

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

DATE: August 7, 2009

LAND USE NUMBER: File No. LU 09-034

APPLICATION NAME: Skagit Natural Family Medicine Rezone

PROJECT DESCRIPTION: The applicant proposes to rezone an approximate 7,000 square foot lot from Light Manufacturing and Commercial District (M-1) to Central Business District (C-1). The proposed zoning designation is consistent with the site's Comprehensive Plan designation of 'Downtown Retail / Support Commercial' (DT).

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

PROJECT LOCATION: The proposal property (P54166) has a site address of 113 Snoqualmie, and is located within a portion of Section 28, Township 34 North, Range 04 East, WM in Skagit County, Washington.

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.

PERMIT APPLICATION DATE: July 24, 2009

NOTICE OF COMPLETE APPLICATION: August 7, 2009

PERMITS/REVIEW REQUESTED: Rezone and State Environmental Policy Act (SEPA) review.

OTHER PERMITS THAT MAY BE REQUIRED: None known.

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 proposed zoning designation is consistent with the site's Comprehensive Plan designation of 'Downtown Retail / Support Commercial' (DT).

ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT: SEPA checklist, File No. LU 09-034.

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

PUBLIC HEARINGS: A public hearing is scheduled before the Mount Vernon Hearing Examiner for **Monday, September 14, 2009 beginning at 10:00 A.M.** at the Mount Vernon City Hall in the Conference Room located on the first floor at 910 Cleveland Avenue, Mount Vernon, Washington.

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 Determination of Non-Significance (DNS) must be submitted, in writing, no later than **4:30 p.m. on August 25, 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.

Issued: August 7, 2009
Published: August 12, 2009

SENT TO: SEPA REGISTER, DOE, WDFW, CTED, DOT, DNR, MVSD, SVC, SCPPC, SKAGIT SYSTEM COOPERATIVE, PUD, AT&T, CNG, PSE AND VERIZON.

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION