

City of Mount Vernon
Planning Commission
Minutes of February 19, 2008

Chairperson **Denny Legro** called the meeting to order. Present were Planning Commissioner **Warren Cheney, Tom Twedt, Donnie Keltz, and Mark Hulst**. Also in attendance City staff members **Jana Hanson** and **Elizabeth Higgins**. Commission members Gary Molenaar and Al Lyon were absent.

Minutes:

Mr. Hulst moved, second by **Mr. Cheney**, to approve the minutes of February 5, 2008. Motion carried.

2008 Comprehensive Plan Amendment Docket

Ms. Hanson introduced the new senior planner, Elizabeth Higgins, who is replacing Christina Shell. **Ms. Higgins** provided an overview of the Comprehensive Plan Amendment process. There are six site specific requests. City Council has approved Resolution No. 762 accepting the docket. Further analysis of the requests will be looking at surrounding densities and uses. **Ms. Higgins** presented the docket requests.

LU08-001 Cascade Christian Church

A 5.3 acre tract (P122423) located on the north side of Martin Road, west of the intersection of Martin Road and N 30th Street, is proposed to be re-designated **FROM** Comprehensive Plan land use 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 Church (CH) and a zoning designation of Public (P).

This amendment will bring the use consistent with the Comprehensive Plan.

Mr. Cheney inquired about the unknown adjacent parcel. Staff will research this.

LU08-003 Les Faber for Heather Lane Christian Retirement Center

Several tracts (P29188, P29192, P29187, P29198, P29000), totaling 1.8 acres, located on the east side of Heather Lane; fronting on the west side of Douglas Street; and on the east side of Britt Road north of its intersection with Heather Circle **FROM** Comprehensive Plan land use designation of Single-Family High Density (SF-HI) and a zoning designation of Single-Family Residential with a maximum density of 7.26 du/acre (R-1,7.0) **TO** a Comprehensive Plan designation Medium High Density Multi-Family (MF-MH) and a zoning designation of Medium High Density Multi-Family Residential (R-3).

Mr. Hulst asked if the buildings on Douglas Street would be demolished. **Ms. Higgins** stated yes.

LU08-004 Summit Bank for Valley Memorials, Inc.

A 1,650 square foot tract (P25899) located in the northeast quadrant of the intersection of East College Way and N 18th Street **FROM** Comprehensive Plan land use designation of Open Space, Cemetery and a zoning designation of Single Family Residential with a maximum density of 4.54 du/acre (R-1, 4.0) **TO** Comprehensive Plan designation of Community Retail (CR) and a zoning designation of Commercial Industrial (C-2).

LU08-009 First Baptist Church of Mount Vernon

A 5.0 acre tract (P27528) located on the north side of East Division Street at Brittany Street **FROM** Comprehensive Plan land use designation of Medium Density Single-Family (SF-MED) and a zoning designation of Residential Agricultural (R-A) **TO** Comprehensive Plan designation of Church Center (CH) with a zoning designation of Public (P).

LU08-010 Michelle A. Thompson for Landmark Building and Development

Two tracts (P26686 and P26693), totaling 1.75 acre, located in the northwest quadrant of the intersection of S Laventure Road and E Section Street **FROM** Comprehensive Plan designation of Single Family High Density (SF-HI) and Single Family Medium Density (SF-MED) and a zoning designation of Single Family Residential with a maximum density of 5.73 du/acre (R-1, 5.0) and Single Family Residential with a maximum density of 3.23 du/acre (R-1, 3.0) **TO** Comprehensive Plan designation of Community Retail, Mixed-Use Center (CR) with a zoning designation of Community Commercial (C-3).

Mr. Cheney asked the difference between C-3 and C-4 zones. **Ms. Hanson** stated C-3 is more intense than C-4 zoning. **Mr. Hulst** stated there is concern regarding the lack of sidewalks along Section Street.

LU08-012 Skagit Council Housing

Two tracts (P28639 and P28640), totaling approximately 4.8 acres, located south of East Blackburn Road and east of Blodgett Road **FROM** Comprehensive Plan land use designation of Single-Family Medium Density (SF-MED) with Scattered Multi-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) and a 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 Multi-Family (MF-MH) and a zoning designation of Multi-Family Residential (R-4).

Ms. Higgins stated this is a carry over from 2007. **Ms. Hanson** spoke briefly regarding contract rezone.

A discussion regarding lot size ensued. **Mr. Legro** wishes to communicate to Council they would like to see plats with larger lots. **Ms. Hanson** stated there are several developments that offer larger lot sizes.

Urban Growth Area Requests

Ms. Hanson provided a brief background and summary of the requests. Some of the requests date back to 2004. The County has denied the requests.

1. John DeVlieger, 16965 Britt Road, Mount Vernon, WA 98273. Consultant Contact: Ravnik & Associates, P.O. Box 361, Burlington, WA 98233
Approximately 34 acres currently zoned Agricultural-Natural Resource Lands (Ag-NRL). Requesting inclusion within the UGA. It is desired that the westerly four (4) parcels, which comprise approximately 8 acres, be designed for residential use and approximately 26 acres be designed for commercial/industrial uses.
Area includes the following parcels: P29154, P28858, P29271, P28917, P28856, P29270, P28898; which are located within portions of Sections 30 and 31, Township 34 North, Range 04 East.
2. Mount Vernon School District #320, 124 East Lawrence Street, Mount Vernon, WA 98273

Consultant Contact: David C. Hough and Associates, 17483 West Big Lake Blvd., Mount Vernon, WA 98274

Approximately 10 acres currently zoned Ag-NRL. Requesting inclusion in UGA. Desired zoned for commercial/industrial uses.

Area includes parcel: P29230, which is located in a portion of Section 30, Township 34 North, Range 04 East, W.M.

3. Sundquist Family Property, Nancy Sundquist Euken, 1980 South Triangle X Lane, Tucson, AZ 85713 Consultant Contact: Ravnik & Associates, P.O. Box 361, Burlington, WA 98233
Approximately 12 acres currently zoned Ag-NRL. Requesting inclusion within the UGA. Desired zoning for commercial/industrial uses.
Area includes parcel: P16426, which is located within a portion of Section 6, Township 33 North, Range 04 East, W.M.
4. Gloria Carbert, Jerry Kopp and Patricia Dickson, 16723 Britt Road, Mount Vernon, WA 98273 Consultant Contact: Balisa Weber, Skagit Valley Properties, 307 South First Street, Mount Vernon, WA 98273
Approximately 5 acres currently zoned Ag-NRL. Requesting inclusion within the UGA. Desired zoning for commercial/industrial uses.
Area includes parcels: P16370 and P16372, which are located within a portion of Section 5, Township 33 North, Range 04 East, W.M.
5. David Gribble, 15593 State Route 9, Mount Vernon, WA 98274
Approximately 57 acres currently zoned Urban Reserve Residential. Requesting removal from UGA. Desired zoning for agriculture, farming and timber.
Area includes parcels: P27602, P27692, and P27698, which are located within a portion of Section 23, Township 34 North, Range 04 East, W.M.
6. Steven H. Johnson, 13539 Trumpeter Lane, Mount Vernon, WA 98273 - Property owned by: Keith and Maria Earnst, 3600 Swan Road, Mount Vernon, WA 98273. Property owners do NOT wish to have any changes to the existing designation.
Approximately 19 acres currently zoned Urban Reserve Residential to be removed from the UGA.
Area includes: P24341, which is located within a portion of Section 9, Township 34 North, Range 04 East, W.M.
7. Don Thornlow, 18046 Dunbar Road, Mount Vernon, WA 98273
Area to the north of Memorial Highway and south of the Skagit River, adjacent to the existing City UGA. Currently zoned Ag-NRL and Rural Reserve (RRv). Requesting inclusion within the UGA. Likely zoning designations allowing for residential and commercial/industrial uses.
8. David and Sandara Walde, 1110 East Hickox Road, Mount Vernon, WA 98274
Approximate .54 acre parcel currently zoned Ag-NRL. Requesting inclusion within UGA. Desired zoning for commercial/industrial uses.
Area includes: P16334 which is located within a portion of Section 5, Township 33 North, Range 04 East, W.M.
9. Clayton Ladum/Associated Investments, LLC, P.O. Box 30889, Seattle, WA 98113

Approximate 19 acre parcel currently zoned Rural Reserve (RRv). Requesting inclusion within UGA. Desired zoning for residential use.

Area includes: P27834 which is located within a portion of Section 25, Township 34 North, Range 04 East, W.M.

10. Montee Walters, 883 Shorecrest Drive, Oak Harbor, WA 98277

Approximately 15 acres currently zoned RRv. Requesting inclusion within the UGA. Desired zoning for residential uses.

Area includes: P29815, P29759 and P109536 which are located within a portion of Section 35, Township 34 North, Range 04 East, W.M.

11. Steven Rindal, 15461 State Route 9, Mount Vernon, WA 98274 - Property Owners of Parcels in Request: Frank and Alice Reichlin, 15527 State Route 9, Mount Vernon, WA 98274, Mark and Jan Hanks, 15691 State Route 9, Mount Vernon, WA 98273, Guy and Carolyn Dicks, 15745 State Route , Mount Vernon, WA 98274, Gary and Catherine Wright, P.O. Box 1268, Mount Vernon, WA 98273, David Gribble, 15593 State Route 9, Mount Vernon, WA 98274

Approximately 44 acres currently zoned Urban Reserve Residential. Requesting removal from the UGA. If excluded from the UGA the likely zoning would be Rural Reserve (RRv).

Area includes parcels: P27649, P27601, P27603, P27690, P27693, P27602 which are located within portions of Section 23, Township 34 North, Range 04 East, W.M.

12. John Emde, 17400 Little Mountain Place, Mount Vernon, WA 98273

Approximately 5 acres currently zoned RRv. Requested to be included within the UGA. Desired zoning for residential uses.

Area includes: P109537 which is located within a portion of Section 35, Township 34 North, Range 04 East, W.M.

Non-Project Specific Request by the City:

The Community & Economic Development Department will present the Downtown and Waterfront Area Master Plan for inclusion within the Comprehensive Plan.

Ms. Hanson stated the City will begin the Shoreline Master Plan update. This may be completed within 18 months.

A joint meeting with the Citizens Advisory Committee may be scheduled March 18th; otherwise the amendments to MVMC 14.05 will be discussed. **Mr. Legro** reminded the Commission members of the annual luncheon with Mayor Norris.

There being no further business the meeting adjourned.