

City of Mount Vernon
Development Services Committee Meeting
Minutes from January 17, 2018

Chairperson Mary Hudson, called the meeting to order at 6:00 pm. Present were Council members Mark Hulst, Joe Lindquist, Iris Carias, Richard Brocksmith, Melissa Beaton, Gary Molenaar and Mayor Jill Boudreau. Staff members present were Senior Planner Rebecca Lowell, City Attorney Kevin Rogerson, and Development Services Director Chris Phillips.

Ms. Hudson moved, second by Mr. Lundquist, to approve the minutes from the November 15, 2017 committee meeting.

Presentation/Briefing on Affordable Housing Code Amendments

Mrs. Rebecca Lowell presented a power point presentation to brief the Committee on comp plan updates as it relates to the affordable housing code. She identified the obstacles the City has in being able to provide affordable housing. Mrs. Lowell then introduced Ms. Erika Rhett from Berk Associates to speak further on ideas to create affordable housing in Mount Vernon. Ms. Rhett explained that stake holder interviews were held with developers and non-profits, and the two suggested approaches that came from the meetings is for the City to provide Density Bonuses and Infill Housing. She then went on to explain how Density Bonus is calculated and recommended some incentives the City could offer to accommodate affordable housing. Ms. Rhett also mentioned ideas such as, increasing design standards, reducing impact fees, and increase density in residential zones to allow for ADU's and cottage housing.

After discussion, there were concerns from council members regarding increased density and adding stricter design standards and how staff would enforce these added requirements.

Mini Retreat items including 2018 Goals

Mayor Jill Boudreau gave an overview of the 2018 Goals for the City of Mount Vernon that will include but are not limited to: Fire Station 1 replacement, Phase 3 Flood Protection project, College Way widening, Library Replacement, City Shop pre-design, annual update to Capital Improvement plan a component of the City Comprehensive Plan, implementing new Permitting Software, and design of parking garage on Kincaid, building a foot passage from the plaza over to Edgewater Park. As well as additional street lighting is planned to be added over the next couple years throughout the City.

City Council Comprehensive Plan/Rezone Applications Status Update

Mrs. Lowell briefed the council on future hearing dates and projects that will be forthcoming.

Small Cell Facility Siting

Mr. Kevin Rogerson explained current law regarding local franchising authority over small cell facility siting. Local jurisdictions need be prepared to assure requests will comply with City's vision, including best practices on how to manage the cells in right-of-ways. Mr. Rogerson went on to explain that small cell deployments are complementary to towers, adding much needed coverage and capacity to urban and residential, venues, and anywhere large crowds gather. This proposal will require the City to create general design criteria, Title 18 Telecommunications will need to be revised and also amend the land use code. Mr. Rogerson explained the process that will need to take place to create this ordinance with City Staff and will be presented to Council in the future.

There being no further discussion the meeting adjourned.