

NOTICE OF APPLICATION/NOTICE OF PUBLIC HEARING

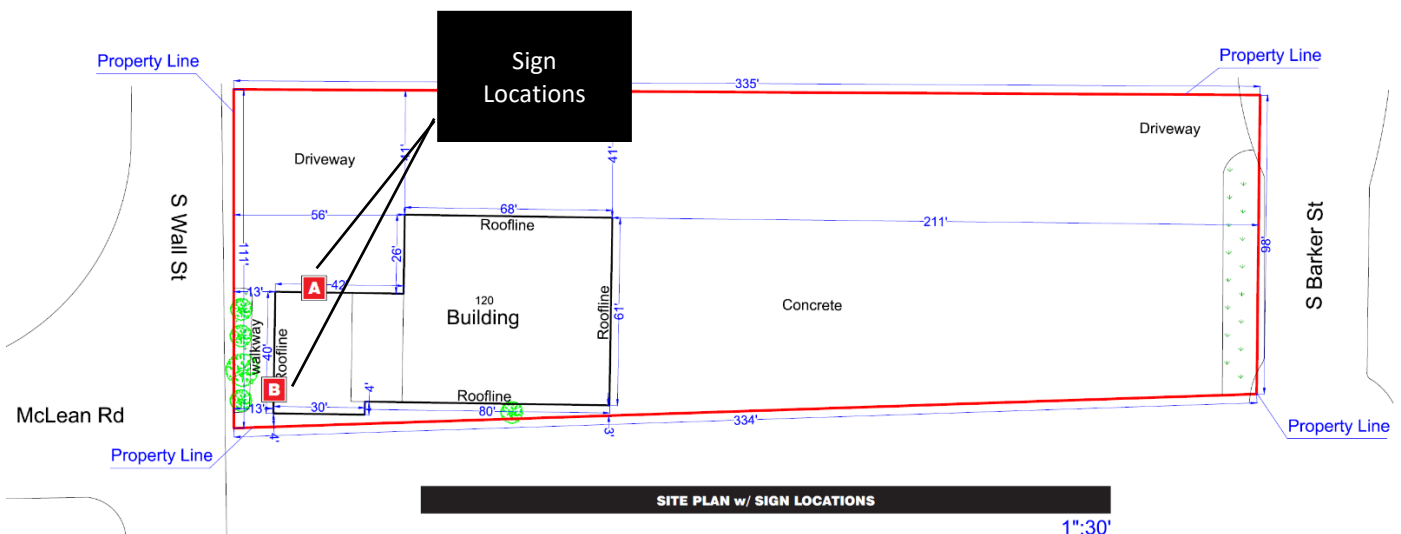
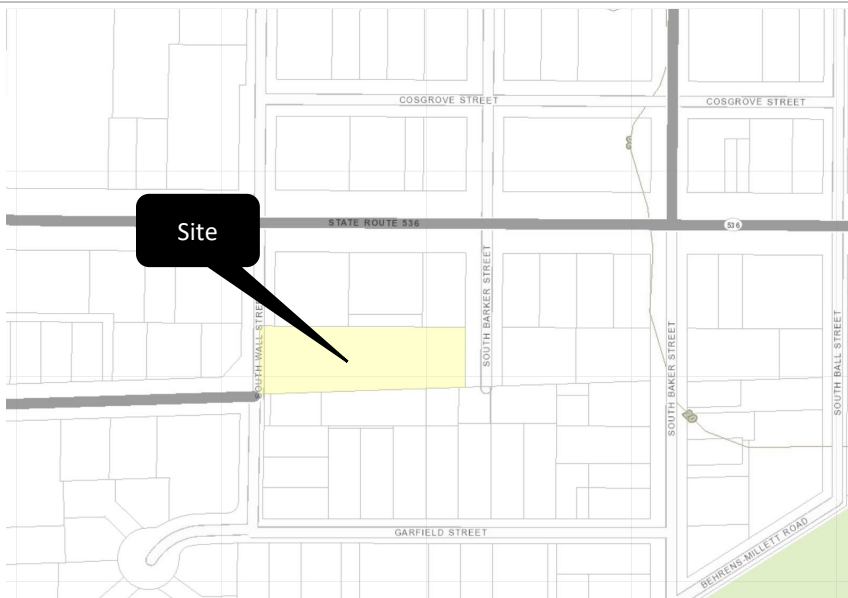
APPLICATION NAME/NUMBER: PLAN21-0509 120 S Wall Street Special Permission for Sign Replacement

PROJECT DESCRIPTION: The proposal is for replacement of existing signs on the building at 120 S Wall Street. The existing use is a non-conforming commercial use in a residential zone. The use has existed for many years and the new tenant has recently rebranded and would like to update the existing signage to reflect the new company name. The existing signs are painted on the north and west facades of the existing building. The proposal would paint over the existing signage and replace it with two (2) 3' x 10' cabinet signs.

PROJECT LOCATION: The proposal is located at 120 S Wall Street. The assessor designates the property as P26475. It is a portion of the NE ¼ of Section 19, Township 34N, Range 04E, W.M.

APPLICANT:
Edmund McLaughlin
120 S Wall St
Mount Vernon, WA 98273

OWNER:
South Wall Street LLC
722 188th Street SE
Snohomish, WA 98296



ADDITIONAL PERMIT DETAILS:

APPLICATION SUBMITTED TO THE CITY: 9/2/2021

APPLICATION DEEMED COUNTER COMPLETE: 10/5/2021

APPLICATION DEEMED TECHNICALLY COMPLETE: 10/26/2021

PERMITS REQUESTED: Special permission to allow sign replacement in residential zone.

OTHER PERMITS THAT MAY BE REQUIRED: Sign Permit

EXISTING ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT: N/A The proposal is exempt

PUBLIC COMMENT PERIOD: Comments on the Notice of Application must be submitted, in writing, no later than **January 28, 2022**. Comments should be as specific as possible and those submitting comments are required to comply with the following:

- All comments must include: (1) your full name, (2) your mailing address, and (3) the name of the proposal you are commenting on.
- If you wish to submit comments electronically you must upload your comments into the city's online permit portal because 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>, 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 appears 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 provided 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 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.

PUBLIC HEARING: A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on **MONDAY, JANUARY 31, 2022** starting at 10am via Zoom. Those wishing to participate in this virtual hearing must call 360-336-6214 or email: PermitTech@mountvernonwa.gov no later than **12 PM ON JANUARY 28, 2022** to receive information needed to participate in this virtual hearing.

Any person may comment on the application at the hearing advertised herein, receive notice and request a copy of the decision or recommendation 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.

CITY CONTACT: Further information can be obtained by contacting the following:

Marianne Manville-Ailles, Senior Planner
Development Services Department
City of Mount Vernon
910 Cleveland Avenue, Mount Vernon WA 98273
Telephone - 360-336-6214

ISSUED: January 12, 2022

PUBLISHED: January 14, 2022