

**CITY OF
MOUNT VERNON
MITIGATED
DETERMINATION OF
NON-SIGNIFICANCE
(MDNS)**

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

DESCRIPTION OF PROPOSAL: The development of four commercial buildings having a combined footprint area of approximately 96,390 square feet (sf) on the west half of the site with proposed uses supporting mini-storage, personal services, automobile repairs, furniture repairs, and other similar business operations. On the east side of the site a four-story u-shaped hotel building with a footprint area of approximately 31,992 sf on each floor with a total of 210 hotel rooms. Site development also includes 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

AGENCY CONTACT:
Rebecca Lowell, Principal Planner
Development Services Department
910 Cleveland Avenue,
Mount Vernon WA 98273
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 has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030.

This determination is based on the following findings and conclusions: the optional DNS process (WAC 97-11-355) was used after reviewing 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, and mitigation measures have been adequately addressed with the mitigation measures listed below; 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. The Environmental Staff report accompanying this MDNS contains additional rationale supporting this determination.

To view the proposed mitigation measures download the project documents following the instructions below; or contact the City and ask for a copy of the project documents at 360-336-6214 or PermitTech@mountvernonwa.gov

HOW TO RECEIVE ADDITIONAL INFORMATION: 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.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 pm on August 14, 2026. Appeals must be filed in writing together with the required 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 (MVMC) 15.06.215. MVMC 15.06.215 outlines what an appeal is required to contain, appeal procedures, and other relevant information. Additional information regarding the appeal process may be obtained from the 'Agency Contact' listed above; or by downloading a copy of the referenced MVMC [HERE](#) and once this webpage open click the + symbol within the menu on the left side of the screen next to Title 15 BUILDINGS AND CONSTRUCTION and then click on Chapter 15.06 ENVIRONMENTAL POLICIES.

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

ISSUED: 08/04/2026

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