



DEVELOPMENT SERVICES

*Council Study Session
DS Update
Affordable Housing Code Amendments
September 18, 2019*



The following slides are from a presentation given to the City Council on September 18, 2019 by City Planner Rebecca Lowell. Following the presentation Rebecca Lowell added slide numbers, references and corrected a typographical error on slide 26 (please note that the corrected information is shown in tracking format).

AGENDA

1. Approve August 7, 2019 Minutes
2. Facility Update
3. SmartGov Update
4. Affordable Housing Discussion
5. Miscellaneous/Good of the Order

PRESENTATION OVERVIEW

City Council Briefing – 09/18/2019

1. CODE AMENDMENTS

- Work program completed
- Increasing 'in-program' affordable housing - significant incentives

2. MULTI-FAMILY UNITS IN THE CITY

- Existing conditions and MF projects in the pipeline

3. MIX OF COMMERCIAL VS. RESIDENTIAL & MIXED USE

- Existing conditions and Supporting Data

4. RESPONSE TO SUGGESTED CODE AMENDMENTS

CODE AMENDMENTS

Extremely Low Income = 60% of the Section 8 very low-income limits or the poverty guideline (generally averages to about 30% of the average), remaining averages are upper limits, high income defined in Housing Element of the Comprehensive Plan

Family of four (4), FY2019 Fair Market Rent (FMR) areas for the Mount Vernon-Anacortes, WA MSA calculated by HUD

Work Program Completed To-Date



COUNCIL'S POLICY CHOICE WAS TO ADOPT REGULATIONS TO ASSIST THOSE IN THESE INCOME BRACKETS FIRST

2019 Median Family Income of \$79,100

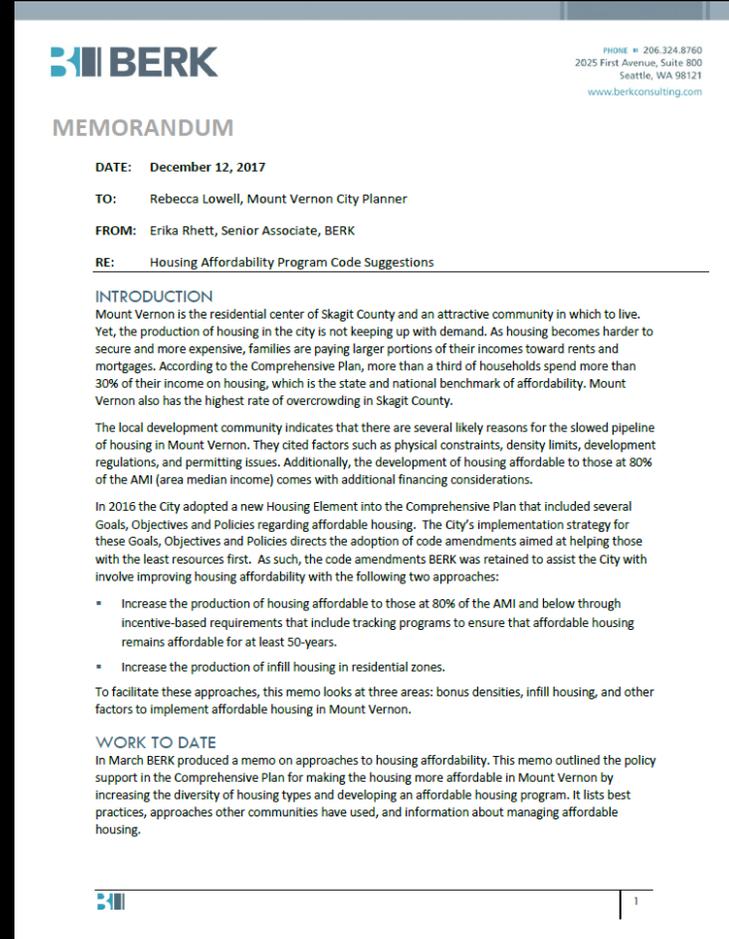
CODE AMENDMENTS

Creating In-Program – Bona Fide Affordable Housing – Process To-Date

SEPTEMBER 25, 2017: BERK interviewed several developers (Dave Prutzman, Paul Woodmansee, Dan Mitzel, Darren Bell, John Piazza, Sr., Jay Manhas), Skagit Land Trust, Skagit Community Action, and Skagit County Housing

DECEMBER 19, 2017: BERK and Staff briefed Planning Commission on the density increase code amendments

JANUARY 17, 2018: BERK and Staff briefed City Council on the density increase code amendments



The image shows a screenshot of a memorandum from BERK. The header includes the BERK logo and contact information: PHONE # 206.324.8760, 2025 First Avenue, Suite 800, Seattle, WA 98121, and www.berkconsulting.com. The title is 'MEMORANDUM'. The date is 'December 12, 2017'. The recipient is 'Rebecca Lowell, Mount Vernon City Planner'. The sender is 'Erika Rhett, Senior Associate, BERK'. The subject is 'Housing Affordability Program Code Suggestions'. The document is divided into sections: 'INTRODUCTION', which discusses housing demand in Mount Vernon; a section on local development community concerns; a section on the 2016 Housing Element; a bulleted list of two approaches to increase affordable housing; a section on factors to facilitate these approaches; and a 'WORK TO DATE' section summarizing the policy support provided.

BERK PHONE # 206.324.8760
2025 First Avenue, Suite 800
Seattle, WA 98121
www.berkconsulting.com

MEMORANDUM

DATE: December 12, 2017

TO: Rebecca Lowell, Mount Vernon City Planner

FROM: Erika Rhett, Senior Associate, BERK

RE: Housing Affordability Program Code Suggestions

INTRODUCTION

Mount Vernon is the residential center of Skagit County and an attractive community in which to live. Yet, the production of housing in the city is not keeping up with demand. As housing becomes harder to secure and more expensive, families are paying larger portions of their incomes toward rents and mortgages. According to the Comprehensive Plan, more than a third of households spend more than 30% of their income on housing, which is the state and national benchmark of affordability. Mount Vernon also has the highest rate of overcrowding in Skagit County.

The local development community indicates that there are several likely reasons for the slowed pipeline of housing in Mount Vernon. They cited factors such as physical constraints, density limits, development regulations, and permitting issues. Additionally, the development of housing affordable to those at 80% of the AMI (area median income) comes with additional financing considerations.

In 2016 the City adopted a new Housing Element into the Comprehensive Plan that included several Goals, Objectives and Policies regarding affordable housing. The City's implementation strategy for these Goals, Objectives and Policies directs the adoption of code amendments aimed at helping those with the least resources first. As such, the code amendments BERK was retained to assist the City with involve improving housing affordability with the following two approaches:

- Increase the production of housing affordable to those at 80% of the AMI and below through incentive-based requirements that include tracking programs to ensure that affordable housing remains affordable for at least 50-years.
- Increase the production of infill housing in residential zones.

To facilitate these approaches, this memo looks at three areas: bonus densities, infill housing, and other factors to implement affordable housing in Mount Vernon.

WORK TO DATE

In March BERK produced a memo on approaches to housing affordability. This memo outlined the policy support in the Comprehensive Plan for making the housing more affordable in Mount Vernon by increasing the diversity of housing types and developing an affordable housing program. It lists best practices, approaches other communities have used, and information about managing affordable housing.

BERK | 1

CODE AMENDMENTS

Work Program Completed To-Date

2017

- ✓ Identified/cataloged all City owned properties
- ✓ **Ordinance 3712** Adopted: Allowing Permanent Supported Housing Facility
- ✓ South Kincaid Sub-area Plan Started
- ✓ **Ordinance 3743** Adopted: Regulating Temporary Homeless Encampments
- ✓ **Ordinance 3709** Adopted: Updating floodplain regulations for CAV

2018

- ✓ **Ordinance 3754** Adopted: Reducing Traffic Impact Fees
- ✓ **Ordinance 3773** Adopted: new Design Standards and Zoning Code Amendments
- ✓ **Ordinance 3776** Adopted: Revisions to Chapter 14.05 to allow Electronic Plan Review and Submittals
- ✓ **Ordinance 3749** Adopted: Overhaul of Downtown Districts and Created the C-1c zone
- ✓ **Ordinance 3750** Adopted Rezoning 79 parcels (18-acres) to Higher Intensity Uses (MF and Mixed Use)
- ✓ **Ordinance 3748** Adopted the South Kincaid Subarea Plan

2019

- ✓ **Ordinance 3775** Adopted: Changes to C-3/C-4 Zones – Unlimited Density, etc.
- ✓ **Ordinance 3780** adopted: Cold Weather Shelters
- ✓ **Ordinance 3780** Adopted: Safe Parking

****AFFORDABLE HOUSING
AMENDMENTS PRESENTED
TONIGHT****

CODE AMENDMENTS

Creating In-Program – Bona Fide Affordable Housing

PRIMARY INTENT: Creation of housing units for those earning 80% AMI and below – at the same time these amendments also result in the creation of additional missing middle housing units



SUMMARY:

- 50% Density Increases in R-1 Zones and Doubling Density in Multi-Family Zones
- Doubling Density in PUDs (threshold decreased from 10 to 5 acres)
- Parking Reductions and Increased Height in C-3 and C-4 Zones
- ADUs Outright Permitted Use and Increased from 900 to 1,000 s.f.
- Duplex and Townhouse Subdivision Code

CODE AMENDMENTS

Significant Incentives for Creation

SINGLE-FAMILY RESIDENTIAL EXAMPLE: 50% DENSITY BONUS

8.73 ac site zoned R-1, 7.0 (7.26 du/ac)

Base Density = 63.38 units

50% Bonus Density = 95.07 units

Bonus = **31.69 units**

BONUS = **31.69 UNITS**



CODE AMENDMENTS

Significant Incentives for Creation

MULTI-FAMILY RESIDENTIAL EXAMPLE: DENSITY DOUBLES

5.5 ac site zoned R-4 (20 du/ac)

Base Density = 110 units

200% Bonus Density = 220 units

Bonus = **110 units**

BONUS = **110 UNITS**



CODE AMENDMENTS

Significant Incentives for Creation

PLANNED UNIT DEVELOPMENT EXAMPLE: DENSITY DOUBLES

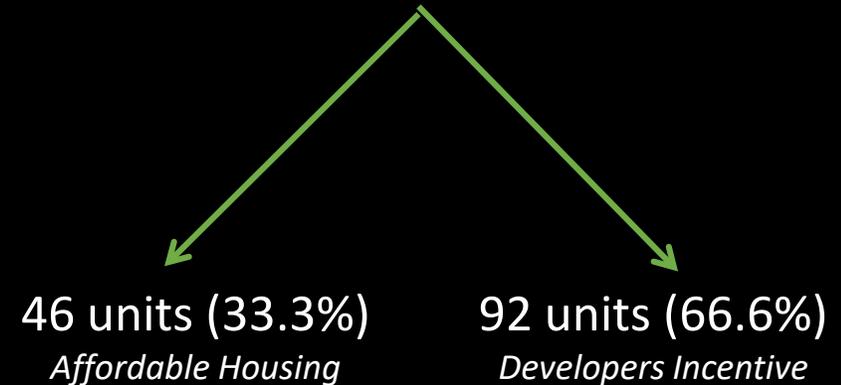
30.3 ac site zoned R-1, 4.0 (4.54 du/ac)

Base Density = 137.56 units

200% Bonus Density = 275.12 units

Bonus = **138 units**

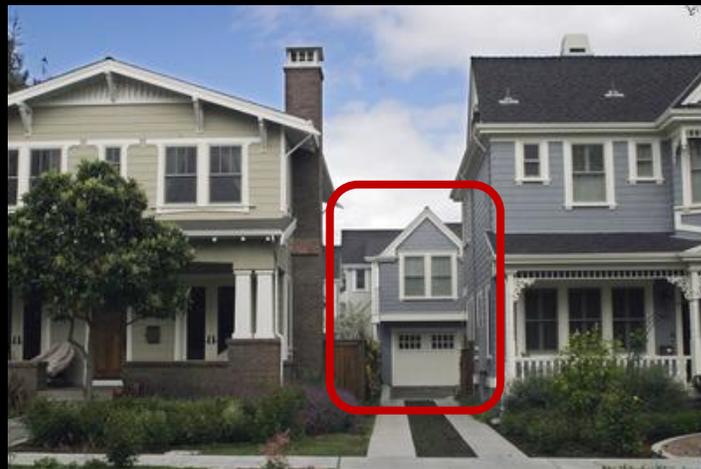
BONUS = **138 UNITS**



CODE AMENDMENTS

Accessory Dwelling Units

ACCESSORY DWELLING UNITS



AMENDMENTS:

- Outright permitted use, removing requirement for Special Use Permit
- Increased size from 900 to 1,000 s.f.
- Removed Requirement that utilities be shared

CODE AMENDMENTS

Accessory Dwelling Units

DUPLEX & TOWNHOUSE PLATS

NEW CODE TO ALLOW:

- Allows the subdivision of individual duplex and townhome units - great missing middle, infill housing tool



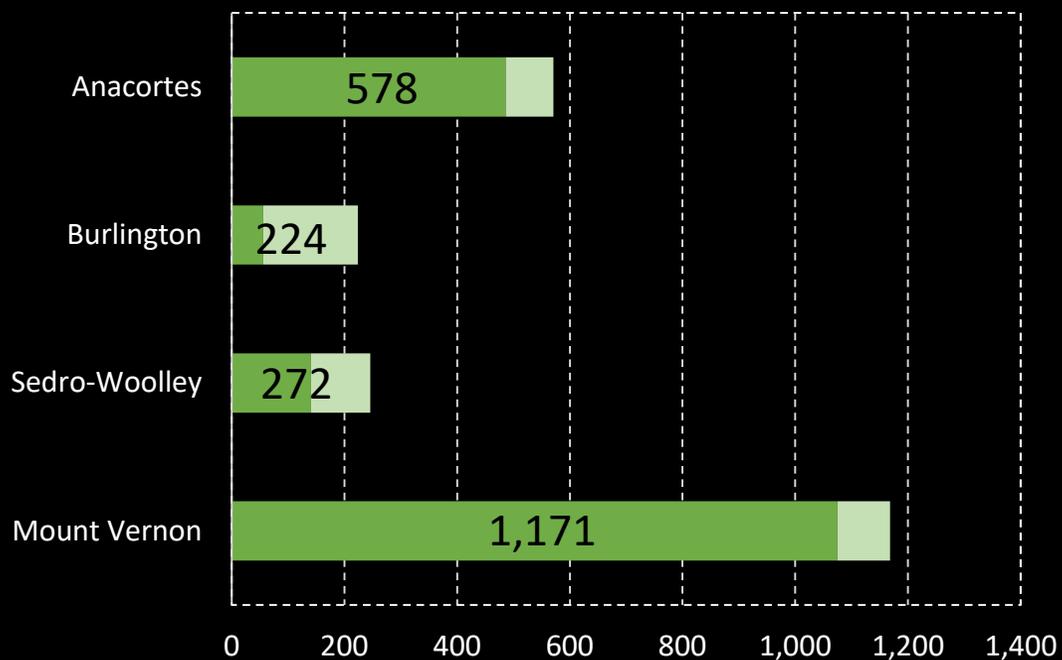
Remaining Process



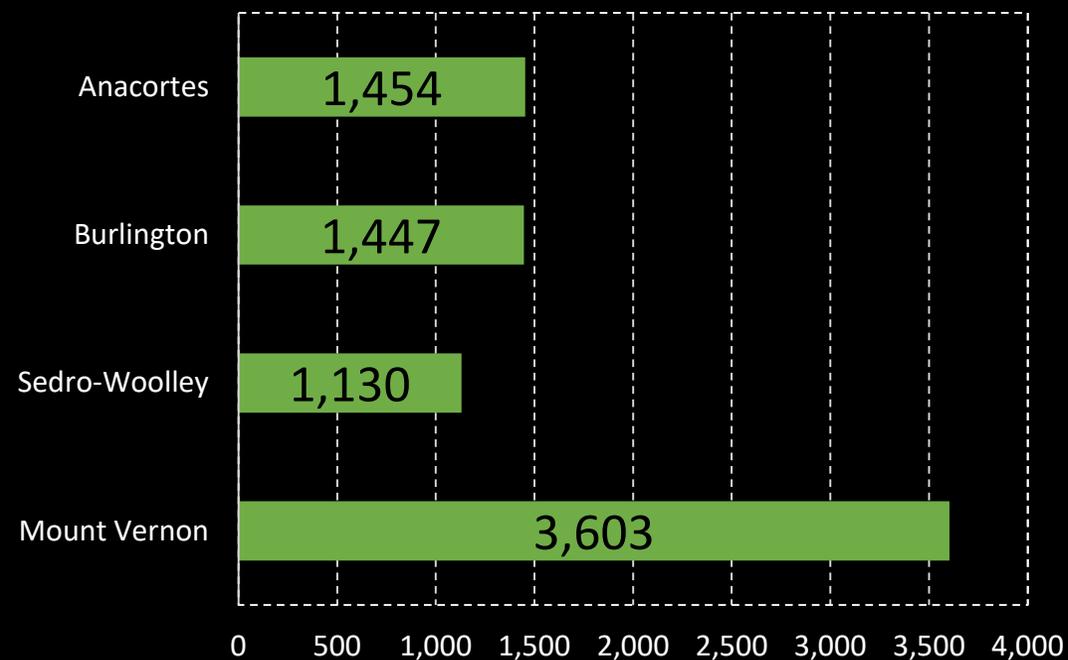
MULTI-FAMILY UNITS

Existing Conditions and Comparisons

TOTAL D.U. CREATED 2010 TO 2019



EXISTING MULTI-FAMILY UNITS



MULTI-FAMILY UNITS

Pipeline and Future Projects

GIS MF DEMO

MULTI-FAMILY UNITS

Pipeline and Future Projects

CURRENTLY ZONED TO ALLOW MULTI-FAMILY USES – ACTIVELY WORKING ON

# ON MAP	PARCEL NUMBER(S)	ACRES	CURRENT ZONING	POTENTIAL DWELLING UNITS	DWELLING UNITS WITH PROPOSED CODE AMENDMENTS
2	P25901	1.75	C-2 (PERMANENT SUPP. HOUSING OVERLAY)	70	70
3	P26016 P26018	6.88	R-3	60	120
4	P104938	4.02	R-3	30	60
5	P125897 P125898 P125899	.87	R-3	13	23
6	P113507 P24832	4.77	R-4	95	190
9	P26686	1.74	C-4	68	68
TOTAL UNITS:				336	531

MULTI-FAMILY UNITS

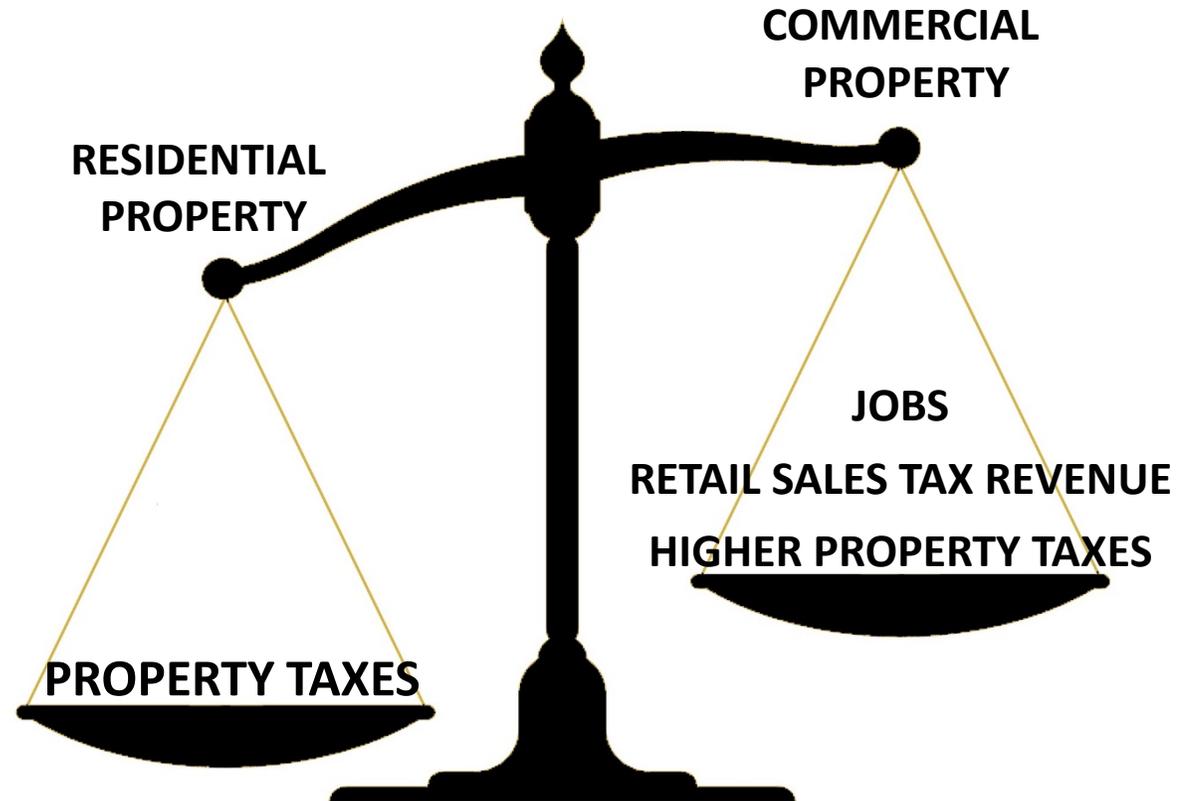
Pipeline and Future Projects

CURRENTLY ZONED TO ALLOW MULTI-FAMILY USES

# ON MAP	PARCEL NUMBER(S)	ACRES	CURRENT ZONING	POTENTIAL DWELLING UNITS	DWELLING UNITS WITH PROPOSED CODE AMENDMENTS
1	P25029 P25030	3.45	R-3	40	80
7	NA <small>DOWNTOWN MASTER PLAN</small>	NA	C-1A	450	450
8	P26788+	4	C-1A	250	250
TOTAL UNITS:				740	780

MIX OF HOUSING & JOBS

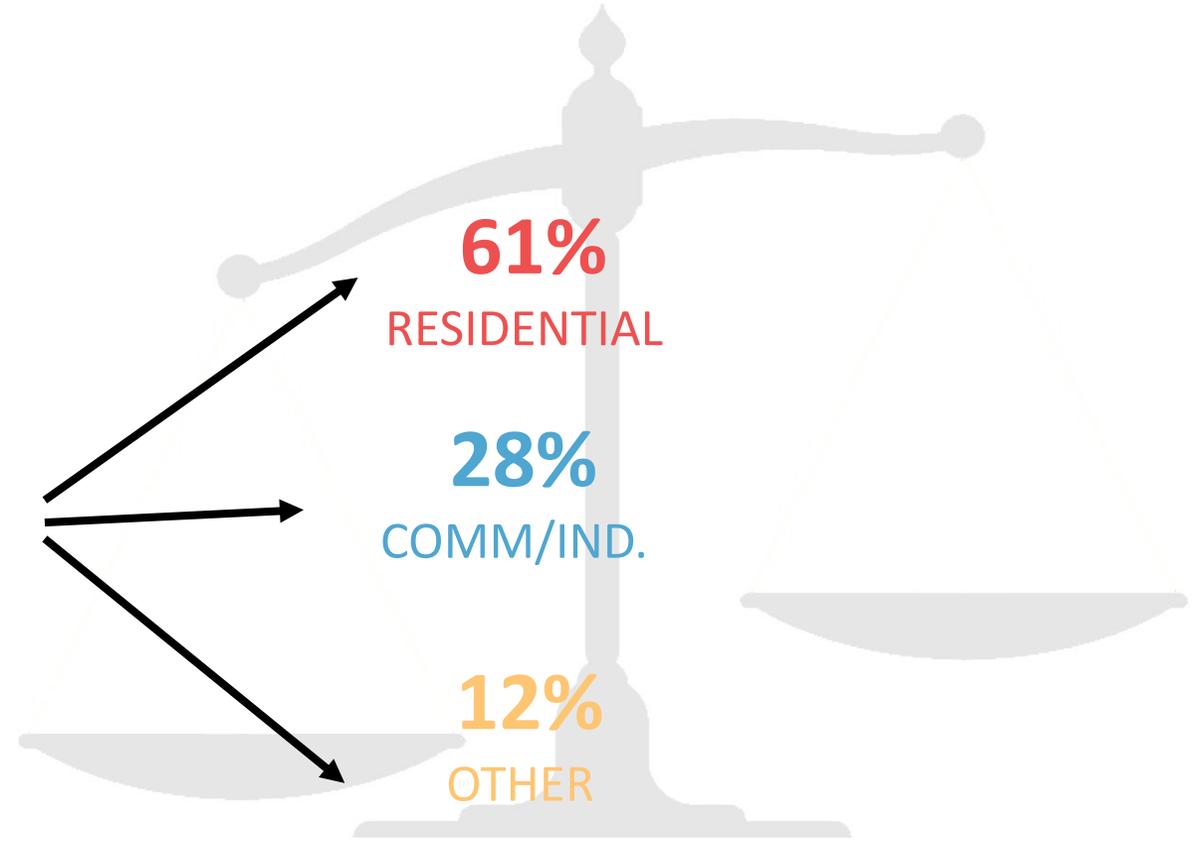
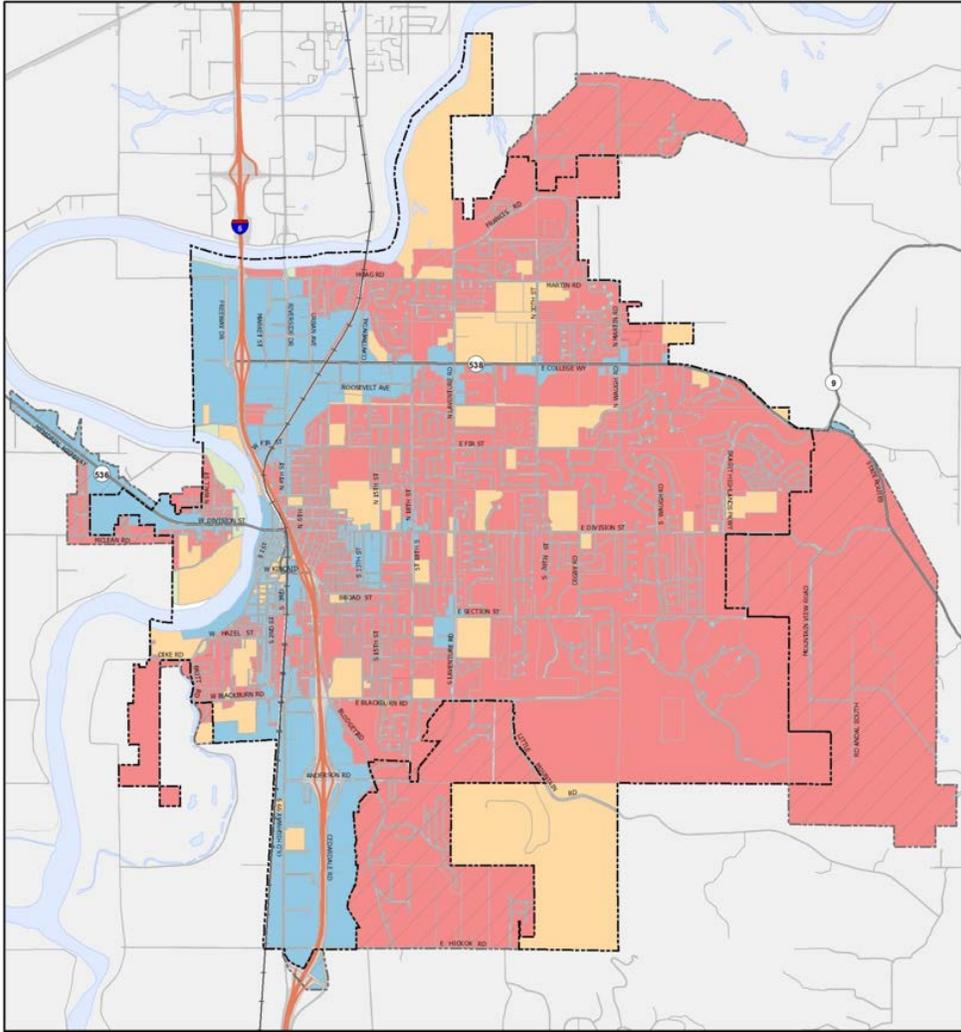
The Balancing Act



BALANCING JOBS AND HOMES

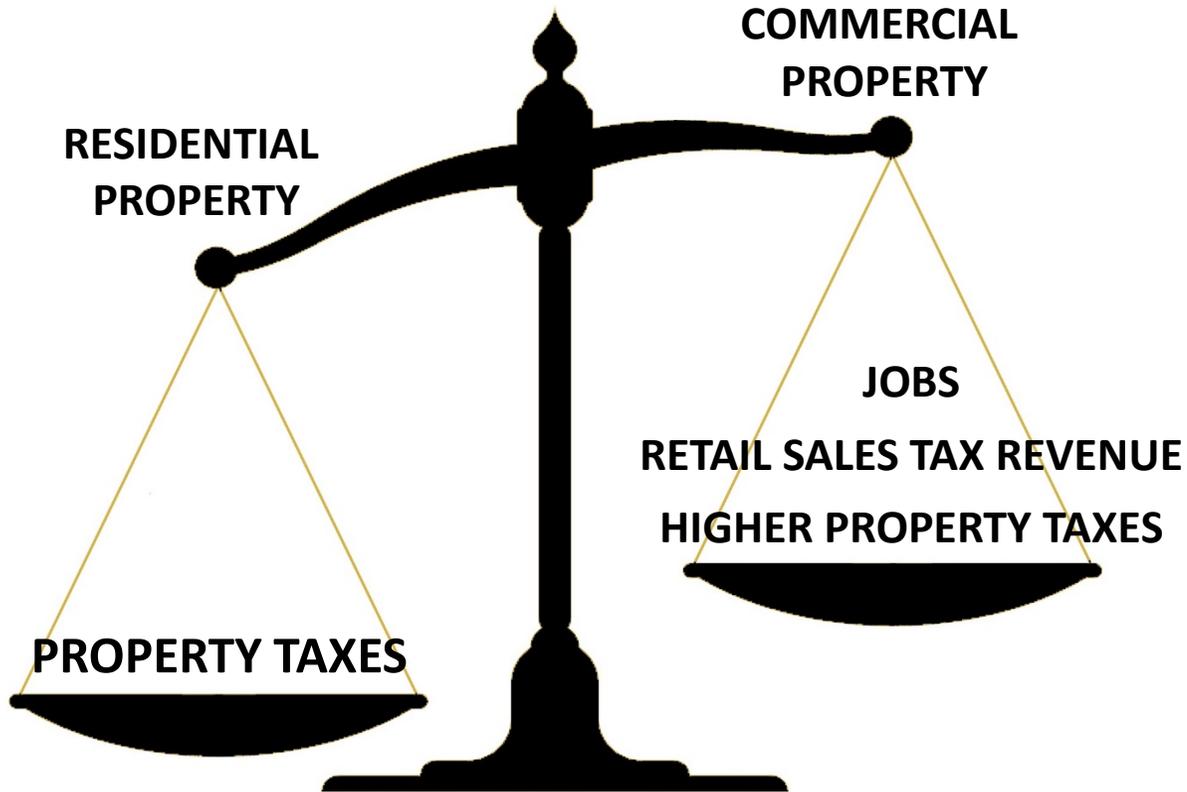
MIX OF HOUSING & JOBS

The Balancing Act



MIX OF HOUSING & JOBS

The Balancing Act



BALANCING JOBS AND HOMES

PROPERTY TAXES TO CITY

1 AC/SFR	\$3,453.02
1 AC/COMM.	\$3,832.23

RETAIL SALES TAX

MV 2015 = \$428,382.46

$\$428,383 / 33,530 = \12.78 per City resident

BURL. 2015 = \$613,766.26

$\$613,766 / 8,485 = 72.34$ per City resident

JOBS

RESIDENTIAL = 0

COMM./IND. = 16,503

MIX OF HOUSING & JOBS

The Balancing Act

CITY OF MOUNT VERNON
COMMERCIAL & INDUSTRIAL
LAND NEEDS ANALYSIS

Prepared for:
City of Mount Vernon

September 2006

E. D. Hovee
& Company, LLC

Economic and Development Services

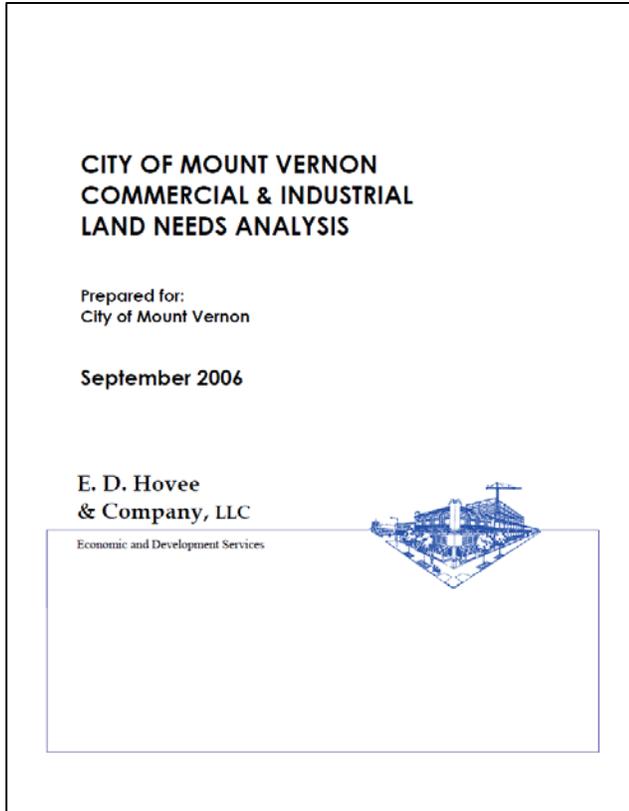


However, Mount Vernon's history of past demonstrated need without any corresponding actual land assignment does provide an important context to understanding the challenge the City has faced in providing the job base needed for local economic vitality. Of particular importance has been the inability to provide land zoned for employment uses in parcels large enough both to meet market demand and to sufficiently increase the community's commercial jobs share. The result has been inadequate growth of jobs and services to support Mount Vernon's rapidly growing residential population.

E.D. Hovee Report (adopted w/ Resolution 727 – Appendix C in Land Use Element of Comprehensive Plan) states the City needs **809 ADDITIONAL ACRES** of Commercial/Industrial property to balance the population we were tasked with accommodating in 2005

MIX OF HOUSING & JOBS

The Balancing Act



Should Council wish to convert existing C-2 or C-L zoned property to mixed use staff strongly suggests additional study to make sure your policy decision doesn't negatively impact current and future residents.

While mixed use development may seem like the perfection solution – our existing, adopted documents indicate otherwise.

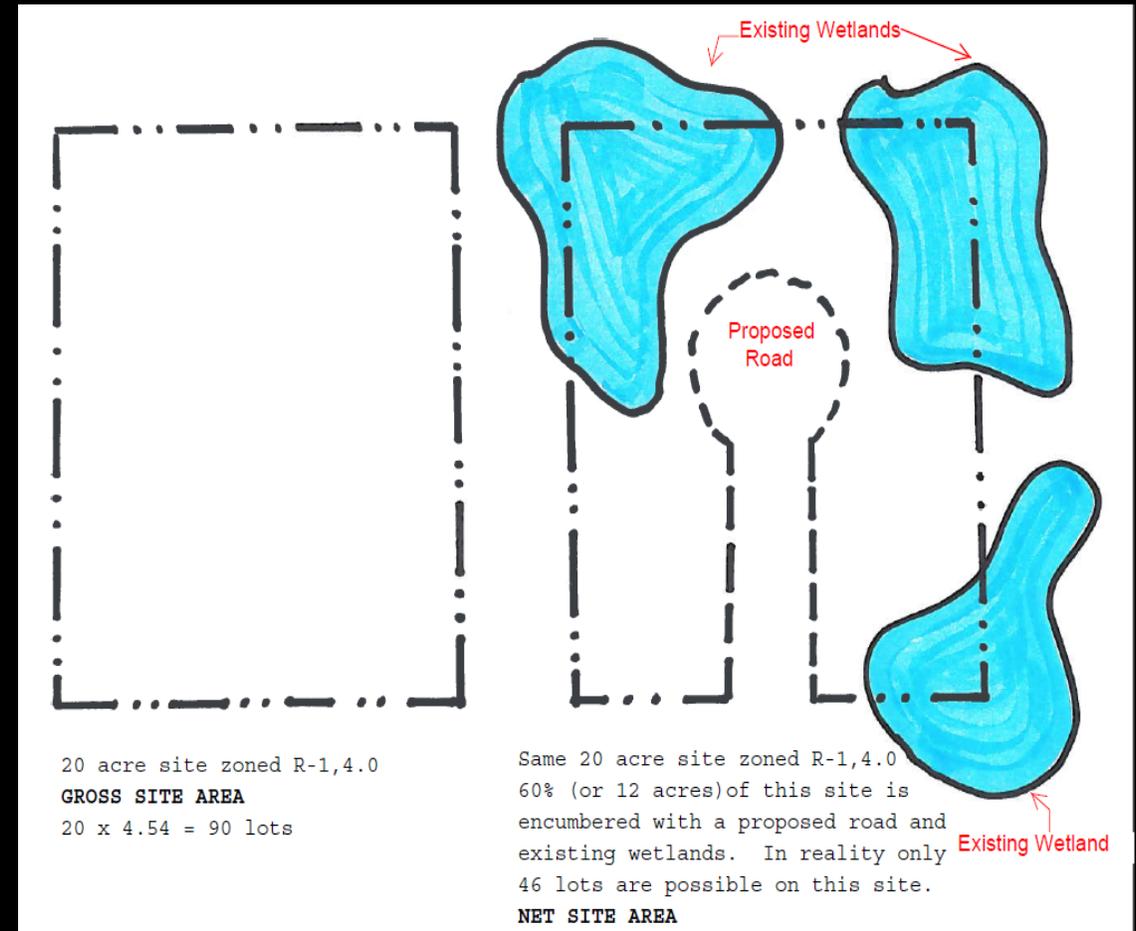
This focus of this study is increasing the City's overall commercial/industrial land base in relation to dwelling units and mixed use housing – unfortunately - would make our existing imbalance even worse.

RESPONSES TO WOODMANSEE LETTER

Net vs Gross Density

1. In 17.06.040 - All land uses should allow for a gross density calculation instead of net density calculation. Allow developers and builders to maximize their use of land that is buildable. We have a lack of buildable lands that do not have wetland and critical area issues already, why limit the developers to only the "usable" land space? PUD code and other zoning codes will dictate the lot size or unit count, there will not be any additional units outside of those code requirements, so why limit the density calculations by using a net density calculation?

The City's Buildable Lands, Land Use, Transportation and Sanitary Sewer Plans are all based on net densities. Council could choose to amend the MVMC to allow gross density; however, the impact of such a code amendment would need to be analyzed. Paramount would be the expense required to change all of these foundational documents - staff's best guess is that the cost of updating all of these documents would be in excess of \$200,000.00 (in 2015 the Transportation Element update without changing any underlying methodologies was \$90,000.00).



RESPONSES TO WOODMANSEE LETTER

Net vs Gross Density



Using net density calculations can prevent future buyers from purchasing something that can't be built on. For example:

The property outlined in red is 4 acres in size and is zoned R-3. The R-3 zone allows up to 15 du/acre. An uninformed Realtor, or future purchaser, could look at this site in conjunction with a code that didn't reference net site area and think I could build 60 units on this site.

With a code that references net density the Realtor and/or potential purchaser has to ask more questions of the City about how net density is calculated which is our opportunity to inform and make sure they won't be surprised when they find that over ½ of this site is undevelopable.

RESPONSES TO WOODMANSEE LETTER

Parking Issues

2. Chapter 17.84 Parking - Parking requirements should be the following- .85 stall per studio, 1.4 stalls per 1 bedroom, 1.7 stalls per 2 bedroom, 2 stalls for every 3 bedroom, and for every 6 units 1 extra stall. Commercial parking could be shared with all residential parking in a mixed use project.

11.R-2 zone - Parking requirement should not be to have 2 interior spaces and two exterior spaces. A duplex unit should be allowed to have a single car garage and two outdoor parking spaces creating three parking spaces.

Staff is happy to add an overhaul of our parking code to a work plan should Council think this is necessary. However, staff notes there are already options should a developer think their use will generate less parking than the City's parking code requires – specifically:

- MVMC 17.84.040, Parking Requirements for Other Uses and Areas allows Applicant's to have a parking study completed to determine the minimum number of off-street parking spaces their development will be required to provide.
- MVMC 17.84.050, Parking Requirements for Mixed Occupancies – allows parking reductions for larger scale developments.

Vehicle ownership is a primary indicator of the number of parking spaces that most jurisdictions evaluate when determining minimum parking requirements. The U.S. Census collects vehicle ownership information – in 2017 (the most recent Census information available) the Census reports the following regarding the City:

2% of households have 0 cars
19% of households have 1 car
40% of households have 2 cars
23% of households have 3 cars
10% of households have 4 cars
6% of households have 5+ cars

79% of Mount Vernon
Residents own 2 or more
Vehicles

For comparison purposes – in Seattle 10% of households have 0 cars and 36% of households have 1 or fewer cars.

RESPONSES TO WOODMANSEE LETTER

Parking Issues

2. Chapter 17.84 Parking - Parking requirements should be the following- .85 stall per studio, 1.4 stalls per 1 bedroom, 1.7 stalls per 2 bedroom, 2 stalls for every 3 bedroom, and for every 6 units 1 extra stall. Commercial parking could be shared with all residential parking in a mixed use project.

11.R-2 zone - Parking requirement should not be to have 2 interior spaces and two exterior spaces. A duplex unit should be allowed to have a single car garage and two outdoor parking spaces creating three parking spaces.

Staff notes that we have been actively engaged with several developers working on multi-family projects that have not expressed the same concerns that Mr. Woodmansee is with regard to the City's existing parking regulations.

Staff was curious about how Mr. Woodmansee determined his above-outlined optimal parking ratios. Staff pulled the required parking for Anacortes, Burlington, and Sedro-Woolley and found their codes to be similar to Mount Vernon's. Below is a summary of this comparison information.

	Mount Vernon	Burlington	Anacortes	Sedro-Woolley
Studios	1	1	1.2	2 <u>1</u>
1-Bedroom	1.5	1.5	1.2	2
2-Bedroom	2	1.5	1.6	2
3+ Bedrooms	2	2	1.8	2 <u>3 & 4</u>
	"Adequate"	1 space : 3 units	None Listed	None Listed <u>1:8 units</u>

RESPONSES TO WOODMANSEE LETTER

Permitted Uses and Density Requirements

3. Multi-use and multifamily construction should be a **permitted use** in C-2, C-3, and C-4 zones. The code should allow developers with in these zones to construct the multi-use aspect vertically with ground floor commercial or horizontally with separate buildings in which the multifamily construction is behind the commercial frontage building.

- Vertically integrated mixed use development is already allowed in the C-3 and C-4 zones. Allowing horizontally integrated mixed uses would be a great addition to the Council's 2020 (or beyond) work plan.
- Without additional economic analysis and updates to the City's Land Use and Capital Facility Plans staff would not recommend adding any multi-family uses to the C-2 zone.

4. In the C-1c, C-2, C-3, C-4- all density requirements should be removed and the density should be calculated by parking requirements and green space on the property. Green space calculation could be 10% in C-2 to 15% in C-4. Creating a livable, walkable neighborhood is vital for retail and restaurant business survival. Maximizing residential units around commercial spaces is a great advantage for commercial businesses.

- The C-1c, C-3 and C-4 district do not have density requirements to be removed.
- Without additional economic analysis and updates to the City's Land Use and Capital Facility Plans staff would not recommend adding any multi-family uses to the C-2 zone.

RESPONSES TO WOODMANSEE LETTER

Conditional Use Permit Issue

5. There should be no 35 unit restriction on any building in the C-1c zones. Creating a livable, walkable neighborhood is vital for retail sale survival. Maximizing residential units around commercial spaces is a great advantage for commercial businesses.

There is no restriction with regard to 35 units in the C-1c zones. The creation of 36 units or more requires a Conditional Use Permit - it does not limit the number of units.

The C-1c zone was created in 2018 following the adoption of the South Kincaid Sub-Area Plan. Staff agrees that livable, walkable neighborhoods are important to communities.

However, Mr. Woodmansee is likely not aware of the analysis, many community meetings, and public input that shaped the South Kincaid Subarea plan – and subsequently the C-1c zoning district. Specifically, over a two year period (April 2016 to April 2018) the City had many stakeholder interviews, 3 community workshops, a charrette, and an additional 16 meetings with Planning Commission and City Council.

The President's Apartments in downtown contains 35 apartment units – if that size of a structure were to be built staff is of the opinion that neighbors should have a way to provide meaningful comments – the CUP process provides this opportunity to our public.

RESPONSES TO WOODMANSEE LETTER

Building Heights

6. In the C-3 and C-4 zones building height should be unrestricted except for fire safety considerations.

Staff studied all of the existing structures surrounding all of the City's C-3 and C-4 zones before proposing code amendments earlier this year. Staff found that the undeveloped C-3 and C-4 properties all abut existing single-family residential neighborhoods see example below. Mr. Woodmansee's suggested unlimited building heights in the C-3 and C-4 zones could create negative impacts to existing SF residential neighborhoods.

However, staff is recommending adoption of code amendments that would allow an additional story on C-3/C-4 properties if:

- In-program affordable housing is created.
- Height transition is complied with. This ensures that neighbors won't be living in the shadow of a tall building and won't feel like their multi-family neighbors are peering into their homes at them.



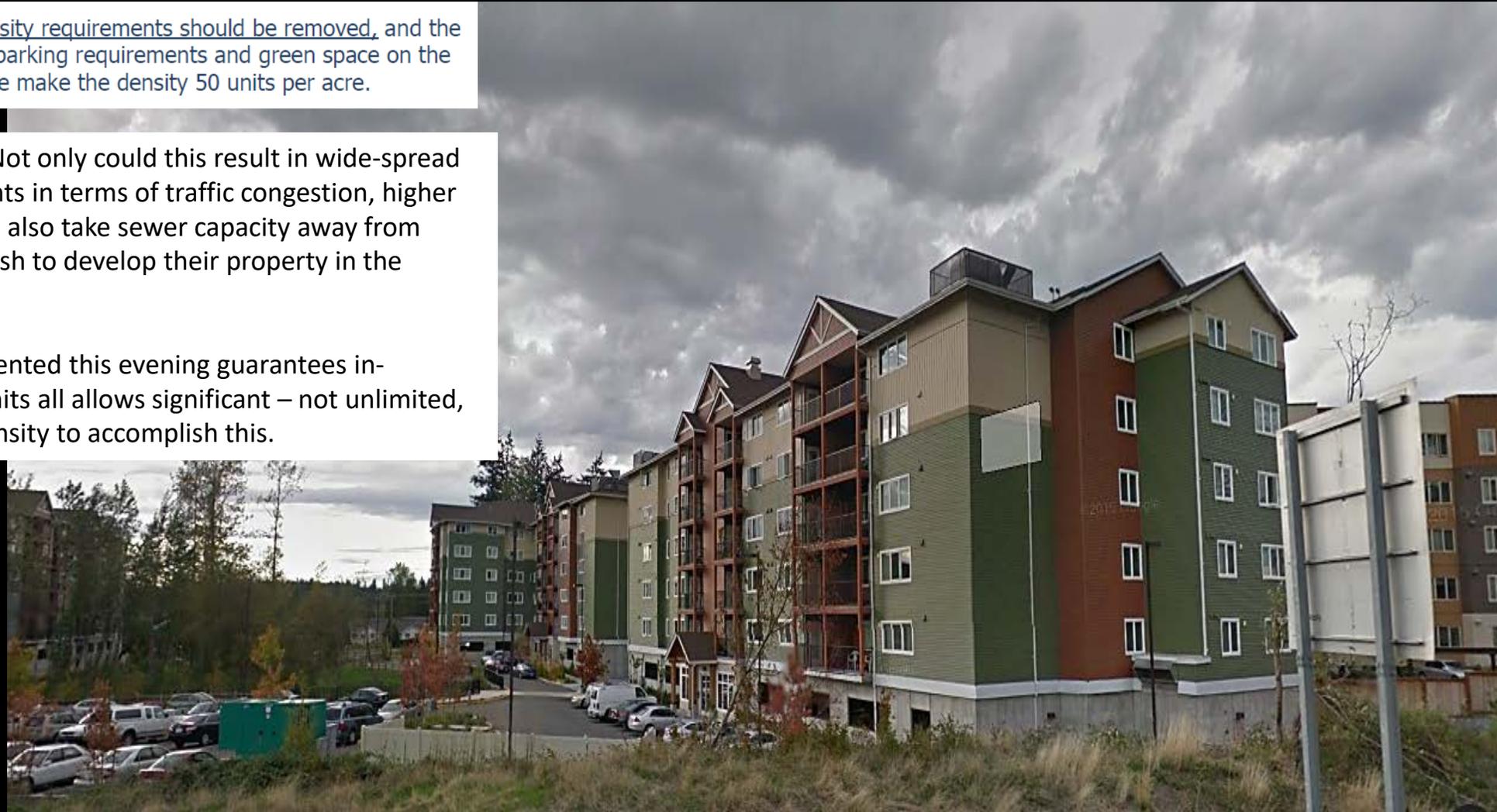
RESPONSES TO WOODMANSEE LETTER

Removing Density Requirements

7. In the R-3 and R-4 zones all density requirements should be removed, and the density should be calculated by parking requirements and green space on the property. If that is not agreeable make the density 50 units per acre.

Respectively, staff disagrees. Not only could this result in wide-spread impacts to existing City residents in terms of traffic congestion, higher taxes, and utility bills – it could also take sewer capacity away from those property owners who wish to develop their property in the future.

Staff's code amendments presented this evening guarantees in-program affordable housing units all allows significant – not unlimited, but significant, increases in density to accomplish this.



RESPONSES TO WOODMANSEE LETTER

CUP Process

8. In the R-3 zone and R-4 Zone there should be no 76 unit maximum for a permitted use. These zones are supposed to be heavy multifamily and this land is limited in the City for new projects. There should be no restrictions to these land uses when it comes to permitted uses. When a planning staff has projects as conditional uses this is a control tactic that creates a disturbance within the projects potential, this will kill more projects possibilities.

Mr. Woodmansee's view of the Conditional Use Process is unfortunate. Staff is at a loss with regard to how allowing public input from **OUR CITIZENS** could ever be construed as a "control tactic".

The Conditional Use Process allows flexibility within certain zoning districts by allowing uses that may only be suitable in specific locations; or could be potentially detrimental if not properly designed, located, and conditioned.

With regard to public input following are the Ethical Principles I am required to follow as a professional planner:

- *Recognize the rights of citizens to participate in planning decisions.*
- *Strive to give citizens (including those who lack formal organization or influence) full, clear and accurate information on planning issues and the opportunity to have a meaningful role in the development of plans and programs.*

RESPONSES TO WOODMANSEE LETTER

Setbacks

9. In the R-3 and R-4 zones building design should change and setbacks should be reduced.

Back setback – 10 feet

Side Setback – 10 feet total of 20 feet if egress windows on the side the setback could be 20' minimum.

Front Setback - 20 feet and 25 on arterial (same as code)

Building height should be unrestricted except for fire safety considerations.

Parking garages should be encouraged and possibly include a reduction in the parking requirement per unit if used.

Building coverage should be allowed 50% or more.

Landscape requirements are good at current 20%.

Staff is guessing that Mr. Woodmansee is looking at an older R-3/R-4 code no longer in effect. Following are the current setbacks required of R-3/R-4 zones:

Multifamily Residential Uses and Developments.

- Front yard setback: not less than **10 feet** from property line, back of sidewalk, or access easement. The front of private garages shall maintain at least 20 feet from the back of sidewalk, property line, or access easement or from edge of pavement on private streets.
- Side and rear yard setbacks: when adjacent to single-family residential zones the minimum building setback from the common property line shall be 20 feet, otherwise the minimum setback may be reduced to **10 feet for single-story buildings and 15 feet for multistory buildings.**

RESPONSES TO WOODMANSEE LETTER

Setbacks

10. Density in all Residential R- 1 zones should be increased to the following without going through a PUD process–
R-1, 7.0 - 10 units per acre
R-1, 5.0 - 8 units per acre
R-1, 4.0 - 6 units per acre
R-1, 3.0 should be eliminated as a zone.
Building coverage should be allowed up to 50% with this change.

Staff's code amendments presented this evening guarantees in-program affordable housing units all allows significant – not unlimited, but significant, increases in density to accomplish this.

12. R-2 Zone – Building design should change and setbacks should be reduced for the R-2 zone, they should not match R-1 zoning regulation.
Back setback – 10 feet
Side Setback – five feet total of 10 feet
Front Setback - 20 feet and 25 on arterial (same as code)
Building height should be three stories.
Building coverage should be 50% or more.
Landscape requirements are good at 20%.

Once again, staff is guessing that Mr. Woodmansee is looking at an older R-2 code no longer in effect. Following are the current setbacks required for duplex structures:

- Front yard setback: front yard setback may be reduced not less than **10 feet** from property line, access easement, or back of sidewalk. The front of private garages shall maintain at least 20 feet from the back of sidewalk, property line, or access easement.
- Rear yard setback: not less than **10 feet**.
- Side yard setback: not less than five feet for single-story homes...For structures that have more than one story the side yard setback shall be a minimum of five feet with the total of the two side yards being not less than 15 feet.

Staff is happy to add a work program item to evaluate the potential impacts of adding another story to R-2 zoned structures – this might be a good idea.

RESPONSES TO WOODMANSEE LETTER

R-2 Zone and RV Parks

13. R-2 zone – Townhome units should have a different design code than a duplex. Townhome units should be allowed in the R-2 zone up to a 5 or 6 unit building. This could be a great tool for developers to develop affordable units for sale. Now that the state has come out with condo liability reform regulations Builders will begin to build and sell condo style townhome units for sale. The existing code should be changed to help maximize this potential. Townhome design could start with lot sizes ranging from 2500 to 3500. The minimum lot size for the zone would have to be adjusted for townhome units. Design Standards could be used to create a great looking front façade for a building. I have attached a 6 plex front façade example designed for a lot in Burlington that would be a great fit for this zone. In the current zone this is not allowed to build.

Staff is guessing Mr. Woodmansee is not aware of how townhouse units are classified by the City because they do have development regulations that are different than those of duplexes. Anything that is 3 units or more is regulated as a multi-family structure, not a duplex.

Townhomes – per code – are 5 vertically attached units

14. Public zones - RV parks should be a permitted use in publicly zoned properties. Recreational vehicles should be allowed to stay up to 6 months instead of 90 days. Or possibly allow a permanent resident permit that is paid for to the City of Mount Vernon with a restriction on what type of unit can be a permanent resident unit, ie like a 10 year old trailer or newer.

RV parks are a conditional use in property zoned Public.

Staff is happy to add this item to a work program to study potential impacts so that Council can be aware of potential issues before making policy decisions such as this.

RESPONSES TO WOODMANSEE LETTER

PUD Code

15. PUD ordinance review - I am going to perform a review of the PUD ordinance over the coming weeks. I believe there are multiple ways in order to get more units and more diverse housing options within the PUD ordinance than what is currently in place. I am hoping to have this done by the end of September.

Staff's proposed code amendments do include PUDs.

In 2005 the City placed a moratorium on PUDs. An updated PUD ordinance was subsequently adopted in 2006.

Following complaints from the public and seeing the types of development that was resulting from the 2006 PUD in November of 2008 the City placed another moratorium on PUDs –

“The PUD ordinance that was repealed allowed for high density flexible development but did not mandate public benefit or superior design. The new, much improved, PUD is predicated upon public benefit and superior design”.

A task force was formed, 18 public meetings were held, and in early 2010 the current PUD code was adopted.

QUESTIONS FOR STAFF??

Thank 
YOU.