

PLANNING COMMISSION AGENDA

January 16, 2024 - Starting at 6:00 p.m.

Meeting held at 1805 Continental Place, Mount Vernon

These meetings are accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (360) 336-6211 in advance of the meeting.

	DESCRIPTION	PUBLIC HEARING?		ACTION REQUIRED	STAFF CONTACT ⁽¹⁾
1.	Call to Order <ul style="list-style-type: none"> Open by Chair Roll Call⁽²⁾ 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA
2.	Consent Agenda ⁽³⁾ <ul style="list-style-type: none"> Agenda Approval or Modifications Approval of 11/21/2023 Minutes 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Delaney Knox
3.	Public Comment ⁽⁴⁾	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA
4.	Swearing in of Commissioners Orr and Fikkert (<i>Mayor Donovan</i>)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Kerri Grechishkin
5.	Election of Officers: Chair and Vice-Chair	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Motion	NA
6.	Status update: PROS Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Jennifer Berner
7.	Resolution	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Stacie Pratschner
8.	Miscellaneous – Good of the Order <ul style="list-style-type: none"> Commissioner Updates Other 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA
9.	Adjourn	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA

(1) STAFF CONTACT INFORMATION:

STAFF NAME	DEPARTMENT	EMAIL	TELEPHONE
Stacie Pratschner	Development Services	staciep@mountvernonwa.gov	360-336-6214
Rebecca Lowell	Development Services	rebeccab@mountvernonwa.gov	360-336-6214
Claire Kamak	Development Services	Clairek@mountvernonwa.gov	360-336-6214
Marianne Manville-Ailles	Development Services	mariannem@mountvernonwa.gov	360-336-6214
Morgan Morrison	Development Services	morganm@mountvernonwa.gov	360-336-6214

(2) Planning Commission Members:

- Adair Orr
- LuAnne Burkhart
- Christian Carlson
- Kirk Johnson
- James Fikkert
- Mary Mae Hardt
- Morgan Curry

(3) All matters listed under Item 2, Consent Agenda, are considered routine in nature and are approved in one motion. Individual discussion of these items is not planned. A member may ask to remove any item to discuss separately as a Discussion Item.

(4) Reserved for the public to comment on items not on the agenda. The Commission may invite more public comment on agenda items noted for discussion later.

PLANNING COMMISSION MEETING MINUTES

Tuesday, November 21, 2023 - 6 p.m. | Police & Court Campus - Court Room

- 1. Call to Order:** Chair Orr called meeting to order at 6:05 p.m.
 - A. Commissioners Present: Johnson, Hardt, Fikert, Orr, Curry, Vander Stoep, Carlson
 - B. Commissioners Absent: None
 - C. Staff Members Present: Stacie Pratschner, DS Director
Marianne Manville-Ailles, Senior Planner
Delaney Knox, Permit Technician
Peter Donovan, Project Development Manager
 - D. Public Present: 9
- 2. Consent Agenda:**

Director Pratschner proposed a modification to the agenda to remove Chapter 15.18, amending land clearing regulations.

Commissioner Vander Stoep made a motion to approve the agenda modification, Commissioner Hardt seconded the motion. Motion approved 7-0.
- 3. Public Comment:**

None
- 4. Introduction**

Director Pratschner explained the document titled Planning Commission's Findings and Recommendation.
- 5. Proposed Code Amendments to Chapter 15.06, Environmentally Sensitive Areas, changing an existing SEPA trigger to be consistent with the City's critical areas code**

Chair Orr opened the public hearing
After no comments Chair Orr closed the public hearing.

Manville-Ailles presented proposed language changes in MVMC 15.06.095. The proposal is to change "environmentally sensitive areas" to "critical areas" bringing our code in alignment with state law.

Commissioner Johnson requested further reasoning be included in the staff memos for Planning Commissioners. He also suggested having specific language for findings prior to voting.

Johnson made a motion to approve the code amendment this was seconded by Vander Stoep. Motion approved 7-0.

6. Proposed Code Amendments to Chapter 17.210, Temporary Encampments, ensuring the ability to request a hardship exemption is clear

Chair Orr opened the public hearing
After no comments Chair Orr closed the public hearing.

Manville-Ailles presented proposed amendments to the MVMC adding a hardship exemption to the Safe Parking subsection of Chapter 17.210 MVMC. Commissioners asked questions and Manville-Ailles responded.

Commissioner Curry made a motion to approve the code amendment this was seconded by Commissioner Fikert. Motion approved 7-0.

7. Proposed Code Amendments to Chapter 17.99, amending regulations related to barbed wire fences

Chair Orr opened the public hearing
After no comments Chair Orr closed the public hearing.

Manville-Ailles presented proposed amendments to the barbed wire fencing code. Commissioners asked questions and Manville-Ailles responded.

Commissioner Hardt made a motion to approve the code amendment this was seconded by Commissioner Fikert. Motion approved 6-0-1. Commissioner Johnson abstained.

8. Proposed Code Amendments to Chapters 17.15 and 6.14 regulating chickens

Chair Orr opened the public hearing.

Arthur Huff made a public comment opposing the proposed code amendment.
Mary McRae made a public comment opposing the proposed code amendment.
Laura Pays made a public comment opposing the proposed code amendment.

Chair Orr closed the public hearing.

Manville-Ailles presented the proposed code amendments to Chapters 17.15 and 6.14 for discussion.

Commissioner Johnson moved and Commissioner Hardt seconded a revision to the amendment to remove the 20ft separation between buildings and add a 10ft setback from the property line for chicken coop or pen. Motion approved 4-3.

9. Miscellaneous – Good of the Order

- Commissioner Updates
- Director Stacie provided a Comprehensive Plan update
- Other

Adjourn Chair Orr adjourned the meeting at 7:42pm



Resolution

Number	1049
Date	12/6/2023
Description	Periodic Update Schedule for Comprehensive Plan

RESOLUTION NO. 1049

A RESOLUTION OF THE CITY OF MOUNT VERNON COUNCIL TO ESTABLISH A PRELIMINARY SCHEDULE TO GUIDE THE 2025 COMPREHENSIVE PLAN UPDATE PROCESS

WHEREAS, the Washington State Growth Management Act (the GMA) requires Skagit County and Cities located in the County to review and update their respective comprehensive plans by June 30, 2025 (RCW 36.70A.130);

WHEREAS, the GMA requires that Cities develop schedules that provide continuous opportunities for the public to participate in the periodic update process (RCW 36.70A.130(2)(a));

WHEREAS, Resolution #491 implements the City's Public Participation Program and the GMA process for reviewing and deciding Comprehensive Plan Updates, which are legislative matters;

WHEREAS, **Exhibit A** serves as the schedule to outline the key tasks included in the 2025 Comprehensive Plan Update ("the Update") and establishes preliminary dates for their completion;

WHEREAS, as the Update proceeds, the scope of work and preliminary schedule (**Exhibit 2**) will be further refined;

WHEREAS, the City Council recognizes that the completion of the 2025 Comprehensive Plan Update will be the highest priority of both the Planning Commission and the Development Services Department;

WHEREAS, the Development Services Department has limited resources for legislative matters; and

WHEREAS, annual Docket requests shall not be accepted until the completion of the 2025 Comprehensive Plan Update.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

SECTION ONE. The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO. The City of Mount Vernon will the proposed schedule for the 2024 Comprehensive Plan Update, as described in the attached **Exhibit 'A'**, incorporated herein by this reference.

Passed this 6th day of December, 2023

Signed in Authentication this 13 day of December 2023

BY: 

Jill Boudreau, Mayor



Becky Jensen, City Clerk

Approved as to form:



Kevin Rogerson, City Attorney

Exhibit A

City of Mount Vernon 2025 Comprehensive Plan Update Preliminary Schedule

Preliminary Scope and Schedule

Purpose

The purpose of the preliminary schedule is to establish a draft timeline for completion of the 2025 Comprehensive Plan Update. The schedule will be further refined and detailed as work proceeds, and these additional details will be made available to the public through an established Public Participation Plan. Public participation flows through the entire process in the forms of community outreach; inter-agency coordination; workshops; and meetings and hearings with the Planning Commission and City Council.

Preliminary Schedule

1. December 2023 – Issue RFPs for Consulting Services.
2. January 2024 to June 2024
 - a. Develop Comprehensive Plan and Code amendments that address legislative changes related to housing.
 - b. Coordinate with partner Departments (Public Works, Parks, etc.) to update the Capital Facility and Park/Recreation Elements of the Comprehensive Plan.
3. June 2024 to December 2024
 - a. Develop Comprehensive Plan and Code amendments that address legislative changes related to climate resiliency sub-Element.
 - b. Complete required updates to the Land Use Element, predicated on population/housing allocations.
4. December 2024 to March 2025
 - a. Complete proposed Code amendments to be consistent with proposed updates to the Comprehensive Plan.
5. April 2025
 - a. All preliminary work completed. Final adoption process, including 60-day notice to the Department of Commerce and SEPA notice.
6. April 2025 to May 2025
 - a. Planning Commission hearings on final adoption.
7. May 2025 – June 2025 – City Council hearings on final adoption.

