

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

APPLICATION NAME/NUMBER: Polaris SEPA & Site Plan, PLAN19-0033

PROJECT DESCRIPTION: Proposed is the phased construction of two commercial buildings totaling approximately 29,500 square feet with 40 parking stalls that will be connected to existing utility stubs.

The first proposed building will be approximately 12,900 s.f. and is anticipated to be built in 2019. The second proposed building that is approximately 16,600 s.f. is anticipated to be built four or more years after the first building.

Approximately 5,200 cubic yards of structure fill will be imported to the site to support the proposed buildings and parking lot.

PROJECT LOCATION: The project site is addressed as 107 Sundquist Drive, is identified by the Skagit County Assessor as: P127852, and is located within a portion of the SE ¼ of the SE ¼ of Section 31, Township 34N, Range 04E, W.M. The exhibit map below illustrates the location of the project site.

PROPERTY OWNER & APPLICANT:

Dan Jantz
111 Stewart Road
Mount Vernon, WA 98273
(360) 848-6384

CONTACT PERSON:

Ravnik & Associates
Attention: John Ravnik, P.E.
P.O. Box 361
Burlington, WA 98233
(360) 707-2048



STAFF CONTACT: Rebecca Lowell, Principal Planner
 Development Services Department
 City of Mount Vernon
 910 Cleveland Avenue, Mount Vernon WA 98273
 Telephone - 360-336-6214

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:

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|---------------------------------|-------------------|--|-------------------------------------|
| Permit Application Date: | February 22, 2019 | Counter & Technically Complete: | February 22, 2019 March 21, 2019 |
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Permits/Review Requested: Traffic Concurrency and SEPA. **OTHER CITY PERMITS THAT WILL BE REQUIRED:** Site Plan Approval, Building, Fill & Grade, Flood Area Development, and Right-of-Way Permits.

CONSISTENCY OVERVIEW:

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|----------------|-------------------------------|----------------------------|-------------------------------|
| Zoning: | Commercial Limited Industrial | Comprehensive Plan: | Commercial Limited Industrial |
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Environmental Documents that Evaluate the Proposed Project: Drainage Summary prepared February 5, 2019 by John Ravnik, P.E.; Transportation Concurrency; SEPA Checklist, and Civil Plans

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.

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.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **May 8, 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. Comments submitted on paper 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: April 22, 2019

PUBLISHED: April 25, 2019

SENT TO: COE, Agriculture, DAHP, Commerce, Corrections, EFSEC, WDFW, Health, DNR, Parks & Rec. Commission, PSP, WSDOT, Parks, DOE, DSHS, NW Clean Air, SKAT, Skagit County PDS & Assessor, Dike and Drainage Districts, Port of Skagit, MVSD #320, SVC, Skagit PUD, PSE, Frontier, CNG, Skagit River System Coop, Swinomish, Upper Skagit, Samish, Sauk Suiattle, Tulalip and Stillaguamish Tribes