



DETERMINATION OF NON-SIGNIFICANCE (DNS) & NOTICE OF PUBLIC HEARING

DATE OF ISSUANCE: September 12, 2023

APPLICATION NAME & NUMBER: Kulshan View Dr Rezone & Non-Project SEPA - PLAN23-0166

PROJECT DESCRIPTION: Proposed rezone on one parcel approximately 1.5 acres in size from a zoning designation of Multifamily Residential District (R-3) to Multifamily Residential District (R-4). This is a non-project action limited to the identified rezone.

PROJECT LOCATION: Unaddressed on Kulshan View Drive, described by Skagit County Assessor as parcel P82422. Located to the east of North Laventure Road, south of Kulshan View Drive, and north of Kulshan Avenue. Situated in the Southwest ¼ of Section 16, Township 34 N, Range 04 E, W.M.

APPLICANT:

Sound Development Group
c/o Pat Severin
1111 Cleveland Ave Ste 202
Mount Vernon, WA 98273
360-404-2012

PROPERTY OWNER:

Community Action of Skagit County
c/o Michele Metcalf
330 Pacific Place
Mount Vernon, WA 98273

AGENCY CONTACT:

Rebecca Lowell, Principal Planner
Development Services Department, 910 Cleveland Avenue, Mount Vernon WA 98273
360-336-6214, rebeccab@mountvernonwa.gov

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. An environmental impact statement (EIS) is not required under RCW 43.21C.030.

This determination is based on the following findings and conclusions: the optional DNS process (WAC 97-11-355) has been utilized 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.

The Environmental Checklist and associated technical reports, plans, and other materials are available for the public to download and/or view by following the directions below or by contacting City staff and requesting copies of these documents (360-336-6214 or PermitTech@mountvernonwa.gov):

Navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home> once on this webpage click on the brown "GO" link under the heading "Public Notices". 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.

PUBLIC HEARING: A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on **THURSDAY, September 28, 2023** starting at **1 PM** via Zoom. Those wishing to participate in this virtual hearing must call 360-336-6214 or email: PermitTech@mountvernonwa.gov no later than **11 AM** on the day of the hearing 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 pm on **September 22, 2023**. 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 (MVMC) 15.06.215. MVMC 15.06.215 outlines what an appeal is required to contain, appeal procedures, and other relevant information. Additional information regarding the appeal process may be obtained from the 'Agency Contact' listed above; or by downloading a copy of the referenced MVMC at www.mountvernonwa.gov and once this webpage open click the + symbol within the menu on the left side of the screen next to Title 15 BUILDINGS AND CONSTRUCTION and then click on Chapter 15.06 ENVIRONMENTAL POLICIES.

RESPONSIBLE PERSON: Stacie Pratschner, Director, 360-336-6214, staciep@mountvernonwa.gov



09/12/2023

SIGNATURE

DATE

Signed by Rebecca Lowell for Stacie Pratschner in her absence

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, SKAT, COUNTY PDS, COUNTY ASSESSOR, DIKE AND DRAINAGE DISTRICTS, 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