

**Mount Vernon  
City Council  
Study Session  
August 17, 2016**

The meeting was called to order by Mayor Boudreau at 7:00 p.m.

Present: Mayor Boudreau, Councilmembers Fiedler, Hudson, Hulst, Lindquist, Molenaar, Quam, and Ragan

Staff Present: Community and Economic Development Department Director Hyde, Senior Planner Lowell, City Attorney Rogerson. Police Chief Dodd

Citizens Present: 5

**NEW BUSINESS**

A. Committee Report : Economic Development Committee, for details please see committee minutes.

B. Committee Report : Public Safety Committee, for details please see committee minutes.

C. Community Comments:

- None

D. Public Hearing – Extension of Preliminary Plat Approval for the Highland Greens Division 1-B 2, 3, 6 and 7, File No. LU04-093: Ms. Lowell presented a Resolution to extend the preliminary plat for the remaining divisions of the Highland Greens Plat/PUD. She explained the process of a preliminary plat approval and the project's progress to date. She noted that the project included the extension of N. 30<sup>th</sup> Street. Developers generally request an extension so that the project is subject to the development regulations that were in effect at the beginning of the project.

Mayor Boudreau opened the public hearing.

- Dan Mitzel, developer of Highland Greens commented on the shortage of buildable lots in Mount Vernon and thanked staff for recommending approval of the extension.

There being no further comments Mayor Boudreau closed the public hearing.

**Councilmember Lindquist moved to approve Resolution 916, Extension of Preliminary Plat Approval for the Highland Greens Division 1-B, 2, 3, 6 and 7, File No. LU04-093. Motion seconded by Councilmember Molenaar. Motion carried 7-0.**

E. Public Hearing - Comprehensive Plan Economic Development Element, the Introduction & Vision Statement, and Updated Population/Employment Forecasts for the Parks and Recreation Element: Mr. Hyde presented the progress to date and reviewed economic

development metrics. He also reviewed the Vision Statement and noted that access to the Skagit River was added to the Cityscape vision.

Mayor Boudreau opened the Public Hearing. There being no comments Mayor Boudreau closed the public hearing.

**Councilmember Hulst moved to approve Resolution 917, approving the updates to the Economic Development Element, the Vision Statement and the Parks & Recreation Element of the Comprehensive Plan. Motion seconded by Councilmember Hudson. Motion carried 7-0.**

- F. Approval of Shoreline Variance, Floodplain Development Variance and Setback Reduction for the Dairy Valley Site Development PL16-038: Ms. Lowell presented the shoreline application submitted by Dairy Valley Distributing for the construction of a new building to replace its existing building which will be demolished and replaced by the City's flood protection measure (new levee). She also reviewed the maps, project and the process to date.

Mayor Boudreau opened the public hearing. There being no comments Mayor Boudreau closed the public hearing.

**Councilmember Fiedler moved to approve the Shoreline Variance, Floodplain Development Variance and Setback Reduction for the Dairy Valley Site Development PL16-038 Motion seconded by Councilmember Ragan. Motion carried 7-0.**

- G. Executive Session: Potential Litigation and Real.

The meeting was convened into executive session at 7:30 p.m. estimated to last ten minutes.

There being no further business the meeting was adjourned at 7:40 p.m.

SUBMITTED BY:

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Becky Jensen, Recording Secretary

ATTEST:

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Alicia D. Huschka, Finance Director

APPROVE:

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Jill Boudreau, Mayor