



Development Services Committee Minutes July 19, 2023

Police Court Campus, 1805 Continental Place

Councilmember Hudson called the meeting to order at 6:00 p.m.

Present

Councilmembers: Brocksmith, Carías, Hudson, Hulst, Molenaar, and Morales

Staff Present: Interim Development Services Director Hayden, Permit Technician Morrison, Senior Planner Manville-Ailles, Special Projects Manager Donovan, and City Clerk Jensen

Citizens: 4

1. Approval of June 21, 2023 minutes

Councilmember Hudson moved to approve the June 21, 2023 minutes. Motion seconded by Councilmember Carías. Motion carried 7-0

2. Barbed Wire Code Amendment (MVMC 17.99): Ms. Manville-Ailles presented the proposed amendment to Chapter 17.99 of the Municipal Code regarding barbed wire fencing. The Planning Commission requested additional information that will be presented at the August meeting.
3. Updating Department Forms: Ms. Morrison discussed the process and status for updating development services forms. The goal is to provide user friendly, easy to understand forms; frequently used forms are prioritized. She will contact an interpreter to assist with translating the forms to Spanish.
4. Docket Update: Ms. Manville-Ailles reviewed the status of current docketed items. The department will likely bring forth emergency ordinances for code amendments related to wireless facilities and

chicken regulations. Staff expects to complete the process for approving non-conforming structures by the end of September.

5. Overview of Community rating System (CRS): Mrs. Manville-Ailles discussed the Community Rating System for the National Flood Insurance Program (NFIP). This is a voluntary incentive program that recognizes and encourages community flood plain management activities that exceed the minimum NFIP requirements. The City provides information to FEMA which provides homeowners with a 20% reduction in flood insurance.
6. Department Updates:
 - Mr. Hayden lead a lengthy discussion about the Waterfront Sub-Area Plan. The process will include input from business owners, the community, and the Planning Commission addressing mixed-use zoning. The majority of Council are in favor of moving forward with the Sub-Area Plan. Staff will include the Sub-Area Plan on an amended 2024 Docket that will be presented on July 26th.
 - Comprehensive Plan update items were briefly discussed. There are new regulations imposed by State of Washington that affect single family residence developments in Mount Vernon.
7. Community Action of Skagit County Update: Bill Henkel Director of Community Action of Skagit County reviewed the organizations vision, mission, service areas. Michelle Metcalf, Housing Project Director, discussed the Kulshan View Project. The project will provide housing for at-risk student families and educators. Mr. Henkel presented conceptual designs, a timeline and a funding strategy. The organization requested a commitment from the City to provide \$5M of 1590 funds.
8. Miscellaneous/For the good of the order
 - Councilmember Beaton initiated a conversation about garage requirements for single family residences. The topic will be addressed at a future committee meeting.

The meeting was adjourned at 7:58 p.m.

Submitted by: Becky Jensen
City Clerk