application is in pursuit of a Preliminary Plat for Eaglemont Phase III-C.

Zoning

The Comprehensive Plan designation for the property is Single-Family Medium Density (SF-MED). The project area is currently within a Rural Agricultural zoning area with a P.U.D. overlay.

Current Use and Existing Improvements

Currently, the project site for Phase III-C is undeveloped. Open space surrounds the proposed development with the Eaglemont Golf Course within close proximity.

Proposed Lots

This proposal is for 19 residential lots ranging in size from approximately 4,656 square feet to 7,358 square feet. The lots will encompass 106,573 square feet of the project site and the average lot size for this project is approximately 5,600 square feet.



Site Access

Access to the developed site will be provided via public access road connecting to Eaglemont Drive southeast of the proposed development. The right-of-way shall encompass 45,973 square feet of the subject parcel. The access road will have a 50-ft right-of-way until reaching the proposed lots where the right-of-way will be reduced to 40-ft. The access road is approximately 900-ft long and will end in a cul-de-sac with 50-ft radius. A private access road will provide lots 1 and 2 as well as Tract 999 with access to the proposed public road.

Utilities

The City of Mount Vernon Sewer District currently provides sanitary sewer service to the vicinity. An existing sewer main runs along Eaglemont Drive. The Phase III-C development proposes to extend the sanitary sewer and water services from Eaglemont Drive and along the proposed public road to provide 19 single-family residences with sanitary sewer and water service. Stormwater generated within proposed right-of-way on site is to be detained on site by utilizing an underground detention system. A small lower portion of the right-of-way is incapable of reaching the detention facility and therefore shall be treated through utilization of a bioretention facility before discharging to the existing conveyance system which flows north along Eaglemont Drive. Storm drainage tributary to all proposed lots on site shall be routed to various dispersion devices and be dispersed through open space adjacent to the property.

Skagit County PUD currently provides water service to the vicinity. An existing 16-inch water main runs along Eaglemont Drive. The Phase III-C development proposes to extend the water service along the proposed access road to provide 19 single-family residences with water service.

Previously Approved Modifications to Mount Vernon Standards

At this time Polyield Summit requests that the previously approved modification to development standards be maintained for the Phase III-C residential development:

Building Setbacks:

Front Yard: 20 feet
Side Yard: 5 feet
Back Yard: 10 feet when abutting open space
25 feet when abutting the golf course

Road Width:

The road serving Lots 1-19 within Phase IIIC may be 28 feet wide. As this road only proposed to serve 19 lots within an age-restricted portion of the Eaglemont Community, a full width roadway is unnecessary and would create unnecessary impervious area.

Lot Coverage

Maximum lot coverage (structures) within the Phase III-C residential development may be up to 40%. This modification enables the construction of smaller one-story homes if so desired by the purchaser.



PUD Schedule:

Construction plans for this project will be prepared within one (1) year of the approval of the Preliminary Plat/PUD, and construction will be completed within five (5) years of the approval of the Preliminary Plat/PUD.

Final Ownership:

The project will be developed while owned by Polyield Summit LLC and sold or transferred as follows:
Residential lots will be sold to builders and home owners.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'April Coleman', with a long horizontal flourish extending to the right.

April Coleman, EIT

Copies: File

Attachments/Enclosures:

Project Number: SEAV00000016

File Path: P:\S\SEAV00000016\0600INFO\Pre Plat Submittal Package\Project Narrative.docx



**DAVID EVANS
AND ASSOCIATES INC.**

November 5, 2018

Kirsten Hawney
Planning Coordinator
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273

SUBJECT: Eaglemont Phase III-C Proposal Justification

Dear Ms. Hawney,

The following analysis is a comprehensive response to the development standards as listed in the Mount Vernon Municipal Code Chapter 17.69, PUD, Planned Unit Developments.

ITEM	MVMC	POLYIELD LLC COMMENTS
PURPOSE	17.69.010 The purpose of this chapter is to implement the goals and policies of the Mount Vernon comprehensive plan by promoting creativity in site layout and design, allowing flexibility in the application of the standards for residential and mixed residential/commercial development to protect and enhance environmental features, and provide other public benefits. This chapter provides performance criteria to encourage flexibility in the choice of the types of living units available to the public through a discretionary planned unit development (PUD) process.	Acknowledged, no comment needed.
SCOPE	17.69.020	The proposed project will stay within the scope of the designated parcel zoning.
MINIMUM LOT AREAS, SIZE, RANGE, AND DENSITY	17.69.030	The proposed project will follow the guidelines set forth pertaining to lot number, area, and dimensions.
ACCESSORY USES	17.69.035 A. Storage areas for items such as recreational vehicles, other vehicles, and boats. Storage areas shall not abut a public road and shall be screened on all sides with Type II landscaping as defined in Chapter 17.93 MVMC.	Item (A) acknowledged, no comment needed.
PREDESIGN DEVELOPMENT MEETING, PREAPP CONFERENCE, AND NEIGHBORHOOD MEETING	17.36.040	Acknowledged, all necessary steps will be taken in the proposed development process.



DESIGN ASSISTANCE	17.69.050	Acknowledged.
DESIGN EVALUATION CHECKLIST	17.69.060 Predesign development, preapplication review and the review of final PUD applications shall be guided by the standards contained in the design evaluation checklist.	Acknowledged, applicable sections of the checklist will be followed.
APPLICATION CONTENTS AND FEES	17.69.070	All applicable fees will be paid.
INNOVATIVE RESIDENTIAL DEVELOPMENT	17.69.080	NA, no comment needed.
MODIFICATION OF PERMITTED USES-COMMERCIAL USES	17.69.090	NA, no comment needed.
MODIFICATION OF PERMITTED USES-MULTIFAMILY UNITS	17.69.100	NA, no comment needed.
MODIFICATION OF PERMITTED USES-DUPLEX UNITS	17.69.110	NA, no comment needed.
MODIFICATION OF DEVELOPMENT STANDARDS	17.69.120	Acknowledged, any modifications will be requested and meet overall intent of PUD.
OPEN SPACE REQUIREMENTS	17.69.130	As per the master plan open space is provided in required percentage.
PHASING	17.69.135	The proposed project is Phase 3 of a five Phase Master Plan
PRELIMINARY APPROVAL CRITERIA	17.69.140 The minimum measures by which each proposed PUD will be considered.	All minimum criteria will be satisfied by the proposed PUD
PRELIMINARY PUD REVIEW PROCESS	17.69.150	SEPA will be completed and Land Use sign will be paid for and posted pursuant to Chapter 14.05 MVMC
AUTHORITY TO APPROVE, CONDITION OR DENY PRELIMINARY PUD.	17.69.160	Acknowledged, no comment needed.
PERFORMANCE GUARANTEES-PUD AGREEMENT	17.69.170 To ensure that the development is carried out in accordance with the proposed design and the conditions of project approval, prior to or concurrent with final approval, the city shall require that the applicant enter into written agreement with the city, which agreement shall constitute covenants, conditions and restrictions (CC&Rs) binding upon all future purchasers, tenants and occupants of the	The current CC&Rs for the area with the city shall be followed for the proposed PUD.



	PUD. Recordation of a signed PUD agreement shall be prior to or concurrent with final approval of the PUD.	
MODIFICATIONS TO AN APPROVED PRELIMINARY OR FINAL PUD	17.69.180	Acknowledged, no comment needed.
BUILDING AND OCCUPANCY PERMITS- ISSUANCE AFTER FINAL PUD APPROVAL	17.69.190	Acknowledged, no comment needed.
FINAL PUD PLAN REQUIREMENTS	17.69.200	Acknowledged, all required documents will be included with final PUD plans.
TIME LIMITATION ON FINAL PUD SUBMITTAL	17.69.210	Acknowledged, submission of final PUD will abide by 5-year limitation window.
FILING OF FINAL PUD PLAN	17.69.220 Upon review and approval of the final PUD, the director of community and economic development shall return the original to the applicant for recording. The final PUD plan shall be filed in accordance with the applicable procedures provided in MVMC Title 16 .	Acknowledged, no comment needed.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

April Coleman
EIT, David Evans & Associates Inc.

Copies:

Attachments/Enclosures:

Project Number: SEAV00000016

File Path: P:\S\SEAV00000016\0600INFO\Pre Plat Submittal Package\Proposal Justification\2018-07-02_Proposal Justification.docx