

## NOTICE OF APPLICATION

This Notice of Application is being posted and sent to those property owners who abut or are adjacent to the project site described within this notice. City code requires the applicant for this action to obtain an Administrative Conditional Use Permit for their building expansion. If you have concerns or questions about this project please respond to the staff person listed on the second page of this notice within the timeframe provided.

**DATE:** March 30, 2009

**LAND USE NUMBER:** File No. LU 09-018

**APPLICATION NAME:** CUP/F&G/Cowan

**PROJECT DESCRIPTION:** Proposed is a 57-foot by 22-foot, two-story addition to the south side of the existing Skagit Natural Family Clinic (whose location is described below). The addition will house a new birthing center and two new exam rooms on the first floor of the addition; and the second floor of the new addition will house three new offices and an employee lounge.

The Mount Vernon Municipal Code requires office uses (which includes medical and health care related uses) greater than 2,000 square feet in size to obtain an Administrative Conditional Use Permit.

**APPLICANT:** Dr. Seth Cowan and Dr. Michelle Antonich (husband and wife), 916 South 3<sup>rd</sup> Street, Mount Vernon, WA 98273, (360) 336-5658.

**PROJECT LOCATION:** The proposal property has an address of 916 South 3<sup>rd</sup> Street, has a Skagit County Assessor's parcel number of: P54167, and is located within a portion of Section 19, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

**STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW:** The SEPA grading threshold and commercial building square footage will not be exceeded with the project proposal, thus this project is categorically exempt from the threshold determination and Environmental Impact Statement Requirements of SEPA per WAC 197-11-800(1)(b)(i).

**PERMIT APPLICATION DATE:** March 24, 2009

**NOTICE OF COMPLETE APPLICATION:** March 30, 2009

**PERMITS/REVIEW REQUESTED:** Fill & Grade Permit, Building Permit, Engineering and Utility Review

**OTHER PERMITS THAT MAY BE REQUIRED:** Right-of-Way-Permit 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

**DECISION:** The Director of the Community & Economic Development Department is the approval authority for Administrative Conditional Use Permit applications. The decision of the Director may be appealed to the Mount Vernon Hearing Examiner.

**CONSISTENCY OVERVIEW**

**LAND USE:** The Comprehensive Plan designation for the property is 'Downtown' (DT). The property is located within the Central Business District (C-1) zoning district and is further defined as being part of the C-1b sub-area.

**ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT:** None Required, there are no indications of critical areas on or near the project site.

**DEVELOPMENT REGULATIONS USED FOR PROJECT MITIGATION:** The project is subject to the City's Comprehensive Plan, Subdivision and Zoning Code, Critical Areas Ordinance, Drainage and Engineering 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 must be submitted, in writing, no later than **4:30 p.m. on April 13, 2009**. 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. 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: March 30, 2009

**SENT TO:** ADJACENT AND ABUTTING PROPERTY OWNERS, DOE, WDFW, CTED, DOT, DNR, MVSD, SVC, SKAT, SCPPC, SKAGIT SYSTEM COOPERATIVE, PUD, AT&T, CNG, PSE AND VERIZON.

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