

CITIZEN ADVISORY COMMITTEE AGENDA

*September 16, 2025 - Starting at 6:30 p.m.
Meeting held at 1805 Continental Place, Mount Vernon*

	DESCRIPTION	RESOURCE MATERIALS	STAFF CONTACT (1)
1.	Call to Order <ul style="list-style-type: none"> • Open by Staff • Roll Call⁽²⁾ • Review of Agenda and Format 	NA	Rebecca Lowell
2.	Changes to Design Standards Regulations	<ul style="list-style-type: none"> • Presentation • Missing Middle Guidebook from Dept. of Commerce: • Inclusionary Zoning Information from Puget Sound Regional Council 	City staff and OTAK
3.	High density multi-family housing in the C-2 zoning district		City staff and OTAK
4.	Missing middle housing types and density		City staff and OTAK
6.	Miscellaneous – Good of the Order	NA	NA
6.	Adjourn	NA	NA

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
Stacie Pratschner, Director	Development Services	staciep@mountvernonwa.gov	360-336-6214
Delaney Knox, Permit Technician	Development Services	delaneyk@mountvernonwa.gov	360-336-6214
Stacy Clauson, Senior Planner	Development Services	stacyc@mountvernonwa.gov	360-336-6214
Rebecca Lowell, Principal Planner	Development Services	rebeccab@mountvernonwa.gov	360-336-6214

Citizen Advisory Committee Members:

- Silvia Reed
- Tyler Jones
- John Piazza
- Ellen Gamson
- Dan Mitzel
- Paul Woodmansee
- Adam Pearson
- Tina Tate
- Kevin Maas
- Liam Diephuis
- Liz Jennings
- Dave Prutzman
- Arjan Cheema
- James Karlsgodt

Mount Vernon 2025 to 2045 Comprehensive Plan Update

**MIDDLE HOUSING AND C-2 CODE
UPDATES**



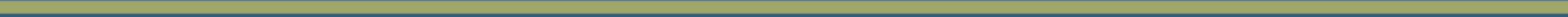
Mount Vernon Planning Commission and Citizen Advisory Committee

9.16.2025

AGENDA



Tonight

- Complete Missing Middle Design Standards Review - continued from last meeting (9.02.2025)
 - High Density Multi-Family in C-2 Zone
 - Middle Housing Types and Density
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Middle Housing Code Updates: Design Standards



- Current design standards will be changed and integrated into the individual zoning district chapter.
- Design Standards that can be regulated for Middle Housing:
 - Orientation of front door and/or covered entry, and pedestrian access
 - Transparency
 - Landscaping
 - Unit articulation
 - Minimum usable open space
 - Garage, carport, and driveway standards
- Cottage housing and courtyard housing types have additional design requirements.

Middle Housing Code Updates: Design Standards

Landscaping

- Current SF standard:
 - based on lot size
- Current MF standard:
 - 20% gross site area; with 40% of that as tree, shrub, and ground cover
- MH Model Code:
 - Encourages perimeter landscaping and/or requirements that preserve/enhance tree canopy.

	Lots 5,000 sf or smaller	Lots 5,001 sf to 7,000 sf	Lots 7,001 sf and greater
2 inch minimum caliper deciduous trees	1 located in front yard	1 planted in front yard	1 planted in front yard and 1 planted in the rear yard
7 feet minimum evergreen tree	N/A	1 planted in front or rear yard	1 planted in front or rear yard
3 feet minimum ornamental tree	1 planted in front yard	1 planted in front or rear yard	1 planted in front or rear yard
2 gallon minimum shrubs (2)	20	30	40
1 gallon minimum ground cover	10	15	20

Table 2 – min landscaping for SF. Mount Veron’s Design Standards.

Middle Housing Code Updates: Design Standards



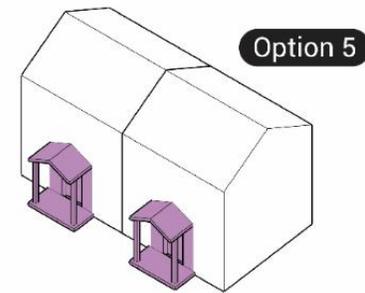
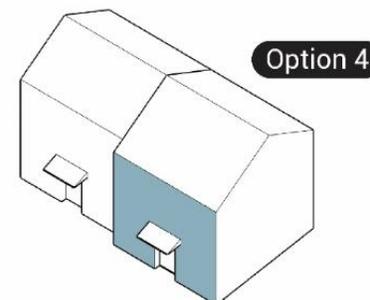
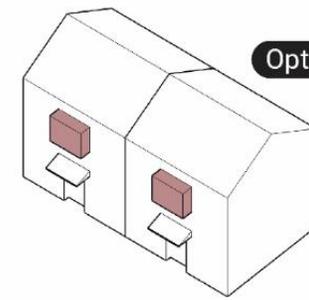
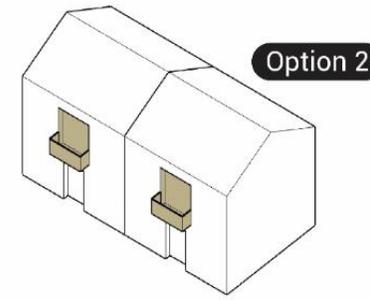
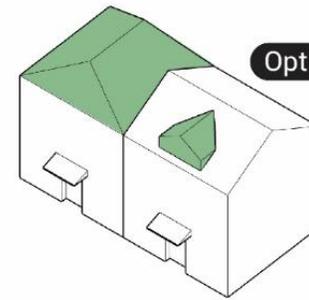
Unit Articulation

- Current SF standard:
 - Modulation required on all facades facing street
 - Facades longer than 30ft have additional requirements.
- Current MF standard:
 - All portions visible from public or private street, open space, parking area, or pedestrian way.
 - Facades longer than 120ft have additional requirements.

Middle Housing Code Updates: Design Standards

Unit Articulation

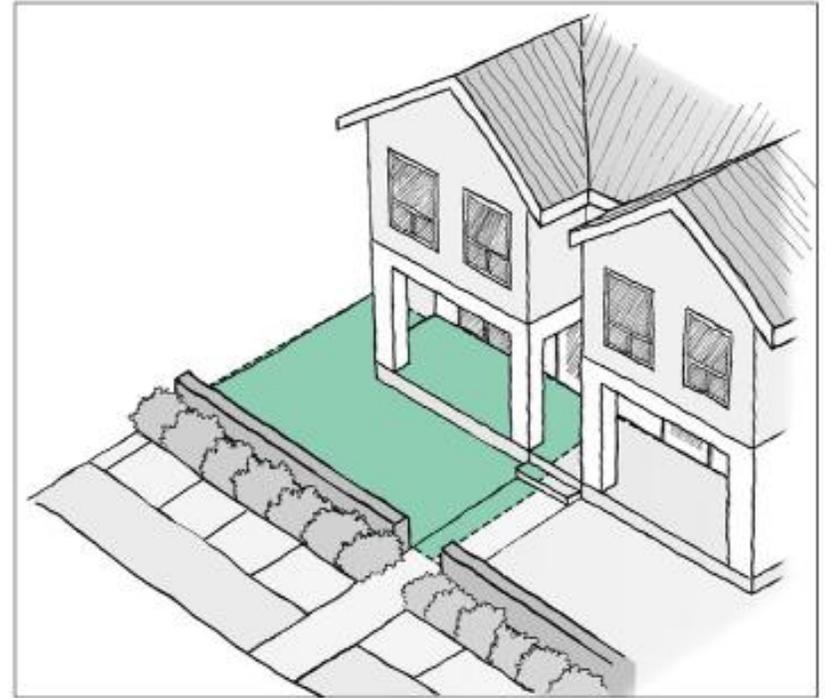
- MH Model Code:
 - Include at least one unit articulation option per unit:
 - 1 - Roofline change or dormer
 - 2 - Balcony
 - 3 - Bay window
 - 4 - Offset façade
 - 5 - Roofed porch



Middle Housing Code Updates: Design Standards

Minimum usable open space

- Current SF standard:
 - No set amount but set features.
- Current MF standard:
 - 100sf space per unit;
 - Can be shared
 - 25% can be indoor
 - 40% can be rooftop
- MH Model Code:
 - At least 10% of lot area, with 10-15ft minimum dimension.
 - Flexibility for lots with more units.



Middle Housing Code Updates: Design Standards

Minimum usable open space

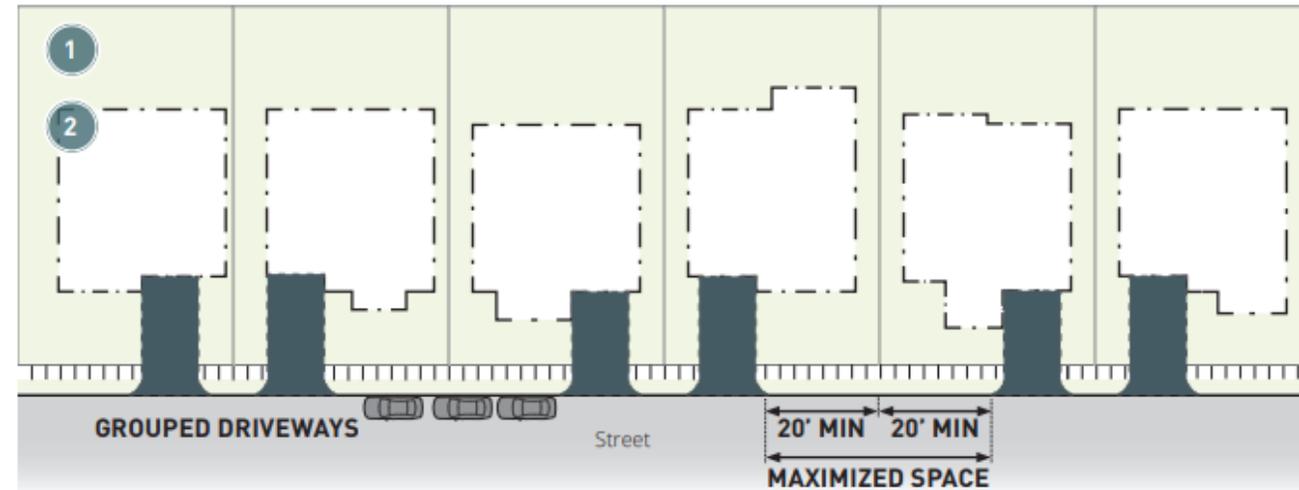
- Common versus private



Middle Housing Code Updates: Design Standards

Garage, carport, and driveway standards

- Current SF driveway standard:
 - Maximize on-street parking and uninterrupted sidewalks.
 - Driveways spaced/located to provide 20-ft along frontage.
- Current SF garage standard:
 - Don't overshadow pedestrian entry.
 - Required design elements

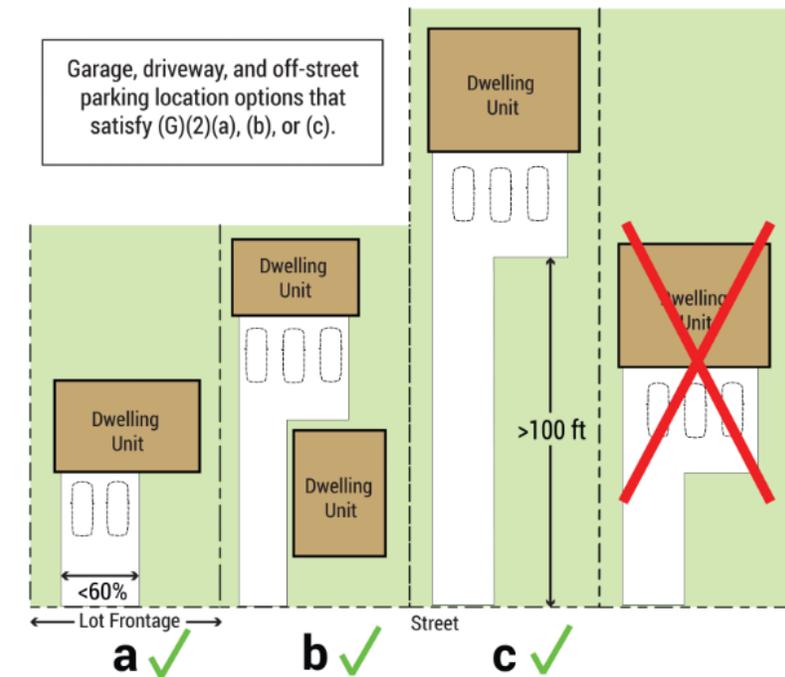


Example organization of driveways to maximize on street parking and meet design standards

Middle Housing Code Updates: Design Standards

Garage, carport, and driveway standards

- MH Model Code:
 - Additional garage setback (20ft; 3ft from alley)
 - Total width not to exceed 32ft per frontage



C-2 & Middle Housing Code Updates



- Presentation and review of proposed, draft code amendments incorporating high density multi-family uses into the C-2 zoning district
 - Presentation and review of proposed, draft code amendments incorporating middle housing into identified residential zoning districts
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