



**NOTICE OF APPLICATION &
PROPOSED OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

APPLICATION & APPLICATION NUMBER: New Hoag Road YMCA Development, PL17-050

PROJECT DESCRIPTION: Proposed is the construction of a new approximate 63,000± s.f. YMCA facility. This facility will include a four to six lane pool, a warm water recreation pool, a gymnasium with a running track, locker and changing rooms, exercise rooms, an early learning center, a community room, a kitchen, a teen center, administrative offices, and other auxiliary uses such as mechanical rooms, boiler room, electrical room and storage room(s). A maximum of 460 parking spaces will be required to serve the subject site.

The project site contains two Category III wetlands (identified as wetlands A and B). The far western portion of the subject site is located within a Zone A1, the City’s regulated floodway.

The applicant will be required to install/extend utilities, create parking areas and to install landscaping as part of their site development. Stormwater from the site will be collected and treated before being conveyed to Lindergren Creek (a fish bearing waterway) that flows approximately 1,200 linear feet before discharging into the Skagit River. There will be approximately 6,200 cubic yards of excavation and approximately 5,800 cubic yards of fill as part of the site development. Utility lines greater than 10-inches in diameter will be installed.

OWNER/CONTACT INFORMATION:

	PROPERTY OWNER/APPLICANT:	CONTACT:
NAME:	Skagit Valley Family YMCA Contact: Bob Schrumm	Underwood Architecture Contact: Jeremy McNett
ADDRESS:	215 East Fulton Street Mount Vernon, WA 98273	1005 4 th Street Anacortes, WA 98221
TELEPHONE:	(360) 336-9632	(360) 588-0471
EMAIL:	b.schrumm@skagitymca.org	Jeremy@underwoodarchitecture.com

PROJECT LOCATION: The approximate 5.3± acre site is addressed as 1901 Hoag Road and is abuts the west boundary of the Salem Lutheran Church that has a site address of 2529 LaVenture Road. The Skagit County Assessor describes the subject site as parcel: P116052. The entire site is located within a portion of the SE ¼ of Section 18, Township 34 North, Range 04 East, W.M. The following maps show the general location of the site.



OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS): As the Lead Agency, the City of Mount Vernon has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Mount Vernon is using the Optional MDNS process to give notice that a MDNS is likely to be issued. Comment periods for the project and the proposed MDNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Mitigated Determination of Non-Significance (MDNS). A 10-day appeal period will follow the issuance of the MDNS.

DETAILS:			
Permit Application Date:	April 28, 2017	Counter Complete: Technically Complete:	April 28, 2017 May 8, 2017
Permits/Review Requested:	Site Plan Approval, Critical Area Permit, SEPA, Floodplain Development Permit, Traffic Concurrency Approval, Building Permit, Fill & Grade Permit, Right-of-Way Permit	Other Permits that may be Required:	None Known

CONSISTENCY OVERVIEW:

Zoning:	Public (P)	Comprehensive Plan:	Church (CH)
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Environmental Documents that Evaluate the Proposed Project:	Preliminary Drainage Report dated March 2017 from Davido Consulting Group, Wetland Delineation Confirmation and Rating Update dated March 6, 2017 from Graham-Bunting Associates, Preliminary Geotechnical Report dated February 9, 2017 from GeoEngineers, SEPA Checklist, Cultural Resources Assessment dated January 2017 from ASM Affiliates, Traffic Concurrency Report dated January 18, 2017 from Transportation Solutions, Inc., and Site Plans dated April 26, 2017 from DCG Architecture
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Development Regulations Used for Project Mitigation:	The project is subject to 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.
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To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:	Rebecca Lowell, Senior Planner Development Services Department City of Mount Vernon 910 Cleveland Avenue, Mount Vernon WA 98273 Telephone - 360-336-6214; Facsimile - 360-336-6283
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CONDITIONS BEING CONSIDERED TO MITIGATE ENVIRONMENTAL IMPACTS:

1. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
 - a. Immediately cease any activity which may cause further disturbance;
 - b. Make a reasonable effort to protect the area from further disturbance; and,
 - c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.
2. An easement providing public access to and along the Ted Reep trail through the subject site shall be granted to the City of Mount Vernon prior to the issuance of a final certificate of occupancy for the YMCA building. The easement shall be reviewed and approved by the City Attorney and the Parks and Enrichment Services Director prior to being recorded.
3. The applicant shall submit a completed Biological Opinion Checklist to the satisfaction of the Development Services Department documenting that the project does not have an adverse effect on endangered species or their critical habitat prior to any permits authorizing land disturbing activities being issued.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on May 24, 2017**. Comments should be as specific as possible. Any person may comment on the application, receive notice of and participate in the public hearing, and request a copy of the decision once it is made.

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 'News & Notices' once on this page find the project name/number and you will see hyperlinks to documents related to this project.

ISSUED: May 11, 2017
PUBLISHED: May 12, 2017

SENT TO: APPLICANT, PARTIES OF RECORD, SURROUNDING PROPERTY OWNERS, SEPA REGISTER, 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