

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

APPLICATION NAME: LU 09-019 Scott Short Plat, SEPA, Fill & Grade, and Site Plan Review

PROJECT DESCRIPTION: Proposed is a two lot short plat of an approximate .45 acre site. Proposed lot 1 will be 4,956 square feet in size and will contain the existing residential house. Following the short plat approval the applicant intend on converting the existing single-family residential home to a professional office. Before the short plat will be approved, the existing fence and carport will be demolished to make room for the access road that will be constructed to serve proposed lot 2. Proposed lot 2 will be 14,605 square feet in size and a four unit apartment building, parking and landscaping are all proposed on this lot.

A portion of Trumpeter Creek, a fish bearing waterway, is located approximately 40 to 45 feet south of the project's south property line. The applicant will be required to utilize the ecosystem alternative offered in the City's critical area ordinance to buy down this buffer. In addition, there is a 300 square foot wetland located along the west side of the site that is a stormwater swale. Due to the swale being created from a non-wetland site it is not regulated under the City's critical areas ordinance; however, the applicant is not disturbing this area.

Approximately 200 cubic yards of material will be exported and approximately 300 cubic yards of material imported for the site development. Utility lines greater than 8-inches in diameter will be installed.

LOCATION: The property, P24907 has a site address of 3308 East College Way and is located within a portion of Section 16, Township 34 North, Range 04 East, WM in Skagit County, Washington.

APPLICANT: Darrell and Vicky Scott, 202 North 8th Street, Mount Vernon, WA 98273, (360) 941-2917.

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: March 27, 2009

NOTICE OF COMPLETE APPLICATION: April 14, 2009

PERMITS/REVIEW REQUESTED: State Environmental Policy Act (SEPA) review, Short Plat, Fill & Grade Permit, Building Permit review, Parking, Site Plan and Civil 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 property is located within the R-3 Multi-Family Residential District and is designated 'Medium High Density Multi-Family' (MF-MH) on the Comprehensive Plan.

PROPOSED MITIGATION:

1. A truck route plan, indicating times of day and days of the week shall be submitted for review and approval by the City Engineer. Peak traffic hours during the A.M. ($\pm 7:00 - 9:00$) and P.M. ($\pm 4:00 - 6:00$) are to be avoided.
2. A temporary storm drainage plan that is consistent with the Stormwater Management Manual for Western Washington dated 2005, shall be approved by the City prior to commencing the land clearing process.

ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT: SEPA Environmental Review LU09-019, Drainage Analysis, and Critical Area Report

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 May 4, 2009**. 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: April 15, 2009
Published: April 20, 2009

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