

City of Mount Vernon
Planning Commission Meeting
Minutes from January 15, 2019

Chairperson Shelley Acero called the meeting to order. Present were Planning Commission members Bekki Cox, Christian Carlson, Adair Orr, Christopher Bollinger; and Senior Planner Rebecca Lowell. Planning Commission members Al Lyon and James Stewart were absent. There was one individual in the audience.

Mr. Orr moved, second by Mr. Carlson, to approve the minutes from December 4, 2018. Motion carried.

Public Hearing on Code Amendments to MVMC Chapter 14.05 Procedures:

Mrs. Lowell reported the City has purchased software for permit submittals and processing. As a result amendments to the municipal code for procedural requirements were needed to ensure consistency. Various amendments to correct or clarify other portions of this code were completed as well. Mrs. Lowell also provided examples of land use processes that will be improved. For electronic signatures, such as those required for architects and engineers the City will defer to the guidelines of the organization or board that oversees that profession. Staff recommends approval.

Mrs. Acero opened the hearing for public comment. No comments were received and the hearing closed.

Mr. Orr moved, second by Mr. Bollinger, to recommend to City Council, approval of the code amendments to MVMC 14.05. Motion carried.

Public Hearing on Code Amendments to MVMC 17.51, 17.54, 17.69 17.90 and 17.102, Zoning:

The amendments proposed to Title 17, zoning code include:

- 17.51 Community Commercial District, C-3, amend to eliminate density, make setbacks consistent with other chapters in the MVMC. There are 3 areas in the City with C-3 zoning.
- 17.54 Neighborhood Commercial District, C-4, amend to provide the option of developing to C-3 regulations. There are 6 areas in the City with C-4 zoning, all abutting arterial roads.
- 17.69 Amend Site Plan Review Chapter consistent with Chapter 14.05,
- 17.102 Amend 2 sections to clarify non-conforming buildings are covered by this Chapter.

Staff recommends approval.

Mrs. Acero opened the hearing for public comment. No comments were received and the hearing was closed.

Mr. Bollinger moved, second by Ms. Cox, to recommend to City Council, approval of the code amendments to MVMC 17.51, 17.54, 17.69, 17.90 and 17.102. Motion carried.

Code Amendment Discussion on Retail Only Uses in the Historic Downtown:

Mrs. Lowell found an ordinance that allows for retail only uses but discovered parts of this ordinance were repealed. She will continue to research this and bring to the Commission once she has more

information. Discussion ensued regarding the benefits and detriments for a retail only use. Suggestions to reduce the size of a retail only overlay were also discussed. More discussion to follow at future meetings.

Miscellaneous:

Discussions ensued on the following subjects:

- Planning Commission's recent recommendation to City Council on a 2018 Comprehensive Plan Amendment request for a land use re-designation from C-2 (General Commercial) to P (Public).
- Tiny houses for the homeless present challenges as they must be portable to move them to different locations and currently there is only one church that is willing to provide the space.
- The former Lyric Theatre and Movie House Antique store is under renovation for a micro-brewery and restaurant.
- The ordinance for the updated Design Standards was adopted by City Council last month. The City is in the process of appointing members to the Design Review Board.

There being no further business, Mr. Orr moved, second by Ms. Cox, to adjourn. Motion carried.