



NOTICE OF APPLICATION & PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

APPLICATION NAME: PL13-008, Hospice/Skagit Law Group Development

PROJECT DESCRIPTION: Proposed is a three phase project on the below described site. Phase I includes two (2) separate additions to an existing 8,929 square foot building. One addition is for Skagit Hospice and is approximately 2,500 square feet; and the second addition is for Skagit Law Group and is approximately 1,050 square feet. Proposed Phase II includes a future approximate 2,000 square foot addition to be located to the east of the Phase I Hospice addition and will infill under the existing drive through canopy. The proposed Phase III development will be comprised of an approximate 3,000 square foot standalone office building that will be located at the northeast corner of the site.

The project site is adjacent to the Skagit River. The Phase I addition for Skagit Law Group, which is the addition closest to the Skagit River, will be approximately 46.5 feet from its western most portion to the floodwall. The existing and proposed maximum structure height is approximately 18 feet from grade to the top of the parapet.

Approximately 375 cubic yards of material will be excavated; and approximately 200 cubic yards of fill will be imported for site development. No new parking areas or landscaping will be installed; however, utility lines greater than 8-inches in diameter will be installed.

LOCATION: The project site has an address of 227 Freeway Drive, and the Skagit County Assessor describes the subject site as parcels P52191 and P26643. Generally speaking, the site is located on the west side of Interstate-5, north of State Route 536 with the Skagit River abutting the west side of the site.

OWNER/APPLICANT: Mount Vernon Ventures, LLC, Contact: Craig Cammock, P.O. Box 336, Mount Vernon, WA 98273. Applicant: Carletti Architects, P.S., Contact: Peter Carletti, 116 East Fir Street, Suite A, Mount Vernon, WA 98273, (360) 424-0394

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): 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 DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). A 10-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: January 28, 2013

NOTICE OF COMPLETE APPLICATION: February 4, 2013

PERMITS/REVIEW REQUESTED: State Environmental Policy Act (SEPA) review, Fill & Grade Permit, Building Permit, Floodplain Development Permit, Critical Area Review, Shoreline Substantial Permit.

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 Comprehensive Plan designation for the site is Downtown (DT); and the site Zoning is General Commercial (C-2).

ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT: SEPA Environmental Review PL13-008, Traffic Concurrency, Drainage Analysis, Civil Plans

DEVELOPMENT REGULATIONS USED FOR PROJECT MITIGATION: The project is subject to the City's SEPA ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Critical Areas Ordinance, Drainage, Engineering, Concurrency Requirements, Shoreline, 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 Determination of Non-Significance (DNS) must be submitted, in writing, no later than **4:30 p.m. on February 21, 2013**. 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.

Issued: February 4, 2013

Published: February 7, 2013

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

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION