

City of Mount Vernon
Planning Commission
Meeting Minutes of July 21, 2009

Chairperson **Denny Legro** called the meeting to order. Present were Commission members **Donnie Keltz, Mark Hulst, Al Lyon, Gary Molenaar, Tom Twedt** and **Warren Cheney**. Staff members included **Jana Hanson, Elizabeth Higgins, Eric Stendal, Claudia Oates, Blaine Chesterfield, James Wepler, Esco Bell, Mike Love** and **Stewart Mhyre** from the Sedro-Woolley School District.

Minutes:

Mr. Keltz moved, second by **Mr. Lyon**, to approve the minutes of May 19, 2009. Motion carried.

Public Hearing on the Capital Improvement Plan 2010 - 2015:

Mr. Stendal provided a background of the CIP, and highlighted several items within the document. **Mr. Molenaar** asked who funds the cameras in the parks. **Mr. Wepler** stated some comes from both Parks and Police Departments. **Mr. Cheney** inquired about the parking garage. **Ms. Hanson** stated upon completion of the flood protection project the construction of the parking garage will begin. **Mr. Legro** inquired about the proposed dog park. **Mr. Wepler** stated there is a group looking to raise funds. **Mr. Cheney** asked if the Bonnie Rae Park is still in the future. **Mr. Wepler** stated it is still in the plan. **Mr. Legro** stated Parks and Recreation Director, Larry Otos has been chosen to receive the "Honor Fellow" award from the Washington Recreation and Park Association. The Honor Fellow Award is the highest recognition bestowed by WRPA. **Mr. Legro** also stated the Little Mountain Park Master Plan is very diversified, and impressive. **Mr. Cheney** inquired about the combined sewer system improvements. **Mr. Bell** stated work is scheduled to separate the sewer from the storm water in portions of the City developed before 1950 where feasible. This will also improve flow capacity.

Mr. Legro opened the meeting for public comment. As there was no public comment the hearing was closed. **Mr. Hulst** moved, second by **Mr. Molenaar**, to recommend approval of the Capital Improvement Plan for the years 2010 through 2015, to City Council. Motion carried.

Public Hearing on 2009 Comprehensive Plan Amendments:

City wide amendments LU09-006, Little Mountain Park Master Plan; and LU09-007, City Stormwater Update:

Ms. Higgins provided an overview of each comprehensive plan amendment.

LU09-006, Little Mountain Park Master Plan: The Little Mountain Master Plan will be adopted into Chapter Four; Parks, Recreation and Open Space; of the City's Comprehensive Plan. This updates the Park's master plan and allows for improvements such as parking, trails, restroom facilities, and the reclamation of the rock quarry located at the south end of the Park.

LU09-007, City-wide Stormwater Update: This update will be adopted into Chapter Seven; Capital Facilities and Utilities; of the City's Comprehensive Plan. This action will adopt Department of Ecology Stormwater Manual which will comply with DOE requirements. **Mr. Cheney** asked how many other cities have adopted this manual. **Mr. Chesterfield** stated all cities must adopt the DOE manual by August 16, 2009; or February 16, 2010 for an equivalent. **Mr. Cheney** inquired about the response from the development community. **Mr. Chesterfield** stated the NPDES has been appealed by several groups. **Ms. Hanson** stated a number of developers are trying to vest before the deadline. **Mr. Cheney** then asked if adoption will enforce more requirements. **Mr. Chesterfield** stated it will require better design. **Mr. Legro** opened the meeting for public comment. As there was no public comment the hearing was closed.

Mr. Hulst moved, second by **Mr. Twedt**, to recommend approval for the Little Mountain Park Master Plan, LU09-006; and the City-wide Stormwater Update, LU09-007, to City Council. Motion carried.

Sedro-Woolley School District Capital Facilities Plan, LU09-016; and Sedro-Woolley School District Impact Fees, CA09-004:

Ms. Higgins stated this will be adopted into Chapter Seven, Capital Facilities and Utilities; of the City's Comprehensive Plan. There are two areas within Mount Vernon's city limits that are also within Sedro-Woolley School District. These are the Eaglemont and Skagit Highlands developments. When a building permit is issued within those specific areas Mount Vernon will collect Sedro-Woolley's impact fees. An administrative fee for Mount Vernon is also assessed. A brief discussion ensued on the methodology used in Mount Vernon versus Sedro-Woolley in terms of assessing impact fees. **Mr. Mhyre** explained the methodology used to calculate the rates in Sedro-Woolley found more children reside in multi-family dwellings than in single family homes. **Mr. Legro** opened the meeting for public comment. As there was no public comment the hearing was closed. **Mr. Twedt** moved, second by **Mr. Hulst**, to recommend approval of the Sedro-Woolley School District Capital Facilities Plan, LU09-016; and Sedro-Woolley School District Impact Fees, CA09-004; to City Council. Motion carried.

Paul Hagman, Dimensional Communications, LU09-005, Anderson Road:

The parcels are currently zoned Community Retail (C-3); Commercial/Limited Industrial (CL); and Single-family Medium Density (R-1, 4.0). The applicant is requesting a comprehensive plan amendment/rezone of five parcels to Commercial/Limited Industrial, (CL). Staff recommends approval of this request. **Mr. Lyon** believes the rezone makes good sense. **Mr. Legro** opened the meeting for public comment. As there was no public comment the hearing was closed. **Mr. Keltz** moved, second by **Mr. Lyon**, to recommend approval of the comprehensive plan amendment/rezone request, LU09-005, to City Council. Motion carried.

Christopher Cammock, LU09-010, 1800 E. Division Street and 210 S. 18th Street:

The two parcels are currently zoned Multi-family Medium High Density and has a split zoning designation of Single Family High Density. The applicant is requesting a comprehensive plan amendment/rezone to Professional Office (PO). Staff recommends approval of this request. **Mr. Legro** stated it is a poor location for single or multi-family but will it impact the multi-family inventory if rezoned. **Ms. Higgins** stated there is sufficient capacity for multi-family within close proximity to services. **Ms. Hanson** added multi-family can also be built downtown. **Ms. Higgins** stated multi-family is also permitted within the PUD process, which is not included in the inventory. **Mr. Legro** opened the meeting for public comment. As there was no public comment the hearing was closed. **Mr. Cheney** moved, second by **Mr. Twedt**, to recommend approval of comprehensive plan amendment/rezone requests LU09-010, to City Council. Motion carried.

The next meeting is scheduled for August 18th for a briefing on Part II of the Shoreline Management Master Plan. There being no further business the meeting adjourned.