



**DETERMINATION OF NON-SIGNIFICANCE  
& NOTICE OF PUBLIC HEARINGS - FILE NO: CA17-0008**

**DESCRIPTION OF PROPOSED ACTION:** The City of Mount Vernon is considering code amendments to many chapters of the Mount Vernon Municipal Code (MVMC). The main focus of the code amendments is to create new zoning and subdivision regulations to encourage the creation of affordable housing. Following is a summary of the proposed code amendments:

Adoption of a new Chapter of the MVMC to be named Chapter 17.73, Regulations to Encourage Affordable Housing. This new chapter of the MVMC will: allow 50% increase in density in single-family zones, allow the existing density to be doubled in Duplex/Townhouse, Multi-Family zones, and for projects using the Planned Unit Development process. Increased building height and reductions in parking are also allowed in the C-1, C-3 and C-4 zones. All of these increases in density, building height, and reductions in parking are all predicated upon developers taking approximately one-third of the dwelling units they would otherwise be able to create and reserve these units for those earning 80% of the Area Median Income (AMI) and below.

Adoption of another new Chapter of the MVMC to be named Chapter 16.34, Platting of Duplex and Townhouse Structures is also proposed. This new chapter of the MVMC will allow zero lot line townhomes and duplexes to be individually platted and sold.

Other code amendments include: 1) amendments that remove notification requirements, increase the allowable square footage from 900 to 1,000 s.f., and remove the requirement that utilities be shared for Accessory Dwelling Units; 2) amendments that allow additional duplexes in single-family zones and allow reduced setbacks for infill lots; 3) amendments that clarify what accessory structures can be used for; 4) amendments that reclassify certain Administrative Conditional Uses and a few Special Uses such that the uses are outright permitted: in Chapter 17.15 duplexes, day nurseries, room rentals, in Chapter 17.18 day nurseries, in Chapter 17.24 professional offices, specialized housing for the elderly, and day nursery, in Chapter 17.27 professional office, specialized housing for the elderly, and day nursery, in Chapter 17.51 shopping centers, drive-in banks and eating establishments, gasoline service stations and automobile repair garages, and in Chapter 17.54 day nurseries.

**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 5, 2019**; and before the City Council at 7 p.m. on **Wednesday, November 20, 2019**. Both hearings will be held at the Police and Court Campus, 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 **October 21, 2019** (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 **October 31, 2019** (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, P.O. Box 809, 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 at the Development Services Department located at City Hall. 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 website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: [www.mountvernonwa.gov](http://www.mountvernonwa.gov); once here click on 'Departments' then 'Development Services' then then 'News Notices' then scroll down the page to find the project name/number.

**SEPA RESPONSIBLE OFFICIAL:** Rebecca Lowell, Principal Planner

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**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