



December 12, 2018

Polyield Summit, LLC  
Contact: Ed Young  
4800 Eaglemont Drive  
Mount Vernon, WA 98274

Reference: Eaglemont III-C, Preliminary Plat & Master Plan Amendment – PL18-171, Technically Complete Determination

Dear Mr. Young:

Upon review of the application materials deemed counter complete on November 21, 2018 for the above-captioned proposal staff is now able to deem this application 'technically complete' for processing. There will likely be additional information that staff will request as the review of this application progresses; however, at this point staff has enough information to commence the public notification process.

As part of the public notice process, pursuant to the Mount Vernon Municipal Code, the project site must be posted with a 'Notice of Land Use Change' sign on or before **DECEMBER 15, 2018**, to avoid any delay in permit processing.

The Land Use sign and a copy of the Notice of Application to place on the sign are available for pick-up at this office. Please sign, notarize, and return the accompanying 'Affidavit of Posting' to this department following the posting of the property.

If you have any questions about the contents of this letter; or if you need additional information, please do not hesitate to call me at (360) 336-6214; or to email me at: [rebeccab@mountvernonwa.gov](mailto:rebeccab@mountvernonwa.gov)

Thank you,

A handwritten signature in blue ink that reads "R Lowell".

Rebecca Lowell,  
Principal Planner

Enclosures: Affidavit of Posting  
Notice of Application



# AFFIDAVIT OF POSTING LAND USE CHANGE SIGN(S)

PERMIT NUMBER: \_\_\_\_\_

**① IDENTIFICATION OF PROPERTY WHERE LAND USE SIGN WAS POSTED:**

ADDRESS:	PARCEL NUMBER(S):
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**② ACKNOWLEDGEMENT OF POSTING:**

I hereby certify that I have posted the above-identified property with Land Use Change Sign(s) according to the following posting instructions:

**SIGN POSTING INFORMATION AND INSTRUCTIONS**

The proponent shall be responsible for posting sign(s) in a conspicuous location on each street frontage bordering the subject property. Each sign shall be visible and accessible for inspection by members of the public. This means that signs need to be posted such that a person does not have to walk more than a few feet onto a property to read the posted notice. In cases of unusual property location, configuration, size, etc., the Development Services (DS) Department shall determine the placement and number of signs required.

The sign(s) shall be posted by the proponent as required on the subject property at the direction of City staff. The proponent shall be responsible for removing the sign(s) within seven (7) calendar days after completion of the public hearing process. Place a copy of the Notice in the plastic bag, tape or staple the bag to each sign in the appropriate place, and post the sign(s) on the property as required.

- The sign shall be mounted on backing material (plywood, particleboard, or equivalent) and supported by at least two posts.
- Signs shall not be located where they may cause a traffic or pedestrian hazard.
- Signs shall not be attached to trees or other landscaping.

The date upon which I posted the Land Use Change sign(s) was: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

STATE OF WASHINGTON }  
                                  } ss.  
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the, \_\_\_\_\_ to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned.

Given under my hand and official seal this

PLACE NOTARY SEAL HERE

\_\_\_\_\_  
Notary Public  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

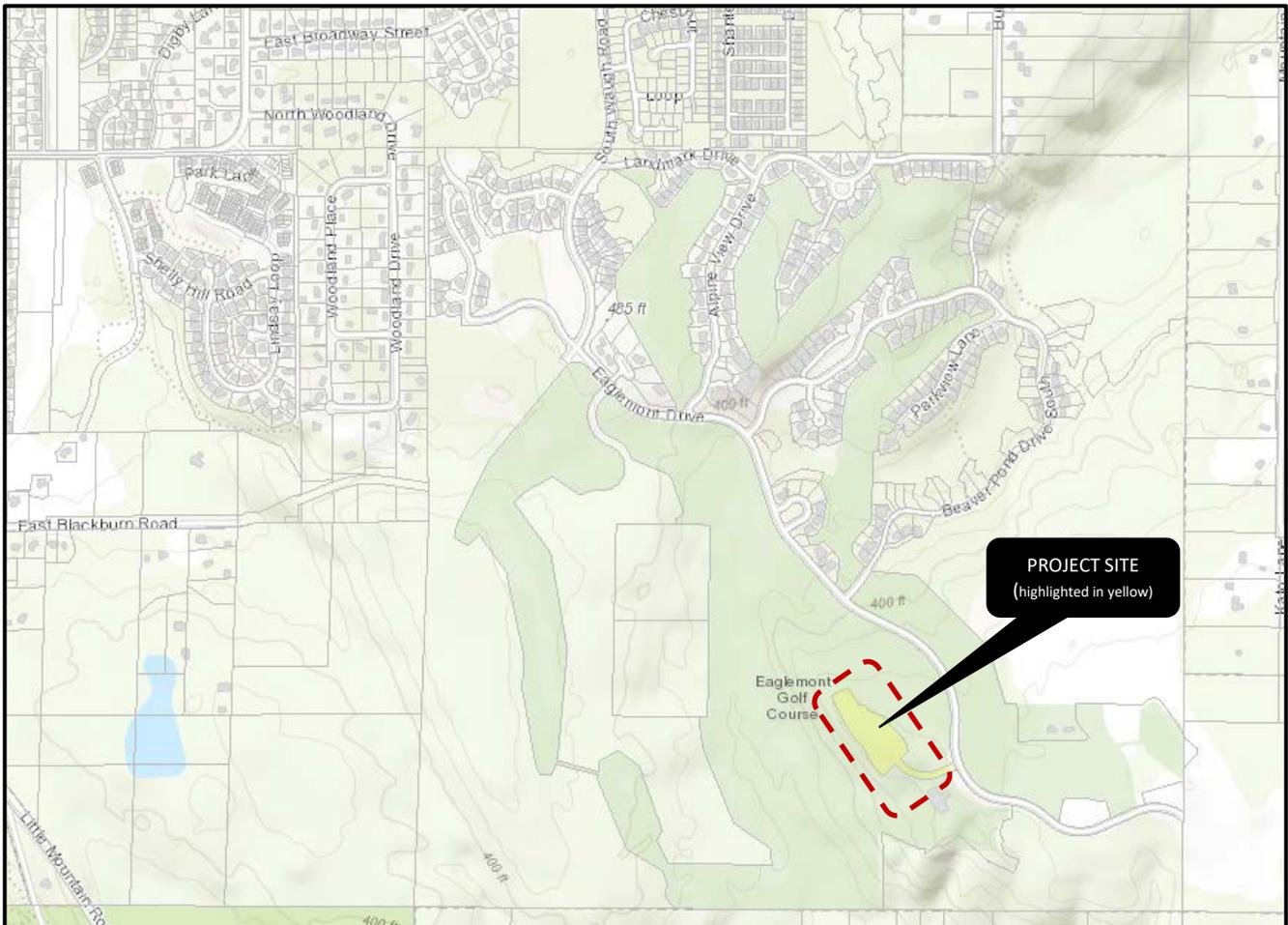
## NOTICE OF APPLICATION

**APPLICATION ID:** Eaglemont III-C, Preliminary Plat & Master Plan Amendment – PL18-171

**PROJECT DESCRIPTION:** Proposed is the creation of 19 single-family residential lots on an approximate 3.7 acre site located within the Eaglemont Planned Community. The proposed lots will range in size from 4,656 s.f. to 7,358 s.f.

A 900± linear foot public road will be constructed off of Eaglemont Drive to access the proposed lots. Sanitary and storm sewers, potable water, and associated dry utilities will be installed to serve the proposed new lots.

**PROJECT LOCATION:** The project site is located approximately 1,550 linear feet SE of the intersection of Eaglemont Drive and Beaver Pond Drive South, it is identified by the Skagit County Assessor as parcel P133779, and is located within the SE ¼ of Section 27, Township 34 North, Range 04 East, W.M. The exhibit map below illustrates the project site.



**APPLICANT & PROPERTY OWNER**

Polyield Summit, LLC  
 Contact: Ed Young  
 4800 Eaglemont Drive  
 Mount Vernon, WA 98274  
 edpolyieldsummitllc@gmail.com

**CITY STAFF CONTACT:**

Development Services Department  
 Rebecca Lowell, Principal Planner  
 910 Cleveland Ave  
 Mount Vernon, WA 98273  
 Telephone - 360-336-6214

**DETAILS:**

<b>Permit Application Date:</b>	November 21, 2018	<b>Counter Complete:</b>	November 21, 2018
		<b>Technically Complete:</b>	December 12, 2018
<b>Permits/Review Requested:</b>	Preliminary Plat Approval, Traffic Concurrency, and Amendment to the Master Plan. <b>Other City Permits that may be Required following Preliminary Plat Approval:</b> Fill & Grade Permits, Right-of-Way Permits, and Building Permits.		

**CONSISTENCY OVERVIEW:**

<b>Zoning:</b>	Eaglemont Planned Unit Development (PUD) overlay R-A	<b>Comprehensive Plan:</b>	Single-Family Medium Density (SF-MED)
<b>Environmental Documents that Evaluate the Proposed Project:</b>	SEPA review for the proposed plat and infrastructure installation was completed with City File No: LU07-006 with the issuance of a MDNS in October 2007. Additional SEPA review was completed with City File No: PL18-054 with the issuance of a MDNS in August of 2018 as part of a Land Clearing Permit. Stormwater Site Plan dated June 2018, Report of Geotechnical Investigation and Engineering dated August 2018, and Critical Area Determination dated January 2018.		
<b>Development Regulations Used for Project Mitigation:</b>	The project is subject to the Eaglemont Planned Unit Development (PUD) requirements, the City's SEPA Code, Critical Areas Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.		

Comments on the Notice of Application must be submitted, in writing, no later than **5:00 p.m. on December 27, 2018**. Comments should be as specific as possible. Any person may comment on the application, receive notice and request a copy of the decision once it is made.

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

City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: [www.mountvernonwa.gov](http://www.mountvernonwa.gov); once here click on 'Departments' then 'Development Services' then then 'News Notices' then scroll down the page to find the project name/number.

**ISSUED:** December 12, 2018

**PUBLISHED:** December 15, 2018

**SENT TO:** DOE, COE, COMMERCE, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (as applicable), DOT, FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE