

NOTICE OF APPLICATION

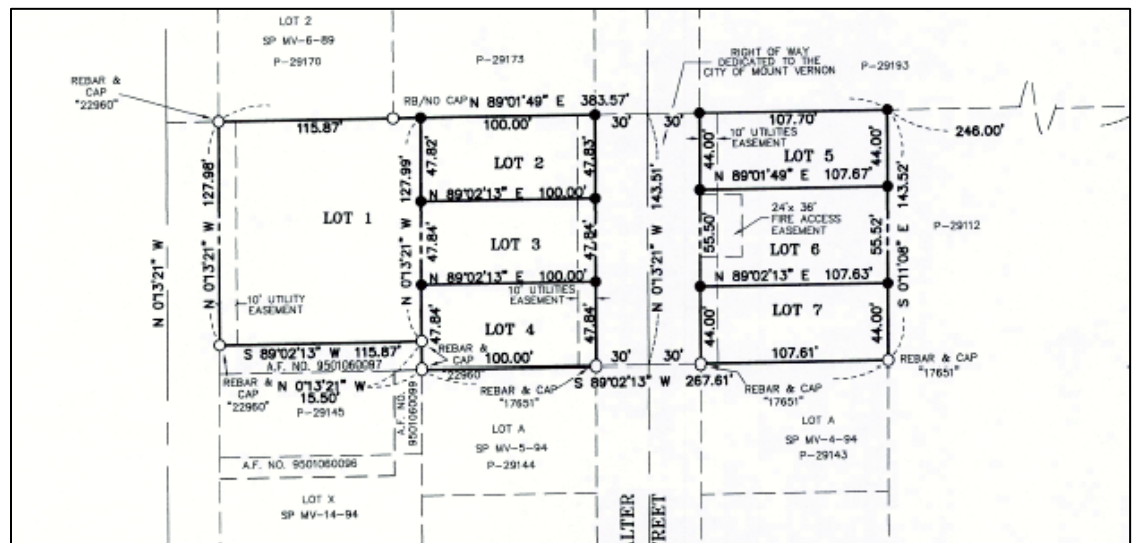
**APPLICATION
NAME/NUMBER:
PROJECT
DESCRIPTION:**

Walter Street Cottages Preliminary Short Plat; PL18-177

Proposal seeks to develop approximately 1.02 acres of land creating seven single family lots. One existing house currently addressed 1722 Douglas Street is to remain and six new single family lots will be created. The lots range in size from 4,735 square feet to 14,828 square feet. The average lot size is 4,966 square feet when the largest lot is excluded. Walter Street will be extended approximately 143 to the north and dedicated to the city. Approximately 278 cubic yards of cut and 722 cubic yards of fill are anticipated to construct the new right-of-way. The site and surrounding residential properties are zoned R-1, 7.0. A portion of the project is bordered by the Skagit County Fairgrounds to the north and east.

**PROJECT
LOCATION:**

The proposal property has an address of 1722 Douglas St. The parcel number is P29141, and it is located within a portion of the northeast 1/4 of Section 30, Township 34, Range 4, W.M. The exhibit maps below illustrates the location of the project site and the layout of the proposed lots.



APPLICANT/PROPERTY OWNER:

Kevin & Sarah Maas
 603 W Blackburn Rd.
 Mount Vernon, WA 98273

STAFF CONTACT:

Marianne Manville-Ailles, Planning Consultant
 City of Mount Vernon, Development Services Dept.
 910 Cleveland Avenue, Mount Vernon WA 98273
 Telephone - 360-336-6214

DETAILS:

Permit Application Date:	December 4, 2018	Technically Complete:	February 12, 2019
Permits/Review Requested:	Preliminary Short Plat; Traffic Concurrency	Other Permits that may be Required:	Fill & Grade, Flood Area Development Permit, Right-of-way Permit, Building Permits

CONSISTENCY OVERVIEW:

Zoning:	Single Family Residential with a maximum density of 7.26 dwelling units per acre (R-1, 7.0).	Comprehensive Plan:	Single Family High Density (SF-HI)
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Environmental Documents that Evaluate the Proposed Project:

None Required, there are no indications of critical areas on or near the project site.

This project is categorically exempt from the threshold determination and Environmental Impact Statement Requirements of SEPA per WAC 197-11-800(1)(b)(v).

Development Regulations Used for Project Mitigation:

The project is subject to the City's 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 **April 3, 2019**. Comments should be as specific as possible and include; your full name, your mailing address, and the name of the proposal you are commenting on are required to be mailed or delivered to the Development Services Department at the address listed above. Public comments are not accepted by the department through email. Comments not meeting the requirements of this section are considered as not being received by the city.

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; once here click on 'Departments' then 'Development Services' then then 'News Notices' then scroll down the page to find the project name/number.

ISSUED: March 15, 2019
PUBLISHED: March 20, 2019