



Tim Woodmansee

Vice President – BYK Construction, Inc.

702A Metcalf Street

Sedro-Woolley, WA 98284

Tim@bykconstruction.com

360-755-3101



August 26, 2025

City of Mount Vernon

Department of Community & Economic Development; Planning Commission; City Council

910 Cleveland Avenue

Mount Vernon, WA 98273

Dear City Council, Planning Commission and Staff,

My name is Tim Woodmansee, and I co-own BYK Construction with my brother Paul. We're experienced developers in Skagit County, and I want to begin by sharing that I was born and raised in Mount Vernon, graduated from MVHS, and have lived in Skagit County my entire life. I'm not an out-of-town developer chasing profits—I'm deeply invested in this community and committed to building neighborhoods we can all be proud of.

Every project I take on is designed with long-term pride in mind. I want to be able to drive past the communities we build and see them thriving. Of course, development must also be financially viable so we can continue creating housing opportunities for the people of Mount Vernon. Unfortunately, I haven't developed here in some time due to overly stringent requirements that drive up costs and limit feasibility.

Tonight, I'm here because I'm hopeful. I'm encouraged by the City's direction and excited about the opportunity to help shape meaningful updates to the Code, Planned Unit Development code and Design Standards. But it's critical that we get the details right—

because this is a pivotal moment for change that could unlock new housing opportunities and help address the broader housing crisis in Mount Vernon and Skagit County.

The PUD overlay is meant to promote creativity and flexibility, but in practice, it's creating barriers. This is compounded by overlapping issues in the broader code and design standards. To truly enable smart, efficient development, we propose the following updates:

**Setbacks:** Allow flexibility—5' side, 10' rear, and 10'/20' front setbacks. On non-through streets, corner lots should be allowed reduced setbacks with enhanced landscaping and detailing for curb appeal.

**Projections:** Permit eaves, overhangs, and fireplaces to extend into setbacks, consistent with building code allowances.

**Street Design:** Give Engineering discretion to approve context-sensitive modifications, which can reduce street profiles and free up space for housing.

**Lot Coverage:** Increase to a minimum of 55%, with averaging across subdivisions to support diverse home plans.

**Glazing:** Reduce minimum to 10%, with exceptions allowed for enhanced landscaping or siding details. Additional Window Design standards should not be required as there are many styles of homes with endless designs some simple and some complex.

**Open Space:** Reduce to 15% and allow 10% if all space is usable.

**Forested Buffers:** Eliminate between residential zones. Buffers should only apply between residential and commercial/industrial uses and be installed by the nonresidential developer. These Forested Buffers are costly for the HOA to maintain and eat up a lot of land that could go towards more housing.

**Individual Outdoor Spaces:** Remove this requirement for standard single-family lots. At minimum, revise the size requirement to match the rear setback and eliminate the 10% lot area rule.

**Modulation of Exterior Walls:** Allow vertical modulation of 6" on secondary front setbacks as projections. Landscaping and siding details often provide equal or better curb appeal.

**Garage Facades:** Raise the maximum to 50%, with exceptions for added design elements like panel pattern, color variation, and/or hardware.

**Streetscape Modulation:** Remove setback-based modulation requirements. Let the HOA and developer manage color and elevation variety—market demand will guide this naturally.

**Accessory Site Elements:** Cluster mailboxes without requiring architectural features, which are costly to maintain and often degrade over time.

These changes aren't about lowering standards—they're about making the code practical, responsive, and aligned with the City's goals. I'm available to meet with anyone who'd like to discuss these proposals further and offer insight from a developer's perspective. Please feel free to reach out to me at [Tim@bykconstruction.com](mailto:Tim@bykconstruction.com).

Thank you for your time and consideration,



Tim Woodmansee

Vice President

BYK Construction Inc