

City of Mount Vernon
Economic Development Committee
Minutes from July 20, 2016

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

Minutes:

Mr. Hulst moved, second by Mr. Quam, to approve the minutes from May 18, 2016. Motion carried.

Comprehensive Plan:

Mrs. Lowell distributed the following elements to the 2016 Comprehensive Plan update for review in the coming weeks: Capital Facilities, Health and Wellness and the Economic Development Objectives and Policies. The Planning Commission recommended approval of the Transportation and Land Use Elements; and the Housing Element Goals, Objectives and Policies at a public hearing on July 19, 2016. City Council will hold a public hearing on the same elements next week.

Sub-Area Plan Status:

Five proposals were received for a sub-area plan for the Alf Christianson Seed company site. A selection committee is reviewing and will present their recommendation to Council for approval in September. Fees are anticipated to come in around \$60,000.00.

Public Private Development Consultant Status:

The consulting firm, Collins Woerman/THG, has been selected. Fees are being negotiated and staff will present to Council in August.

A brief discussion ensued regarding bringing in a consultant to write the code the comprehensive plan and amendments. Mr. Hulst asked staff to look at costs for this service.

Food Carts:

Staff has drafted an ordinance that would add a new chapter to the City's municipal code on mobile vendors. Mr. Hyde summarized the requirements:

- Non-motorized vending unit only
- Maximum 30 square feet
- Sales of food, flowers and non-alcoholic beverages only
- Must obtain a permit annually

Discussion ensued regarding the number of vendors at specific locations, restroom access and daily removal of vendor cart. The locations chosen are Pine Square and River Plaza. Mr. Hulst feels Pine Square is not large enough to accommodate 2 food carts. The City is looking into acquiring the property at the Gasper statue location. Mr. Lindquist recommends regulating hours of operation, and verifying the health code regulations. Mrs. Lowell stated notice has been given to the Downtown Association.

Impact Fees Deferral:

As required by the State staff has drafted an ordinance to allow deferral of impact fees for new single

family residential construction. This deferral will be limited to 20 single family residential building permits annually per applicant. The applicant must grant and record a lien against the property to the City in the amount of the deferred fees. An administrative fee of \$150.00 will be applied. The deferral of impact fees will remain until final inspection. Planning Commission recommended approval at the public hearing on July 19, 2016. This will be presented to Council on August 10, 2016.

Miscellaneous:

Marijuana Cooperatives:

Mrs. Lowell provided a brief history of the State's regulations on medical marijuana and the City's ordinances. Collective gardens are no longer authorized but there is a new provision for Cooperatives allowing 4 qualifying patients with a maximum of 60 plants located in a domicile of one of the cooperative patients. Sales or donations to other persons not in the cooperative are prohibited. The ordinance drafted by staff prohibits Cooperatives. Planning Commission denied approval of this ordinance. Cities are not mandated to allow Cooperatives. Mr. Hulst and Mr. Quam spoke in opposition of allowing Cooperatives. Mrs. Lowell stated medical marijuana is sold in retail marijuana stores. The ordinance will be presented to Council on August 10, 2016.

PUD Overlay Zones:

There was a brief discussion regarding the amenities a developer must provide in a PUD subdivision. Mr. Hulst asked for a list of the amenities for future discussion.

Current Developments:

- Mr. Hyde reported there has been a 24% decrease in parking tickets downtown since changing the parking times.
- Summer Concerts – this year there is 19 sponsors compared to 5 last year.
- The Co-op restaurant is near completion.
- Waterfall Pond Supply is re-locating and re-modeling the former Addie building.
- The Electrical Contractors Association is re-locating and re-modeling the former Skagit County Parks and Rec building.
- The Skagit County jail is 45% complete; will open next year.
- Tractor Supply is re-modeling the former Albertsons and is scheduled to open mid-August.
- Paul Evert and Poulsbo RV are expanding to accommodate growth.
- A new truck wash has opened in South Mount Vernon.
- Two pre-application meetings were held for 2 new elementary schools.
- Harbor Freight will be re-modeling and moving into the former Hinton's Oldsmobile dealership building.
- Master Insulation will be moving to Mount Vernon.

Mayor Boudreau reported funding for the College Way I-5 lane improvements has been received.

There being no further business the meeting adjourned.