



## NOTICE OF PUBLIC HEARING

**PROJECT DESCRIPTION:** A traffic concurrency open record public hearing will be held before the Mount Vernon Hearing Examiner (HE) on the below described project. The HE will make a recommendation to the City Council; and the City Council will make a final decision on the traffic concurrency permit.

Proposed is the development of approximately five acres of vacant property for freeway oriented commercial uses. Approximately 24,300 square feet (sf) of commercial buildings with up to 170 parking spaces are expected to be developed across five lots. Future commercial tenants are expected to include uses such as restaurants, retail sales, offices, a gas station, and other similar uses. City File Name: Visconsi Commercial Development, SEPA (PLAN19-0072) & Traffic Concurrency (ENGR19-0092)

**PROJECT LOCATION:** The Skagit County Assessor identifies the site as including the following parcel numbers: P26886, P121047, P53373, P53374, P53375, P53376, P53377, P53378, P54122, P121047, a portion of P54114, a portion of P26788, and pending other approvals P53372 and P53379. East Kincaid Street is located to the north, Interstate-5 is located to the east, and the Burlington-Northern Santa Fe Railroad is located along the west boundary of the project site.

**PROJECT APPLICANT:**

VWA – Mount Vernon, LLC  
30050 Chargrin Blvd., Suite 360  
Pepper Pike, OH 44124  
(216) 464-5550

**PROPERTY OWNER:**

Sakata Seed America, Inc.  
18095 Serene Drive  
Morgan Hill, CA 95037

**PUBLIC HEARING:** A public hearing on the above described project will be held by the Mount Vernon Hearing Examiner on June 27, 2019 at Mount Vernon City Hall located at 910 Cleveland Ave, Mount Vernon at 10 AM

City staff has created a page on the City's website where additional 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.

**CITY CONTACT:**

Further information can be obtained by contacting the following:  
City of Mount Vernon, Development Services Department  
Contact: Rebecca Lowell  
910 Cleveland Ave.  
Mount Vernon, WA 98273  
(360) 336-6214

**ISSUED:** June 12, 2019

**PUBLISHED:** June 14, 2019