

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

**APPLICATION NAME:** LU08-048 NW Orthopaedic Surgeons Parking Lot

**PROJECT DESCRIPTION:** Proposed is the construction of a parking lot for 60 vehicles located to the west (across Continental Place) from Northwest Orthopaedic Surgeons existing medical facility. Approximately 467 cubic yards of material will be excavated and approximately 1,520 cubic yards of material will be imported for the development. Parking lot lighting and landscaping, along with a drainage facility will all be constructed/installed.

**LOCATION:** The site address is 1515 Continental Place, the Skagit County Assessor describes the site as parcel: P121639; and the site is located within a portion of Section 17, Township 34North, Range 04 East, W.M.

**APPLICANT:** NWOS Properties, LLC, Attention: Glenda Slough, 1500 Continental Place, Mount Vernon, WA 98273, (360) 395-4515.

**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.

**PERMIT APPLICATION DATE:** September 3, 2008

**NOTICE OF COMPLETE  
APPLICATION:** September 12, 2008

**PERMITS/REVIEW REQUESTED:** State Environmental Policy Act (SEPA) review, Fill & Grade Permit, Civil and Concurrency Review

**OTHER PERMITS THAT MAY  
BE REQUIRED:** Utility and Right-of-Way Permits from the City of Mount Vernon.

**APPLICATION MAY BE REVIEWED AT:** City of Mount Vernon  
Community & Economic Development Department  
910 Cleveland Avenue  
Mount Vernon, Washington 98273

## CONSISTENCY OVERVIEW

**LAND USE:** The site is zoned General Commercial (C-2) and has a Comprehensive Plan designation of Commercial/Industrial (CI).

**ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT:** SEPA Environmental Review LU08-48, Environmental Site Assessment

**DEVELOPMENT REGULATIONS USED FOR PROJECT MITIGATION:** The project is subject to the City's SEPA ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Critical Areas Ordinance, Drainage, Engineering, Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

**CONTACT PERSON:** Rebecca Bradley-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 **4:30 p.m. on September 30, 2008**. 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. 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. The staff report will be available for review at least five (5) calendar days prior to the public hearing and copies will be provided upon request at the cost of reproduction.

Issued: September 12, 2008  
Published: September 17, 2008

**SENT TO:** DOE, COE, WDFW, CTED, DOT, DNR, MVSD, SVC, SKAT, Skagit System Cooperative, NWAPA, PUD, AT&T, CNG, PSE and Verizon

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**