



DETERMINATION OF NON-SIGNIFICANCE & NOTICE OF PUBLIC HEARINGS – PROPOSED CODE AMENDMENTS

DESCRIPTION OF PROPOSED ACTION: The City of Mount Vernon is considering code amendments to the below-described chapters of the Mount Vernon Municipal Code (MVMC) City File CA21-0003.

- **Amendments to Floodplain Management Standards (MVMC 15.36):** these amendments are being made to remain compliant with the National Flood Insurance Program (NFIP) and ensure the City remains at least a Class 8 City per the Community Rating System (CRS). The amendments add a cumulative 10 year requirement for substantial improvements and substantial damage, clarify that equipment for residential construction is required to be elevated at least one foot above the BFE, describing that nonresidential construction that is flood proofed must be “dry” flood proofed, clarifying insurance premiums for nonresidential structures that are flood proofed, amending the manufactured home requirements to be the same as what is required for other residential structures, adding the AH zone to the requirements for AE and A1 – 30 Zones, adding details to the description of AO zones, and adding a requirement in the AO zones that adequate drainage paths around structures on slopes to guide floodwaters around and away from structures is required.
- **Amendments to Zoning Code (MVMC Chapters 17.30, 17.45, 17.51, 17.73, and 17.84):** Amendments to 17.30 to clarify the procedures for processing Master Plans, changing new master plans from Type IV to Type III processes, adding criteria for the adoption of Master Plans, and adding a section to allow Public zoned property in the historic downtown to be developed under the downtown regulations codified in Chapter 17.45 MVMC. Adding “C-1” back to the title of Chapter 17.45, Downtown Districts and clarifying the setbacks, lot coverage and building height requirements. Amending Chapter 17.51 to allow horizontally integrated mixed use development conditioned on providing no less than 20% of the overall dwelling units as “affordable units” as per Chapter 17.73 MVMC. Adding a requirement to MVMC 17.73 that limits the creation of “affordable units” at 20% per development. Adding code to regulate the creation of Structured Parking in Chapter 17.84.
- **Amendments to Addressing Regulations (MVMC 12.24):** amendments that change the designation of the building official to the Development Services Department, adding policies for road names and addressing, updating procedural requirements for notifying owners when a road name or address is being changed, and adding the GIS manager to the group of departments that review and process road names and addresses.

LOCATION: this is a non-project action that would apply city-wide.

APPLICANT & LEAD AGENCY: City of Mount Vernon, Development Services Department

The lead agency for this proposal has determined that the proposed amendments will not have a probable adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

PUBLIC HEARINGS: Public hearings to consider the above-described proposed changes to the referenced MVMC sections are scheduled before the Mount Vernon Planning Commission at 6 p.m. on **Tuesday, November 2, 2021**; and before the City Council at 7 p.m. on **Wednesday, December 1, 2021**.

The Planning Commission public hearing on these code amendments will be held virtually by means of the Zoom video conferencing web application which includes a phone-in option. Those wishing to participate in either hearing must contact the Development Services Department (by telephone at: 360-336-6214 or via email at: PermitTech@mountvernonwa.gov) no later than 3 PM on the day of the hearing and request the log in and/or telephone numbers that will allow participation in this hearing.

The City Council hearing will be held at the Police and Court Campus located at 1805 Continental Place, Mount Vernon.

Environmental Determination Comment Process: Comments on the environmental determination must be received in writing on or before 4:30 PM **November 3, 2021** (14 days from the date of issuance). Comments received within the 14 days will be reviewed and considered by the Development Services Department. Those persons wishing to submit comments will receive a response from the Responsible Official prior to the end of the SEPA appeal period.

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 4:30 PM **November 15, 2021** (10 days following the 14 day comment period).

Appeals must be filed in writing together with the required \$100.00 application fee with: 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 Section 15.06.215. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department, (306) 336-6214.

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

The application and supporting documentation are available for review upon request. Copies will be provided upon request at the cost of reproduction. If you wish to comment on the proposed amendments, you may provide verbal or written comment at the public hearings. **PUBLIC COMMENTS ARE NOT ACCEPTED BY THE DEPARTMENT THROUGH EMAIL.** Comments submitted on paper are required to be mailed or delivered to the Development Services Department at the address listed above. Comments 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 and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

City staff has created a page on the City's permit portal where the site plans, technical reports, and other pertinent information can be viewed by following these directions: navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home> once on this webpage click on the blue "GO" link under the heading "My Portal". Type in the project number identified in this notice into the search bar near the top of the screen. Click on the project number listed below the search bar when it appears.

SEPA RESPONSIBLE OFFICIAL: Rebecca Lowell, Principal Planner (signature on file)

ISSUED AND PUBLISHED: October 20, 2021

SENT TO: CORPS OF ENGINEERS, WA AGRICULTURE, DAHP, WA COMMERCE, WA CORRECTIONS, WA EFSEC, WDFW, WA HEALTH, DNR, STATE PARKS, PARKS COMMISSION, PSP, PSRC, WA DOT, DOE, DSHS, NW CLEAN AIR, SEPA REGISTER, SEPA UNIT, SKAT, COUNTY PDS, COUNTY ASSESSOR, DIKE AND DRAINAGE DISTRICT, SCOG, PORT OF SKAGIT, MVSD, SVC, SKAGIT COOP, SWINOMISH, UPPER SKAGIT, SAMISH, SAUK-SUIATTLE, TULALIP, AND STILLAGUAMISH TRIBES, SKAGIT PUD, PSE, ZIPLY, CNG AND COMCAST