



NOTICE OF APPLICATION

DATE: February 15, 2016

APPLICATION NAME/NUMBER: PL16-015 Commercial Cold Storage (CCS) Shoreline Substantial Development

PROJECT DESCRIPTION: CCS will have to alter the size of their existing dry storage building as a result of the construction of the City of Mount Vernon's flood protection measure project. The City's flood protection project has been permitted and in order for the project to proceed several activities must be undertaken by CCS prior to the City's work on the floodwall in this area. These include the partial demolition of the existing dry storage building, placement of fill over that portion of the site where the new construction will take place, and construction of a new area to replace the dry storage lost as a result of flood protection construction. The newly constructed dry storage will have a smaller footprint and will be taller to accommodate the lost dry storage space.

The west 30 feet of CCS's existing dry storage building (closest to the Skagit River) will be demolished and in this location the City's flood protection measure will be constructed. The existing dry storage building is approximately 120 feet by 200 feet (24,000 square feet); with this proposed project this building will be reduced to approximately 90 feet by 200 feet (or 18,000 square feet). Of the remaining 18,000 square feet, 12,000 square feet will be replaced and 6,000 square feet will remain but will be re-sided to match the new portion of the building.

The project site is located within a highly urbanized setting. The Skagit River is located immediately to the west of the site. To the north, east and south of the site are parking areas, City roads and existing commercial and industrial buildings.

The dry storage building is an existing structure. The proposed project requires a shoreline substantial development permit and administrative variances from the zoning setbacks and landscaping. The City will combine these permit approvals into one administrative permitting process.

PROJECT LOCATION: The property is located at 1011 South First Street. The Assessor's Parcel Number is P26489. The site is bound by First Street on the east side and the Skagit River on the west side. The site is located within a portion of the Southeast $\frac{1}{4}$ of Section 19, Township 43 North, Range 04 East, W.M.

APPLICANT/CONTACT: Commercial Cold Storage; Al Brockmiller; PO Box 1167 Mount Vernon, WA 98273; 360-336-6625.

OWNER: Commercial Cold Storage; 1011 South First Street; Mount Vernon WA 98273.

PERMIT APPLICATION DATE: February 9, 2016

NOTICE OF COMPLETE APPLICATION: February 10, 2016

STATE ENVIRONMENTAL POLICY (SEPA) MDNS ISSUED: February 10, 2010

PERMITS/REVIEW REQUESTED: Shoreline Substantial Development, Administrative variances from setbacks and landscaping per.

OTHER PERMITS/APPROVALS THAT MAY BE REQUIRED: Fill & Grade, Building Permit, Floodplain Development Permit, Utility and Right-of-Way Permits.

CONSISTENCY OVERVIEW

LAND USE: The site zoning is Commercial Business District (C-1) and the Comprehensive Plan designation is Commercial Limited Industrial (CL).

SHORELINE DESIGNATION: Urban

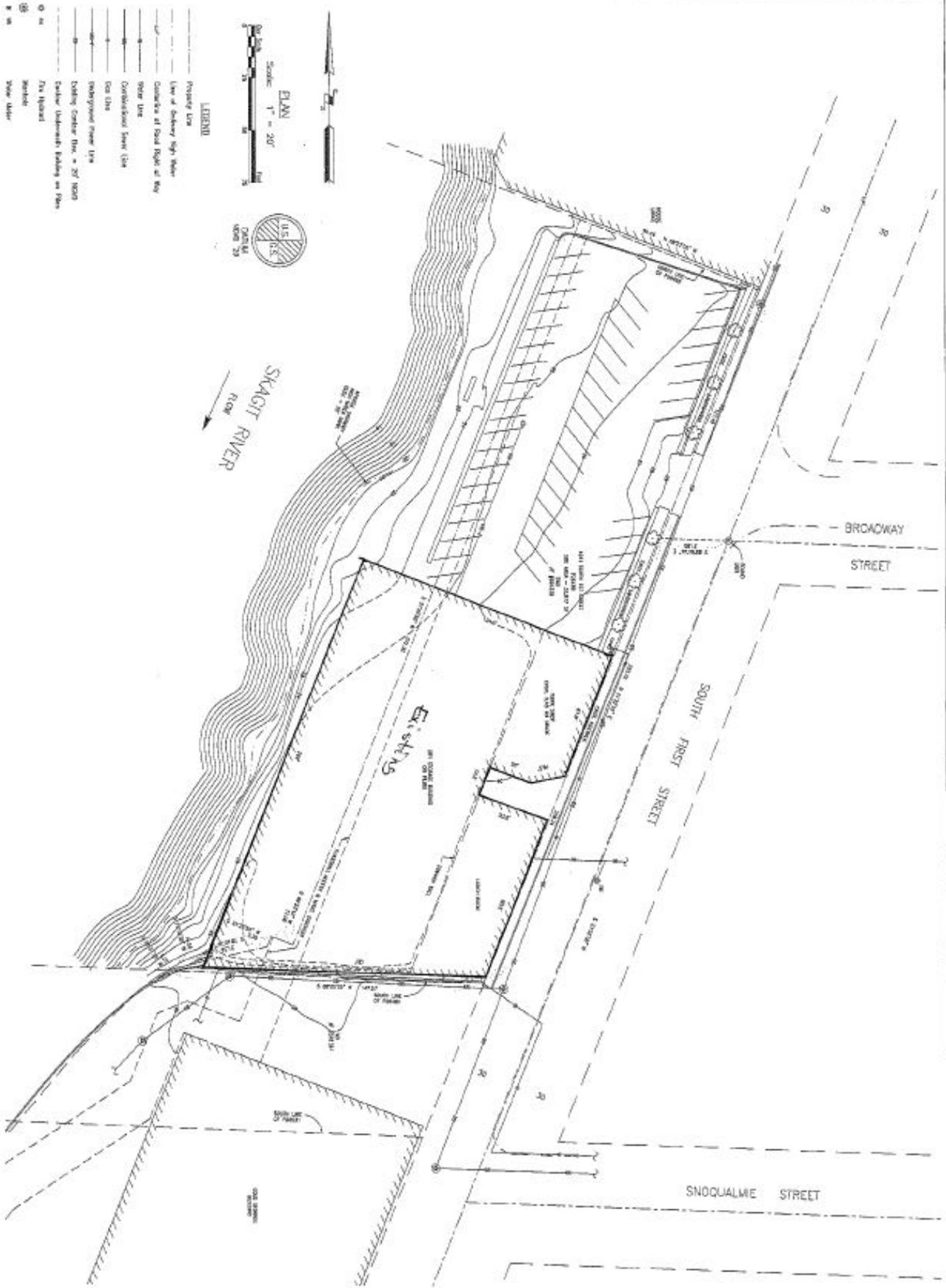
DEVELOPMENT REGULATIONS USED FOR PROJECT MITIGATION: The proposal is subject to the City's Comprehensive Plan and Zoning Code, Critical Areas Ordinance, Floodplain Management Requirements, the Shoreline Management Master Program, Drainage and Engineering Requirements and other applicable local, state and federal regulations as appropriate.

CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Community and Economic Development Department, City of Mount Vernon, 910 Cleveland Ave., Mount Vernon, WA 98273; 360-336-3614; mma@sseconsultants.com.

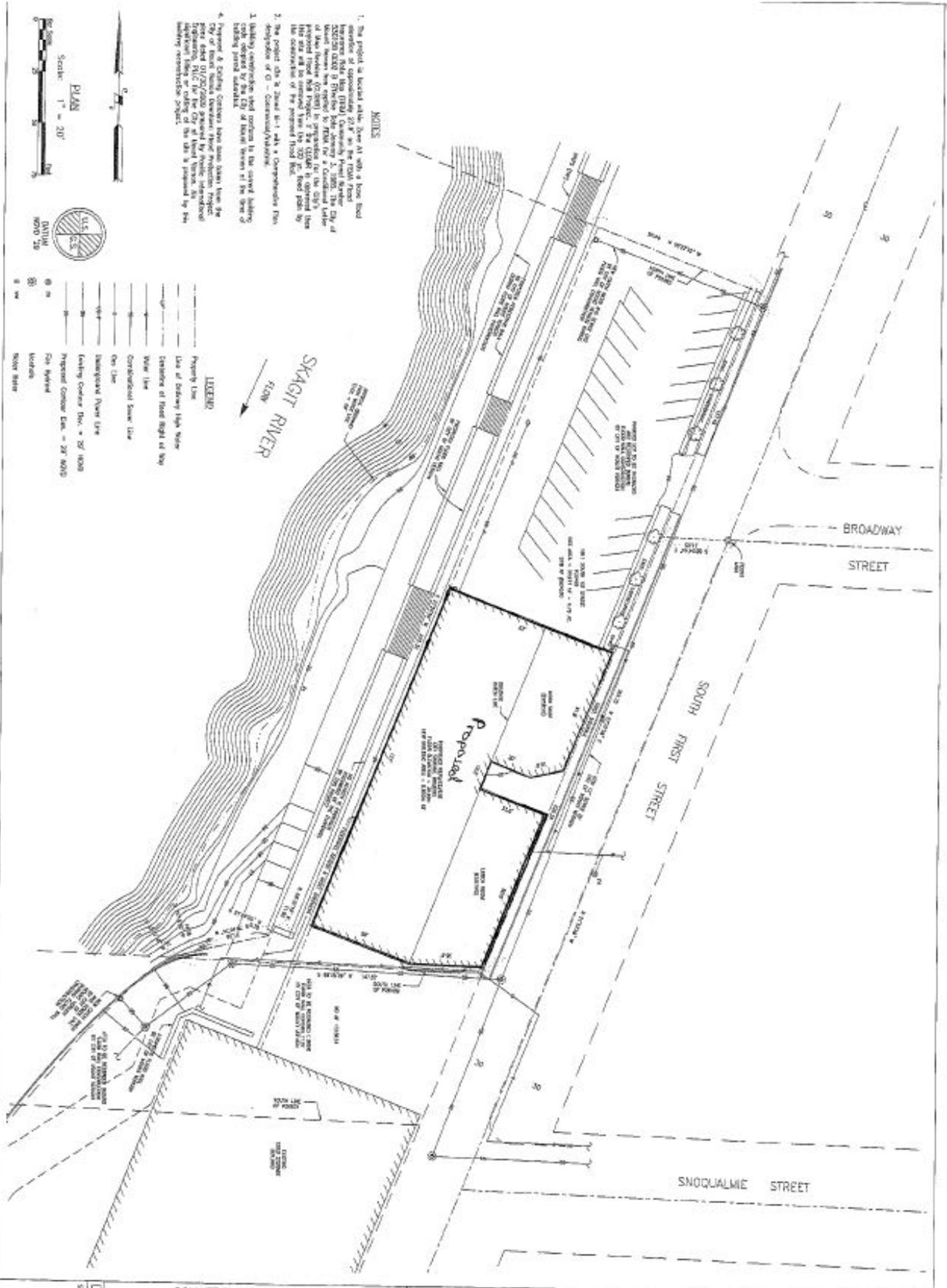
Comments on this Notice of Application must be submitted, in writing, no later than **4:30 PM March 3, 2016**. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal, requests for additional 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 15, 2016

PUBLISHED: February 18, 2016



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| S1 | COMMERCIAL COLD STORAGE PROPOSED DRY STORAGE BUILDING SHORELINE APPLICATION EXISTING SITE PLAN PTL SE 1/4 SE 1/4 SEC. 19, T. 34 N., R. 4 E.M.M. MOUNT VERNON, WASHINGTON | Prepared By: LIGANO & ASSOCIATES Professional Land Surveyors 1321 South 2nd Street Mount Vernon, WA 98273 Phone: (360) 336-3226 | DENNY G. LESPO Registered Professional Land Surveyor Lic. # 37633 Date: | Prepared For: Commercial Cold Storage, Inc. P.O. Box 1117 Mount Vernon, WA 98273 Phone: (360) 336-6820 | REVISIONS |
| | DATE: 3-29-89 SHEET # | | | | |



1. The project is located within Zone A1 with a base flood elevation of approximately 20' or on the FEMA Flood Zone A1. The project is located within the FEMA Flood Zone A1. The project is located within the FEMA Flood Zone A1. The project is located within the FEMA Flood Zone A1.
2. The project site is shown in 1' x 1' contours. The project site is shown in 1' x 1' contours. The project site is shown in 1' x 1' contours. The project site is shown in 1' x 1' contours.
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PLAN
Scale: 1" = 20'

LEGEND

- Property Line
- Line of Boundary Line Water
- Centerline of Road Right of Way
- Water Line
- Contour Interval: 1' x 1'
- Proposed River Line
- Existing Concrete Drive - 20' WIDE
- Proposed Concrete Drive - 20' WIDE
- Proposed
- North Arrow

DATUM
NAD 83

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| <p>S2</p> | <p>COMMERCIAL COLD STORAGE PROPOSED DRY STORAGE BUILDING SHORELINES APPLICATION PROPOSED SITE PLAN</p> <p>PTAL SE 1/4 SE 1/4 SEC. 18, T. 34 N., R. 4 E.M.N. MOUNT WATSON, WASHINGTON</p> | | <p>Prepared By: LEBO & ASSOCIATES Professional Land Surveyors 1321 South 2nd Street Mount Watson, WA 98273 Phone: (206) 336-3225</p> | <p>Drawn By: DEVY D. LEBO Registered Professional Land Surveyor Lic. # 37533 Date:</p> | <p>Proposed For: Commercial Cold Storage, Inc. P.O. Box 1187 Mount Watson, WA 98273 Phone: (206) 336-3225</p> | <p>REVISIONS</p> |
| | <p>DATE: 5-28-20 Sheet #</p> | | | | | |