



**MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) &
NOTICE OF PUBLIC HEARING**

APPLICATION NAME & NUMBER: Hex CUP, SEPA, Site Plan and Design Review, PLAN21-0462

PROJECT DESCRIPTION: Proposed is a three-story, mixed use structure. The ground floor will have commercial/retail uses along with amenities for the multi-family residents. The 2nd and 3rd floors will consist of 33 units each for a total of 66 units within the structure. 58 of the multi-family units are proposed to be studios and eight of the units are proposed to be 1-bedroom units. A total of 100 parking spaces, landscaping, and open space amenities will be constructed and/or installed as part of the proposed development.

Approximately 80 linear feet (lf) of 12-inch potable water line, 39 lf of 8-inch sanitary sewer lines and structures, and 864 linear ft of 6-inch and 12-inch storm sewer conveyance lines and dry utilities (power, cable, fiber, etc) will be installed to serve the proposed development. An underground stormwater vault that will clean and attenuate site stormwater is also proposed. Material will be exported and imported for site development. Specifically, an estimated 5,700 cubic yards (cy) of material will be exported and an estimated 6,000 cy of material will be imported.

A 16,241 s.f., category 4 wetland exists on the project site. The Applicant plans on purchasing credits from a wetland mitigation bank to allow this wetland to be filled.

PROJECT LOCATION: This site is identified by the Skagit County Assessor as parcel P26686. This site is located approximately 200 feet north of the intersection of East Section Street and South LaVenture Road on the west side of South LaVenture Road within the SE ¼ of Section 20, Township 34N, Range 04E, W.M.

APPLICANT & OWNER:

LaVenture Group LLC
Governor: Scott Wammack
P.O. Box 159
Arlington, WA 98233

STAFF CONTACT:

Rebecca Lowell, Principal Planner
Development Services Department
910 Cleveland Ave.
Mount Vernon, WA 98273
360-336-6214

The Mount Vernon Development Services Department (the lead agency) has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This decision was made using the optional DNS process (WAC 97-11-355) after review of a completed environmental checklist and other information on file (and available to the public) with the lead agency. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed with the mitigation measures listed below; in conjunction with, the City's existing development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

City staff has created a page on the City's permit portal where the site plans, technical reports, and other pertinent information can be viewed by following these directions: navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home> once on this webpage click on the blue "GO" link under the heading "My Portal". Type in the project number identified in this notice into the search bar near the top of the screen. Click on the project number listed below the search bar when it appears.

The necessary mitigation measures are listed below.

CONDITIONS NECESSARY 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. Project frontage improvements shall include sidewalk improvements consistent with the Mount Vernon Engineering Standards, including curb ramps which satisfy Americans with Disabilities Act (ADA) standards as well as a bus stop landing pad at least 9 feet deep and 15 feet wide at the Skagit Transit Route 206 bus stop.
3. The Applicant shall be required to assign parking spaces to the residential units, the visitor spaces, and the commercial spaces. Prior to final occupancy the Applicant shall submit a parking plan to be used when the building is occupied.

PUBLIC HEARING: A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on **WEDNESDAY, MAY 18, 2022** starting at **10 AM** via Zoom. Those wishing to participate in this virtual hearing must call 360-336-6214 or email: PermitTech@mountvernonwa.gov no later than **4 PM ON MAY 17, 2022** to receive information needed to participate in this virtual hearing.

Any person may comment on the application at the hearing advertised herein, receive notice and request a copy of the decision or recommendation once it is made. To receive additional information regarding this project, contact the Development Services Department and ask to become a party of record.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 5:00 PM on **MAY 13, 2022**. Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, 910 Cleveland Ave, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the staff 'Contact Person' listed above; or by downloading a copy of the referenced MVMC at www.mountvernonwa.gov

RESPONSIBLE PERSON: Rebecca S. Bradley-Lowell, Principal Planner



05/04/2022

SIGNATURE

DATE

ISSUED AND PUBLISHED: 05/04/2022

SENT TO: CORPS OF ENGINEERS, WA AGRICULTURE, DAHP, WA COMMERCE, WA CORRECTIONS, WA EFSEC, WDFW, WA HEALTH, DNR, STATE PARKS, PARKS COMMISSION, PSP, PSRC, WA DOT, DOE, DSHS, NW CLEAN AIR, SEPA REGISTER, SEPA UNIT, SKAT, COUNTY PDS, COUNTY ASSESSOR, DIKE AND DRAINAGE DISTRICT, SCOG, PORT OF SKAGIT, MVSD, SVC, SKAGIT COOP, SWINOMISH, UPPER SKAGIT, SAMISH, SAUK-SUIATTLE, TULALIP, AND STILLAGUAMISH TRIBES, SKAGIT PUD, PSE, ZIPLY, CNG AND COMCAST