

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES**  
**NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD**  
**For South Mount Vernon Commercial Center LLC**  
**#BP24-0671**

Notice is hereby given that on July 17 2024, South Mount Vernon Commercial Center LLC c/o Heike Nelson of HLN Engineering, filed a State Environmental Policy Act (SEPA) checklist in conjunction with application #BP24-0671 for a grading permit associated with the stockpiling of soils to support the onsite nursery and agricultural use of land. The stockpile would accommodate 10,000 cubic yards of fill, with a total of 34,184 cubic yards of disturbed area. The project is located within the Agricultural – Natural Resource Lands (Ag-NRL) zoning/comprehensive plan designated areas as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. The application was determined complete for review purposes on 6 August 2024.

The proposed project consists of two unaddressed parcels located on the southern side of East Hickox Road between Cedardale Road to the west and Burkland Road to the east within a portion of Section 05, Township 33N, Range 04 East, W.M., situated within Skagit County, Washington (Parcels P16328 & P16330).

A completed grading permit application, Environmental Checklist, site plan, and other application materials are on file with Skagit County Planning and Development Services, and will be reviewed under the provisions of Skagit County Code (SCC). This information is available to the public on request. Other permits that may be necessary in the development of the project but are not included in this application include: building and utility permits.

A decision on the application will be made within 120 days of the date the application is determined to be complete pursuant to SCC 14.06.210. 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 to be notified of the action taken on this application should notify Angus Bevan in writing of his or her interest within Fifteen (15) days of the date of publication of this notice which is 8 August 2024.

**Written comments must be received by 4:30 pm, 23 August 2024**

Comments may be submitted via the PDS website under the “current legal notices” tab ([www.skagitcounty.net/pdscomments](http://www.skagitcounty.net/pdscomments)). Email correspondence **will not** be accepted.

The Lead Agency expects to issue a DNS for this proposal and the Optional DNS process is being used (WAC 197-11-355). **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Angus Bevan  
Skagit County Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
(360) 336-9410

cc: Public Works, Stormwater Review, Critical Area Review, NW Clean Air Agency, WDOE, WDF&W, DAHP, WSDOT, Samish Indian Nation, Upper Skagit Indian Tribe, Skagit River Systems Coop, Swinomish Indian Tribal Community, Army Corps. of Engineers, Drainage District #17, Dike District #3, City of Mount Vernon, Applicant

Date Transmitted to Skagit Valley Herald: August 6, 2024  
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