

PLANNING COMMISSION AGENDA

February 17, 2026 - Starting at 6:00 p.m.

Meeting held at 1805 Continental Place, Mount Vernon

	DESCRIPTION	PUBLIC HEARING?		ACTION REQUIRED	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	Chair
2.	Draft Minutes Review: <ul style="list-style-type: none"> 01/20/2026 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Motion	Delaney Boudreau-Knox
3.	Consent Agenda ⁽³⁾ <ul style="list-style-type: none"> Agenda Approval or Modifications 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Chair
4.	Public Comment ⁽⁴⁾	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA
5.	Comprehensive Plan Update: <ul style="list-style-type: none"> FACET Introduction (newly retained Comprehensive Plan update consultant) Preliminary scope and schedule for update 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Steve Sexton
	Election of the Planning Commission's: <ul style="list-style-type: none"> Chair, Vice Chair; and, Chair Pro Tem 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Steve Sexton
6.	Miscellaneous: <ul style="list-style-type: none"> Good of the Order Information on Interim Regulations for ADUs, Off-Street Parking and BESS 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Chair
7.	Adjourn	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Chair

These meetings are accessible to people with disabilities. For individuals who may require special accommodations, please contact City Hall at (360) 336-6211 in advance of the meeting. Interpretation services for all comments are available on request. Please contact the City Clerk at beckyj@mountvernonwa.gov or 360-419-3253 at least two business days prior to the meeting if you would like an interpreter to share your comments with the Planning Commission.

(1) STAFF CONTACT INFORMATION:

STAFF NAME	DEPARTMENT	EMAIL	TELEPHONE
Steve Sexton, Director	Development Services	ssexton@mountvernonwa.gov	360-630-6575
Delaney Boudreau- Knox, Senior Permit Technician	Development Services	delaneyk@mountvernonwa.gov	360-336-6214
Erika Boisvert, Permit Technician	Development Services	erikab@mountvernonwa.gov	360-336-6214
Rebecca Lowell, Principal Planner	Development Services	rebeccab@mountvernonwa.gov	360-336-6214

(2) Planning Commission Members:

- Adair Orr
- LuAnne Burkhart
- Christian Carlson
- Kirk Johnson
- James Fikkert
- Mary Mae Hardt
- Brad Windler

(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 DRAFT MEETING MINUTES

Tuesday, January 20, 2026 – 6:00 p.m. | Police & Court Campus - Court Room

- 1. Call to Order:** Chair Orr called the meeting to order at 6:02 p.m.
 - A. Commissioners Present: Orr, Fikkert, Carlson, Burkhart, Hardt
 - B. Commissioners Absent: Johnson
 - C. Staff Members Present: Steve Sexton, Development Services Director
Delaney Knox, Development Services Senior Permit Technician
Erika Boisvert, Development Services Permit Technician
Rebecca Lowell, Development Services Principal Planner
 - D. Public Present: 5
- 2. Draft Minutes Review: 10/7/2025**
 - Commissioner Burkhart made a motion to approve the previous meeting's minutes. Motion passed.
- 3. Consent Agenda:**
 - Commissioner Hardt made a motion to approve the consent agenda. Motion passed.
- 4. Public Comment:**
 - Tyler Jones addressed the PC members and Development Services staff, stating that he would like the Citizen Advisory Committee to receive an update since the previous meeting in October 2025.
- 5. Comprehensive Plan Update – Status and Moving Forward**
 - Director Sexton suggested that the voting for Chair and Vice Chair be moved to a future meeting. Commissioner Carlston vocalized his agreement to other Planning Commissioners could be present.
 - Director Sexton informed the PC members that the consulting firm, Otak, has neglected to perform duties assigned under its contract with the City, resulting in missed federal and state Comprehensive Plan deadlines. Mr. Sexton stated he is optimistic about using the remaining budget allocation to retain a new firm to assist in moving forward with the Comprehensive Plan updates.
 - Ms. Lowell explained that because the City Council did not implement an interim Mount Vernon Missing Middle Housing Ordinance, the state's language was adopted to comply with federal requirements
 - Director Sexton emphasized the importance of maintaining momentum toward completing the Comprehensive Plan update by the end of 2026 and stated the intent to hire planning consultants to address staffing deficiencies.
 - Chair Orr asked the Commissioners for feedback regarding the involvement of CAC members in previous meetings. Commissioners Carlson and Burkhart expressed appreciation for

hearing perspectives from various Mount Vernon residents and for discussing personal experiences across differing development backgrounds and areas of expertise.

- Commissioner Hardt expressed a desire for more diverse representation from members who are more engaged in Comprehensive Plan update topics, noting that this could help improve community participation through the Community Advisory Committee or other avenues.

6. Miscellaneous – Good of the Order

- Commissioner Hardt asked for clarification regarding anticipated topics for the next meeting and how the Commission could prepare to move forward. Director Sexton stated he is hopeful that the Commission will be able to meet the new consulting firm.
- Commissioner Carlson expressed concern about the increasing removal of downtown street trees without replacement.
- Commissioner Carlson raised concerns that the downtown design standards have not been consistently enforced in the past and stated he would like to see this change.

7. Adjourn

- Chair Orr adjourned the meeting at 6:45 PM.



FACET

City of Mount Vernon

Comprehensive Plan Periodic Update Assistance

Planning Commission

February 17, 2026

Agenda

- Introduction to the Facet team
- Status of Mount Vernon's comp plan and development regulations updates
- Goals for working together in 2026
- Draft Schedule

Matt
Covert



Senior
Planner

Facet Team

Matt
Covert



Senior Planner

Rachel
Henden



Planner

Donna
Keeler



Senior Planner

Dawn
Spilsbury
Pucci



GIS Specialist

Dan Nickel



Principal in Charge

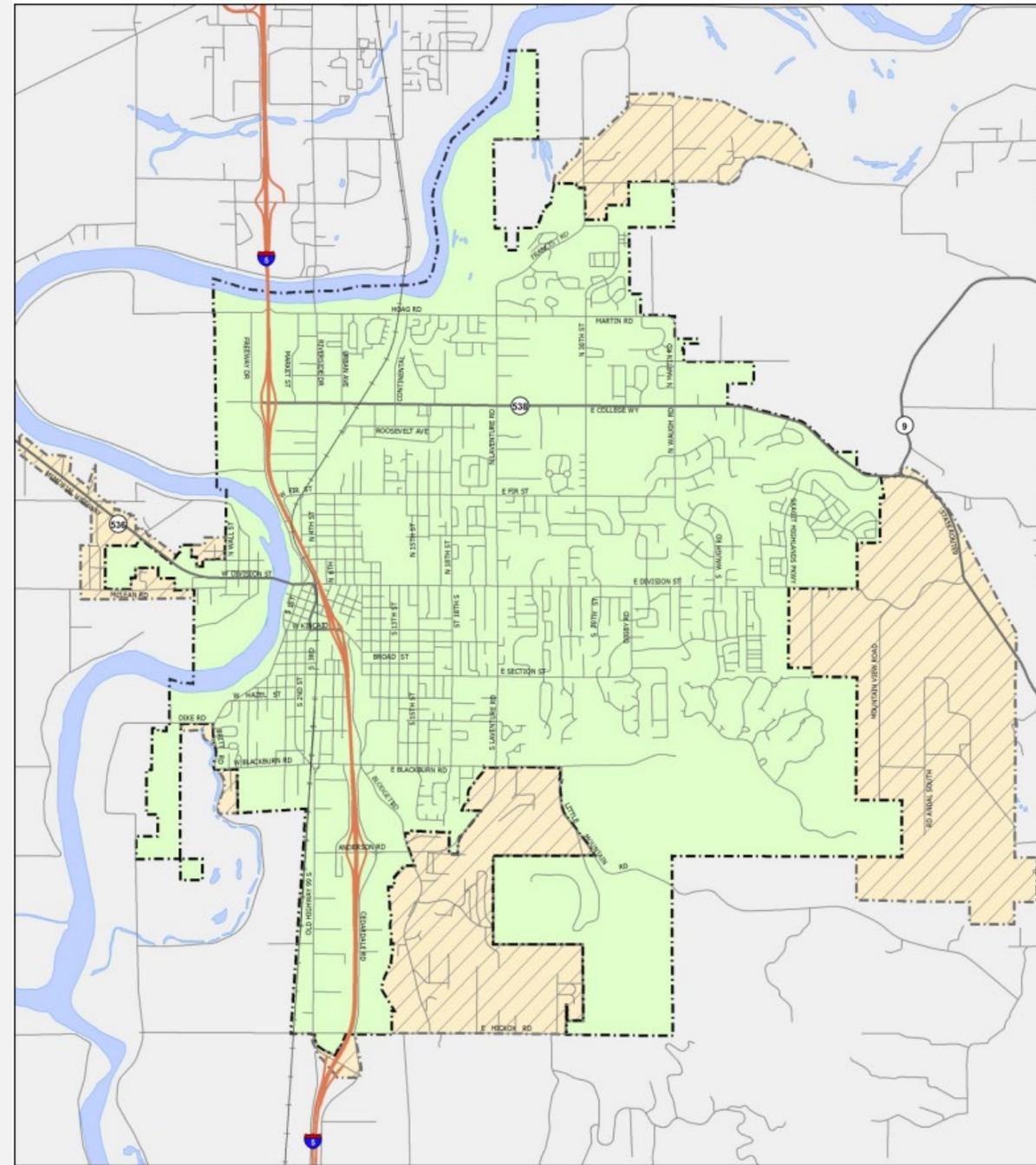
Kim Miller



Graphics and
Document
Production

Comprehensive Plan Status

- Substantive public engagement in 2025
- Draft goals and policies close to complete for Land Use, Housing and Economic Development Elements
- Draft Land Use Element, Housing and Economic Development Elements started but not complete
- Climate and Resiliency work close to complete
- Transportation, Capital Facilities, Parks and Recreation and Health and Wellness Elements: no or very little work completed
- Hearings Board cases and updated state guidance mean additional review, analysis, and work needed on draft portions of the Land Use and Housing Elements
- Development regulation changes needed to meet State requirements



Goals for Facet Assistance for City of Mount Vernon, 2026

Complete Land Use, Housing and Economic Development Elements in 2026

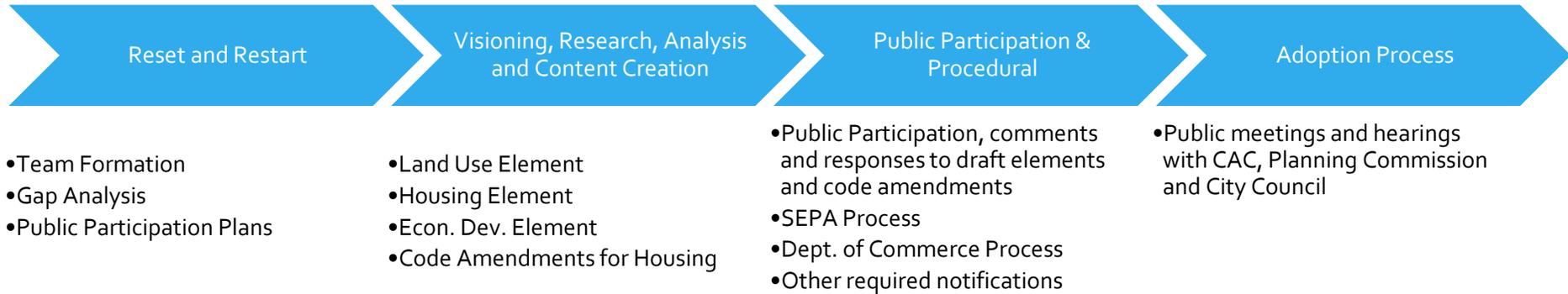
Complete Transportation, Capital Facilities, Parks and Recreation, and Health and Wellness Elements in 2027

Work with City to identify and draft development regulations updates in 2026 and 2027 prioritizing amendments resulting in the creation of housing first and to ensure code is consistent with adopted plans and requirements

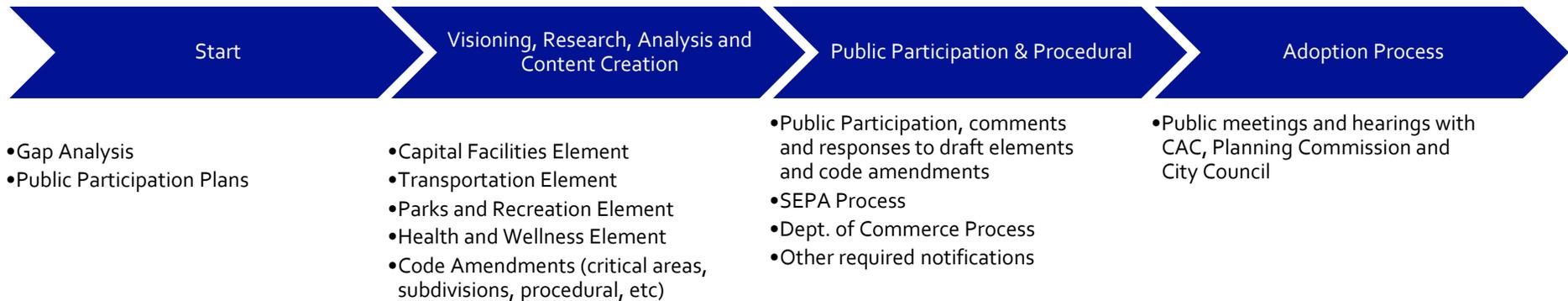
Public engagement “reset” – build on work completed in 2025 with strategic engagement

Preliminary Schedule

2026



2027



Thank you!

Questions?



DEVELOPMENT SERVICES DEPARTMENT

910 Cleveland Ave, Mount Vernon, WA 98273
 360-336-6214 | PermitTech@mountvernonwa.gov

DEVELOPMENT SERVICES MEMO

DATE: 02/17/2026
TO: Planning Commission
FROM: Rebecca Lowell, Principal Planner
SUBJECT: Update on Interim Regulation Ordinances

OBJECTIVE

To provide the Planning Commission information on the two interim ordinances and the moratorium City Council approved in 2024 and 2025. Development Services expects to be working with the Commission in 2026 to adopt the needed permanent regulations for Accessory Dwelling Units (ADUs), off-street parking and Battery Energy Storage Systems (BESS).

BACKGROUND

State law (Revised Code of Washington (RCW) [36.70A.390](#) and [RCW 35A.63.220](#)) allows the City to enact interim regulations and moratoria while new regulations are considered and prepared. City Council has used this authority to enact interim regulations for accessory dwelling units (ADUs) and off-street parking along with a moratorium on Battery Energy Storage Systems (BESS). A summary of the content and history of the Council’s actions are summarized in the table below.

REGULATION TOPICS	1 ST ORD – ADOPTION	2 ND ORD - ADOPTION	3 RD ORD - ADOPTION	4 TH ORD - ADOPTION	NEW ORD. BEFORE COUNCIL
Accessory Dwelling Units (ADU), amendments to MVMC Chapters 17.73, 17.06, and 17.102 Adopted to comply with Engrossed House Bill 1337 amending RCW 36.70A	3887 – 03/13/2024	3892 – 05/08/2024	3909 – 03/12/2025	3918 – 09/10/2025	03/2026
Off-Street Parking, amendments to MVMC 17.12, 17.15, 17.18, 17.24, 17.27, and 17.84 Adopted to comply with Substitute Senate Bill 6015 amending RCW 36.70A	3894 – 08/14/2024	3897 – 10/09/2024	3919 – 09/10/2025	3922 – 10/22/2025	04/2026
Battery Energy Storage Systems (BESS), a moratorium was adopted because the City does not have regulations to address potential safety standards, security requirements, emergency response plans, standards for design, installation and operation.	3913 – 05/28/2025	3915 – 07/23/2025	NA	NA	05/2026

Upon request, staff are happy to provide copies of the Council’s ordinances identified in the table above.