

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

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

Minutes:

Mr. Hulst moved, second by **Mr. Twedt**, to approve the minutes of February 3, 2009. Motion carried.

Review of 2009 Comprehensive Plan Docket (partial list):

Ms. Hanson stated the public hearing before Planning Commission will be held mid-summer. **Ms. Higgins** stated tonight's meeting is an overview of the amendments. Environmental review is the next step in the process. There are no developments associated with the following requests with the exception of Little Mountain Park.

LU09-005 Paul Hagan, Dimensional Communication, 1212, 1220, 1224, and 1226 Anderson Road. Currently, the project site consists of five parcels with 3 different zoning designations. The applicant is requesting Comprehensive Plan and zoning designation of Commercial/Limited Industrial (C/L) to apply to entire site.

LU09-009 Tim White, 19791 Anderson Road, The property is outside City limits but within the Urban Growth Area. The applicant is requesting a Comprehensive Plan designation of Medium High Density Multi-Family with a multi-family residential zoning (R-3 or R-4).

LU09-010 Craig and Carrie Cammock, 1800 E. Division and 210 S. 18th Street. The current designations for the project site are Medium High Density Multi-Family residential (R-3) and Single Family Residential (R-1, 5.0). The applicants requests Comprehensive Plan and zoning designation of Professional Office (P-O).

LU09-006 City of Mount Vernon Little Mountain Master Plan; implementation of the plan requires that it be adopted into the City's Comprehensive Plan.

LU09-007 City of Mount Vernon Stormwater Plan Update; the City is required to update Chapter 7 of the Comprehensive which contains the Stormwater Plan Update in order to comply with DOE standards.

LU09-016 Sedro-Woolley School District Capital Facilities Plan; Sedro-Woolley School District has requested an amendment to Mount Vernon's Comprehensive Plan to include the District's Capital Facilities Plan. Sedro-Woolley School District serves east Mount Vernon within Skagit Highlands and Eaglemont subdivisions. Impact fees may be assessed for new residential development in the areas of Mount Vernon that are also within Sedro-Woolley School District boundaries.

Flood Protection Plan Update:

Ms. Hanson provided a hand out that featured Mount Vernon's Downtown Flood Protection project as the number one legislative priority. Using a power point presentation **Ms. Hanson** highlighted recent activity with the City's flood protection project. 10 million is needed for property acquisition. The Shoreline Master Plan update will provide new regulations for building heights and setbacks. Discussions with the County on the location of the parking garage are on going. Grant funding from the Aquatic Land Enhancement Program has been received for the promenade. Final plans using the Army Corps of Engineers' hydrology have been submitted to FEMA. Following the downtown design guidelines and Shoreline Master Program the City will go out for RFQ (request for qualifications) for a master developer.

There being no further business the meeting adjourned.