

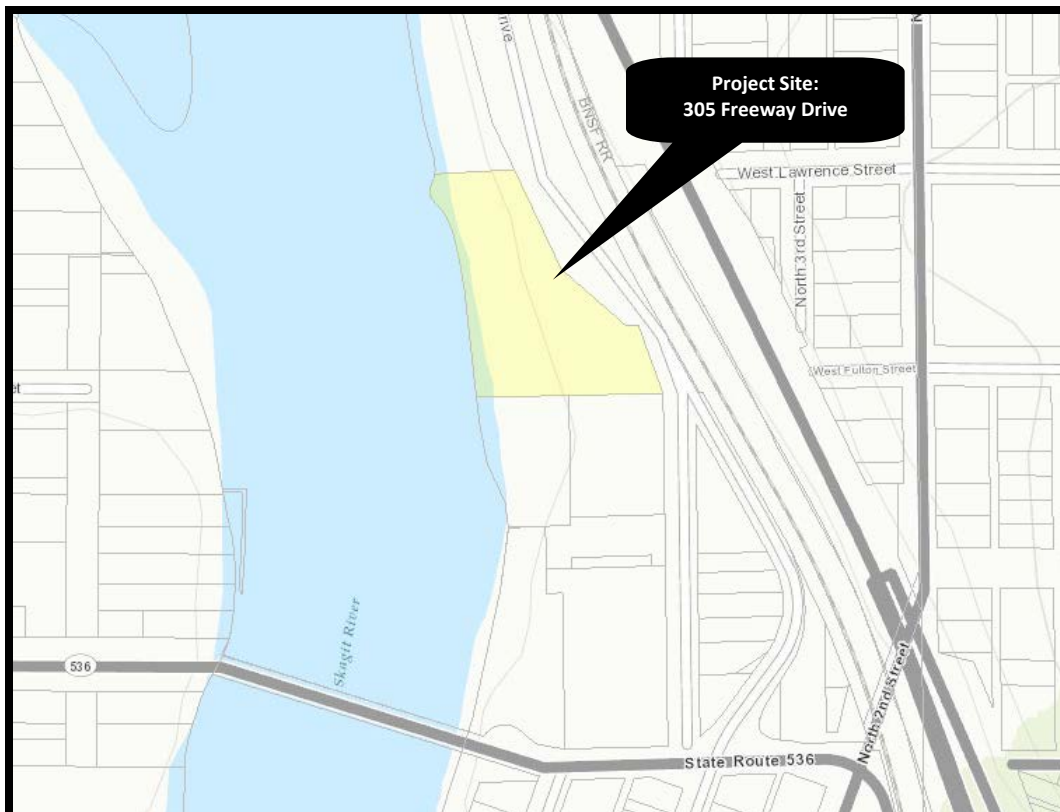
**NOTICE OF APPLICATION &  
PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**APPLICATION NAME/CITY FILE NO:** Blade RV Shoreline Permit, PL16-137

**PROJECT DESCRIPTION:** The applicant wishes to rebuild one building and add a covered area (lean-to) to another building on a 2.32± acre commercial site used for repair and maintenance of recreational vehicles (RVs). Specifically, proposed is the demolition of a 2,400± s.f. wood frame pole building and reconstructing it with a 2,700± s.f. pre-fabricated metal building in nearly the same footprint. A 1,760± s.f. covered service bay with open sides (no walls) is also proposed as an addition to an existing retail building on the project site.

The project site is adjacent to the Skagit River. The wood frame pole building that will be demolished and reconstructed will continue to be 37± feet from the back of the existing floodwall. The 300± s.f. addition to this structure is being added on the east side of this structure such that the shoreline setback for this structure is not changing. The new covered service bay will be 154± feet from the back of the existing floodwall. Approximately 90 cubic yards of material will be excavated for site development.

**LOCATION:** The project site has an address of 305 Freeway Drive, and the Skagit County Assessor describes the subject site as parcel P26644. 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. The map below identifies the general site area for illustrative purposes only.



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**OWNER:**

3M Finance & Leasing, LLC  
1100 Freeway Drive  
Mount Vernon, WA 98273

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**CONTACT:**

Jeremy McNett  
1005 4<sup>th</sup> Street  
Anacortes, WA 98221  
(360) 588-0471  
Jeremy@underwoodarchitecture.com

**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>	January 13, 2017	<b>Counter Complete:</b>	January 13, 2017	<b>Technically Complete:</b>	January 20, 2017
<b>Permits/Review Requested:</b>	SEPA, Shoreline, Building, Floodplain and Fill & Grade	<b>Other Permits that may be Required:</b>	Right-of-Way Permit		

**CONSISTENCY OVERVIEW:**

<b>Zoning:</b>	M-1	<b>Comprehensive Plan:</b>	Commercial/Industrial	<b>Shoreline Designation:</b>	Urban Mixed-Use
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**Environmental Documents that Evaluate the Proposed Project:**

JARPA Application; Completed SEPA Checklist dated 9.30.16; Drainage Summary from Underwood & Associates dated November 15, 2016; Historic Property Report from DAHP; and Site Plans

**Development Regulations Used for Project Mitigation:**

The project is subject to the City's SEPA Code, Shoreline Management Master Program, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

**To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:**

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 Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on February 21, 2017**. Comments should be as specific as possible. Any person may comment on the application, receive notice of 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 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' and then click on the project name and number in the table.

Issued: February 7, 2017  
Published: February 8, 2017

**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