



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

APPLICATION NAME & NUMBER: PLAN19-0021 Deol Comprehensive Plan Amendment Request

PROJECT DESCRIPTION: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Churches (CH). The applicant, has requested this designation be changed to a Comprehensive Plan designation of Medium Density Single Family (SF-MED). The property is not being used by a church and is no longer owned by a church. Redesignation would make the property consistent with the surrounding neighborhood.

PROJECT LOCATION: The proposed property is located at 4461 E Division Street and is identified by the Skagit County Assessor as parcel number P27528. It is located within a portion of Section 22, Township 34 north, Range 4 East, W.M.

OWNER/APPLICANT:

Samie Deol
 Transworld Investment Group LLC
 310 Leann Street
 Mount Vernon, WA 98273

STAFF CONTACT:

Marianne Manville-Ailles, Planning Consultant
 Development Services Department
 City of Mount Vernon
 910 Cleveland Avenue, Mount Vernon WA 98273
 Telephone - 360-336-6214

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.

DETAILS:

Permit Application Date:	12-20-2018	Counter Complete:	12-28-2018
Technically Complete:	2-12-2019		
Permits/Review Requested:	Comprehensive Plan Amendment Request		
Other Permits that may be Required:	Rezone, Development Permits		

CONSISTENCY OVERVIEW:

Zoning: Public **Comprehensive Plan:** Existing: Churches (CH)
Requested: Medium Density Single Family (SF-MED)

Environmental Documents

that Evaluate the Proposed Project: SEPA Checklist Dated December 11, 2018 prepared by Transworld Investment Group

Development Regulations Used for Project Mitigation: Not applicable. The proposal is a non-project request for Comprehensive Plan redesignation. Any future development would be subject to all applicable development regulations.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **October 18, 2019**. Comments should be as specific as possible and include: your full name, your mailing address, and the name of the proposal you are commenting on.

PUBLIC COMMENTS ARE NOT ACCEPTED BY THE DEPARTMENT THROUGH EMAIL. Comments submitted on paper are required to be mailed or delivered to the Development Services Department at the address listed above. Comments not meeting the requirements of this section are considered as not being received by the city.

Any person may comment on the application, receive notice and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: 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.

ISSUED: October 1, 2019

PUBLISHED: October 4, 2019

SENT TO: CORPS OF ENGINEERS, WA AGRICULTURE, DAHP, WA COMMERCE, WA CORRECTIONS, WA EFSEC, WDFW, WA HEALTH, DNR, STATE PARKS, PARKS COMMISSION, PSP, PSRC, WA DOT, DOE, DSHS, NW CLEAN AIR, SEPA REGISTER, SEPA UNIT, SKAT, COUNTY PDS, COUNTY ASSESSOR, DIKE AND DRAINAGE DISTRICT, SCOG, PORT OF SKAGIT, MVSD, SVC, SKAGIT COOP, SWINOMISH, UPPER SKAGIT, SAMISH, SAUK-SUIATTLE, TULALIP, AND STILLAGUAMISH TRIBES

Vicinity Map

