

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

APPLICANT & APPLICATION NAME/NUMBER: Hillcrest Village Short Plat, PL16-144

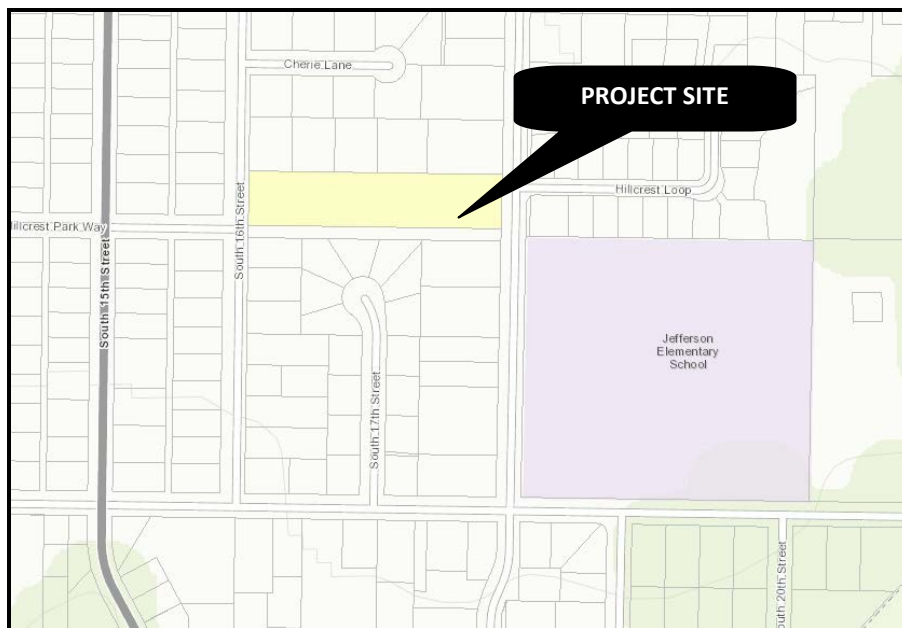
PROJECT DESCRIPTION: Proposed is a short plat that will create eight single-family residential lots, and one tract for the required stormwater pond over an approximate 1.8 acre site. An access road will be constructed along the length of the south boundary of the overall site connecting South 16th and 18th Streets. Utilities, greater than 10-inches in diameter, to serve the new lots will be installed within the new road right-of-way. Approximately 1,300 cubic yards of material will be excavated and approximately 600 cubic yards of material will be imported to install the road/utilities to serve the proposed lots.

PROJECT LOCATION: The approximate 1.8± acre site is bound by South 18th Street to the east and South 16th Street to the west with East Blackburn Road offsite to the south and Fowler Street offsite to the north. The Skagit County Assessor describes the subject site as parcel: P28445 that is located within a portion of the NE ¼ of Section 29, Township 34 North, Range 04 East, W.M.

APPLICANT CONTACT INFORMATION: Dave Prutzman; 4215 Montgomery Place, Mount Vernon, WA 98274; (425) 308-9397; samishbay@gmail.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 MDNS.

The site boundaries are generally depicted on the following map with the site identified in yellow:



DETAILS:

Permit Application Date:	December 8, 2016	Counter & Technically Complete:	December 8, 2016 December 27, 2016
Permits/Review Requested:	Short Plat, Traffic Concurrency, and SEPA	Other Permits that may be Required:	Fill & Grade, Right-of-Way, Utility, Design Review

CONSISTENCY OVERVIEW:

Zoning:	Single-Family Residential, 5.0	Comprehensive Plan:	Single-Family High Density
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Environmental Documents that Evaluate the Proposed Project:	Preliminary Stormwater Site Plan dated 10.24.2016 from Herrigstad Engineering PS; Completed SEPA Checklist dated 11.30.2016; Short Plat Maps and Civil Plans
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Development Regulations Used for Project Mitigation:	The project is subject to the City's SEPA Code, Critical Areas Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.
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To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:	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
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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 January 13, 2017**. 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.

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 'Community & Economic Development' then 'Community Development' then 'News Notices' then click on the hyperlink containing the project name/number.

ISSUED: December 27, 2016

PUBLISHED: December 30, 2016

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