

City of Mount Vernon  
Planning Commission Meeting  
Minutes from April 17, 2018

Vice Chairperson Chris Bollinger called the meeting to order. Present were Planning Commission members Adair Orr, Christian Carlson, Bekki Cox, and Al Lyon. Staff members present were Development Services Director Chris Phillips and Principal Planner Rebecca Lowell. Planning consultants Julie Bassuk and Marianne Manville-Ailles were also present on behalf of the City. Planning Commission members Shelley Acero and James Stewart were absent. There were two individuals in the audience.

Minutes:

Mr. Orr moved, second by Ms. Cox, to approve the minutes from the meeting of March 20, 2018. Motion carried.

**Public Hearing: Planning Commission Recommendation on the Adoption of the South Kincaid Sub-Area Plan:**

Mrs. Lowell explained the purpose of a sub-area plan is to provide strategic growth for smaller areas guided by the City's Comprehensive Plan. She provided a timeline of this process that began in January of 2017. The next and final public hearing will be on April 25<sup>th</sup> before the City Council. This evening's public hearing is to review, discuss and recommend to City Council the adoption of the South Kincaid Sub-Area Plan which includes the adoption of three ordinances that will amend the City's Comprehensive Plan, Zoning Code, and complete an area-wide rezone. A new zone of C-1c will be applied to the majority of the parcels within the South Kincaid Sub-Area Plan. Those property owners not wishing to re-zone their property will keep their existing zoning.

Julie Bassuk, planning consultant with Makers Architecture and Urban Design, gave a presentation outlining the goal, objectives and policies of the sub-area plan. Among the objectives and policies are the scale of development, non-motorized travel, economic vitality and expand community amenities. Policies will be in place to guide future development.

The City and Skagit County will have entered into a Memorandum of Understanding (MOA) to consider the feasibility of a parking facility, library and senior center. Parks, open spaces, mixed use housing retail and residential is planned. Incentives will be available for developers that meet the goal of the sub-area plan.

A brief discussion ensued regarding building height. Four stories or fifty feet in the C-1c and C-1b sub-districts, or restricted by fire and building code only in the C-1a.

Mr. Bollinger opened the hearing for public comment. There was none received and the public hearing closed.

Mr. Orr, second by Mr. Lyon, moved to recommend to City Council adoption of the South Kincaid Sub-Area Plan ordinance including the Findings of Fact and Conclusions of Law within this Ordinance. Motion carried.

**Public Hearing: Planning Commission Recommendation on the Adoption of Amendments to MVMC Chapters 17.45 (Downtown Districts), 17.84 (Parking) and 17.93 (Landscaping):**

Mrs. Lowell explained these amendments will:

- Create a new sub-district zone, C-1c, to be added to Chapter 17.45
- Add definitions for Live/Work Building and Mixed Use Building to Chapter 17.06
- Add South Kincaid Sub-Area and C-1c sub-district zoning to Chapter 17.09
- Parking in the C-1c zone reductions with parking study added to Chapter 17.84
- Replacement of street trees fronting major projects added to Chapter 17.93

Within the C-1c zone multi-family with 35 or more units will be required to apply for a conditional use permit; it was previously 75 units. Multi-family with ground level residences will be an allowed use (it requires a conditional use permit in the C-1a/b zones). New uses added include mixed use and live/work buildings. The square footage threshold for office uses is decreased from 2,000 square feet to 500 square feet; with a window display criteria for pedestrian interest. Maximum height for new construction shall be 50 feet or four stories in the C-1b/c zones.

Discussion regarding the number of dwelling units allowed in a live/work space ensued. It was changed to one dwelling unit per leasable commercial space.

Mr. Bollinger opened the hearing for public comments. None were received and the hearing was closed.

Mr. Carlson moved, second by Mr. Orr, to recommend to City Council adopting the ordinance amending MVMC 17.06, 17.09, 17.45, 17.84 and 17.93, with the live/work dwelling unit allowance including the Findings of Fact and Conclusions of Law within this Ordinance. Motion carried.

**Planning Commission Recommendation on the Adoption of an Area Wide Rezone within the South Kincaid Sub-Area:**

The ordinance presented will complete an area wide re-zone following the adoption of the South Kincaid Sub-Area plan. A discussion regarding the rezones to C-2, Public, and C-1 followed. A parcel identified as City owned within the sub-area plan will be re-designated to C-2.

Mr. Phillips spoke briefly regarding working with consultants on a parking facility and civic center in the South Kincaid Sub-Area.

Mr. Bollinger opened the hearing for public comment. No comments were received and the hearing was closed.

Mr. Lyon moved, second by Mr. Carlson, to recommend to City Council adopting the ordinance approving the area-wide rezones with the Findings of Fact and Conclusions of Law within the Ordinance and adding City owned parcel P53379 to be rezoned to General Commercial (C-2). Motion carried.

**Miscellaneous:**

Work on Design Standards and Affordable Housing will begin soon.

Mr. Lyon moved, second by Ms. Cox, to adjourn. Motion carried.