



June 4, 2018

Helix Design Group  
Attention: Ms. Teresa Fortino  
6021 12<sup>th</sup> Street East  
Tacoma, WA 98424

Reference: Skagit Radiology Site Plan Approval & SEPA Process, PL18-077, Technically Complete Determination

Dear Teresa:

Upon review of the application materials deemed counter complete on May 9, 2018 for the above-captioned proposal staff is now able to deem this application 'technically complete' for processing. There will likely be additional information that staff will request as the review of this application progresses; however, at this point staff has enough information to commence the public notification process.

As part of the public notice process, pursuant to the Mount Vernon Municipal Code, the project site must be posted with 'Notice of Land Use Change' signs on or before **JUNE 7, 2018**, to avoid any delay in permit processing.

The Land Use Change signs and copies of the Notice of Application to place on the signs are available for pick-up at this office. Please sign, notarize, and return the accompanying 'Affidavit of Posting' to this department following the posting of the property.

If you have any questions about the contents of this letter; or if you need additional information, please do not hesitate to call me at (360) 336-6214; or to email me at: [rebeccab@mountvernonwa.gov](mailto:rebeccab@mountvernonwa.gov)

Thank you,

A handwritten signature in blue ink that reads "Rebecca Lowell".

Rebecca Lowell,  
Principal Planner



# AFFIDAVIT OF POSTING LAND USE CHANGE SIGN(S)

PERMIT NUMBER: \_\_\_\_\_

**① IDENTIFICATION OF PROPERTY WHERE LAND USE SIGN WAS POSTED:**

ADDRESS:	PARCEL NUMBER(S):
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**② ACKNOWLEDGEMENT OF POSTING:**

I hereby certify that I have posted the above-identified property with Land Use Change Sign(s) according to the posting instructions outlined below within this Affidavit.

The date upon which I posted the Land Use Change sign(s) was: \_\_\_\_\_

STATE OF WASHINGTON }  
 COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the, \_\_\_\_\_ to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned.

Given under my hand and official seal this

PLACE NOTARY SEAL HERE

\_\_\_\_\_  
 Notary Public  
 Residing at: \_\_\_\_\_  
 My appointment expires: \_\_\_\_\_

**SIGN POSTING INFORMATION AND INSTRUCTIONS:**

The proponent shall be responsible for posting sign(s) in a conspicuous location on each street frontage bordering the subject property. Each sign shall be visible and accessible for inspection by members of the public. This means that signs need to be posted such that a person does not have to walk more than a few feet onto a property to read the posted notice. In cases of unusual property location, configuration, size, etc., the Development Services (DS) Department shall determine the placement and number of signs required.

The sign(s) shall be posted by the proponent as required on the subject property at the direction of City staff. The proponent shall be responsible for removing the sign(s) within seven (7) calendar days after completion of the public hearing process. Place a copy of the Notice in the plastic bag, tape or staple the bag to each sign in the appropriate place, and post the sign(s) on the property as required.

- The sign shall be mounted on backing material (plywood, particleboard, or equivalent) and supported by at least two posts.
- Signs shall not be located where they may cause a traffic or pedestrian hazard.
- Signs shall not be attached to trees or other landscaping.

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

**APPLICATION ID:** Skagit Radiology SEPA and Site Plan Approval – PL18-081

**PROJECT DESCRIPTION:** Proposed is the construction of a two-story, 16,000 square foot building to house a Digital Imaging Center and outpatient clinic. A total of 51 parking stalls with attendant driveways will be constructed to serve this new building.

The existing building addressed as 1310 East Division has been demolished and the second existing building addressed as 1320 will also be demolished to accommodate the proposed new structure. Material will be exported and imported for site development. Specifically, an estimated 1,683 cubic yards (cy) of material will be exported and an estimated 2,800 cy of material will be imported.

**PROJECT LOCATION:** The project site is addressed as 1320 East Division Road, is identified by the Skagit County Assessor as parcels P26698, P26699, P26700, and P52962 and is located within the SE ¼ of Section 20, Township 34 North, Range 04 East, W.M.

The exhibit map below illustrates the location of the project site.



**APPLICANT:**  
 Helix Design Group  
 Contact: Teresa Fortino  
 6021 12<sup>th</sup> Street East  
 Tacoma, WA 98424  
 (253) 922-9037

**PROPERTY OWNER:**  
 East Division Corp.  
 1320 East Division Street  
 Mount Vernon, WA 98273

**CITY STAFF CONTACT:**  
 Development Services Department  
 Rebecca Lowell, Principal Planner  
 910 Cleveland Ave  
 Mount Vernon, WA 98273  
 Telephone - 360-336-6214; Facsimile - 360-336-6283

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

**DETAILS:**

<b>Permit Application Date:</b>	May 9, 2018	<b>Counter &amp; Technically Complete:</b>	June 4, 2018
<b>Permits/Review Requested:</b>	Site Plan Approval, Traffic Concurrency, and SEPA. <b>Other City Permits that will be Required:</b> Demolition, Building, Fill & Grade, and Right-of-Way Permits.		

**CONSISTENCY OVERVIEW:**

<b>Zoning:</b>	Healthcare Development District (HD)	<b>Comprehensive Plan:</b>	Healthcare Development District (HD)
<b>Environmental Documents that Evaluate the Proposed Project:</b>	SEPA Checklist dated May 9, 2018, Transportation Concurrency, Historic and Cultural Resources Review, Drainage Memo prepared by Sound Development Group, LLC dated May 1, 2018, and civil plans.		
<b>Development Regulations Used for Project Mitigation:</b>	The project is subject to the City's SEPA Code, the Comprehensive Plan, Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.		

**CONDITIONS BEING CONSIDERED TO MITIGATE ENVIRONMENTAL IMPACTS:**

1. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
  - a. Immediately cease any activity which may cause further disturbance;
  - b. Make a reasonable effort to protect the area from further disturbance; and,
  - c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.

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 June 20, 2018**. Comments should be as specific as possible. Any person may comment on the application, receive notice and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

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 'Development Services' then then 'News & Notices' then scroll down the page to find the project name/number.

**ISSUED:** June 4, 2018

**PUBLISHED:** June 7, 2018

**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