
From: Liam Diephuis <lr_diephuis@gmail.com>
Sent: Tuesday, September 30, 2025 1:00 PM
To: Rebecca Lowell <rebeccab@mountvernonwa.gov>
Subject: Re: Follow Up Materials - 07/16 Meeting

Caution External Message

Hi Rebecca,

I have no comments on the Phase I code amendments other than the placement of the R-1 and R-2 zones, Mount Vernon's definition of major transit, and how the city will permit triplexes, all of which will not be relevant until the Phase II code amendments are being discussed.

Thanks,
-Liam

On Fri, Sep 19, 2025 at 3:54 PM Rebecca Lowell <rebeccab@mountvernonwa.gov> wrote:

Hello All,

Below and attached is the follow-up information I owe you from our meeting earlier in the week:

- 1. CODE AMENDMENTS TO COMMENT ON.** Attached is a MS Word version of the code amendments handed out to you at our meeting. Please feel free to provide comments to staff on these code amendments in any manner that is easiest for you, e.g. type or handwrite comments in the margins, type comments in-line within the document, create a separate document with comments, etc. As a reminder, **please email, mail, or drop off your comments on this document no later than September 30th** if you would like your comments to be included in the next draft of these code amendments, we expect to give you on/before October 7th.

Also attached is a PDF version of the code amendments and the MS PowerPoint slides provided/shown at our meeting. I'm provided these two documents because they highlight the specific areas we focused on at this meeting.

- 2. STREAM AND CULVERT INFORMATION.** There are three primary resources our staff uses to identify fish bearing streams and location of culverts:
 - a. WDFW Fish Passage, click [HERE](#) to be directed to this resource. Feel free to turn different layers on/off to best view the data you are looking for. Personally, I turn on the following layers: City Boundaries, Fish Passage Data Submissions, WA DNR Fish Passage Culverts, Fish Passage Barrier Corrections, Fish Distribution, Hydrography, and DNR Lidar_Hillshade.
 - b. WDFW Salmonscape, click [HERE](#) to be directed to this resource. This map contains some of the same information as the above-listed Fish Passage map does, however, this map allows users to search for specific types of fish, i.e. Fall Chinook versus Coho.
 - c. Mount Vernon's Stream Survey Maps of Kulshan, Trumpeter, and Maddox Creeks, click [HERE](#) to download this document.
- 3. PARKING FOR MIDDLE HOUSING.** The code amendments handed out on Tuesday night did not include Chapter 17.84, Parking, Mount Vernon Municipal Code (MVMC). This chapter of the MVMC will be included with your next set of code amendments and it will include the middle housing parking requirements.
- 4. TOO MANY CARS PARKED ON RESIDENTIAL LOTS.** MVMC 8.05.050 regulates the number of vehicles parking in the open as no more than six (6) on lots used for residential purposes. Click [HERE](#) to view this portion of the MVMC. Always feel free to contact Mike Marker, our Code Enforcement officer, if you think something could need the attention of code enforcement. Mr. Marker's contact information is: 360.419.3250, 360.336.6214 and ask for Mike, or MikeM@mountvernonwa.gov.
- 5. TRIPLEXES & MIDDLE HOUSING.** The middle housing legislation intentionally incentivizes the creation of affordable housing by allowing four versus two (outside of the identified proximity of a major transit stop) units when one of two additional units is a bona fide affordable unit. Please keep in mind that ADUs can be attached or detached; and as such, with the Phase I code amendments a low-density residential lot

could build a triplex with one of the units being an ADU. As part of the Phase II code amendments staff would be happy to evaluate additional, higher density options that would allow other types of configurations that include triplexes. I will make a recommendation to Stacie Pratschner to the effect that I believe additional graphics regarding unit configurations would be helpful to create for the Commission and Committee.

6. CO-HOUSING EXAMPLES. Here is a list of a few built co-housing developments I could quickly find as examples for you to view and learn more about this housing type – personally, I think co-housing will be a great additional housing type in Mount Vernon:

- a. Millworks Co-Housing in Bellingham: click [HERE](#)
- b. Skagit Commons in Anacortes: click [HERE](#)
- c. Rooted Northwest in Arlington: click [HERE](#)
- d. Heartwood Commons, Tulsa: click [HERE](#)
- e. Rachel Carson EcoVillage at Providence Heights, Pittsburgh: click [HERE](#)

Thank you for graciously welcoming me at your meeting. I'm now turning you back over to Stacie Pratschner, your project manager, who will continue managing this project with you 😊

Rebecca S. Bradley-Lowell,

Principal Planner / Planning Manager



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