

City of Mount Vernon
Planning Commission Meeting
Minutes from April 7, 2009

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

Minutes:

Mr. Lyon moved, second by Mr. to approve the minutes of March 3, 2009 with the correction to reflect that Donnie Keltz was not in attendance. Motion carried.

Public Hearing: CA09-005 RV Parks, and amendments to Chapters 17.06, 17.30 and 17.48 of the Mount Vernon Municipal Code:

This amendment would remove the recreational vehicle park from the General Commercial (C-2) district; and create new criteria for recreational vehicle parks that are currently allowed in the Public (P) district with a conditional use permit. **Ms. Lowell** stated this code amendment has been discussed with Council during several study sessions, and Council encouraged staff to proceed with processing the proposed amendments. General Commercial district is kept for commercial uses. She explained the process of attaining a public district, and described some of the criteria such as a five acre minimum. **Mr. Hulst** asked if there are any proposals for RV parks. **Ms. Lowell** stated currently there is an individual who is interested in building a RV park. **Mr. Legro** stated the amendment tightens up the requirements, but his concern is public districts that abut residential. Discussion on the density, minimum site area, length of stay, amenities and landscaping ensued.

Mr. Legro opened the meeting for public testimony. As there was no public comment, the open hearing was closed.

Mr. Hulst wants to encourage tourism, not permanent residences. He would like the lot size requirement increased to 20 acres. **Mr. Hulst** moved, second by **Mr. Lyon**, to recommend to City Council the amendment to RV Parks with a 15 acre minimum lot size. Motion carried.

LU09-004 Shoreline Management Master Plan and CA09-001 Downtown and Waterfront Master Plan Municipal Code:

Ms. Higgins provided background information and outlined the process for the Shoreline Management Master Plan. This will include public participation involving workshops and meetings with Planning Commission and City Council before submitting to DOE for approval. Reports from consultants will go towards helping create policies and regulations. It is possible some of the 100 year floodplain could be considered jurisdiction of the Shoreline Management Master Plan.

CA09-001 Downtown and Waterfront Master Plan Municipal Code Amendments:
Development standards and guidelines need to be adopted as amendments to the Mount Vernon Municipal Code to guide re-development of downtown and implement the policies of the Downtown and Waterfront Master Plan. The Citizens Advisory Group (CAG) will be working with staff on the draft to bring before Planning Commission. Members of the Planning

Commission were invited to participate with the Citizens Advisory Group. **Ms. Higgins** also discussed the design of the re-development and its impact on citizens and visitors.

Mr. Hulst asked the status of the Planned Unit Development. **Ms. Lowell** stated their committee's second meeting was yesterday; the next meeting is scheduled for May; and then she will bring their findings back to Planning Commission.

There being no further business the meeting adjourned.