

City of Mount Vernon
Planning Commission Minutes for June 3, 2008

Present: Mark Hulst, Warren Cheney, Denny Legro, Donnie Keltz, Al Lyon

Staff: Ms. Higgins, Ms. Bradley-Lowell, and Larry Otos

Minutes were passed from March 18th and May 20th. **Mr. Hulst** moved to approved, **Mr. Lyon** seconded the motion, all approved.

Larry Otos gave an overview of the Parks & Recreation Comprehensive Plan. This is LU08-028.

- The city manages 855 acres of Park Land.
- Kiwanis Park will have Grand Opening July 11th.
- Parks Dept work with developers to make parks in new developments to help parks meet their level of service needed in Mount Vernon.
- The property on 29th Street that is to be vacated will be included in the next draft of the Comp Plan on the 17th.
- Discussion followed with **Mr. Cheney** regarding the reclamation of the rock quarry in south Mount Vernon.

Ms. Higgins reviewed the objectives and policies for the Park Plan. The city will use this as a tool to get more trails into the development standards, and then ultimately putting them into the zoning code.

Public hearing was opened:

Mr. Cheney commented on the multi-purpose trails and corridors – would like to see them as well vegetated as possible.

Mr. Legro had a comment on the resource conservancy plan in the Parks & Open Space plan discussing the River Bend area. It is section 5.2.

Mr. Cheney questioned “gated communities” and their parks. **Ms. Bradley-Lowell** explained that there are some developments that do have small parks that are just for their residents. These parks are not built to the standards for the general public.

There was no other public testimony given from attendees. Public hearing was closed at 7:29pm

Mr. Legro commented on how nice the parks look and thanked the Parks department for doing a great job.

Public hearing was opened for MVMC amendments:
17.35 – Hospital District – **Ms. Bradley-Lowell** read the staff report.

Mr. Cheney commented he would like to see a more pedestrian oriented requirement, less parking for restaurants in that area. Hopefully use the existing parking at Hospital, Medical Center and other medical offices in that area for more parking. He suggested to cut the parking requirement in half: Instead of 1 space for every 100sf of floor space, have it be 1 space for every 200sf of floor space.

Mr. Lyon questioned restricting hours of operation and asked if someone could put a bookstore up there. **Ms. Bradley-Lowell** explained that would take another code amendment to allow that type of business in that zone.

There was a motion made by **Mr. Hulst** and 2nd by **Mr. Cheney** to approve this change and present to City Council.

17.48 C-2 – **Ms. Bradley-Lowell** read the staff report.

This code amendment is to reduce the front yard setback in the C-2 zone from 25 to Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial the minimum setback from the right-of-way shall be 25 feet. The Community & Economic Development and Public Works Directors can through a Type I decision process administratively reduce, for good cause shown, this setback.

No discussion on this code change.

Ms. Higgins presented 2008 Comprehensive Plan Amendments with a power point presentation.

LU08-001 – Cascade Christian Church – No public testimony - Recommend Approval

LU08-003 – Heather Village – No public testimony – Recommend Approval

LU08-004 – Summit Bank – No public testimony – Recommend Approval

LU08-009 – First Baptist Church Youth Center – Joe Cassone 4326 Cedarwood Ct. – Supports change but asked for additional buffering and screening between properties. Planning commission recommended approval.

LU08-010 – Landmark Properties – LaVenture – Commission recommended approval for C-4 zone not C-3 that was requested.

LU08-012 – Skagit Council of Housing – **Mr. Legro** requisied himself from discussion.

Tom Theisen – 10362 Halloran Rd. – would like to incorporate low income senior housing to SF zones. He stated he is looking to negotiate a win/win situation with the city, neighbors and seniors. Would like the community and staff to reconsider this amendment.

Tammy Thomas – 1324 E Blackburn – does not support change in zone. Would like to see more strict guidelines set in place for a development like this to go in.

Jim Vandermay – 14603 Baker Heights Rd – Jim gave an overview of their organization. It is private/non-profit. Their mission is to provide adequate low income housing for seniors. MV Manor, which is owned by Skagit Council of Housing, has 85 units in a neighborhood just off of Austin Lane. Jim submitted a letter written by Paul Taylor that was entered into the Record.

Dave Persons spoke on his mother's behalf. 1208 E Blackburn. He read a letter into the record that his mother had submitted to council last year regarding this zoning change. She is concerned about lighting, noise and traffic. She also has drainage concerns. Her property abuts this property but sits lower.

Jim Neilsen – 2221 Austin Lane – Supports proposal. He lives next to MV Manor. He stated traffic is minimal, their property values have not been affected, they are quiet neighbors. Feels that the seniors that live there are very good neighbors.

Sherri Saldivar – 2211 Austin Lane – asked commission to look at the neighborhood on Austin lane. She supports this zoning change.

Paul Colbert – 22605 Bulson Rd. – Paul submitted public testimony that there is a long waiting list of seniors to get housing. Estimated there is a 5-7 year wait to get housing.

John Lee – 820 Cook Rd. – John is treasurer for Skagit Council of Housing. Stated this project could take up to 20 years to complete. They just need the zoning change to continue with obtaining funding.

Ida Forsythe – She stated she has lived in that area for 35 years. Would like to thank commission and staff for denying this project. She questions if the project will really be seniors or not. She hopes this is the end of this project and asked the citizens to stand like hawks on their front porch to make sure this project doesn't happen.

Jeff Grosbeck MD – 1224 E Blackburn – is opposed to the project. He stated he is worried about traffic congestion. He stated that trying to cross Blackburn is very dangerous. He is worried about Hillcrest Park and feels the park would become a dangerous place. He feels it is an open invitation for drug users.

The public meeting was closed at 9:15.

Mr. Legro closed the meeting at 9:20.