



11930 Cyrus Way
Mukilteo, WA 98275
Fax (425) 290-1009

City of Mukilteo, Washington
Notice of Proposed Ordinance
to establish provisions for deferral of payment of
impact fees for single family residential
construction and amending the time period for
which fees may be used for consistency with state
law by amending Mukilteo Municipal Code Title 3
&
**Environmental Determination of
Non-Significance**

The City of Mukilteo has proposed amendments to Title 3, Revenue and Finance, Mukilteo Municipal Code (MMC) in order to establish provisions for deferral of payment of impact fees for single family residential construction and amending the time period for which fees may be used for consistency with state law. This proposal and all supporting documents are available at City Hall for public viewing (File No. CA-2015-003).

Proposal Name: Impact Fee Code Amendment

Description of Proposal:

- Amended subsection E of section 3.100.060(2) School Impact Fee stating that the fees must be expended or encumbered for permissible use within ten years rather than six.
- Amended subsection A of section 3.100.070(1) Impact Fee Accounting, added “at the developer’s option, school impact fees for new single family residential construction may be deferred as provided in MMC 3.100.075”.
- Added new section 3.100.075 Option for Deferred Payment of School Impact Fees.
- Amended subsection A of section 3.105.210 Time of Performance, added “at the developer’s option, park impact fees for new single family residential construction may be deferred as provided in MMC 3.105.125”.
- Added new section 3.105.125 Option for Deferred Payment of Park Impact Fees.
- Amended subsections A and B of section 3.105.130 Trust Accounts stating that the fees must be expended or encumbered for permissible use within ten years rather than six unless there exists an extraordinary and compelling reason.
- Amended subsection B of section 3.107.060 Imposition of Transportation Impact Fees, added “at the developer’s option, transportation impact fees for new single family residential construction may be deferred as provided in MMC 3.107.065”.
- Added new section 3.107.065 Option for Deferred Payment of Transportation Impact Fees.
- Amended subsection C of section 3.107.140, Use of Impact Fees stating that the fees must be expended or encumbered for permissible use within ten years rather than six unless there exists an extraordinary and compelling reason.

Proponent: City of Mukilteo

Location of Proposal: Citywide

Lead Agency: City of Mukilteo

Environmental Documents Prepared for the Proposal: Environmental Checklist

List of Required Actions: Recommendation by Mukilteo Planning Commission with final adoption of the ordinance by Mukilteo City Council.

Optional DNS Process to be Used:

The City of Mukilteo, as lead agency for this proposal, expects to issue a Determination of Non-Significance (DNS) for the proposal. Therefore, the optional DNS process allowed by WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposal.

Comment Period

The plans and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Linda Ritter, Associate Planner, at (425) 263-8043. The public is invited to comment on the project by submitting written comments to the Planning & Community Development Department at the above address by 4:30 p.m. on the date noted below.

Notice of Proposal Issued: Friday, July 1, 2016

End of SEPA Appeal and Comment Period: Monday, July 18, 2016

Public Hearings

The Mukilteo Planning Commission, in accordance with State of Washington planning laws, Mukilteo Municipal Code and other regulations, has jurisdiction to hear and consider this matter and to forward their recommendation on the proposal to the Mukilteo City Council. The Planning Commission will hold a public hearing on this matter, tentatively scheduled for July 21, 2016. Following that, the City Council will hold a public hearing, tentatively scheduled for August 2016.

Appeals

The Environmental Determination is appealable to the City of Mukilteo's Hearing Examiner. An appeal must be filed by 4:30 p.m. Monday, July 18, 2016. To appeal, an appeal form must be completed and nonrefundable appeal fee paid. At an Environmental Determination appeal hearing all testimony shall be under oath. Appellants should be prepared to make specific factual objections.

The final decision on this proposal is appealable to Superior Court. An appeal must be filed within 21 days after the final decision on the proposal is issued. Appellants must be a party of record, which includes any person who testified at the open record public hearing(s) on the proposal and/or any person who submitted written comments concerning the proposal.

Contact Person: Linda Ritter, Associate Planner (425) 263-8043

Signature: 
Linda Ritter, Associate Planner

Date: 6/28/16

Date Issued: Friday, July 1, 2016

Date Advertised: Friday, July 1, 2016

End Comment Period: Monday, July 18, 2016

c: Reviewing Agencies
Interested Parties

CD Director
Permit Services Supervisor

Permit Services Assistants (2)
Property File