

City of Mount Vernon
Planning Commission Meeting
Minutes from June 5, 2018

Vice Chairperson Chris Bollinger called the meeting to order. Present were Planning Commission members Bekki Cox, Chris Bollinger, Adair Orr. Planning Commission members Christian Carlson and James Stewart were present via conference call. Planning Commission members Al Lyon and Shelley Acero were absent. Staff members present were Development Services Director Chris Phillips and Principal Planner Rebecca Lowell.

Minutes:

Mr. Orr moved, second by Ms. Cox, to approve the minutes from the meeting of April 17, 2018. Motion carries.

Public Hearing: Planning Commission Recommendation on the Adoption of the Updated Traffic Impact Fees and amendments to MVMC 3.40:

Mrs. Lowell presented a power point explaining the background and process of how and why Traffic Impact fees are assessed. Also, how Traffic Impact fees are calculated. Impact fees are a one-time charge to pay for Transportation improvements due to new development. Impact fees are not a tax and cannot be used for operating or maintenance costs. The City collects impact fees to maintain (or even increase) levels of public services. This is done instead of increasing taxes for all residents. Ms. Lowell went on to explain the process of calculating traffic impact fees. Bottom line shows the rates have been decreased as a result of the review. There has also been a new category for Multi-Family in a C-1 and mixed use zone. It is a reduced fee versus the typical Single Family rate. Staff recommended approval of the proposed amendments to MVMC Chapter 3.40.

A question was asked by Ms. Cox regarding the reduced fee MF in the C-1 zone. Mrs. Lowell explained that the reduce rate is allowed due to the close proximity to public transit and other services.

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

Mr. Orr made the motion to recommend to City Council the adoption of the Updated Traffic Impact Fees and amendments to MVMC 3.40. Second by Bekki Cox. Motion carries.

Planning Commission discussion on proposed updates to Design Standards MVMC 17.70:

Mrs. Lowell updated Planning Commission on the work that is being done on the Design Standards. She explained that the City does have existing Design Standards for Single Family and Multi Family. Makers, Inc. is in the process of completing an audit of the working document. While working on the Downtown Design Standards the City has also had Makers, Inc. provide an audit of the Single Family and Multi Family Design Standards. The notes from Makers, Inc. have been provided to Planning Commission. A different review structure is needed for the Commercial Design Review. Starting with a Design Board of 5 members. There are two main triggers for Design Standards review. If the project is located within the downtown (map provided) and if the project is not classified as normal maintenance or repair. Staff has decided not to use a dollar amount to trigger the review. Staff is investigating what it would take to

become a Certified Local Government. CLG's may apply for special grants from the State Historic Preservation Office (SHPO), and may offer Special Tax Valuation to locally listed properties.

Discussion opened up to the Planning Commission regarding the Design Standards.

Mr. Orr has a lot of comments and would like to meet to discuss. He also discussed some of the frustration of Design Review that he has done for Single Family. It is very hard to codify Design Standards.

Mrs. Lowell states that she welcomes meeting or reviewing sent redline comments.

Mr. Bollinger did review. He did agree with Mr. Orr and thinks that reviews need sensitivity. He was also concerned that Maker's comments looked like they came from different communities and that they may not apply.

Makers will provide graphics for most of the Design Standards Chapter.

Mr. Carlson suggested that the emphasis should be tenant, builder, and owner friendly. Almost in a category of free design advice.

Discussion ensued.

Mrs. Lowell asked that Planning Commission members please send comments and/or meet aside from the scheduled Planning Commission meeting. It was suggested to meet in the next couple of weeks with no more than three Planning Commissioners at each meeting. Staff is looking at August to adopt the Design Standards.

Miscellaneous:

There were no miscellaneous comments.

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