

STAFF REPORT

City of Mount Vernon
Community and Economic Development Department

**PROPOSED COMPREHENSIVE PLAN
AMENDMENTS, REZONES, AND MUNICIPAL CODE
AMENDMENTS**

PROJECT NAME: Docket 2009 Proposed Comprehensive Plan Amendments with Associated Rezones and Amendments to the Mount Vernon Municipal Code

PROJECT NUMBERS: LU09-005, LU09-008, LU09-009, LU09-010, LU09-004, LU09-006, LU09-007, LU09-012, LU09-013, CA09-001, CA09-003

A. PROJECTS PROPOSED FOR 2009 DOCKET:

1. **Project:** LU09-005, Dimensional Communications
Applicant: Paul Hagman
Planner: Elizabeth Higgins

Project Description: The project site has 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).

The project site has addresses of 1220, 1212, 1224 and 1226 Anderson Road and Skagit County Assessor's parcel numbers of: P121394, P121393, P121395, and P121396, and is located within a portion of Section 32, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

2. **Project:** LU09 – 008, Specialized Housing for the Elderly
Applicant: Landed Gentry Inc.
Planner: Rebecca Lowell

Project Description: Proposed is a text amendment to the Comprehensive Plan, with associated amendments to Mount Vernon Municipal Code Title 17, to allow by means of a conditional use permit specialized housing for the elderly within Single-Family and Two-Family Residential zoning districts.

Specialized housing for the elderly is currently defined as follows:

“Means a room or group of rooms used by one or more individuals living separately from others, in a structure designed for the needs of elderly people. These establishments should provide services such as the supervision and care by supportive staff as may be

necessary to meet the physical, emotional, and social needs of an elderly person. This could include the provision of personal care, supervision of self-administered medication, limited health facilities, communal dining facilities and services such as housekeeping, organized social and recreational activities and transportation services. These units are commonly referred to as: Alzheimer care centers, assisted living facilities, congregate residences, continuing care retirement facilities, extended care facilities, long-term care facilities, and residential health care facilities.”

Specialized housing for the elderly is currently only allowed within R-3 and R-4 multi-family residential zones and in the Public District.

- 3. Project: LU09 – 009, White Anderson Road Property**
Applicant: Tim White
Planner: Elizabeth Higgins

Project Description: The project site has an existing Comprehensive Plan designation of Single-Family Medium Density (SF-MED), which is implemented by 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). The 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 Mount Vernon Comprehensive Plan designation of this site to Medium-High Density Multi-Family (MF-MH) with an associated zoning of Multi-family Residential (R-3 or R-4).

The site address is 19791 Anderson Road; it is parcel P28761; and it is located within a portion of Section 29, Township 34 North, Range 04 East, W.M.

- 4. Project: LU09-010, Cammock East Division Street Property**
Applicant: Craig and Carrie Cammock
Planner: Elizabeth Higgins

Project Description: The project site has 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).

The site addresses are 1800 East Division and 210 South 18th Street; parcel numbers P26688 and P83257; and is located within a portion of Section 20, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

- 5. Project: LU09 – 004, Shoreline Management Master Plan**
Applicant: City of Mount Vernon Community & Economic Development Dept
Planner: Elizabeth Higgins, Senior

Project Description: The Washington State Supreme Court, in deciding the “Lake Chelan Case” in 1969, set in motion the regulation of activities along what came to be identified as “shorelines of statewide significance.” The Washington State Shoreline Management Act of 1971 was adopted and led cities and counties of the state to develop individual shoreline management programs.

In Mount Vernon, proposed activities along shorelines of the City are regulated by the Skagit County Shoreline Management Master Program (SMMP). The SMMP is based on a county-wide inventory of shorelines performed in 1972, and includes goals, policies, and shoreline designations developed by Citizen and Technical Advisory Committees, working with the Skagit County Planning Department. The SMMP was adopted by the Skagit County Planning Commission and the Board of County Commissioners in 1976. The City of Mount Vernon adopted the Skagit County Shoreline Management Master Program in 1977.

In the thirty-plus years since the SMMP was adopted, the physical boundaries, demographics, and economics of the City have changed, there is an increased concern for issues related to the environment, and there have been local environmental changes due to the evolution of the City. These and other compelling reasons indicate the interests of the City of Mount Vernon would be better served by a Shoreline Management Master Program developed to specifically meet the needs of contemporary Mount Vernon.

This docket request is to approve development of the City of Mount Vernon Shoreline Management Master Program goals, objectives, and policies that would be incorporated into the Mount Vernon Comprehensive Plan and adopt Mount Vernon Municipal Code Amendments consisting of implementing SMMP development standards.

- 6. Project: LU09 – 006, Little Mountain Master Plan**
Applicant: City of Mount Vernon Parks & Recreation Department
Proponent: Larry Otos, Parks & Recreation Director

Project Description: 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.

There has already been a public process for this Master Plan update, including the establishment of an Advisory Committee of user stakeholders, neighbors and citizens, parks department staff, and other interested individuals. There has also been a community-wide public input survey that included participation by 275 households.

The Master Plan seeks to provide a vision for the park and guidance for development for the next twenty years. The park boundaries were recently expanded with the purchase of approximately 27 acres on the north boundary and the gravel extraction on the south end of the park is scheduled to conclude within the next 10 years.

- 7. Project: LU09-007, Stormwater Plan Update**
Applicant: City of Mount Vernon Public Works Department
Proponent: Blaine Chesterfield, Engineer

Project Description: Chapter 7 of the Comprehensive Plan contains the Capital Facilities, Public Services and Utilities Element. This element contains Appendix CF-5, which is the Comprehensive Stormwater Management Update, prepared by CH2MHill, dated November 2004. This appendix needs to be updated to reflect the National Pollutant Discharge Elimination System (NPDES) permit requirements from the Washington State Department of Ecology (Ecology) with which the City is required to comply in the coming years.

The principal change to the current Stormwater appendix will be to revise the existing language that states, “Adopt Ecology Stormwater Management Manual for Western Washington, August 2001,” so that it states the City will adopt the most recent version of the Ecology Stormwater Management Manual for Western Washington, or an equivalent manual approved by Ecology under the Phase I Permit, whichever best fits the City of Mount Vernon’s needs.

- 8. Project: LU09 – 012, Buildable Lands Analysis Update and UGA Analysis**
Applicant: City of Mount Vernon Community & Economic Development Dept
Planner: Rebecca Lowell

Project Description: In 2005 the City completed a Buildable Lands Analysis that inventoried all of the existing development within the City and its Urban Growth Areas and evaluated the potential development that could occur in these areas.

Staff would like to update this work that could be used to support lowering the allowed density in certain areas of the City.

- 9. Project: LU09 – 013, Cottage Housing Ordinance**
Applicant: City of Mount Vernon Community & Economic Development Dept

Project Description: Staff would like to evaluate adding cottage housing as an allowed use within the single-family and multi-family zoning districts within the City.

Cottage housing generally consists of small, detached dwelling units, not greater than 1,000 square feet in total floor area, that are developed at a density greater than the underlying zone allows. Cottage housing developments generally cluster four to 12 cottage dwelling units around a central open space.

- 10. Project: CA09-001, Downtown and Waterfront Master Plan Municipal Code Amendments**
Applicant: City of Mount Vernon Community & Economic Development Dept
Planner: Elizabeth Higgins

Project Description: In 2008, the City Council adopted a Master Plan for Downtown and the Waterfront Area (Ordinance 3409) which has been incorporated into the Comprehensive Plan.

Issues related to redevelopment of the Downtown and Waterfront, such as use, accessibility, building height, density and floor area ratio, parking ratios, utility location, design guidelines (i.e. scale, pattern, rhythm, material appropriateness, sustainability, design aesthetic), multi-purpose trail, river character, requirements for public amenities and pedestrian orientation were addressed as policies in the Master Plan.

Now, in 2009, development standards must be adopted as amendments to the Mount Vernon Municipal Code to implement the policies of the adopted Master Plan.

- 11. Project: CA09 – 003, Miscellaneous Development Code Amendments**
Applicant: City of Mount Vernon Community & Economic Development Dept

Project Description: As the elements of the Comprehensive Plan outlined above are updated staff may need to amend portions of the Municipal Code to ensure that it is consistent with the Comprehensive Plan.

B. BACKGROUND

Resolution 491, which was adopted by the City Council in 1999, outlines the public participation process for Comprehensive Plan amendments in accordance with the Growth Management Act.

This resolution states that the City will accept applications for Comprehensive Plan amendments through January 31st of any given year. Staff is then instructed to compile of the applications that are received and to forward these proposals to the City Council for their determination regarding which amendments should be considered during the current amendment cycle. Staff refers to this process as the Comprehensive Plan docketing process.

The Comprehensive Plan amendments are processed together, once a year, to ensure consistency and conformance among the proposed amendments and so the cumulative effect of the various proposals can be ascertained.

These requests are non-project actions proposing amendments to the City Comprehensive Plan text, map, associated rezones, and amendments to the Municipal Code.

When development is proposed for these sites the City will undergo an extensive project specific review. Based on this review the development will have to adequately mitigate or otherwise address potential impacts under development standards and environmental regulations in place at that time. This review would require that stormwater requirements are addressed, as well as other provisions of the City of Mount Vernon Municipal Code, such as the Sewer Code (Title 13), Concurrency Code (Title 14), Fire Code (Title 15), Subdivision Code (Title 16), and Zoning Code (Title 17). These provisions would be reviewed to assure that adequate mitigation and conditions are in place prior to development.

C. STAFF RECOMMENDATION

Approve Resolution No. ___ placing all 11 requests on the 2009 docket.