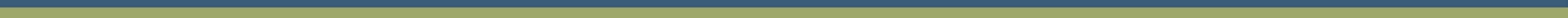


Mount Vernon Comprehensive Plan Update 2025-2045



Mount Vernon Planning Commission
4.15.2025



AGENDA



- Comprehensive Plan Update: Status and Planning Commission Work Plan for Coming Months; Goals and Policies Review Matrix
- State Legislation Overview with a Deeper Dive into HB 1110—Middle Housing
- Questions + Discussion
- Work Session—Adding Multi-Family Residential and Mixed Use in C-2 Commercial Zones

A decorative graphic consisting of a horizontal line that is mostly straight but has a jagged, zig-zag section on the right side. The line is a light olive green color. The background is a dark blue gradient.

Comprehensive Plan Update—PC Work Plan

Planning Commission Work Plan

PC Meeting Dates	Introduce	Discuss	Receive for Review
April 15, 2025	Overall Update; Middle Housing and other Housing Bills; C-2 Workshop	Work Session	-
May 20, 2025	Introduction and Community Profile; RDI; HNA		Land Use G&Ps
June 17, 2025	Land Use Element Updates	Land Use G&Ps	Housing G&Ps
July 15, 2025	Housing Element Updates; LCA Update	Housing G&Ps	Climate & Resiliency G&Ps
August 19, 2025	Climate & Resiliency Updates throughout the Plan	Climate & Resiliency G&Ps	Health & Wellness G&Ps
September 16, 2025	Health & Wellness Element Updates	Health & Wellness G&Ps	Economic Development & Transportation G&Ps
October 21, 2025	Economic Development & Transportation Element Updates	Economic Development & Transportation G&Ps	Capital Facilities G&Ps
November 18, 2025	Capital Facilities Element Updates; Next Steps for Adoption	Capital Facilities G&Ps	-
December 16, 2025	Review Entire Draft Comp Plan; recommendation to Council		-

Goal and Policy Review Matrix



When Planning Commission receives goals and policies for review, they will be in the form of a matrix, including columns for:

- Current Goal, Objective, and Policy number
- Current Goal, Objective, and Policy language
- Proposed change to language
 - New Current Goal, Objective, and Policies indicated clearly
- Reason for change
- New Current Goal, Objective, and Policy number, if needed
- Planning Commission Comment

2016 Goal, Objective, or Policy Number	2016 Goal/Objective/Policy Language	2025 New Goal/Objective/ Policy Language	Type/Reason for Change	2025 Goal, Objective, or Policy Number	Planning Commission Comment
General Land Use Goals, Objectives & Policies					
LU-G-1	Enhance the quality of life found in the city of Mount Vernon as a place to work, live and recreate.	Enhance the quality of life in the City of Mount Vernon as a place to work, live, and recreate.	Grammar		
LU-O-1.1	Balance residential, commercial, industrial and public land uses within the City.		No change		
LU-P-1.1.1.1	Maintain the use of the Design Guidelines to achieve attractive new residential developments within the City. Create new Design Guidelines to promote attractive new office, retail, commercial and industrial developments within the City.		No change		
LU-P-1.1.1.2	Maintain zoning and subdivision regulations to ensure that adequate setbacks, landscaping and buffering are required where land use impacts occur between residential uses of different intensities; along with residential and non-residential uses.	Maintain zoning and subdivision regulations to ensure adequate setbacks, landscaping, and buffering are required where adverse impacts occur between residential uses of different intensities and incompatible uses.	Simplify language		
LU-P-1.1.1.3	Provide adequate capacity for the City's projected residential growth and provide enough commercial/industrial areas within the City to balance residential growth.		No change		
LU-P-1.1.1.4	Allow planned multi-family housing throughout the City in residential and commercial zoning designations through processes such as the Planned Unit Development, other types of overlay zones, or with new subarea plans.		No change		
LU-P-1.1.1.5	Integrate non-residential uses such as parks, social and religious uses, where appropriate, into residential neighborhoods to create communities that have a full range of public facilities and services. These non-residential uses shall be sited, designed, and scaled to be compatible with the existing residential character.	Integrate non-residential uses such as parks, social and religious uses, or corner stores, into residential neighborhoods to create communities that have a full range of public facilities and services.	Simplify language		
LU-P-1.1.1.6	Encourage infill development on vacant properties with existing public services and public utilities.		No change		
LU-P-1.1.1.7	Public transportation transit stops constructed as part of a development shall be safe, clean, comfortable, and attractive.		No change		

		Promote physical activity and reduce vehicle miles traveled by encouraging the expansion of multi-modal transportation systems, such as pedestrian paths, bike lanes, and transit.	New policy to comply with Commerce Checklist item 'c'.	LU-P-1.1.8	
LU-P-1.1.8	Consider adopting new zoning designations or amending the development regulations associated with existing zones to encourage the development of affordable housing in residential and commercial areas of the City.		No change	LU-P-1.1.9	
LU-O-1.2	Maintain and enhance the character of existing single-family neighborhoods but not preclude redevelopment and/or new development within established neighborhoods.	Maintain the character of existing residential neighborhoods as redevelopment and/or new development occurs.	Reword to remove 'single-family'		
	Provide development regulations that create a compatible pattern of development within established neighborhoods.				



State Legislation and House Bill Overview

Overview of Housing Bills



- HB 1220 - Housing Affordability
 - HB 1337 - Accessory Dwelling Units (ADUs)
 - HB 1353 - Accessory Dwelling Unit (ADU) Plan Certification
 - HB 1096 - Lot Splitting
 - HB 1110 - Middle Housing
- 

HB 1220



- **HB 1220 Housing Affordability**

- In 2021, the Washington Legislature changed the way communities are required to plan for housing. House Bill 1220 (HB 1220) amended the Growth Management Act (GMA) housing goal to **“plan for and accommodate” housing affordable to all income levels.**

SPECIFIC REQUIREMENTS:

- Document sufficient housing capacity for income bands (with a focus on moderate, low, very low and extremely low income). Projections will be provided at the county level and must be incorporated into local planning efforts.
- Document capacity and zoning amendments to accommodate emergency housing, emergency shelters and permanent supportive housing, collectively referenced as special housing needs.
- Demonstrate that adequate provisions for existing and projected housing needs for all economic segments of the community will be made
- Examine racially disparate impacts, displacement and historic exclusion in housing policies and regulations. Identify areas that may be at higher risk and provide guidance on how to address these risks.

HB 1337



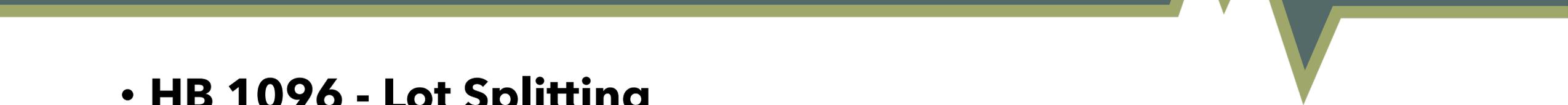
- **HB 1337 - Accessory Dwelling Units (ADUs)**
 - Expands housing options by easing barriers to the construction and use of ADUs, such as:
 - minimum number of ADU units allowed per lot,
 - ADU size requirements,
 - owner occupancy,
 - condominium sales,
 - limiting parking requirements, and
 - impact fees

HB 1353



- **HB 1353 - Accessory Dwelling Unit (ADU) Plan Certification**
 - Establishes a self-certification program for accessory dwelling unit project permit applications to bring cost and permitting times down.
 - It allows registered architects to review and certify that their plans comply with all applicable requirements.

HB 1096



- **HB 1096 - Lot Splitting**

- Increase housing supply by allowing homeowners to create new housing through a streamlined lot-splitting process.
 - Meaning must provide a permitting process for an administrative lot-split.
 - Could be combined with the review of a residential building permit for a new single-family or middle housing unit.
- Applicable to all cities subject to minimum middle housing densities (HB 1110).

HB 1110 Middle Housing

- **HB 1110 – Middle Housing**
 - Creates more homes for Washington by increasing middle housing in areas traditionally dedicated to single-family detached housing.
- **What is middle housing?**
 - Duplexes; Triplexes; Fourplexes; Fiveplexes; Sixplexes; Townhomes; Cottage Housing; Stacked Flats; and Courtyard Apartments



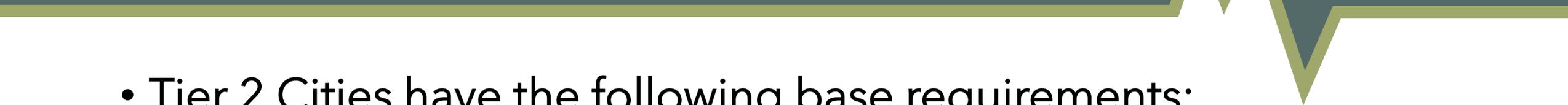
HB 1110 - A Deeper Dive

- Requirements are assigned to cities based on their population size.

Tier 3 City	Tier 2 City	Tier 1 City
Population under 25,000	Population 25,00-74,999	Population 75,000 or greater

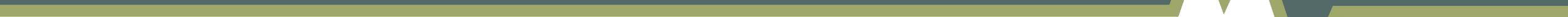
- **With a population of about 37,679, Mount Vernon is Tier 2 City.**
 - Tier 2 cities must allow **six (6)** of the nine (9) middle housing types.

HB 1110 - A Deeper Dive



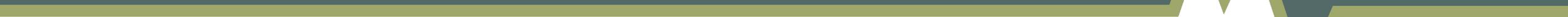
- Tier 2 Cities have the following base requirements:
 - Allow at least two (2) units of middle housing allowed on each lot located in a “zone predominately for residential use.”
 - Allow at least four (4) units of middle housing allowed on residential lots within one-quarter mile walking distance of major transit stops.
 - Allow at least four (4) units of middle housing allowed on residential lots that provide at least one affordable unit.

HB 1110 - A Deeper Dive



- Definitions of the Requirements
 - "Zones predominately for residential use"
 - Zones where single-family is the primary use.
 - "Major transit stops"
 - Includes commuter rail (train and Light Rail); Bus Rapid Transit
 - "Affordable" units
 - Housing costs, including utilities but excluding telephone services, does not exceed 30% of the monthly household income when the household income is
 - 60% AMI for rental housing, and
 - 80% AMI for owner-occupied housing.

HB 1110 - A Deeper Dive



- Properties Exempt from Middle Housing:
 - Lots under 1,000 square feet
 - Subdivisions with HOAs restrictions limiting lots to one single-family dwelling unit.
 - This rule must have been in place before July 23, 2023.
 - Properties qualifying for 'alternative compliance' per HB 1110 guidance.

HB 1110 - A Deeper Dive



- **Alternative Compliance Guidance**

- HB 1110 provides several alternative compliance options that cities can utilize to exempt certain areas and/or lots from the middle housing requirements due to certain circumstances.
- If an alternative compliance option is utilized, **no more than 25 percent of the eligible properties can be exempt** from the middle housing densities.
- Applying alternative compliance is **optional**.

HB 1110 - A Deeper Dive



Alternative Compliance Options

1. Any areas within the city for which the Department of Commerce has certified an extension of the implementation timelines due to the **risk of displacement**;
2. Any areas within the city for which the department has certified an extension of the implementation timelines under section 7 of this act **due to a lack of infrastructure capacity**;
3. Any lots designated with **critical areas or their buffers** that are exempt from the density requirements as provided in subsection (8) of this section;
4. Any portion of a city within a **one-mile radius of a commercial airport** with at least 9,000,000 annual enplanements that is exempt from the parking requirements under subsection (7)(b) of this section; and
5. Any areas **subject to sea level rise, increased flooding, susceptible to wildfires, or geological hazards** over the next 100 years.

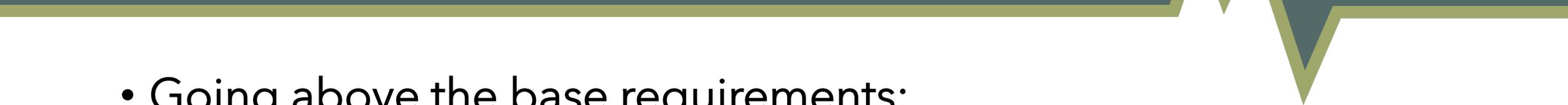
HB 1110 - A Deeper Dive



Alternative Compliance Additional Notes

- Note that options #1 and #2 offered extensions to the time in which those lots would need to apply the middle housing requirements.
- While the alternative compliance options can be utilized generally, there are **some areas where these exemptions cannot apply**. The following lots and **cannot be including in the 25 percent exempt lots, unless they are determined to be of a higher risk of displacement**:
 - Any areas for which the exclusion would further racially disparate impacts or result in zoning with a discriminatory effect;
 - Any areas within one-half mile walking distance of major transit stops;
 - Any areas historically covered by a covenant or deed restriction excluding racial minorities from owning property or living in the area.

What have other Cities done?



- **Going above the base requirements:**
 - The City of Shoreline, also a Tier 2 City, opted to adopt middle housing densities higher and/or in larger areas than the base requirements.
 - Shoreline incorporated middle housing standards throughout the zoning code.
- **Potentially could create an overlay:**
 - The City of Sammamish, also a Tier 2 City, a new land use designation specifically for middle housing; and created a Middle Housing Overlay where middle housing applies.

QUESTIONS + DISCUSSION



THANK YOU





WORK SESSION GUIDANCE

Guiding Questions for Work Session

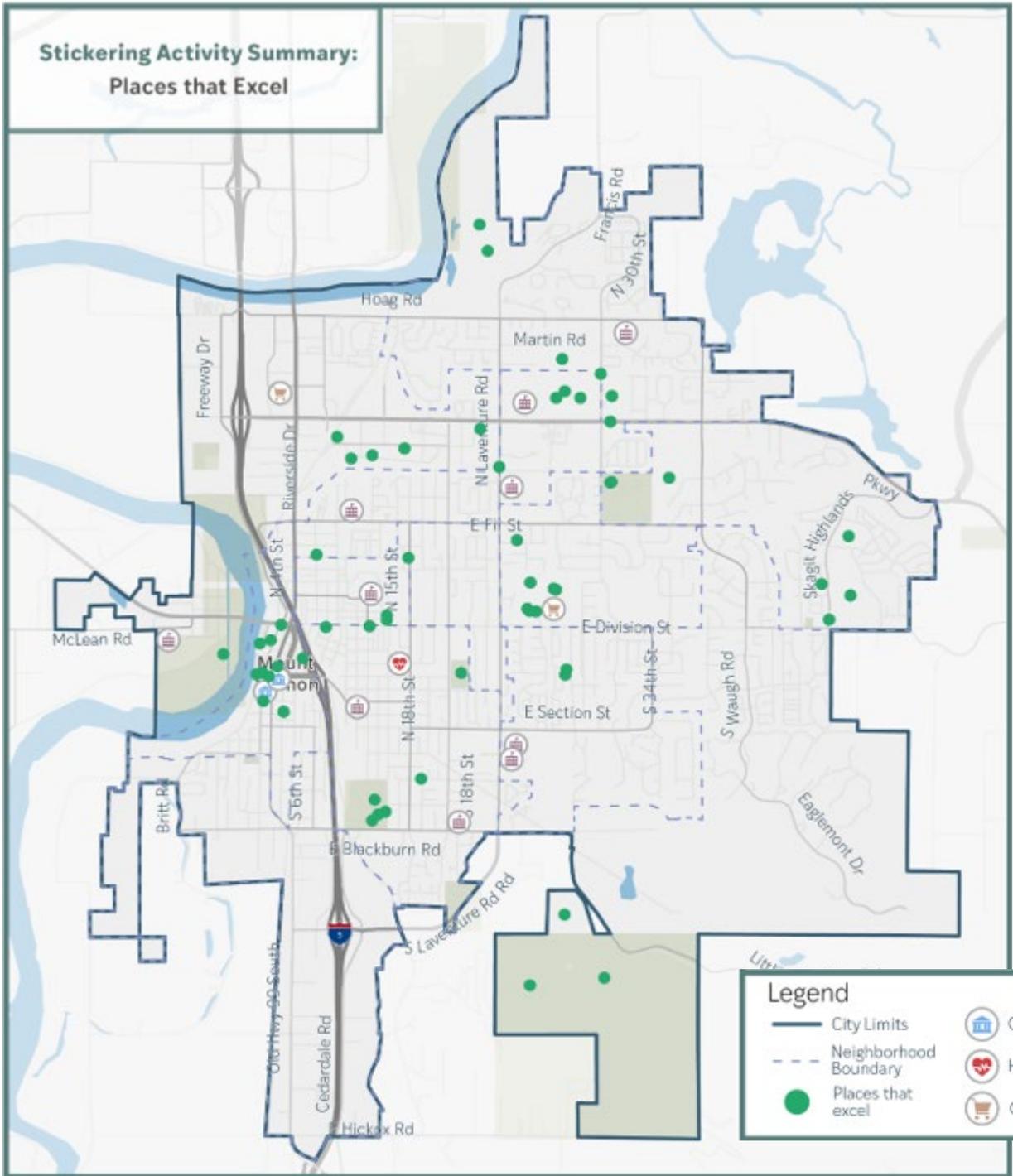


1. Identify community hubs, neighborhood centers, bodegas, and other points of activity where more intensive housing and services (retail shops, restaurants, etc.) would ideally be located across the city.
2. In looking at areas of C-2 zoning citywide, select the highest priority locations for change to multi-family/mixed use. Based on today's development market, the most likely building form in these areas would be up to 7 or 8 stories (wood frame over concrete podium construction).
3. Are there areas of C-2 zoning that should not be converted to multi-family/mixed use from your perspective? Where are these and why wouldn't these be appropriate for conversion?

March 1st Workshop - Identified Hubs



- Participants of the March 1st Workshop identified existing community hubs or “gathering spaces” at:
 - Historic Downtown
 - Farmer’s Market
 - Library Commons
 - Waterfront
 - North River Commercial District
 - Whidbey Coffee
 - Hillcrest
 - Whidbey Bagels
 - Haggan



Places that Excel

- Shows residents' favorite places in the City.
- Not all are commercial or gathering centers.
 - Also includes parks and trails

**NOW LET'S ROLL UP
OUR SLEEVES!**



THANK YOU

