

City of Mount Vernon  
Planning Commission  
Minutes of March 18, 2008

Chairperson **Denny Legro** called the meeting to order. Present were **Tom Twedt, Gary Molenaar, Donnie Keltz, Mark Hulst**, and City staff member **Rebecca Bradley-Lowell**. Commission members Warren Cheney and Al Lyon were absent.

Minutes:

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

Essential Public Facilities:

**Ms. Bradley** provided an overview. Some examples of Essential Public Facilities (EPF) include airports, colleges, sex offender housing, and jails. Due to the difficulty in siting these types of facilities, an interim ordinance was adopted by Council to allow time to develop regulations and planning processes. There are two types of EPFs. Airports and colleges are regional. County jails and group homes are local. Each type will have a separate criteria by which they are reviewed. Staff is proposing a conditional use permit for any type of EPF. This permit would require an open public hearing before the Hearing Examiner. In the event of an appeal it would be heard before the City Council. Secure Community Transition Facilities are facilities for sex offending housing or persons paroled from correctional facilities; and require a more restrictive set of review criteria.

There was some discussion on counter completeness of an application and the public participation required of the applicant. **Mr. Legro** asked if application is not counter complete is it accepted. **Ms. Bradley-Lowell** stated no, once an application is deemed complete there is a 120 day time line.

Additionally, consultants may be employed at the applicant's expense. **Mr. Hulst** asked if the City has developed a list of EPFs. **Ms. Bradley-Lowell** stated the City has adopted the RCW language, but this may be modified. There are some types of group homes that the City may want to exclude. The group home definition may need to be amended. Discussion regarding Council being the governing body over this process ensued. **Mr. Molenaar** inquired why Council would not hear this type of permit.

**Ms. Bradley-Lowell** explained the Hearing Examiner is a land use judge. **Mr. Hulst** agreed Council should have final authority. **Mr. Legro** concurred. **Ms. Bradley-Lowell** suggests the process involve both Type 3 & Type 4 permits. Following a discussion regarding the group home definition the Planning Commission agreed to exclude group home from the list of uses for EPF.

Regarding Secure Community Transition Facility (SCTF), staff recommends creating a zone in south Mount Vernon. **Mr. Hulst** asks if placing a facility within a commercial would create more crime. **Ms. Bradley-Lowell** stated the City is mandated by the State to allow SCTFs within the community, they can not be precluded. The consensus of the Planning Commission is to create the criteria but not a zone. **Ms. Bradley-Lowell** stated a draft ordinance will go before Planning Commission for review in May.

UGA:

Discussion tabled.

There being no further business the meeting adjourned.