

City of Mount Vernon
Planning Commission
December 4, 2007

Chairperson **Denny Legro** called the meeting to order. Present were Planning Commissioners **Warren Cheney, Mike Urban, Kim Kelley, Gary Molenaar** and **Tom Twedt**. Director **Jana Hanson**, Senior Planner **Rebecca Bradley-Lowell** and planning consultant **Marianne Manville-Ailles** were also present.

Minutes:

Mr. Legro accepted the minutes from September 18, 2007 as presented.

Public Hearing on 2007 Comprehensive Plan Amendments:

Mr. Legro stated the Planning Commission will be conducting a quasi-judicial hearing. The Commissioners were polled for conflict of interest. This will be the first of two public hearings. There are two updates on the Comprehensive Plan and seven site specific Comprehensive Plan amendment requests. Deliberation on these items will take place on December 18, 2007. **Mr. Legro** gave the audience instruction on public testimony and opened the public hearing.

Ms. Hanson read the agenda, and turned the Comprehensive Plan amendment requests over to **Ms. Manville-Ailles**. The Mount Vernon Comprehensive Plan needs to update the Transportation Element and the Capital Facilities, Public Services and Utilities Element to reflect the Mount Vernon School District's newly adopted Capital Facilities plan. The updates in that plan will also result in an increase to the School impact fees. The impact fee for single family and duplex homes will increase from \$5,000.00 to \$6,903.00 per unit. Multi-family housing will decrease from \$2,900.00 to \$1,664 per unit. In addition, the Comprehensive Plan needs to update from 2005 to 2007. Staff recommends approval of these requests.

Mount Vernon School District Capital Facilities Plan, Impact Fees:

Carl Bruner, Superintendent of Mount Vernon School District; stated the District pledged to update their plan on a regular basis to keep impact fees current. Noted the plan has been included in Skagit County's 2008 Comprehensive Plan. **Mr. Bruner** invited questions for their consultant, Denise Stiffarm.

Jeff Hansell, 3620 Carol Place; thanked Mr. Bruner for including the developers in the discussions regarding the increase but thinks the timing is poor for such a drastic increase. They are trying to keep housing affordable while facing cost increases in a slow market. He suggests moving impact fees to the closing of the sale of a home. **Mr. Hansell** questions the methodology of the School's consultant.

Denise Stiffarm, Consultant for the Mount Vernon School District; stated the methodology for the impact fee increase is created by means of a formula that applies new capacity to serve students generated from new development. A proportionate share is calculated for a dwelling unit using a student generation rate – how many students come from new housing. That is applied to determine cost per unit. In addition other credits are applied towards the impact fee. **Ms. Stiffarm** offered to address specific questions if anyone wished to write to the District.

LU07-001, Dan Brim, 16768 Blodgett:

Ms. Manville-Ailles described the property located east of Cedardale Road and west of Blodgett Road that have the following parcel numbers: P28081, P28082, P90501 and P28736. The applicant is requesting to be re-designated from Comprehensive Plan designation of Single-Family Medium Density (SF-MED) and a zoning designation of Single-Family Residential with a maximum density of 4.54 du/acre (R-1,4.0) to a Comprehensive Plan designation Commercial/Limited Industrial (C/L) and a zoning designation of Commercial/Limited Industrial (C/L). This proposal is a carryover from the 2006 Comprehensive Plan Amendment requests. The

proposal was deferred to the current docketing cycle to allow additional time to assemble properties and obtain necessary access agreements to allow the proposal to be compatible with the Comprehensive Plan. To date the City has received no additional information to indicate that any of the steps outlined in last year's finding have been taken to make the proposal compatible. The applicant has been notified that the proposal will not be carried over for another year. With no additional information the proposal is not consistent with the intent of the Comprehensive Plan. Staff recommendation is for denial of this request.

Ken Naff, 16707 Blodgett Road, Mount Vernon; stated he made comments when this was on the docket last year and he wishes to extend those same comments. (Included below)

Public comments from June 6, 2006: **Ken Knapp**, 16707 Blodgett Road, strongly opposes any commercial and industrial development in this area. He recommended more residential.

LU07-002, Hansell Mitzel, Properties on Gunn Road:

Ms. Manville-Ailles described the following tracts located south of Blackburn Road and west of Old Highway 99 South that have the following parcel number: P29194, P28892, P28893, P28868, P28872, P28885, P28886, P28887, P28888 and P28895 are proposed to be re-designated from Comprehensive Plan designation of Neighborhood Commercial on the approximate north ½ of parcel P29194 and Single-Family Medium Density (SF-MED) on the rest of the remaining parcels and a zoning designation of C-4 on the approximate north ½ of parcel P29194 and Single-Family Residential with a maximum density of 4.54 du/acre (R-1,4.0) on the rest of the remaining parcels to a Comprehensive Plan designation Commercial/Limited Industrial (C/L) and a zoning designation of Commercial/Limited Industrial (C/L) for all the parcels. This proposal is a carryover from the 2006 Comprehensive Plan Amendment requests. The proposal was deferred to the current docketing cycle to allow additional time to assemble properties so the proposal would be compatible with the Comprehensive Plan. All but two parcels participated in the request. The applicant and the City met with the neighbors in early summer to discuss assembling the properties as outlined in last year's findings and decision. The majority of the neighbors were supportive of the request and the petition has been expanded to include them. Two residential properties elected not to participate in the request (P28870-located west of Gunn Road immediately south of Blackburn and P28890-located east of Gunn Road at its southern terminus). The two properties east of Gunn Road and immediately south of Blackburn Road that are designated Neighborhood Retail with an associated C-4 zoning have also elected not to change. Staff has reviewed the new proposal and believes that in this configuration the proposal is consistent with the intent of the Comprehensive Plan. Staff recommends approval of this request.

Dan Mitzel, 12537 Eagle Drive, Burlington, stated they were able to include the majority of the property owners in this proposal. With the recent improvements such as city sewer service, they are looking forward to re-developing these properties that will be supportive of the economic development goals of the City. There was no public comment.

Mr. Cheney asks if comprehensive plan amendment rezone will update the transportation plan accordingly. **Ms. Manville-Ailles** stated when these properties are developed they will be required to make the improvements needed as a result of the development. Ms. Hanson stated when the development comes in for review mitigations will be attached that are appropriate; consistent with transportation and utilities.

LU07-010, Wallace-Hanson, 3656 E. College Way:

Ms. Manville-Ailles described the proposal located south of College Way and west of North Waugh Road that has the following parcel number: P25270. The request is to be re-designated from Comprehensive Plan designation of Single Family Medium Density (SF-MED) (southern—majority of property) and Medium High Density Multifamily (MF-MH) (northern 300+/- feet of property). Zoning designation of Single Family Residential with a maximum density of 4.54 du/acre (R-1, 4.0) to Comprehensive Plan designation of Neighborhood Retail, Mixed Use Center (NR) (northern portion of the property) and Low Density Multifamily (MF-LO) (southern portion of the property). Zoning Designation of Neighborhood Commercial District (C-4)

(northern portion of property) and Two Family Residential (R-2) (southern portion of the property). Although, it is not typically desirable to propose split zoning for a parcel, the current zoning on the parcel and the number of adjacent parcels is split. The proposal is consistent with the Comprehensive Plan and staff is recommending approval. There was no public comment.

Mr. Legro asked if this is consistent with the planning of east College Way arterial. **Ms. Hanson** stated this is a preferred zoning for that property.

LU07-012, Viewcrest Assembly of God, South of McLaughlin Road and east of Martin Road:

Ms. Manville-Ailles stated an error on the map shows a parcel to the southeast of the proponent's is labeled as MF-MH; it should read SF Medium. The following tract located north of East College Way and south of McLaughlin Road that has the following parcel number: P24835 is proposing to be re-designated from Comprehensive Plan designation of Churches, Community Colleges, Schools (P). Zoning designation of Public (P) to Comprehensive Plan designation of Multifamily Low Density (MF-LO) with a fall back to Single Family Medium Density (SF-MED) zoning designation of Two Family Residential (R-2) with a fall back to Single Family Residential with a maximum density of 4.54. du/acre (R-1, 4.0). Ms. Manville-Ailles stated due to the location of this amendment request; and to maintain consistency with this area staff is recommending the fall back to Single Family Medium Density, R-1, 4.0.

Bruce Lisser, 320 Milwaukee, Mount Vernon; Proponent; stated the Church wants to create a campus similar to the existing campus on Fir and 17th Streets with cottage style community for senior housing which is why they are requesting higher density. **Mr. Lisser** provided a description of the proposed development and the need for higher density.

Dan Mitzel, 12537 Eagle Drive, Burlington; stated he owns the property adjacent to this proposal, and strongly recommends higher density to allow for senior housing. He further stated it's a waste of land to confine this to 4 unit per acre density for this kind of housing. It is incumbent upon Planning Commission and City Council to utilize our resources and look at what is the best use for land. Strongly recommends the R-2 as a guideline for this property.

Ms. Manville-Ailles stated there is a provision in the PUD process for R-1, 4.0; that provides an applicant with 20% bonus density utilizing design that can be used in multi-family units. In that same development up to 20% can be multi-family. A multi-family zoning for this proposal would result in a spot zone benefiting that parcel only. **Mr. Legro** inquired about the PUD process. **Ms. Hanson** stated a PUD is the same process as a plat; it would go before the Hearing Examiner and City Council.

LU07-014, Skagit Council Housing, 1212 Blackburn Road:

Ms. Manville-Ailles described the property located south of East Blackburn Road and east of Blodgett Road that have the following parcel numbers: P28639 and P28640 are proposing to be re-designated from Comprehensive Plan designation of Single Family Medium Density (SF-MED) with Scattered Multiple Family within Single Family overlay (through a planned process as outlined in the zoning code scattered multi-family units within single family zones can be provided at the discretion of the City). Zoning designation of Single Family Residential with a maximum density of 4.54 du/acre (R-1, 4.0) to Comprehensive Plan designation of Medium High Density Multifamily (MF-MH); and a zoning designation of Multifamily Residential (R-4).

Ms. Manville-Ailles identified symbols on the Comprehensive Plan map that indicate flexibility with the code, similar to the PUD process. The City's land capacity analysis determined sufficient multi-family housing currently exists. This request would result in a spot zone, and would only benefit the applicant. The request is not compatible with the surrounding neighborhood. Staff is recommending denial of this request.

Jim Vandermeij, 14603 Baker Heights Road, Mount Vernon; President of Skagit Council Housing; stated Skagit Council Housing is a private non-profit housing group. Their mission is to provide adequate, low income housing.

This location meets the required criteria for to be eligible for HUD funding. He used the Austin Lane apartments as an example of well maintained affordable housing. Skagit Council Housing attempts to provide housing for the very poor. **Mr. Vandermeij** also stated the Planning Commission has the opportunity to help Skagit Council Housing and the community to care for the poor.

John Lee, 820 Cook Rd, Sedro Woolley; stated he has worked on low income housing projects as an auditor for years. This opportunity for funding is available now and hopes the City will help them meet the needs of low income people. As people reach retirement age he predicates a low income housing crisis in the 2000 teens. Now is the time to meet this challenge.

Tom Theisen, 10362 Halloran Road, Bow; stated he is the secretary of the board of Skagit Council Housing. He disagrees with staff recommendation that multi-family is incompatible with single family. The proposed development would have homes similar to Salem Village. He calculated 14 homes for this parcel would have less impact than R-1, 4.0 zone. Mr. Theisen stated this project is for less advantaged, older people who have fewer vehicles, motorhomes, RVs, fewer visitors, fewer kids, fewer backyard barbeques, fewer late night parties; why wouldn't they make great neighbors. He urged the Planning Commission to allow the project to move. This type of project can be designed nicely and incorporated into this type of neighborhood.

Carol Taylor, 14188 Madronna Drive, Anacortes; stated she has been a member of Skagit Council Housing for more than 20 years. This project is designed for seniors on limited incomes. It will allow seniors to remain in their community, remain independent, and be an active part of that community. Their project will allow them secure, safe housing that is affordable; and still have money left for basic necessities and medical expenses. She encourages Planning Commission to consider working with them to provide for the people in our community.

Nanette Hough, 2510 Austin Lane, Mount Vernon; stated she is one of those seniors and lives in public housing. She understands the constraints of the Planning Commission, and asks the Planning Commission to look at proposal with their hearts. She is grateful for the subsidized rent as it allows her a dollar or two to buy Christmas presents for her grandchildren, but there's a lot of women and men who can't do that. She stated this doesn't fit the Comprehensive Plan but it fits the moral plan. She urges the Planning Commission to allow the proposal.

Bruce Lisser, 220 Milwaukee, Mount Vernon; spoke in favor of Skagit Council Housing proposal. He stated there's talk of spot zoning but sometimes an appropriate use of land needs the perfect spot. It is difficult to find a piece of property that works. **Mr. Lisser** also spoke to the location of the proposal, and the project's aesthetics. Affordable housing is needed, and hopes this is an appropriate spot.

Dan Mitzel, 12537 Eagle Drive, Burlington; spoke in favor of Skagit Council Housing proposal. He thinks it is incumbent upon the City to look at the opportunities it has to promote senior housing. Safe and affordable housing for our senior population should be a priority in our Comprehensive Plan. If it isn't, it needs to be changed. This is non-profit, no one is making any money; we do this because it is our passion for housing people who otherwise wouldn't be housed. You have an opportunity with this proposal for housing people who fall through the cracks.

Jeff Hansell, 3620 Carol Place; spoke in support of this proposal. He also disagrees with staff in terms of analysis regarding spot zoning. Increasing the density within city limits becomes very challenging without some spot zoning. Mr. Hansell stated we need to be creative in the way we implement that, and this is a very appropriately creative proposal.

Ken Naff, 16707 Blodgett, Mount Vernon; spoke in opposition of the proposal. His property borders this proposal. He moved here 7 years ago, and was annexed in the City limits 2 years ago. He stated previous construction has been detrimental to his property. He does not want this property to be developed. His wife is ill, and at home most of the time. Their spring fed water system can only be used for irrigation due to the construction. Low income housing will lower his property value.

Matt Surdyk, 16807 Blodgett, Mount Vernon; stated he supports the City staff recommendation of denial for this project. He has witnessed mud flows into neighbors' homes. High density development is more appropriate near other similar developments.

Mr. Legro called for a 5 minute recess. After reconvening, Mr. Legro called for public testimony on Skagit Council Housing's proposal, there was none.

Ms. Manville-Ailles stated tonight's meeting is for rezoning property only; there are no projects. **Mr. Cheney** asked how does the Comprehensive Plan address low income housing requirements.

Ms. Bradley-Lowell stated within the housing element, the City is not required to provide affordable housing. The City is required by the Growth Management Act to provide sufficient land for that type of housing. In the Land Use Element and Housing Element of the Comprehensive Plan we provide lands of varying densities throughout the City so affordable housing can be developed. The PUD ordinance allows with a 20% density bonus. The City has multi-family zoning. **Mr. Cheney** asked how is the City doing on providing the need for low income housing. **Ms. Bradley-Lowell** stated the Archdiocesan just finished a multi-family development on College Way and Dan Mitzel's senior housing project on Frances Road as two project recently developed. There are other PUD communities in progress; but the City does not control whether it's affordable. **Mr. Legro** spoke about rent vouchers provided by Skagit Community Action. Mr. Legro stated in the appearance of fairness, as he is currently the Chairperson for the Housing Authority of Skagit County, he will step down on the deliberations for the Skagit Counsel Housing Comprehensive Plan amendment.

LU07-015 Mount Vernon School District, north of E. Division, east of Skagit Highlands Pkwy:

Ms. Manville-Ailles described the property located north of East Division Street and east of Skagit Highlands Parkway that have the following parcel number: P27509 is proposing to be re-designated from Comprehensive Plan designation of Single Family Medium Density (SF-MED). Zoning designation of Single Family Residential with a maximum density of 4.54 du/acre (R-1, 4.0) to Comprehensive Plan designation of Public, and Zoning Designation of Public (P). The proposal was submitted to allow for a portion of a larger parcel to be re-designated to Public to allow the School District to construct a new school. Since the application was submitted the property has been reconfigured and the School District has obtained the parcel it intends to build the school on. The new parcel number for this request is P125967. Re-designation of publicly owned land to Public with associated Public zoning is consistent with the Comprehensive Plan. The City mapping indicates the potential presence of wetlands on this parcel. Staff recommends approval of the request.

Michael Brown, Capital Projects Manager; stated the District needs the site for a future elementary school. The District's hope is to jointly develop site with developing neighbor property to achieve the most harmonious fit with the school and the neighborhood.

Bruce Lisser, 320 Milwaukee Street, Mount Vernon spoke in favor of the School District's Comprehensive Plan request. With all of the development going on there is certainly a need for an elementary school.

LU07-016 Mount Vernon School District

Ms. Manville-Ailles described the proposal as a portion of a tract located south of Martin Road and west of Trumpeter Drive that has the following parcel number: P52662 is proposed to be re-designated from Comprehensive Plan designation of Public (P); Zoning designation of Public (P) to Comprehensive Plan designation of Single Family Medium Density (SF-MED); Zoning designation of Single Family Residential with a maximum density of 4.54 du/acre (R-1, 4.0). The School District has determined that the parcel of land that Centennial School is located on is larger than the District needs for that particular facility. In order to generate revenues for other facilities in the system the District would like to surplus the excess property. The proposal would make the portion of the property the School District intends to sell consistent with surrounding zoning. The proposal would be consistent with the intent of the Comprehensive Plan. City mapping indicates the potential presence of wetlands on this parcel. Staff recommends approval of this proposal.

Michael Brown, Capital Projects Manager; stated the School board has declared this surplus property. Rezone would be to the benefit of the school and the public. They hope to have a regional detention facility that would serve Centennial School as it does not any stormwater detention.

Don Gay, 3406 Trumpeter Drive, President of Home Owners Association; stated their concerns were with the access through the Trumpeter subdivision. His concern was alleviated once he learned the access road would be 30th Street.

Mr. Legro closed the public hearing on the site specific Comprehensive Plan amendments. This meeting is continued to December 18th. At that time the Planning Commission will deliberate on each item and make a recommendation to City Council. **Ms. Hanson** stated there items will be an open public hearing before City Council on January 9, 2008. The City's consultant will brief the Planning Commission for about an hour on the traffic study.

Mr. Urban moved, second by Mr. Twedt, to elect Ms. Kelley as vice chair. There being no further business the meeting adjourned.