PLANNING COMMISSION MEETING MINUTES
Tuesday, June 20, 2023 - 6 p.m. • Police & Court Campus - Multipurpose
Room

(1805 Continental Pl, Mount Vernon, WA)

1. Call to Order:		Chair Orr called meeting to order at 6:01 p.m.
	A. Commissioners Present:	Orr, Carlson, Johnson, Fikkert, Hardt, and Curry
	B. Commissioners Absent:	Vander Stoep
	C. Staff Members Present:	Pat Hayden, DS Director
		Rebecca Bradley-Lowell, Principal Planner
		Marianne Manville-Ailles, Senior Planner
		Rebecca Perkins, Associate Planner
		Danielle Freiberger, Permit Technician
		Peter Donovan, Project Development Manager
	D. Others Present:	4

2. Consent Agenda: Orr moved to Approve, with two amendments to the agenda- to bump item 4 to item 6 and to add a brief discussion about the housing element.
Hardt seconded,
Commission voted to approve, as amended.

3. Public Comment: None

4. Code Amendments to Chapter 15.36, Floodplain Management Standards
1) Perkins gave an overview of the proposed amendments. They would allow accessory and agricultural structures to be built to wet floodproofing standards, which allow water to flow into and out of the structures, which must be made of floodproof material in those areas. These code amendments are common in floodplain regulations throughout the country, as well as within Skagit county and would enable someone wanting to build a shed to have another option.
2) Discussion ensued.
3) The Commission requested developing the language a bit more to clarify that this is not allowing expansion of residential use into the agricultural zone as well as looking into what this means for animal welfare.

5. Proposed Code Amendments to Chapter 17.102, Nonconforming Structures and Uses
1) Manville-Ailles gave an overview of the proposed code amendments to include an administrative process for the simpler projects, and hearing examiner review only for the more complex projects. Staff asked for input from the Commission on whether the administrative permit should be a Type 1 process with no public notice, or Type II process with public notice, and what the scope of the noticing should be.
2) Discussion ensued
3) The Commission requested that there be public notice to adjacent and abutting properties.

6. Code Amendments to Chapter 17.70, Design Review and Chapter 2.61, Design Review Board

1) Hayden gave an overview of the design review amendments, which includes elimination of the design review board. He brought up how there's differing levels of design review depending on the scale, type and location of project downtown. There is a proposed mixed-use project on city-owned waterfront property for which the public process will be critical. It was suggested by City administration that the Planning Commission start with the 2008 Downtown Master Plan with this project in mind and go from there. Staff asked the Commission to seriously consider how they want to facilitate this with a focus on process first.
2) Discussion ensued.
3) The Commission requested more information on what is expected of them as well as a look into whether there would be any limitations since two of the commissioners serve as design review consultants for the city.

7. Housing Element
Orr proposed to table this discussion until the next meeting due to time constraints.

8. Miscellaneous – Good of the Order
- **Review Development Services City Council Committee Meeting Minutes from last month**
  1) Staff clarified that the investigation mentioned in the minutes was as to whether the city could acquire the old Best Western property by Dairy Queen/Lowes and partner with a private building to renovate it for affordable housing. This would have utilized a state return affordable sales tax credit funding. This particular opportunity was determined to not be feasible due to floodplain issues.
- **Commissioner Updates**
  1) Orr would like to have a regularly established meeting with the development services director to set the agenda.
  2) Carlson requested an update on the downtown.

9. Adjourn:
Chair Orr adjourned the meeting at 7:20 p.m.