



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

APPLICATION NAME: Immaculate Conception Church SEPA and Traffic Concurrency, PL13-034

Project Description: Proposed is the construction of a new, one-story, approximate 10,800 square foot church on the approximate 6.4-acre site that is described below. Approximately 91 parking stalls, new driveways, utility extensions (some of which will be greater than 8-inches in diameter), and landscaping will all be constructed/installed on the site.

Following construction of the above-listed improvements, in the future, it is anticipated that an additional approximate 21,000 s.f. of church related improvements (mezzanine, transept wings, Chapel, social hall, and the like) will also be constructed. An additional 196 parking stalls will also be installed with other associated infrastructure improvements, i.e., utilities, driveways and landscaping.

Approximately 2,250 cubic yards of material will be cut, and approximately 900 cubic yards of materials will be imported to this site.

Stormwater from the site will be conveyed to a new stormwater pond that will be constructed near the northwest corner of property located on the west side of North 15th Street.

Project Location: The project site is identified by the Skagit County Assessor as parcel P26899. The church development will be located on property that is bound by North 15th Street to the west with East Highland Avenue offsite to the north and Division Street offsite to the south. The proposed stormwater pond will be constructed on property that is located on the west side of North 15th Street with East Highland Avenue offsite to the north, St. Joseph's Center offsite to the south, and the Mount Vernon High School to its west. Both the church and stormwater properties are located within a portion of the Northeast ¼ of Section 20, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

Applicant: Carletti Architects, P.S., Attention: David Wilson, 116 East Fir Street, Suite A, Mount Vernon, WA 98274, (360) 424-0394.

OWNER: Catholic Archbishop of Seattle, 710 9th Ave., Seattle, WA 98104.

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 MDNS.

PERMIT APPLICATION DATE: April 10, 2013

NOTICE OF TECHNICALLY COMPLETE APPLICATION: April 22, 2013

Permits/Review Requested: State Environmental Policy Act (SEPA) review, & Traffic Concurrency Review.

OTHER PERMITS THAT MAY Be Required: Utility and Right-of-Way Permits from the City of Mount Vernon, Fill & Grade Permit, Building Permit, Site Plan Review, Parking and Civil Review.

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 Public (P) District. The Comprehensive Plan designation is 'Community Park' and 'School' for this site.

ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT: SEPA Environmental Review PL13-034, Traffic Concurrency Review.

DEVELOPMENT REGULATIONS Used For Project Mitigation: The project is subject to the City's SEPA Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

CONTACT PERSON:

Rebecca 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 **5:00 p.m. on May 8, 2013**. 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 (if a hearing is required, check with staff on this) and copies will be provided upon request at the cost of reproduction.

Issued: April 22, 2013

Published: April 25, 2013

Sent To: DOE, COE, WDFW, CTED, DOT, DNR, MVSD, SVC, SKAT, Skagit System Cooperative, NWAPA, PUD, AT&T, CNG, PSE, Dike & Drainage Districts (as applicable) and Verizon

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION