

City of Mount Vernon  
Planning Commission Meeting Minutes  
February 3, 2009

Chairperson **Denny Legro** called the meeting to order at 7:00 pm. Present were Commission members **Warren Cheney, Tom Twedt, Gary Molenaar, Al Lyon** and **Mark Hulst**. Staff members **Jana Hanson, Rebecca Lowell** and **Elizabeth Higgins** were also in attendance. Commission member Donnie Keltz was absent.

Minutes:

**Mr. Lyon** moved, second by **Mr. Hulst**, to approve the minutes of November 18, 2008. Motion carried.

**Mr. Legro** wished to state for the record the outstanding job by the City's Street department during the December snow storms keeping the streets, especially Kincaid hill, clear. It was very impressive. **Mr. Legro** reminded Commission members they may choose to nominate other members to act as Chairperson and Vice-Chairperson. The consensus of the other members was to keep **Mr. Legro** as Chairperson and **Mr. Cheney** as Vice-Chairperson.

2009 Comprehensive Plan Amendments Docket:

**Ms. Lowell** provided a brief background for the docketing process, which is a work plan. The objective this evening is to give staff authorization to proceed with processing these applications. A separate public hearing will be held to discuss the individual Comprehensive Plan Amendment requests. The packet materials show eleven items but LU09-011 Church of Christ map amendment has been removed.

**Ms. Higgins** gave an overview of the **Shoreline Management Master Program, LU09-004**; and Downtown-Waterfront Master Plan Code Amendments. Currently, the City does not have its own Shoreline Master Program; it adopted Skagit County's. This will work together with the Downtown-Waterfront Master Plan code amendments.

The **Downtown-Waterfront Code Amendments, CA09-001**; will implement policies for development standards that will re-develop Mount Vernon's downtown.

**Ms. Lowell** gave an overview of the remaining comprehensive plan amendments requests:

**LU09-005, Paul Hagan, Dimensional Communications**, 1220, 1212, 1224 and 1226 Anderson Road; existing Comprehensive Plan designations of Community Retail (CR), Commercial-Limited Industrial (C-L), and Single-Family Medium Density (SF-MED). The existing zoning designations (respectively) are Community Commercial (C-3), Commercial-Limited Industrial (C-L) and Single-Family Residential with a maximum density of 4.54 dwelling units per acre (R-1, 4.0). The applicant proposes to re-designate the entire site to have both Comprehensive Plan and zoning designations of Commercial-Limited Industrial (C-L); and a Comprehensive Plan designation of Community Retail, Commercial-Limited Industrial, and Single Family Density.

**LU09-006 Little Mountain Master Plan, City of Mount Vernon;** The City's Park and Recreation Department has completed an update to the 1990 Master Plan for the Little Mountain Viewpoint Park that they would like adopted into Chapter 4 of the City's Comprehensive Plan. Chapter 4 is the Parks, Recreation and Open Space Element.

**LU09-007 Stormwater Plan Update, City of Mount Vernon;** Chapter 7 of the Comprehensive Plan contains the Capital Facilities, Public Services and Utilities Element. This appendix needs to be updated to reflect the National Pollutant Discharge Elimination System (NPDES) permit requirements from the Washington State Department of Ecology (DOE) that the City is required to comply with in the coming years.

**LU09-008 Specialized Housing for the Elderly, Landed Gentry;** The applicant proposal is a text amendment to the Comprehensive Plan along with code amendments to Mount Vernon Municipal Code Title 17 to allow specialized housing for the elderly within the Single-Family and the Two-Family Residential zoning districts as a conditional use permit.

**LU09-009 Comprehensive Plan Map Amendment, Tim White;** The project site, 19791 Anderson Road, has an existing Comprehensive Plan designation of Single-Family Medium Density (SF-MED); which has associated zoning designations of Single-Family Residential with a maximum density of either 4.54 or 3.23 dwelling units per acre (R-1, 4.0 or R-1, 3.0 respectively). This site is currently located in the City's Urban Growth Area; where Skagit County has jurisdiction. Skagit County combines their zoning and Comprehensive Plan designations and has designated this site as Urban Reserve Residential (URR). The applicant wishes change the City Comprehensive Plan designation on this site to Medium-High Density Multi-Family (MF-MH) that would have an associated zoning of multi-family residential (R-3 or R-4).

**LU09-010 Comprehensive Plan Map Amendment, Craig and Carrie Cammock;** the project site is located at 1800 East Division and 210 South 18<sup>th</sup> Street, and an existing Comprehensive Plan designation of Medium-High Density Multi-Family (MF-MH) and has split zoning designations of Single-Family Residential with a maximum density of 5.73 dwelling units per acre (R-1, 5.0) on parcel P26688 and Multi-Family Residential (R-3) on parcel P83257. The applicant proposes to re-designate the entire site to have both Comprehensive Plan and zoning designations of Professional Office (PO).

**LU09-012 Buildable Lands Analysis Update and UGA Analysis, City of Mount Vernon;** staff would like to update this work that could be used to support lowering the allowed density in certain areas of the City.

The following two items will be processed as staff time permits, and may be adopted during the 2010 amendment cycle.

**LU09-013 Cottage Housing Ordinance, City of Mount Vernon;** Staff would like to evaluate adding cottage housing as an allowed use within the single-family and multi-family zoning districts within the City.

**CA09-003 Miscellaneous Development Code Amendments, City of Mount Vernon;** as the elements of the Comprehensive Plan are updated staff may need to amend portions of the Municipal Code to ensure it is consistent with the Comprehensive Plan.

**Mr. Hulst** moved, second by **Mr. Lyon**, to recommend to City Council approval of docketing the 2009 Comprehensive Plan Amendments. Motion carried.

**Update on the Revisions to PUD Ordinance:**

**Ms. Lowell** gave an overview of the first task force meeting that has been formed to review the revisions proposed by staff. Members include the Mayor, a Council member, and a Planning Commission member, citizens from the construction and real estate trades, and City staff.

There being no further business before the Planning Commission the meeting adjourned.