

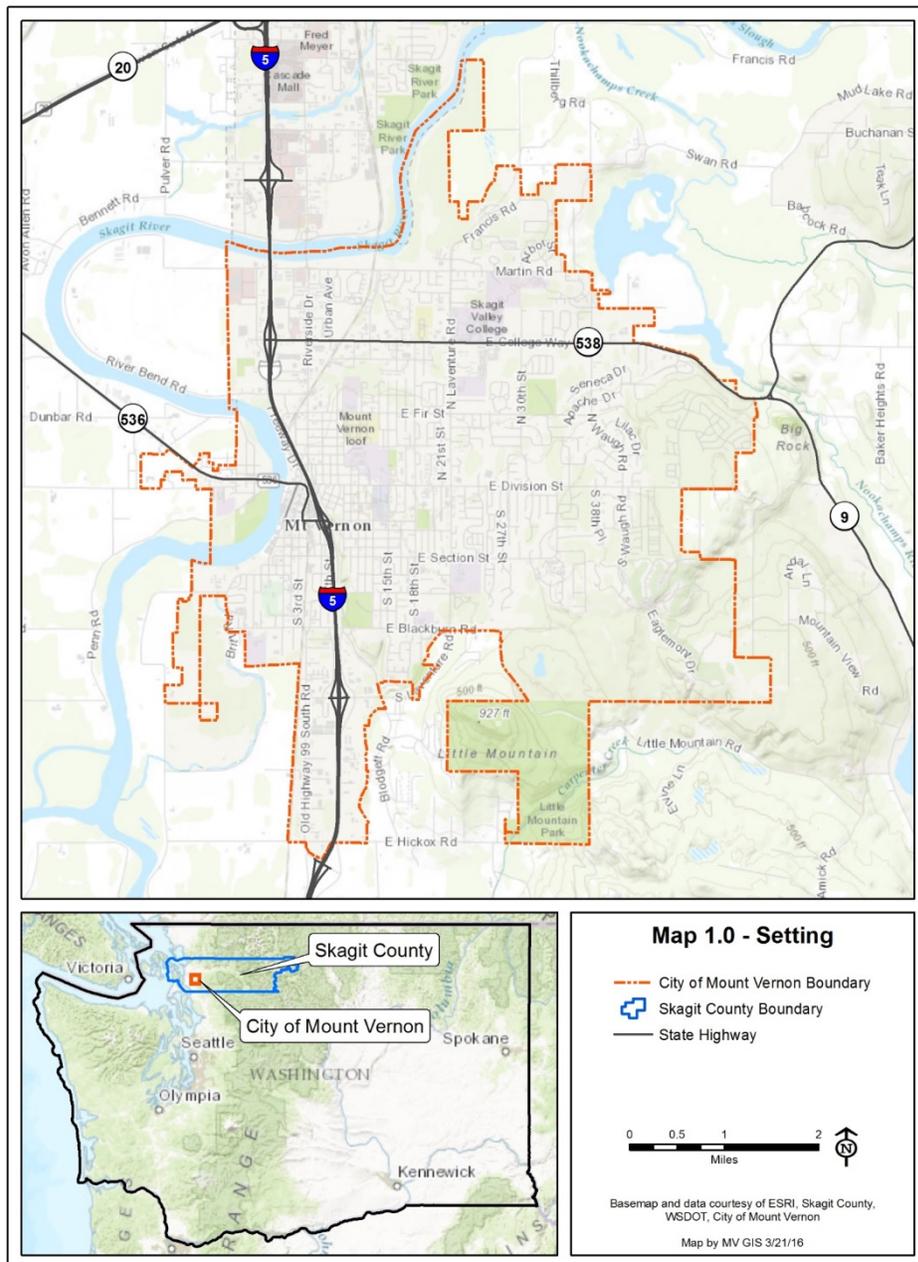
A. **BACKGROUND**

1. Name of proposed project (if applicable):
2. Name of applicant: **City, Development Services**
3. Address and phone number of applicant and contact person: **Rebecca Lowell, Principal Planner – City of Mount Vernon, 910 Cleveland Ave, Mount Vernon WA (360) 336-6214**
4. Date checklist prepared: **October 15 – 19, 2018**
5. Agency requesting checklist: **City of Mount Vernon**
6. Proposed project timing or schedule (including phasing, if applicable): **The subject code amendments will go before the Planning Commission on November 20, 2018; and before the City Council for adoption on December 19, 2018.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **NA**
8. List any environmental information you know about that has been prepared, or will be prepared, directly, related to the proposal. **NA**
9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **NA**
10. List any government approvals or permits that will be needed for your proposals, if known. **NA**
11. Give a complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. **This is a non-project action which amends parts of the Mount Vernon Municipal Code. Following is a summary of the proposed amendments.**

The City of Mount Vernon is considering code amendments to the single-family and multi-family portions of Mount Vernon Municipal Code (MVMC) Chapter 17.70 amending the City's Design Standards. New design standard regulations are also proposed for the historic downtown and surrounding areas. Additional amendments to the following sections of the MVMC are also proposed to ensure consistency with the Design Standards amendments: MVMC 14.05 (Process), 17.15 (SF Residential), 17.18 (Duplexes), 17.24 and 17.27 (R-3 & R-4 MF Residential), 17.87 (Signs), and 17.99 (Fences). A new chapter to be named MVMC 2.61 Design Review Board is also proposed in conjunction with application fees for Design Review.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, please provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map if possible. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application.)

The proposal is a non-project action and would become effective throughout the City of Mount Vernon. Below is map identifying Mount Vernon's regional setting and corporate boundaries.



B. ENVIRONMENTAL ELEMENTS

ITEMS 1 THROUGH 16 ARE FILLED IN WITH INFORMATION THAT IS MORE GENERAL IN NATURE BECAUSE THIS IS A NON-PROJECT ACTION.

1. **Earth: The following sections of this element are not applicable to the proposed amendments**
 - a. General description of the site (underline one): flat, rolling, hilly steep, slope, mountainous, other.
 - b. What is the steepest slope on the site (approximate % of slope)?
 - c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, please specify and note any prime farmland.
 - d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
 - e. Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
 - f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
 - g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
 - h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The City of Mount Vernon, Washington lies within the Skagit River Valley at elevations ranging up to approximately 200 feet above sea level. Mount Vernon occupies approximately 12 square miles (~8,034 acres) within the Skagit River watershed.

The major geologic influences in the City include plate tectonics, glacial advancement and recession, and volcanic activity. Dominant surface features and topography of the Puget Lowland (which the City is located within) can be attributed to the most recent ice-sheet advance (known as the Vashon stade of the Fraser glaciation) which culminated around 16,000 years ago. As glaciers receded from Washington around 13,000 years ago, glacial deposits 60 meters thick or more were left behind. Subsequently, post glacial modifications, primarily from fluvial processes, began creating the landscape features that are present today.

2. Air: The following sections of this element are not applicable to the proposed amendment

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities known.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. What are the proposed measures to reduce or control emissions or other impacts, if any?

3. Water: The following sections of this element are not applicable to the proposed amendment

a. Surface:

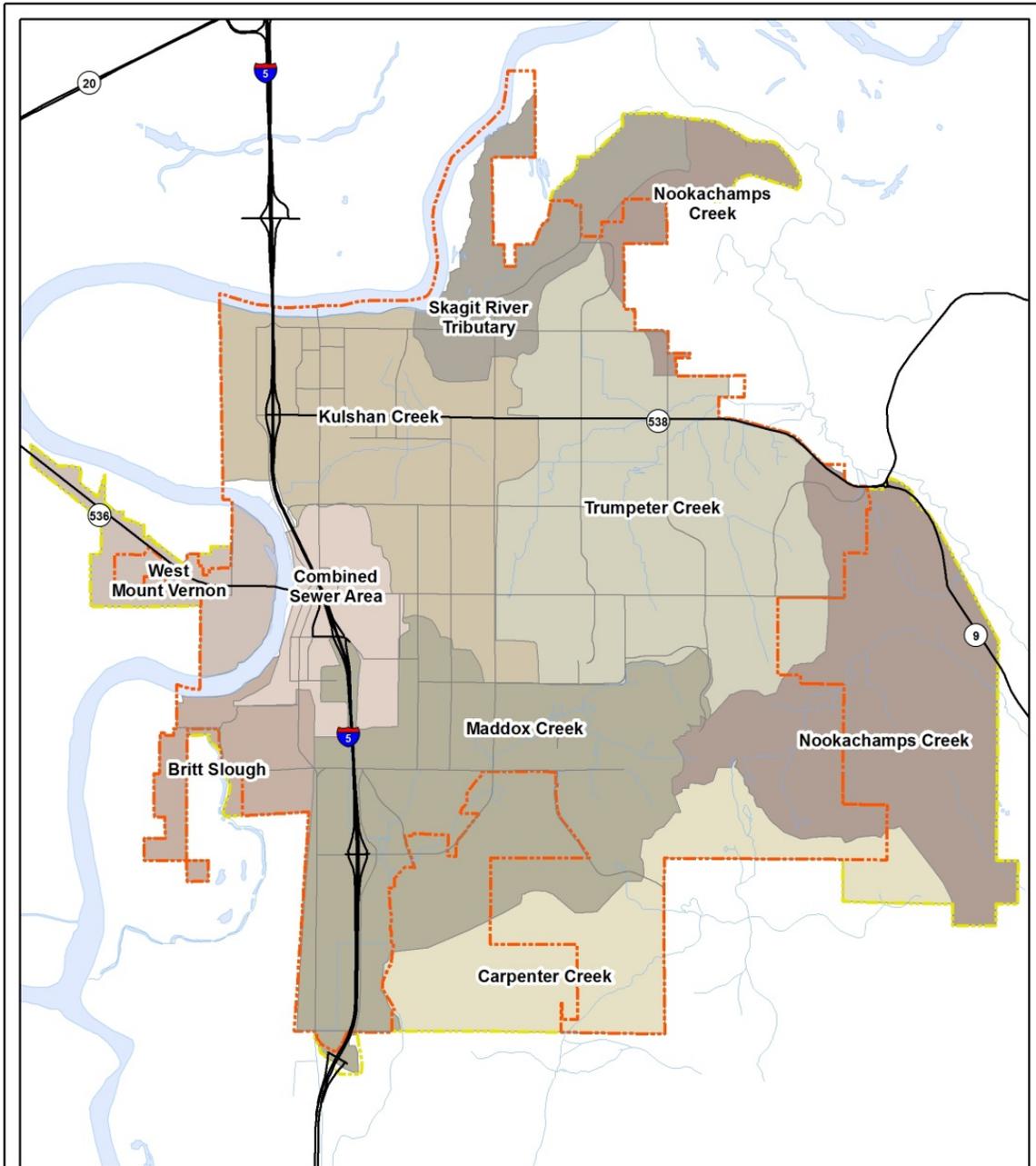
- 1) Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, associated wetlands)? If yes, describe type, provide names, and if known, state what stream or river it flows into.
- 2) Will the project require any work over or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
- 4) Will surface water withdrawals or diversions be required by the proposal? Give general description, purpose, and approximate quantities if known.
- 5) Does the proposal lie within a 100-year floodplain? Note location on the site plan, if any.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

b. Ground:

- 1) Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities of known.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
- c. Water runoff (including storm water):
- 1) Describe the source of runoff and storm water and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, please describe.
 - 2) Could waste materials enter ground or surface waters? If so, generally describe.
 - 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The City is just six miles east of Puget Sound located on the left and right bank of the Skagit River Valley. There are 23 primary streams flowing through the City that extend approximately 24.85 miles. The Skagit River, a “shoreline of statewide significance”, is a major salmon system, that flows through the City in addition to Kulshan, Trumpeter, Logan, Thunderbird, Lindgren, Kiowa, Edgemont, Carpenter, Maddox, GC, Monte Vista, Flowers, Martha Washington, and Little Mountain (tributary to Maddox) Creeks. The City is also laced with category II and III wetlands and smaller stream systems that feed into the listed streams. Following is a map identifying the general location of the City’s drainage basins and major stream systems.



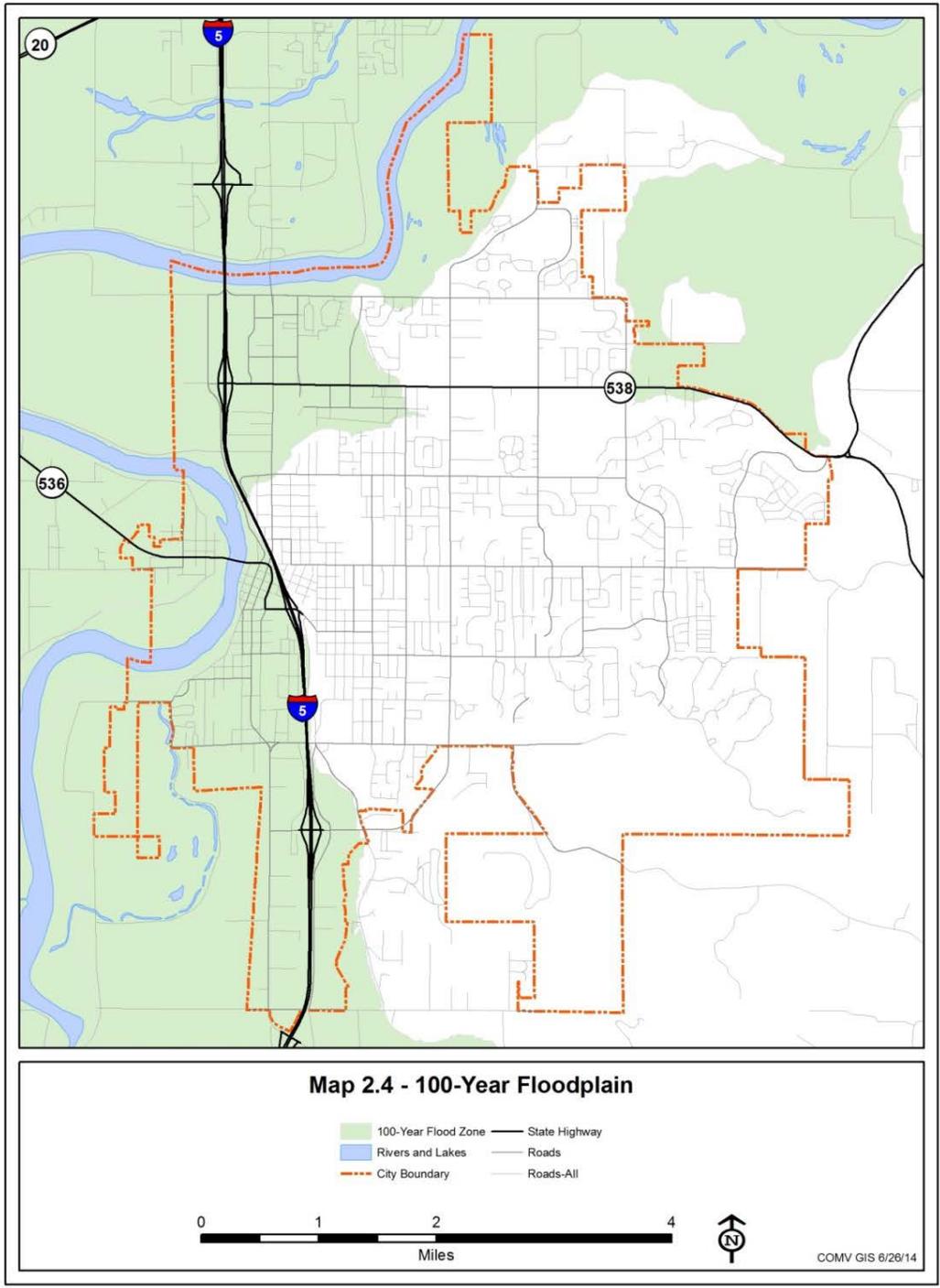
Map 4.0 - Hydrologic Overview

- | | | | | |
|-------------------|--------------------|-------------------------|-----------------------|--------------------------|
| --- City Boundary | — MV Major Roads | ■ Britt Slough | ■ Kulshan Creek Basin | ■ Skagit River Tributary |
| --- UGA Boundary | — Rivers and Lakes | ■ Carpenter Creek Basin | ■ Maddox Creek Basin | ■ Trumpeter Creek Basin |
| — State Highway | — Streams | ■ Combined Sewer Area | ■ Nookachamps Creek | ■ West Mount Vernon |



MV GIS 3/21/16

There are parts of the City that are located within the regulated floodplain as shown on the following map.



Potable water is supplied to City residents through Public Utility District #1.

As a non-project action no impacts to ground, surface, or potable water will occur. Development that is authorized consistent with the City's development regulations following adoption of these code amendments will be required to comply with City, State and Federal requirements regarding regulated critical areas, stormwater runoff and all other potential impacts to both ground and surface water.

4. Plants: The following sections of this element are not applicable to the proposed amendment

a. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other _____.
- Evergreen tree: fir, cedar, pine, other _____.
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____.
- Water plants: water lily, eelgrass, milfoil, other _____.
- Other types of vegetation _____.

b. What kind and amount of vegetation will be removed or altered?

c. List threatened or endangered species known to be on or near the site.

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

e. List all noxious weeds and invasive species known to be on or near the site.

Mount Vernon is located within the Pacific Northwest that has plentiful rainfall and more mild summers. All of the above plants listed within sub-section 'a' occur in Mount Vernon.

As a non-project action no impacts plants will occur. Development that is authorized consistent with the City's development regulations following adoption of these code amendments will be required to comply with City, State and Federal requirements regarding plants.

5. **Animals: The following sections of this element are not applicable to the proposed amendment**

- a. Underline any birds and animals that have been observed on or known to be on or near the site:
 - Birds: hawk, heron, eagle, songbirds, other _____.
 - Mammals: deer, bear, elk, beaver, other _____.
 - Fish: bass, salmon, trout, shellfish, other _____.
- b. List any threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.
- d. List proposed measures to preserve or enhance wildlife, if any:
- e. List any invasive animal species known to be on or near the site.

All of the above animals listed within sub-section 'a' occur in Mount Vernon. Mount Vernon is part of the migratory route known as the American Pacific Flyway. The Skagit River that flows through the City is the largest basin in the Puget Sound, and possesses the most abundant and diverse populations of salmon, steelhead trout, and bull trout in the region.

As a non-project action no impacts to animals will occur. Development that is authorized consistent with the City's development regulations following adoption of these code amendments will be required to comply with City, State and Federal requirements regarding animals.

6. **Energy and Natural Resources The following sections of this element are not applicable to the proposed amendment**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
- c. What kinds of energy conservation features are included in the plans of this proposal?

As a non-project action no impacts to energy and natural resources will occur. Development that is authorized consistent with the City's development regulations following adoption of these code amendments will be required to comply with City, State and Federal requirements regarding energy and natural resources.

7. Environmental Health The following sections of this element are not applicable to the proposed amendment

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

1) Describe any known or possible contamination at the site from present or past uses.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

4) Describe special emergency services that might be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

1) What types of noise exist in the area that may affect your project (for example: traffic, equipment, operation, other)?

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

3) What are the proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline Use The following sections of this element are not applicable to the proposed amendment

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

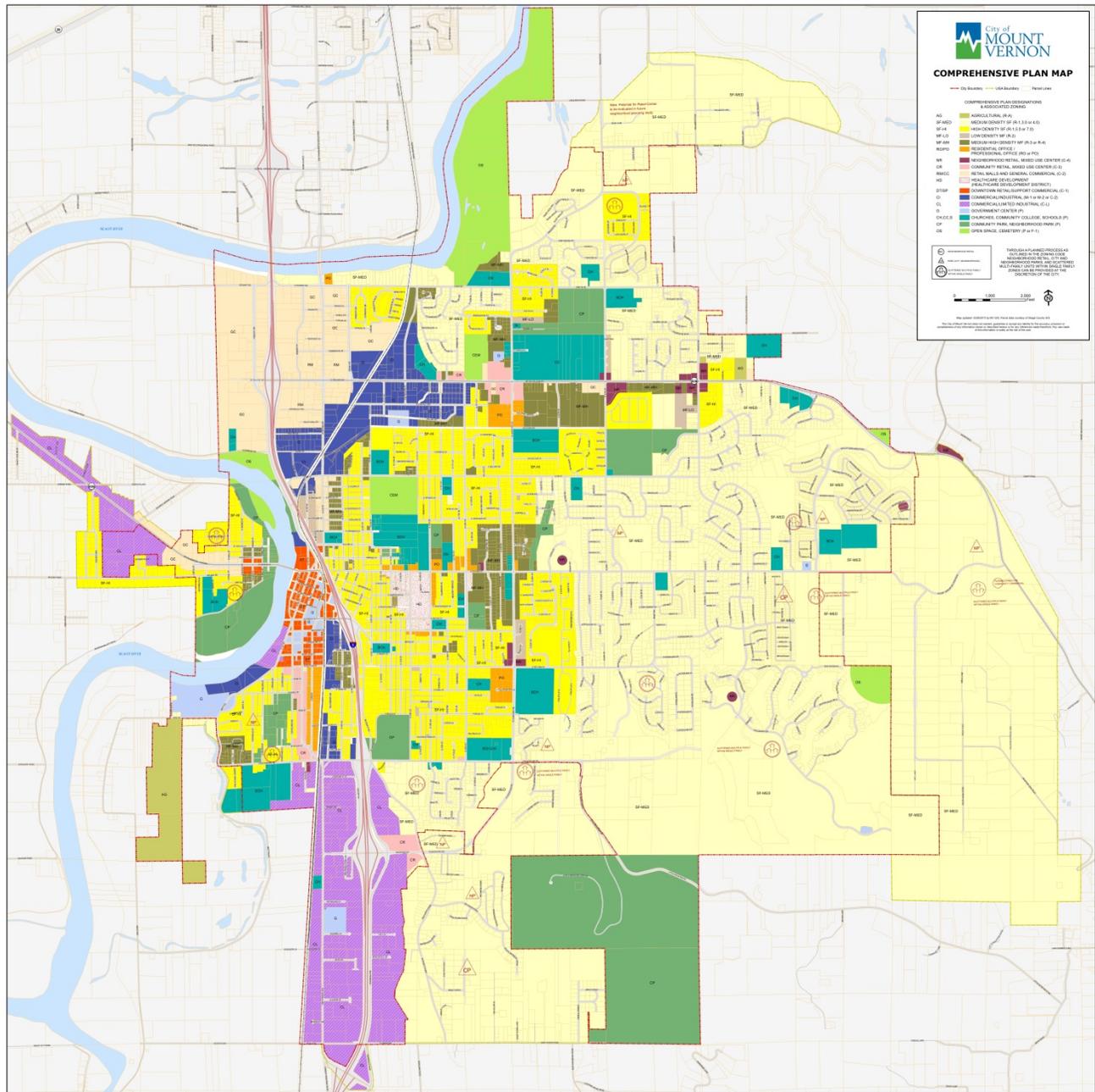
b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

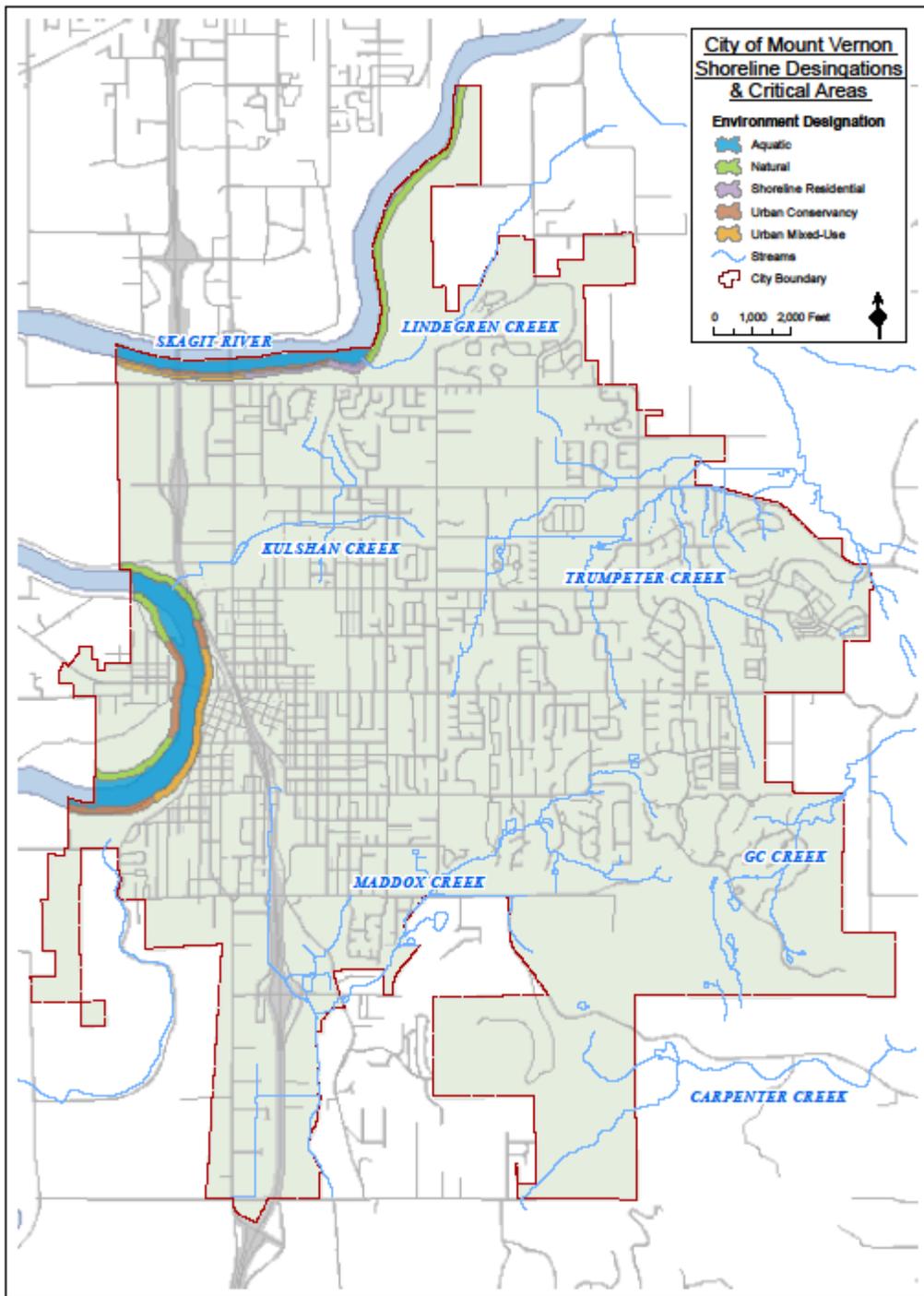
1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

c. Describe any structures on the site. [help]

- d. Will any structures be demolished? If so, what? [help]
- e. What is the current zoning classification of the site? [help]
- f. What is the current comprehensive plan designation of the site? [help]
- g. If applicable, what is the current shoreline master program designation of the site? [help]
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
- i. Approximately how many people would reside or work in the completed project? [help]
- j. Approximately how many people would the completed project displace? [help]
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The City has a number of zoning and Comprehensive Plan designations. Following is a copy of the City's zoning map and the Comprehensive Plan map. The City has areas within the Shoreline Management Master Plan. A map identifying these areas is also provided below.





a. Housing The following sections of this element are not applicable to the proposed amendment

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income.
- c. What are proposed measures to reduce or control housing impacts, if any?

b. Aesthetics The following sections of this element are not applicable to the proposed amendment

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- b. What views in the immediate vicinity would be altered or obstructed?
- c. What are the proposed measures to reduce or control aesthetic impacts, if any?

c. Light and Glare The following sections of this element are not applicable to the proposed amendment

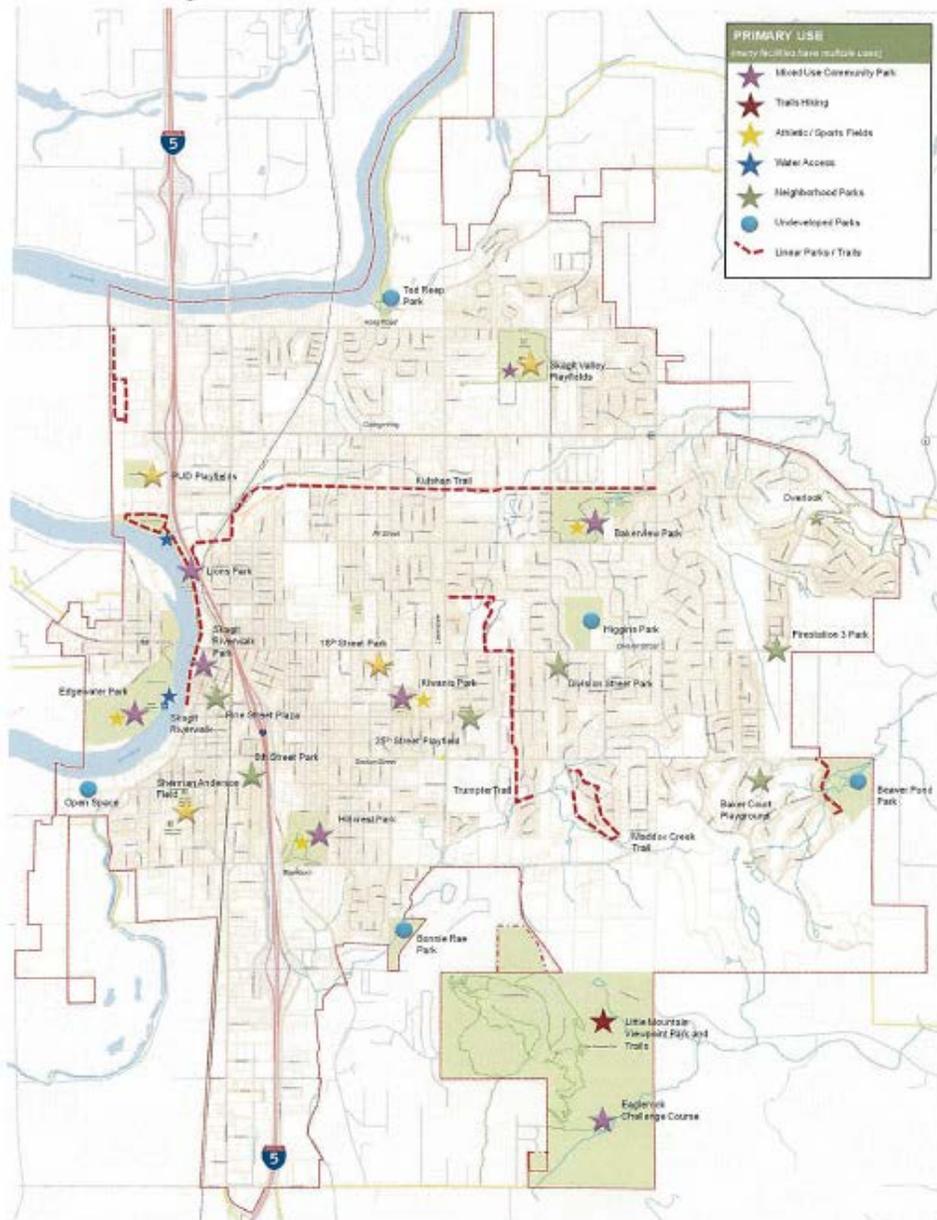
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. What are the proposed measures to reduce or control light and glare impacts, if any:

d. Recreation The following sections of this element are not applicable to the proposed amendment

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The City contains over 860 acres of park land, both developed and undeveloped along with approximately 4.7 miles of trails. Following is a map that identifies the general location of the City's existing recreational facilities.

As a non-project action no impacts to recreational facilities will occur. Development that is authorized consistent with the City's development regulations following adoption of these code amendments will be required to comply with City, State and Federal requirements regarding recreation.



Mount Vernon City Park Facility Locations

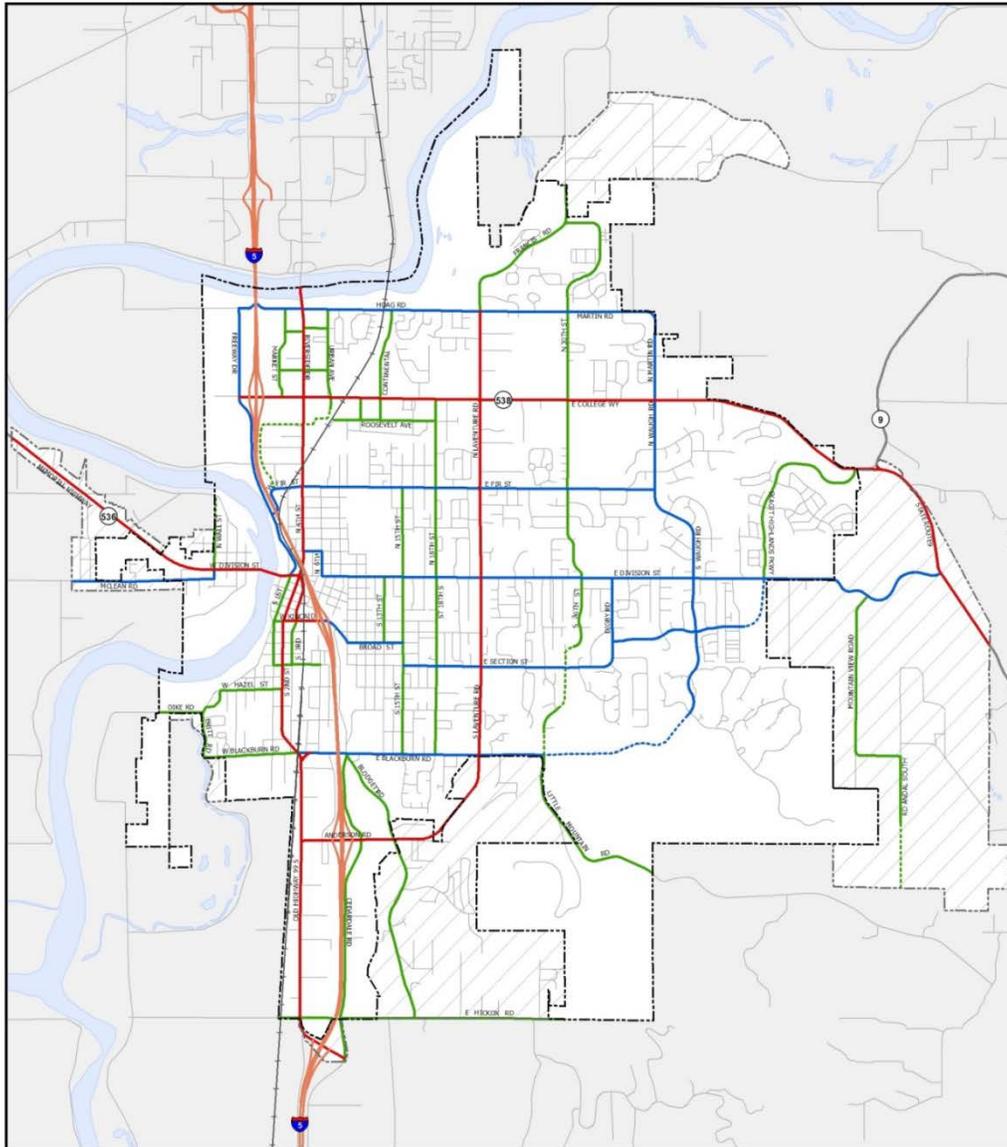
e. Historic and Cultural Preservation The following sections of this element are not applicable to the proposed amendment

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

f. Transportation The following sections of this element are not applicable to the proposed amendment

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would the completed project have? How many would the project eliminate?
- d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
- h. What are proposed measures to reduce or control transportation impacts, if any:

Mount Vernon's regional location puts demands on its transportation systems. With the Seattle metropolitan area a short distance to the south, Vancouver B.C. to the north, and the San Juan Islands to the west the City is influenced by many regional travelers and trends. In addition, the City is bisected by several State Routes both north/south and east/west. Below is a map that identifies the functional classification of the City's existing roadway network.

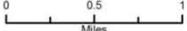


Transportation Element - Figure 3.1 Arterial Street Plan



<ul style="list-style-type: none"> — Principal Arterial, Existing — Minor Arterial, Existing — Urban Collector, Existing 	<ul style="list-style-type: none"> - - - Principal Arterial, Proposed - - - Minor Arterial, Proposed - - - Urban Collector, Proposed 	<ul style="list-style-type: none">  Other Street  Railroad  City Boundary  Urban Growth Area  Water Body
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 Map by MV GIS 3/3/2016

In Mount Vernon Skagit Transit currently operates seven (7) bus routes, park and ride facilities/programs, and a transportation depot named Skagit Station where travelers can connect with services provided by Skagit, Whatcom and Island Transits along with Amtrack and Grayhound. Commuter service to Everett Station where connections to Sound Transit, Everett Transit and Community Transit are also available.

Skagit Station, located in Mount Vernon, is an Amtrack rail link between Seattle, Portland, and Vancouver, B.C. Four (4) trains a day currently stop at the station; two south bound trains and two north bound trains.

As a non-project action no impacts to transportation systems will occur. Development that is authorized consistent with the City's development regulations following the adoption of these code amendments will be required to comply with City, State and Federal requirements regarding transportation issues.

g. Public Services The following sections of this element are not applicable to the proposed amendment

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
- b. What are proposed measures to reduce or control direct impacts on public services, if any.

h. Utilities The following sections of this element are not applicable to the proposed amendment

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

All of the utilities listed in sub-section 'a' are available within the City.

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature:

Date Submitted: **October 26, 2018**

SUPPLEMENT SHEET FOR NONPROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. *Respond briefly and in general terms.*

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **Staff is unaware of any increased discharge to water, emissions to air, production, storage or release of toxic or hazardous substances or production of noise that would occur as a result of the proposed code amendments.**
 - a. Proposed measures to avoid or reduce such increases are: **Not applicable, see #1, above.**
2. How would the proposal be likely to affect plants, animals, fish, or marine life? **Staff is unaware of any impact that would occur to affect plants, animals, fish or marine life as a result of the proposed code amendments.**
3.
 - a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: **Not applicable, see #2, above.**
4. How would the proposal be likely to deplete energy or natural resources? **Staff is unaware of any way that energy or natural resources would be depleted as a result of the proposed code amendments.**
 - a. Proposed measures to protect or conserve energy and natural resources are: **Not applicable, see #3, above.**
5. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural site, wetlands, floodplains, or prime farmlands? **Staff is unaware of any affects to environmentally sensitive areas or areas designated for governmental protection, historic or cultural site, wetlands, floodplains, or prime farmlands that would occur as a result of the proposed code amendments.**
 - a. Proposed measures to protect such resources or to avoid or reduce impacts are: **Not applicable, see #4, above.**

6. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **Staff is unaware of any affects to land and shoreline use that would occur as a result of the proposed code amendments.**
 - a. Proposed measures to avoid or reduce shoreline and land use impacts are: **Not applicable, see #5, above.**

7. How would the proposal be likely to increase demands on transportation or public services and utilities? **Staff is unaware of any increased demands on transportation or public services or utilities that would occur as a result of the proposed code amendments.**
 - a. Proposed measures to reduce or respond to such demand(s) are: **Not applicable, see #6, above.**

8. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **There are no known conflicts with local, state or federal laws or requirements for the protection of the environment related to the code amendments proposed herein by the City.**