

City of Mount Vernon
Planning Commission Meeting
Minutes from September 18, 2018

Vice Chairperson Chris Bollinger called the meeting to order. Present were Planning Commission members Adair Orr, Bekki Cox and Christian Carlson was present via conference call. Staff members present were Development Services Director Chris Phillips, Senior Planner Rebecca Lowell and Project Development Manager Peter Donovan. Planning Commission members Shelley Acero, Al Lyon and James Stewart were absent. Mount Vernon School District Superintendent Dr. Carl Bruner and consultant for the District, Denise Stiffarm.

Minutes:

Ms. Cox moved, second by Mr. Orr, to approve the minutes from June 5, 2018. Motion carried.

Public Hearing on Capital Improvement Plan (CIP):

Mr. Phillips provided an overview of the City's CIP for 2019 – 2024, its' purpose, process and the number of projects for each department, funding sources and whether the projects are funded or non-funded. The proposed CIP contains 39 active and 54 pending projects. The Plan is updated annually by the department heads and Mayor. Mr. Phillips highlighted the top two priority projects within 9 City departments and their related costs.

Mr. Orr inquired about the replacement of the City's combined storm/sewer lines ensued.

Mrs. Lowell explained the City is mandated by law to separate these lines but due to the number of lines requiring replacement will be done over time. Ms. Cox asked of the status of the floodwall certification.

Mr. Phillips stated the City is waiting for final approval and certification.

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

Mr. Carlson made reference to projects in the CIP that would be aspirational like a pedestrian bridge over the Skagit River. Coincidentally, Mr. Phillips recently spoke with Public Works Director Esco Bell who is looking for funding for this project.

Ms. Cox moved, second by Mr. Orr, to recommend to City Council, approval of the Capital Improvement Plan for 2019 – 2024. Motion carried.

Public Hearing on MVSD 2017 Capital Facilities Plan (CFP) and Proposed Impact Fees:

Mrs. Lowell provided an overview of the Mount Vernon School District's Capital Facilities Plan and its role within the City's Comprehensive Plan. The District creates their plan and the City adopts it. The City collects the District's fees as authorized by State law. In 1993 the City and District entered into an inter-local agreement for the collection of school impact fees. This is the eighth update to the District's Plan since 1993. Recently, City Council met with the District and requested they consider reducing these fees. The District declined. It is currently under review by the City Attorney.

Consultant for the District, Denise Stiffarm, provided a detailed presentation that included capacity needs, funding sources, fee history, fee comparisons with other districts, and impact fee formula. The

District is proposing an impact fee of \$9,421.00 for new construction of a single family residence. Enrollment projections are conducted by a demographer resulting in medium, low and high enrollment. The District uses the data from the medium projection. Discussion ensued regarding how fees are calculated and discounts determined. Mrs. Lowell added this item will be re-visited.

Mr. Bollinger opened the hearing for public comment. Receiving no public comments the hearing was closed.

Mr. Orr moved, second by Ms. Cox, to recommend to City Council, adoption of the Mount Vernon School District 2017 Capital Facilities Plan and Proposed Impact Fees. Motion carried.

Miscellaneous:

- Mrs. Lowell will be requesting the consultant firm Makers to tool the Design Standards so they are easier to administer and user friendly.
- Staff is working on code to regulate the installation of antennas on cell towers, both on public right of way and private land.
- Following the adoption of the Design Standards, staff will be working again on affordable housing.
- Mr. Phillips briefed Planning Commission on the status of the preliminary work currently being performed on the sites for a new library/community center/parking facility and fire station. The future development of the Alfco site is progressing but may require additional remediation.

There being no further business, Mr. Orr moved, second by Ms. Cox, to adjourn. Motion carried.