

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

ISSUANCE DATE:
02/26/2025

COMMENTS DUE DATE:
03/12/2025

**APPLICATION NAME &
NUMBER:** Cascade Medical Properties Rezone
PLAN25-0535

**SEPA ENVIRONMENTAL
REVIEW & ISSUANCE OF
AN OPTIONAL DETER-
MINATION OF NON-SIG-
NIFICANCE (DNS):** The
City has reviewed the pro-
posed project for probable
adverse environmental
impacts and expects to
issue a Determination of
Non-significance (DNS).
This determination is
based on the following
findings and conclusions:

· The City (who is the lead
agency) has determined
that the requirements for
environmental analysis,
protection, and mitiga-
tion measures have been
adequately addressed
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. Our agency will
not require any additional
mitigation measures under
SEPA.

As permitted under the
WAC 197-11-355, the City
of Mount Vernon is using
the Optional DNS process
to give notice that a DNS
is likely to be issued. Com-
ment periods for the proj-
ect and the proposed DNS
are integrated into a single
comment period. There will
be no comment period fol-
lowing the issuance of the
Threshold Determination
of Non-Significance (DNS).
A 10-day appeal period
will follow the issuance of
this DNS. **THIS MAY BE
YOUR ONLY OPPOR-
TUNITY TO COMMENT
ON THE ENVIRONMEN-
TAL IMPACTS OF THE
PROPOSED PROJECT.**

Agencies, tribes, and the
public are encouraged to
review and comment on
the proposed project and
its probable environmental
impacts. Comments must
be submitted by the date
noted in this document to
the above-identified Lead
Agency Contact.

PROJECT DESCRIPTION: Proposed rezone
on three parcels approxi-
mately 4 acres in size from
a zoning designation of
Professional Office District
(P-O) to Residential Office
District (R-O). This is a
non-project action limited
to the identified rezone.

PROJECT LOCATION:
The site addresses are
2010, 2011, and 2123 Lit-
tle Mountain Lane, Mount
Vernon, respectively de-
scribed by the Skagit
County Assessor as par-
cels P120440, P120439,
and P28551. They are re-
spectively located at the
southwest and northwest
end of northeast beginning
of Little Mountain Lane,
within a portion of the NE
¼ of Section 29, Town-
ship 34N, Range 04E,
W.M., and is at latitude
48°24'42.9"N and longi-
tude 122°18'55.1"W. The
boundaries of the sites are
approximately identified
on the map below.

**APPLICANT/PROPERTY
OWNER:** Dr. Steve John-
son; Cascade Medical
Properties LLC; PO Box
2427, Mount Vernon, WA
98273; 360-708-3333

**LEAD AGENCY CON-
TACT:** Rebecca Perkins,
Associate Planner; Devel-
opment Services Depart-
ment; 910 Cleveland Av-
enue, Mount Vernon WA
98273; 360-336-6214

Comments on the Notice
of Application and Pro-
posed Determination of
Non-Significance (DNS)
must be submitted, in writ-
ing, no later than March
12, 2026. Comments
should be as specific as
possible and those sub-
mitting comments are re-
quired to comply with the
following:

· All comments must in-
clude: (1) your full name,
(2) your mailing address,
and (3) the name of the
proposal you are com-
menting on.

· If you wish to submit
comments electronically
you must upload your
comments into the city's
online permit portal be-
cause 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](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 ap-
pears 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 pro-
vided 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 sec-
tion are considered as not
being received by the city.
Any person may comment
on the application, receive
notice, participate in hear-
ing(s) if there are any, and
request a copy of the de-
cision once it is made.
Final decisions on the
permits described in this
Notice can be appealed.
To receive additional in-
formation regarding this
project – including how,
when, and the time limita-
tions should you wish to
submit an appeal - contact
the Development Services
Department and ask to be-
come a party of record.

DOCUMENT COPIES:
The Environmental Check-
list and associated tech-
nical reports, plans, and
other materials are avail-
able for public viewing by
following the directions
below:

1. Navigate to: [https://
ci-mountvernon-wa.
smartgovcommunity.com/
Public/Home](https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home)

2. Click on the brown
"GO" link under the head-
ing "Public Notices"

3. Accept the Disclaimer

4. Type the project number
(PLAN25-0535) 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](mailto:PermitTech@mountvernonwa.gov) or
calling (360) 336-6214 and
requesting copies of these
documents.

RESPONSIBLE PERSON:
Steve Sexton, Develop-
ment Services Director
(signature on file)

Published

February 26, 2026

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