

**SKAGIT COUNTY PLANNING AND PERMIT CENTER
NOTICE OF DEVELOPMENT APPLICATION**

File #PL02-0258

Notice is hereby given that on May 10, 2002 Mike Fohn filed an Independent State Environmental Policy Act (SEPA) checklist #PL02-0258 to develop a 7.5 acre site for commercial purposes. Phase 1 of the project proposal includes the construction of an approximate 14,000 square foot pre-engineered steel building and related improvements for Brim Tractor, Inc., a tractor dealership, as a tenant on the north central portion of the site. Phase 2 includes the construction of up to five additional commercial buildings on the site (for a total of six). The buildings would range from 5,000 to 24,000 square feet in size and could include uses such as a boat dealership, auto parts store, retail specialty, warehousing and tractor service. Phase 3 of the proposal is the subdivision of the parcel into 4 lots through the City of Mount Vernon's Binding Site Plan Process. The proposed project includes the placement of approximately 26,000 cubic yards of fill material and the excavation of approximately 10,000 cubic yards of material for access road construction, structural fill and necessary site work for proposed development. The proposed project is located within a Commercial/Light Industrial zoning/comprehensive plan designated area within the Urban Growth Area for the City of Mount Vernon as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 24, 2000. A letter of completeness was issued and the application was determined complete on May 20, 2002.

The proposed project is located east of Cedardale Road, approximately 500 feet north of Anderson Road and approximately 1,600 feet south of Blackburn Road within a portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East W.M. Skagit County, Washington.

A completed Environmental Checklist, Critical Areas Checklist and other application materials are on file with the Skagit County Planning and Permit Center. This information is available to the public on request.

Other governmental approvals or permits will be needed for this proposal include:

- Approved Grading permit
- Approved future building permits
- Approved Access and Address permits

A decision on the application will be made within 120 days of the date the application was determined to be complete, which was 5-20-02. A public hearing before the Skagit County Hearing Examiner is not required for this project.

Any person desiring to express his or her views or be notified of the action taken on this application should notify Brandon Black in writing of his or her interest within fifteen (15) days of the date of publication of this notice which is 5-23-02.

Written comments must be received by 6-7-02.

Brandon Black
Associate Planner

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Please publish 5-23-02

