

**From:** [Rebecca Lowell](#)  
**To:** [jimfik@gmail.com](mailto:jimfik@gmail.com)  
**Cc:** [Delaney Knox](#); [Stacie Pratschner](#)  
**Subject:** RE: ADU comments  
**Date:** Tuesday, August 5, 2025 3:18:16 PM  
**Attachments:** [image002.png](#)  
[image004.jpg](#)  
[Kickoff Materials.pdf](#)  
[image001.jpg](#)

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Hi Jim, I hope you and your family are doing well

Below and attached is my two cents regarding your questions on the Kincaid South Subarea Plan.

- The attachment “Kickoff Materials” provided a good high-level summary of the intent of this subarea plan. This document also identifies the subarea boundaries we started with and the phasing that was agreed upon through the plan process.
- This subarea process resulted in the adoption of this new subarea plan as an appendix to the Land Use Element of the Comprehensive Plan (via ordinance 3748) and importantly was followed up with **rezones** (via ordinance 3750) and **code amendments** (via ordinance 3749) implementing the subarea plan.
- **Rezones:** there were 160± parcels that were rezoned from C-1b, C-2, CL, M-1, M-2 and R-3 to a new zone named the C-1c district.
- **Primary Code Amendments:** the created C-1c zone allowed for unlimited residential density, reduced setbacks, increased lot coverage, etc – below is a portion of these regs - click [HERE](#) to be directed to a webpage with all of these development regulations. In addition to the amendments to Chapter 17.45 MVMC amendments to Chapters 17.06 (definitions), 17.09 (districts established), 17.70 (design review) including an overhaul of the Design Standards Handbook, 17.84 (parking and loading), and 17.93 (landscaping) were also adopted.

#### **17.45.070 Development standards.**

The following development standards apply to all C-1 zoned properties:

A. Minimum lot area and lot width: unrestricted.

B. Minimum Setbacks and Lot Coverage.

1. None for nonresidential and mixed-use buildings except they must comply with applicable building and fire codes.
2. All single-family, duplex, and multifamily buildings shall comply with the setbacks outlined within Chapter [17.70](#) MVMC.

C. Building Height.

1. Unrestricted for nonresidential and mixed-use buildings except they

must comply with applicable building and fire codes.

2. Single-family and duplex buildings shall comply with the building height requirements in Chapter [17.15](#) MVMC.

3. Multifamily buildings shall comply with the building height requirements in Chapter [17.24](#) MVMC.

D. Density requirements: unrestricted.

E. Design standards: requirements found in Chapter [17.70](#) MVMC.

Don't hesitate to reach out if you have any questions or need additional information.

Thank you!

Rebecca S. Bradley-Lowell,  
*Principal Planner/Planning Manager*

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**From:** Stacie Pratschner <Staciep@mountvernonwa.gov>  
**Sent:** Monday, August 4, 2025 5:02 PM  
**To:** jimfik@gmail.com; Delaney Knox <DelaneyK@mountvernonwa.gov>  
**Cc:** Rebecca Lowell <rebeccab@mountvernonwa.gov>  
**Subject:** RE: ADU comments

Hi Jim,

You can access the Plan along with [all of the supporting documents here](#) on the City's website. I'm including Rebecca here because she will have background knowledge I don't have on the development of the Subarea Plan.

The Plan does describe the Area supporting mixed use, a variety of housing types, and multimodal transportation (so a lot of the characteristics that would align with missing-middle).

I'm happy to share with the PC and CAC.

Thank you!

My best,  
Stacie

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**From:** Jim Fikkert <[jimfik@gmail.com](mailto:jimfik@gmail.com)>  
**Sent:** Thursday, July 31, 2025 12:11 PM  
**To:** Stacie Pratschner <[Staciep@mountvernonwa.gov](mailto:Staciep@mountvernonwa.gov)>; Delaney Knox <[DelaneyK@mountvernonwa.gov](mailto:DelaneyK@mountvernonwa.gov)>  
**Subject:** Re: ADU comments

**Caution External Message**

I have a question regarding the South Kincaid Area plan.

I was pretty sure that it has some unique allowances for units per lot. While I can find the pdf reports on the MV site, I can't find anything about the specific changes within this zone. Is that easily passed along?

I feel that this would be something important to pass along to the PC and CAC as we talk about density as it becomes an important part in making sure our density happens in the right places.

Jim

On Thu, Jul 31, 2025 at 11:45 AM Stacie Pratschner <[Staciep@mountvernonwa.gov](mailto:Staciep@mountvernonwa.gov)> wrote:

Hello again everyone,

Please see attached for comments from Paul W concerning ADUs.

Thank you!

My best,  
Stacie

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**From:** Stacie Pratschner  
**Sent:** Thursday, July 31, 2025 11:19 AM

**Cc:** Emily Larson <[emily.larson@otak.com](mailto:emily.larson@otak.com)>; Mandi Roberts <[mandi.roberts@otak.com](mailto:mandi.roberts@otak.com)>; Rebecca Lowell <[rebeccab@mountvernonwa.gov](mailto:rebeccab@mountvernonwa.gov)>; Stacy Clauson <[StacyC@mountvernonwa.gov](mailto:StacyC@mountvernonwa.gov)>; Delaney Knox <[DelaneyK@mountvernonwa.gov](mailto:DelaneyK@mountvernonwa.gov)>

**Subject:** Follow up items from 7/29 meeting

Hello Planning Commission and Advisory Committee,

I'm reaching out to provide some of the follow up items we discussed at our joint meeting on Tuesday:

- Information on Unit Lot Subdivisions (Senate Bill 5258) linked here - [Unit Lot Subdivision Fact Sheet 2025 update.pdf | Powered by Box](#) - and attached.
- Middle Housing model code linked here - [Tier 1 and 2 Cities Middle Housing Model Ordinance 10-24-2024 Update.pdf | Powered by Box](#) - and attached.
- Map of Skagit Transit stops. We'll work to develop a map that time to overlays the stops on zoning maps of the City, but for now here is the Skagit Transit interactive map - [Map - Skagit Transit](#).

Also note from Liz J this link to SCOG's 2017 Housing Analysis report (good for understanding the nexus between regs, private development, and financing strategies): [https://www.scog.net/Housing/Skagit%20Housing%20Final%20Report%202017\\_12.pdf](https://www.scog.net/Housing/Skagit%20Housing%20Final%20Report%202017_12.pdf)

Please also see attached for the summary of all comments received thus far on the Land Use and Housing goals and policies redlines. We discussed on Tuesday that the next work product will be a draft of updated redlines for your consideration that responds to the comments.

I'll be out of the office the remainder of the day and this Friday. Staff will follow up with the Agenda for next Tuesday.

See you next week!

My best,

## Stacie J. Pratschner, AICP, RPA

### Development Services Director

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# Stakeholder Interview Program

## BACKGROUND

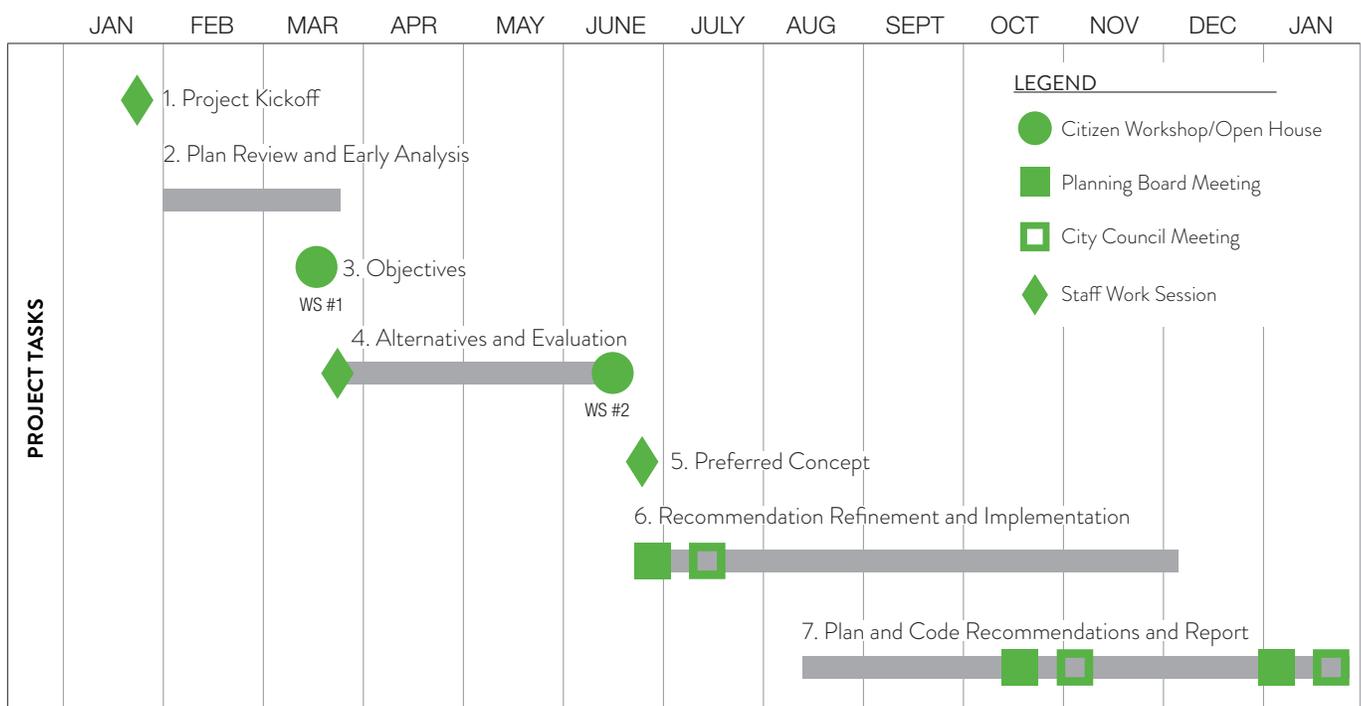
The City of Mount Vernon has begun the process of creating a subarea plan for a portion of the city south of Downtown (see following map). The overall goal of the subarea plan is to develop a long-term vision and identity that optimizes economic and fiscal sustainability, a mix of land uses, and opportunities for development/redevelopment. How can this Subarea help Mount Vernon grow into a contemporary city with strong connections to its agricultural heritage. What does that growth look like? What kinds of amenities should the City prioritize? How does development interact with the surrounding context? We need your input to begin the process of formulating a program that will lay the groundwork for the spectrum of development the community would like to see.

This interview will allow us to document your ideas, interests, and concerns so that we can begin to develop the conceptual foundation for our community-wide meeting in March. Goals for the community meeting include:

- + Provide hands-on, interactive methods that enable community members to help guide the subarea plan.
- + Involve and engage the full diversity of community interests, including those in the immediate subarea, as well as the broader community, and current residents.
- + Begin to build community awareness about the Subarea Plan and the various ways to get involved with the process.

## AGENDA

Each of the stakeholder interviews will begin with a brief introduction by the City and consultant team, followed by a description of the project and goals for the interview. Using the questionnaire on the following page as a base for discussion, stakeholders will then be asked to share their ideas surrounding the subarea.



# Proposed Subarea Boundary



SKAGIT RIVER

DOWNTOWN

INTERSTATE 5

KINCAID ST

BROADWAY ST

SNOQUALMIE ST

MILWAUKEE ST

SECTION ST

1ST ST

HARRISON ST

CLEVELAND AVE

2ND ST

3RD ST

AMTRAK CASCADES

BLACKBERRY DR

6TH ST

7TH ST

SKAGIT COUNTY FAIR



# Stakeholder Interview Questions

The following stakeholder questions have been developed to help us learn a bit more about you and your relationship with the study area. These questions will also be used to help begin a broader community discussion regarding specific areas of focus and unforeseen opportunities to capitalize on current site assets. Stakeholders are encouraged to explore ideas beyond those outlined below and to express concepts or concerns on the maps provided.

- + What do you appreciate most about living in Mount Vernon?
- + Who are you, where do you live, and how do you use the subarea—live, work, play?
- + Do you regularly spend time in the Subarea outside of work hours?
- + How do you feel about the Subarea today? Is there something unique about it?
- + What do you think are the biggest challenges for the Subarea?
- + What would you like us to avoid, if anything?
- + What services/improvements are most needed in the area?
- + How do you typically commute to the Subarea or Downtown?
- + Is the Subarea transportation network well connected to Downtown, the Riverfront, local neighborhoods?
- + Is the area walkable and comfortable for pedestrians? If not, where are the issues?
- + Does the area have adequate bicycle infrastructure?
- + Is there adequate parking? Are there any traffic concerns?
- + How do you imagine Mount Vernon in the future? What kind of role will the Subarea play?
- + Is there another city/town in the region you like to visit? What makes this place special to you?
- + In your mind, what is the ultimate goal of this Subarea Plan? What should it accomplish?
- + Do you have any suggestions for how best to engage the local community?
- + Bonus Question: We are trying to come up with an exciting yet descriptive name for the Subarea, do you have any suggestions?

Beyond this interview, we encourage all participants to continue engaging with the process and relaying new ideas as they arise.

Thank you.



CURRENT SUBAREA PLAN

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

## FUTURE SUBAREA PHASES

Future Subarea phases to be completed at Council discretion. The three future phases could be completed together or separate and in any order.