



## NOTICE OF HEARING EXAMINER RECOMMENDATION & NOTICE OF PUBLIC HEARING

- PROJECT NAME/NUMBER:** Corner 9 Properties LLC Rezone, Plat Alteration, PUD Modification Request; PLAN19-0031
- PROJECT DESCRIPTION:** Proposed is a non-project action to change the zoning designation of property that is described below (hereinafter called the 'subject site'). The existing Zoning designation of the subject site is Single Family Residential (R-1 4.0 PUD). The applicant, Corner 9 LLC, has requested these designations be changed to a Zoning designation of Two Family Residential (R-2). In addition, the parcel is a portion of the approved Plat/PUD of Big Fir South and the request would modify the PUD to remove the PUD overlay from Tract F of the PUD and the plat would be altered to remove Tract F and all retail notations associated with the tract. Tract F would become a standalone residential lot Designated as Tract A.
- PROJECT LOCATION:** The proposal is located on Fraser Avenue near the intersection of Blackburn Road and South LaVenture Road. It is identified by the Skagit County Assessor as parcel P131991 and is located within a portion of Section 28, Township 34 North, Range 04 East, W.M.
- On April 3, 2019 the Mount Vernon Hearing Examiner held an open record public hearing on the above described project. On April 17, 2019 the Hearing Examiner rendered a recommendation on this project. Mount Vernon Municipal Code (MVMC) 14.05.110(H)(4) states that an applicant or party of record feeling that the recommendation of the examiner is based on an erroneous procedure, errors of law or fact, err in judgment, or the discovery of new evidence, which could not be reasonably available at the public hearing, may make a written application for review within 10 days. This means the applicant and parties of record have until **April 29, 2019** to submit a request for reconsideration. Requests for reconsideration are required to comply with the provisions of MVMC 14.05.110(H).
- 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.
- PUBLIC HEARING:** A closed record public hearing on the above described project will be held by the Mount Vernon City Council on **May 8, 2019**.
- CITY CONTACT:** Further information can be obtained by contacting the following:  
City of Mount Vernon, Development Services Department  
Contact: Rebecca Lowell  
910 Cleveland Ave.  
Mount Vernon, WA 98273  
(360) 336-6214
- ISSUED:** April 18, 2019