

**CITY OF
MOUNT VERNON
NOTICE OF
APPLICATION &
PROPOSED MITIGATED
DETERMINATION OF
NON-SIGNIFICANCE
(MDNS)**

APPLICATION NAME & NUMBER: Save on Storage, Critical Areas and SEPA, PLAN25-0449 and ENGR25-0286

As permitted under the WAC 197-11-350 and 355, the City of Mount Vernon is using the Optional DNS process to give notice that an MDNS is likely to be issued. Comment periods for the project and the proposed MDNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Mitigated Determination of Non-Significance (MDNS). A 10-day appeal period will follow the issuance of this MDNS. **THIS MAY BE YOUR ONLY OPPORTUNITY TO COMMENT ON THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.**

PROJECT DESCRIPTION: The Project proposes a new development of five commercial buildings on the west half of the site totaling approximately 96,390 square feet, supporting mini-storage, personal services, automobile repairs, furniture repairs, and other similar business operations. On the east side of the site, the Project proposes a 4-story U-shaped hotel building with 210 hotel room units. Site development also includes associated parking (262 surface parking stalls), landscaping, trash enclosures, and other accessory improvements. The site contains a Category III wetland located in the northwest corner of the site. The wetland is proposed to be filled, and mitigated with purchase of credits from an existing wetland bank in Skagit County. The site is also considered an erosion hazard area, due to soils present, as well as a seismic hazard area, due to the high potential for liquefaction. The site is also located within FEMA's A21 Zone.

PROJECT LOCATION: The property is described by the Skagit County Assessor as parcels P26227, P118175, P130319 and P26234, is located on the west side of Market Street and east side of Interstate 5, at the intersection of Market Street and Pacific Place, is within a portion of the NE ¼ of Section 18, Township 34N, Range 04E, W.M., and is at latitude 48°26'28.7"N and longitude 122°20'17.9"W.

APPLICANT: Ravnik & Associates, PO Box 361, Burlington, WA 98233

PROPERTY OWNER: Save on Storage, c/o John Piazza Jr., 2329 Market Street, Mount Vernon, WA 98273

LEAD AGENCY CONTACT: Rebecca Lowell, Principal Planner, Development Services Department, 910 Cleveland Avenue, Mount Vernon WA 98273, 360-336-6214

The mitigation measures proposed for this project can be viewed and/or downloaded from the City's permit portal by following the instructions below or interested parties can contact the City and request a copy of these mitigation measures.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **April 20, 2026**. Comments should be as specific as possible and those submitting comments are required to comply with the following:

- All comments must include: (1) your full name, (2) your mailing address, and (3) the name of the proposal you are commenting on.
- If you wish to submit comments electronically you must upload your comments into the city's online permit portal because comments are NOT accepted via email. To upload comments into the City's permit portal navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home>, once on this page you must create a user account by clicking "Sign Up" located at the upper right corner of the webpage. Once you have created and verified your user account log into the system and click on "Go" in the My Portal box, and then on the next page that appears click on "Apply" in the Apply Online box. On the new page that appears under Step 1 select "Public Comments" and on Step 2 select "Public Comments for Land Use Permits"
- Comments submitted on paper are required to be mailed to the address provided for the Staff Person listed within this notice.

PUBLIC COMMENTS ARE NOT ACCEPTED BY THE DEPARTMENT THROUGH EMAIL. Items submitted 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, participate in hearing(s) if there are any, and request a copy of the decision once it is made. Final decisions on the permits described in this Notice can be appealed. To receive additional information regarding this project – including how, when, and the time limitations should you wish to submit an appeal - contact the Development Services Department and ask to become a party of record. **DOCUMENT COPIES:** The Environmental Checklist and associated technical reports, plans, and other materials are available for public viewing by following the directions below:

1. Navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home>
2. Click on the brown "GO" link under the heading "Public Notices"
3. Accept the Disclaimer
4. Type the project number (PLAN25-0449) into the search bar at the top of the screen
5. Click on the project number below the search bar

The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

RESPONSIBLE PERSON: Steve Sexton, Director (signature on file)

**Published
April 7, 2026
SVH-731811**