



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

APPLICATION ID: District Brewing Shoreline Substantial Development/SEPA Review, PL18-163

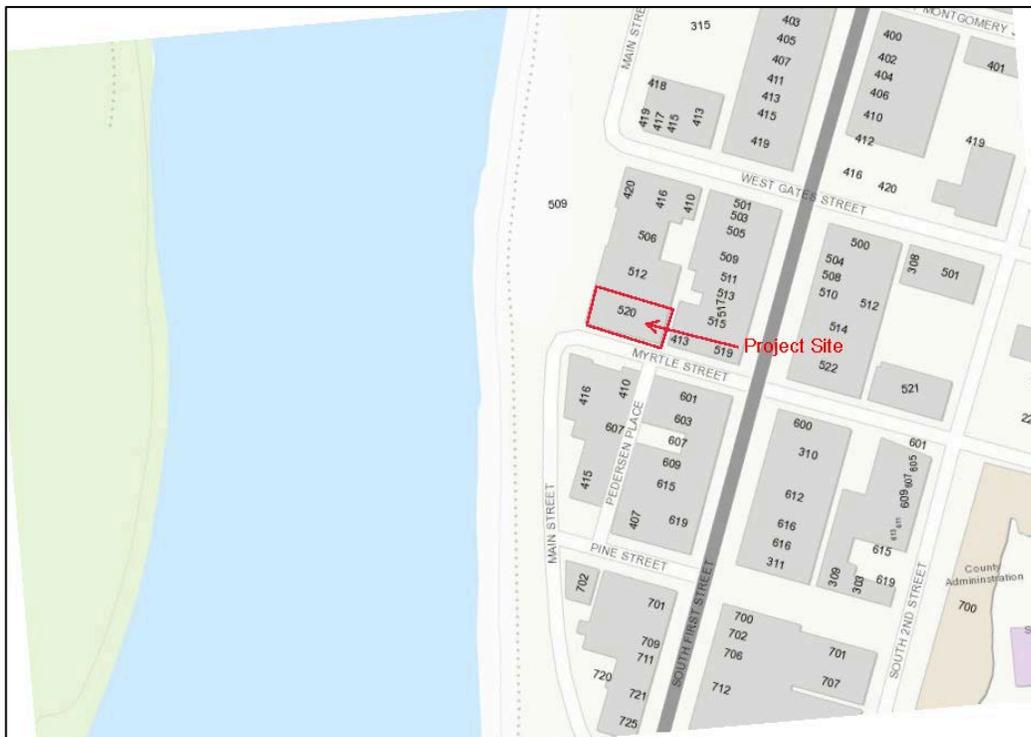
PROJECT DESCRIPTION: The proposal is a tenant improvement (remodel) of an existing 8,441 square foot commercial building for use as a restaurant and brewery. The building was previously an old movie house. The applicant is requesting Shoreline Substantial Development approval and SEPA review.

PROJECT LOCATION: The project site is addressed as 520 South Main Street, is identified by the Skagit County Assessor as parcels P52024 and is located within a portion of Section 19, Township 34 North, Range 04 East, W.M.

The exhibit map below illustrates the location of the project site.

Applicant/Property Owner:
CCMV LLC
3901 Airport Way
Bellingham, WA 98226
(360) 220-1089

CITY STAFF CONTACT:
Development Services Department
Marianne Manville-Ailles, Planning Consultant
910 Cleveland Ave
Mount Vernon WA 98273
Telephone - 360-336-6214
Email mma@sseconsultants.com



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	November 20, 2018	Counter Complete :	November 20, 2018
Technically Complete:	November 27, 2018		
Permits/Review Requested:	Shoreline Substantial Development and SEPA. Other City Permits that will be Required: Building Permit.		
CONSISTENCY OVERVIEW:			
Zoning:	Central Business District (C-1a)	Comprehensive Plan:	Downtown Retail Support (DT)
Environmental Documents that Evaluate the Proposed Project:	SEPA Checklist dated November 7, 2018		
Development Regulations Used for Project Mitigation:	The project is subject to the City's Shoreline Management Plan, SEPA Code, the Comprehensive Plan, Zoning Code, Drainage, Engineering and Concurrency Requirements, Building Code and other applicable local, state and federal regulations as appropriate.		

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 December 24, 2018**. Comments should be as specific as possible. 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: December 6, 2018

PUBLISHED: December 10, 2018

SENT TO: SEPA REGISTER, DOE, COE, COMMERCE, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (as applicable), DOT, FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE



September 20, 2018

Michael Smith
218 Highland Drive
Bellingham, WA 98225

Reference: District Brewing Shoreline Substantial Development/SEPA Review, PL18-163, Technically Complete Determination/NOA PDNS Notification

Dear Michael:

Upon review of the application materials deemed counter complete on November 20, 2018 for the above- captioned proposal staff is now able to deem this application 'technically complete' for processing. There may be additional information that staff will request as the review of this application progresses; however, at this point staff has enough information to commence the public notification process.

As part of the public notice process, pursuant to the Mount Vernon Municipal Code, the project site must be posted with 'Notice of Land Use Change' signs on or before **DECEMBER 10, 2018**, to avoid any delay in permit processing.

The Land Use Change signs and copies of the Notice of Application to place on the signs are available for pick-up at this office. Please sign, notarize, and return the accompanying 'Affidavit of Posting' to this department following the posting of the property.

If you have any questions about the contents of this letter; or if you need additional information, please do not hesitate to call me at (360) 336-6214; or to email me at: mma@sseconsultants.com

Thank you,

A handwritten signature in cursive script that reads "Marian Mandler Ailles".



AFFIDAVIT OF POSTING LAND USE CHANGE SIGN(S)

PERMIT NUMBER: _____

① IDENTIFICATION OF PROPERTY WHERE LAND USE SIGN WAS POSTED:

ADDRESS: _____

PARCEL
NUMBER(S): _____

② ACKNOWLEDGEMENT OF POSTING:

I hereby certify that I have posted the above-identified property with Land Use Change Sign(s) according to the posting instructions outlined below within this Affidavit.

The date upon which I posted the Land Use Change sign(s) was: _____

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the, _____ to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned.

Given under my hand and official seal this

PLACE NOTARY SEAL HERE

Notary Public
Residing at: _____
My appointment expires: _____

SIGN POSTING INFORMATION AND INSTRUCTIONS:

The proponent shall be responsible for posting sign(s) in a conspicuous location on each street frontage bordering the subject property. Each sign shall be visible and accessible for inspection by members of the public. This means that signs need to be posted such that a person does not have to walk more than a few feet onto a property to read the posted notice. In cases of unusual property location, configuration, size, etc., the Development Services (DS) Department shall determine the placement and number of signs required.

The sign(s) shall be posted by the proponent as required on the subject property at the direction of City staff. The proponent shall be responsible for removing the sign(s) within seven (7) calendar days after completion of the public hearing process. Place a copy of the Notice in the plastic bag, tape or staple the bag to each sign in the appropriate place, and post the sign(s) on the property as required.

- The sign shall be mounted on backing material (plywood, particleboard, or equivalent) and supported by at least two posts.
- Signs shall not be located where they may cause a traffic or pedestrian hazard.
- Signs shall not be attached to trees or other landscaping.



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CONSISTENCY OVERVIEW:

Zoning: Central Business District (C-1a)

Comprehensive Plan: Downtown Retail Support (DT)

Environmental Documents that Evaluate the Proposed Project: SEPA Checklist dated November 7, 2018

Development Regulations Used for Project Mitigation: The project is subject to the City's Shoreline Management Plan, SEPA Code, the Comprehensive Plan, Zoning Code, Drainage, Engineering and Concurrency Requirements, Building Code and other applicable local, state and federal regulations as appropriate.

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