



**DETERMINATION OF NON-SIGNIFICANCE (DNS)  
NOTICE OF PUBLIC HEARING (NOH)**

**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

The Mount Vernon Development Services Department (the lead agency) has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal will be clarified and changed through the development review process to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This decision was made after review of a completed environmental checklist and other information on file (and available to the public) with the lead agency. The lead agency has determined that the requirements for environmental analysis, protection; in conjunction with, the City's existing development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

Additionally, City staff have created a page on the City's website where the completed Environmental Checklist, site plans, technical reports, and other pertinent 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.

**ENVIRONMENTAL DETERMINATION APPEAL PROCESS:** Appeals of the environmental determination must be filed in writing on or before 5:00 PM on **November 14, 2019**. Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, 910 Cleveland Ave, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the staff 'Contact Person' listed above; or by downloading a copy of the referenced MVMC at [www.mountvernonwa.gov](http://www.mountvernonwa.gov)

**OPEN RECORD PUBLIC HEARING:** An open record public hearing will be held before the Mount Vernon Planning Commission on **TUESDAY NOVEMBER 19, 2019** at 6 p.m. Another public hearing will be held before the Mount Vernon City Council on **WEDNESDAY, NOVEMBER 27, 2019** at 7 p.m. Both hearings will be held at the City's Police and Court Campus located at 1805 Continental Place, Mount Vernon.

**RESPONSIBLE PERSON:** Rebecca S. Bradley-Lowell, Principal Planner



October 31, 2019

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**SIGNATURE**

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**DATE**

**ISSUED:** October 31, 2019

**PUBLISHED:** November 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