



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

APPLICATION NAME: Skagit Valley Hospital Medical Office Building SEPA/Site Plan & Fill & Grade, PL12-087

PROJECT DESCRIPTION: Proposed is the redevelopment of a commercially zoned site (the site location is described below). In its existing condition this site has one approximate 1,740 square foot sales building that will be demolished. A new two story, approximate 40,000 square foot building, that will be used for medical offices will be constructed. Approximately 180 parking stalls, new driveways, utility extensions (some of which will be greater than 8-inches in diameter), and landscaping will all be constructed/installed on the site.

Approximately 1,600 cubic yards of material will be cut, and approximately 8,750 cubic yards of materials will be imported to this site.

Stormwater from the site will be conveyed to a series of on-site catch basins and routed to a water treatment vault. Treated runoff will then be conveyed into the existing public drainage system and will be routed into the City's regional detention pond located downstream of the project, on the west side of Freeway Drive. The City's stormwater pump station releases stormwater detained in this pond and discharges into the Skagit River.

The critical areas report completed for this project indicates that there are no wetlands or streams on or near the site. However, the site is located within the 100 year floodplain; specifically, the Flood Insurance Rate Maps identify this site as being located with a Zone A-21. The A-21 flood zone will require that the finished floor elevations be 31 feet above sea level.

PROJECT LOCATION: The project site is located at 2320 Freeway Drive, it is identified by the Skagit County Assessor as parcel P116891, and it is generally located on the east side of Freeway Drive, north of College Way with the existing WalMart to the northwest and Lowe's to the southwest of the site. The site is located within a portion of the Northeast ¼ of Section 18, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

APPLICANT: Skagit County Public Hospital District No. 1, 1415 East Kincaid, Mount Vernon, WA 98273. Contact: Botesch, Nash & Hall, Attention: Devin Saylor, 2727 Oakes Ave, Suite 100, Everett, WA 98201, (425) 259-0868.

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.

PERMIT APPLICATION DATE: December 3, 2012

NOTICE OF TECHNICALLY COMPLETE APPLICATION: December 6, 2012

PERMITS/REVIEW REQUESTED: State Environmental Policy Act (SEPA) review, Fill & Grade Permit, Building Permit, Site Plan Review, Parking and Civil Review, Floodplain Development, and Traffic Concurrency Review.

OTHER PERMITS THAT MAY BE REQUIRED: Utility and Right-of-Way Permits from the City of Mount Vernon.

APPLICATION MAY BE REVIEWED AT: City of Mount Vernon
Community & Economic Development Department
910 Cleveland Avenue
Mount Vernon, Washington 98273

CONSISTENCY OVERVIEW

LAND USE: The property is located within the General Commercial (C-2) District. The Comprehensive Plan designation is also 'General Commercial' (GC) for this site.

PROPOSED MITIGATION:

1. A truck route plan, indicating times of day and days of the week shall be submitted for review and approval by the City Engineer. Peak traffic hours during the A.M. (±7:00 – 9:00) and P.M. (±4:00 – 6:00) are to be avoided.

ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT: SEPA Environmental Review PL12-087, Preliminary Drainage Analysis, Geotechnical Investigation, Traffic Concurrency Review, Phase I and II Environmental Site Assessments, and Wetland Reconnaissance

**DEVELOPMENT REGULATIONS
USED FOR PROJECT MITIGATION:**

The project is subject to the City's SEPA Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

CONTACT PERSON:

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue, Mount Vernon WA 98273
Telephone - 360-336-6214; Facsimile - 360-336-6283

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **4:30 p.m. on December 26, 2012**. 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. Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

The application and supporting documentation are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction. The staff report will be available for review at least five (5) calendar days prior to the public hearing and copies will be provided upon request at the cost of reproduction.

Issued: December 6, 2012
Published: December 11, 2012

SENT TO: DOE, COE, WDFW, CTED, DOT, DNR, MVSD, SVC, SKAT, Skagit System Cooperative, NWAPA, PUD, AT&T, CNG, PSE, Dike & Drainage Districts (as applicable) and Verizon

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION