

ECONOMIC DEVELOPMENT COMMITTEE

July 20, 2016 at 6:00 p.m.
1805 Continental Place, Mount Vernon

AGENDA

1. Minutes from May 18, 2016
2. Comprehensive Plan
 - a. Capital Facilities
 - b. Health and Wellness
 - c. Economic Development
3. Sub area Plan- Status
4. Public Private Development Consultant- Status
5. Food Carts (Fred Barnum)
6. Impact Fees Deferral - Status
7. Miscellaneous

City of Mount Vernon
Economic Development Committee
Minutes from May 18, 2016

Chairperson Joe Lindquist called the meeting to order. Present were Council members Bob Fiedler, Ken Quam, Mark Hulst, Mary Hudson and Mayor Jill Boudreau. Council members Dale Ragan and Gary Molenaar were absent. Staff members present included Bob Hyde, Rebecca Lowell, Bill King, Jerry Dodd and Kevin Rogerson.

Minutes:

The minutes from April 20, 2016 were approved as presented.

Food Carts:

A recent inquiry regarding operating a hot dog cart prompted another discussion on whether to allow food vendors in the downtown district. Discussion ensued on how many vendors, which locations, size of food cart, and lease terms. The consensus of Council is to allow one vendor at Gates Street and 1st Streets, one vendor at Pine Square, and at the Riverwalk Plaza. Staff was directed to draft an ordinance for review at the next committee meeting.

RV and Boat Storage:

A request to store RVs and boats at a parcel east of the City's maintenance shop was discussed. Mrs. Lowell explained the ordinance allowing storage as an accessory use to an existing business was drafted because this type of use expends limited commercial lands and provides little in terms of providing jobs.

Downtown Design Standards:

Mr. Hyde reported a small group from the City recently took a field trip to Ballard Avenue Historic District for a better understanding of design standards. They met with a representative who explained the District's policies. Although, their process is limiting it does have an appeal process. Mount Vernon could adopt standards less restrictive. Architect Christian Carlson recently re-located to Mount Vernon and purchased the Brunet building on South First Street. Mr. Carlson spoke in favor of design standards for downtown. He further stated architectural character adds value to the building and the business. Mr. Hulst is not in favor of an advisory group determining design guidelines for property owners. Mr. Fiedler likes the idea of keeping the history of a building and suggests having something in place for new construction.

Impact Fee Deferral:

Proposed currently is the deferral of impact fees for new construction of single family residential until final inspection. This will be limited to twenty houses per developer per year. A \$150.00 fee will be assessed for administering the deferral fee program. It is anticipated this program will begin in the next few weeks.

Economic Development Metrics:

Mr. Hyde presented an overview of the Economic Element of the City's 2016 Comprehensive Plan update. Items reviewed included population, education, employment, wages, housing and economic development. The proposed goals, policies and objectives of the Economic Element were also presented.

Miscellaneous:

- Lazarus House – Meetings with owner and neighbors are being held to address neighbors' concerns
- Noise mitigation from Foothills Christian School – An acoustic fence will be installed between school and neighbor to help alleviate noise.
- Kincaid Building – The brick façade is failing so a structural engineer will perform an assessment and staff will present the findings to City Council.

There being no further business the meeting adjourned.