

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

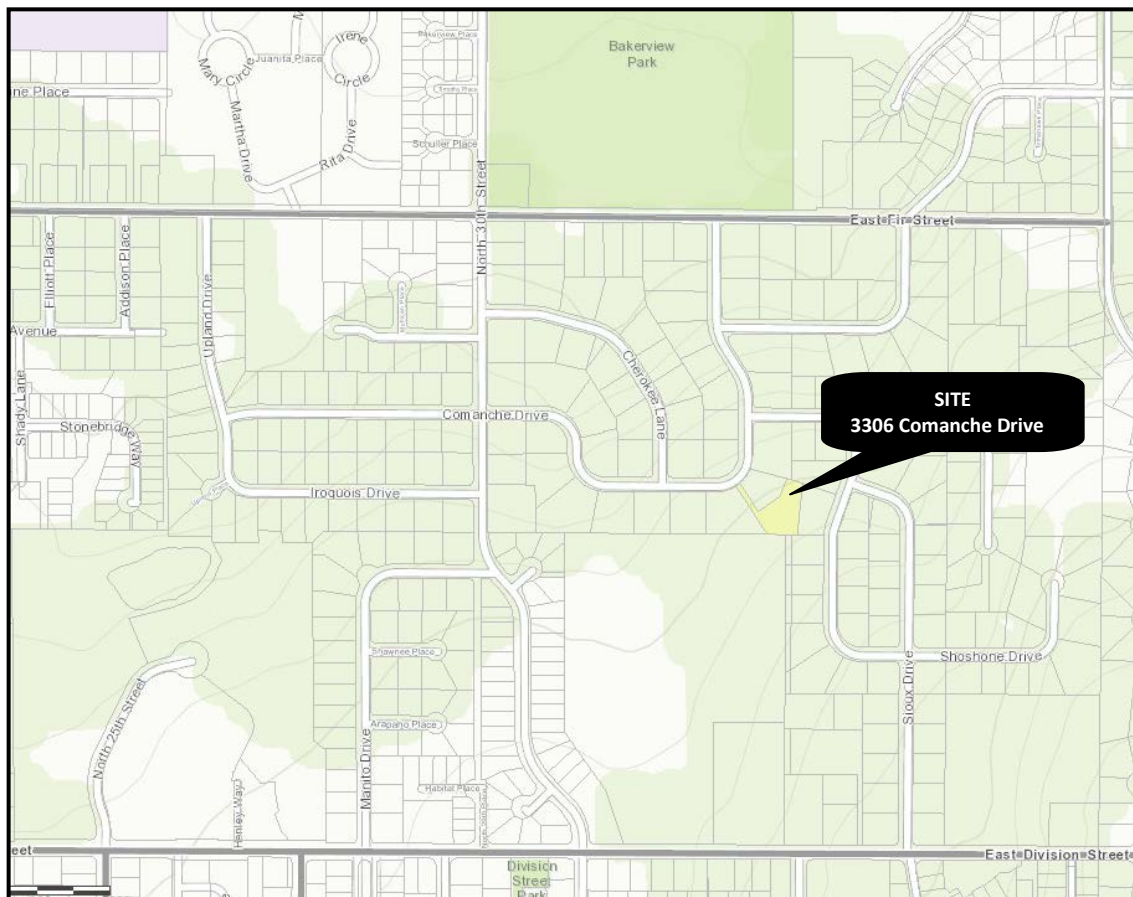
**APPLICANT & APPLICATION NAME/NUMBER:** Hoyer Land Clearing, PL16-113

**PROJECT DESCRIPTION:** The applicant wishes to clear portions of their property to allow the development of a single-family residential home. Less than one-half of the overall site will have timber removed (13,500 s.f. of timer removal will occur across the 31,000 s.f. site). The timber removal is expected to yield approximately 25,000 board feet of merchantable timber.

**APPLICANT CONTACT INFORMATION:** Keith Hoyer, 1801 Grove Street, Unit B, Marysville, WA 98270; (425) 879-2494; [hoyerhomes@gmail.com](mailto:hoyerhomes@gmail.com)

**PROJECT LOCATION:** The site address is 3306 Comanche Drive. The Skagit County Assessor describes the site as parcel: P78110; located within a portion of the NE ¼ of Section 21, Township 34 North, Range 04 East, W.M.

The site boundaries are generally depicted on the following maps with the site identified in red:



**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.

**DETAILS:**

<b>Permit Application Date:</b>	October 4, 2016	<b>Counter Complete/ Technically Incomplete Notice:</b>	September 30, 2016
		<b>Technically Complete:</b>	November 23, 2016
<b>Permits/Review Requested:</b>	SEPA, Land Clearing, Building, and Fill & Grade	<b>Other Permits that may be Required:</b>	None Known

**CONSISTENCY OVERVIEW:**

<b>Zoning:</b>	Single-Family Residential (R-1, 3.0)	<b>Comprehensive Plan:</b>	Single-Family Medium Density (SF-MED)
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<b>Environmental Documents that Evaluate the Proposed Project:</b>	Completed SEPA Checklist dated 10.20.2016;
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<b>Development Regulations Used for Project Mitigation:</b>	The project is subject to the City’s SEPA Code, Critical Areas Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.
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<b>To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:</b>	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
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Comments on the Notice of Application and Proposed Determination of Non-Significance (DNS) must be submitted, in writing, no later than **5:00 p.m. on December 30, 2016**. 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.

**City staff has created a page on the City’s website where the site plans, technical reports, and other pertinent information (as applicable) can be viewed. This webpage can be viewed as follows: navigate to: [www.mountvernonwa.gov](http://www.mountvernonwa.gov); once here click on ‘Departments’ then ‘Community & Economic Development’ then ‘Community Development’ then ‘News Notices’ then click the subject project name/number.**

**ISSUED:** December 16, 2016  
**PUBLISHED:** December 19, 2016

**SENT TO:** SEPA REGISTER, DOE, COE, COMMERCE, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (as applicable), DOT, FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE