

CITIZEN ADVISORY COMMITTEE AGENDA

*May 20, 2025 - Starting at 5:00 p.m.
Meeting held at 1805 Continental Place, Mount Vernon*

	DESCRIPTION	PUBLIC HEARING?		ACTION REQUIRED	STAFF CONTACT ⁽¹⁾
1.	Call to Order <ul style="list-style-type: none"> • Open by DS Director • Roll Call⁽²⁾ 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA
2.	Consent Agenda ⁽³⁾ <ul style="list-style-type: none"> • Agenda Approval or Modifications 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Delaney Knox
3.	Public Comment ⁽⁴⁾	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA
4.	Introductions	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Stacie Pratschner
5.	Purpose of the Comprehensive Plan and CAC's role in Updating the Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Otak
6.	Open Public Meetings Act and Meeting Procedures	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Otak
7.	Resources and Next Steps: Joint Meetings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Otak/Stacie Pratschner

These meetings are accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (360) 336-6211 in advance of the meeting.

Additionally, interpretation services for all comments are available on request. Please contact the City Clerk at beckyj@mountvernonwa.gov or 360-419-3253 at least two business days prior to the meeting if you would like an interpreter to share your comments with the Planning Commission.

(1) STAFF CONTACT INFORMATION:

STAFF NAME	DEPARTMENT	EMAIL	TELEPHONE
Stacie Pratschner, Director	Development Services	staciep@mountvernonwa.gov	360-336-6214
Delaney Knox, Permit Technician	Development Services	delaneyk@mountvernonwa.gov	360-336-6214

(2) Citizen Advisory Committee Members:

- Silvia Reed
- Danny Pickering
- Tyler Jones
- John Piazza
- Ellen Gamson
- Dan Mitzel
- Paul Woodmanse
- Adam Pearson
- Tina Tate
- Kevin Maas
- Liam Diephuis
- Liz Jennings
- Dave Prutzman
- Arjan Cheema
- James Karlsgodt

(3) All matters listed under Item 2, Consent Agenda, are considered routine in nature and are approved in one motion. Individual discussion of these items is not planned. A member may ask to remove any item to discuss separately as a Discussion Item.

(4) Reserved for the public to comment on items not on the agenda. The Commission may invite more public comment on agenda items noted for discussion later.

JOINT PLANNING COMMISSION & CITIZEN ADVISORY COMMITTEE AGENDA

*May 20, 2025 - Starting at 6:00 p.m.
Meeting held at 1805 Continental Place, Mount Vernon*

	DESCRIPTION	PUBLIC HEARING?		ACTION REQUIRED	STAFF CONTACT ⁽¹⁾
1.	Call to Order <ul style="list-style-type: none"> • Open by Chair • Roll Call⁽²⁾ 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA
2.	Consent Agenda ⁽³⁾ <ul style="list-style-type: none"> • Agenda Approval or Modifications • Approval of 04/15/2025 Minutes 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Delaney Knox
3.	Public Comment ⁽⁴⁾	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA
4.	Introductions between the PC and the CAC	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Stacie Pratschner
5.	Plan Outline and Framework	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Otak/Stacie Pratschner
6.	Population, Housing, and Jobs: Existing Demographics and Target Allocations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Otak
7.	Updates to the Comprehensive Plan Community Vision Statement	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Otak
8.	Review of Draft Land Use Element goal and policy updates	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	Otak
7.	Miscellaneous – Good of the Order	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA
8.	Adjourn	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None	NA

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(1) STAFF CONTACT INFORMATION:

STAFF NAME	DEPARTMENT	EMAIL	TELEPHONE
Stacie Pratschner, Director	Development Services	staciep@mountvernonwa.gov	360-336-6214
Delaney Knox, Permit Technician	Development Services	delaneyk@mountvernonwa.gov	360-336-6214

(2) Planning Commission Members:

- Adair Orr
- LuAnne Burkhart
- Christian Carlson
- Kirk Johnson
- James Fikkert
- Mary Mae Hardt
- Morgan Curry

(3) Citizen Advisory Committee Members:

- Silvia Reed
- Danny Pickering
- Tyler Jones
- John Piazza
- Ellen Gamson
- Dan Mitzel
- Paul Woodmanse
- Adam Pearson
- Tina Tate
- Kevin Maas
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(4) All matters listed under Item 2, Consent Agenda, are considered routine in nature and are approved in one motion. Individual discussion of these items is not planned. A member may ask to remove any item to discuss separately as a Discussion Item.

(5) Reserved for the public to comment on items not on the agenda. The Commission may invite more public comment on agenda items noted for discussion later.

PLANNING COMMISSION MEETING MINUTES

Tuesday April 15, 2025 – 6:01 p.m. | Police & Court Campus - Court Room

- 1. Call to Order:** Chair Orr called the meeting to order at 6:06 p.m.
 - A. Commissioners Present: Orr, Burkhardt, Hardt, Carlson
 - B. Commissioners Absent: Curry, Fikkert,
 - C. Staff Members Present: Stacie Pratschner, Development Services Director
Delaney Knox, Development Services Senior Permit Technician
 - D. Public Present: 4
- 2. Consent Agenda:**
 - Chair Orr made a motion to approve the consent agenda. Approved 4-0.
- 3. Public Comment:**
 - Kevin Maas presented concerns regarding HB 1110 and 1337 pertaining to fourplexes and other affordable housing options. Mr. Maas highly encouraged the Planning Commission to research the City of Anacortes' municipal code regulating cottage housing. Mr. Maas supports adapting to cottage housing as it could reduce concerns of increased density.
- 4. Comp Plan: Residential/Mixed-Use in Commercial Zones**
 - Mandi Roberts presented the Planning Commission's work plan for discussion and review of topics in the coming months of 2025.
 - The Commissioners divided into discussion groups to conduct a workshop session on middle housing considerations, particularly related to C-2 zones within the city.
- 5. HB 1110, 1337, 1096 & 1353 Overview**
 - Ms. Roberts presented overviews of each housing bill to the Commissioners and explained how it impacts the comprehensive plan process.
 - Ms. Roberts included a section in her presentation comparing neighboring cities and how they are adapting to the new regulations.
 - Director Pratschner mentioned the idea of implementing a zoning overlay in the comprehensive plan that still aligns with House Bill incentives.
- 6. Miscellaneous – Good of the Order**
 - Director Pratschner suggested the Planning Commissioners be given city-assigned emails for security protection purposes.
- 7. Adjourn**
 - Chair Orr adjourned the meeting at 7:54 PM.

ORDINANCE NO.

AN ORDINANCE ADOPTING REVISED COUNTYWIDE PLANNING POLICIES FOR THE PURPOSE OF COORDINATING THE 2025 COMPREHENSIVE PLAN UPDATE

WHEREAS, pursuant to RCW 36.70A.040, Skagit County, and all cities and towns in Skagit County, are required to fully plan under Washington state's Growth Management Act (GMA), and each must adopt a comprehensive plan and development regulations to implement their respective comprehensive plan; and

WHEREAS, pursuant to RCW 36.70A.210, the Board of County Commissioners must adopt countywide planning policies (CPPs), in cooperation with the cities and towns within Skagit County, used solely for establishing a countywide framework from which county, city and town comprehensive plans are developed and adopted; and

WHEREAS, the current version of the CPPs was adopted by the Board of Skagit County Commissioners on December 16, 2024 via Ordinance #O202400110; and

WHEREAS, the proposed CPP amendments include changes altering the regional growth allocations to reflect current OFM and Commerce forecasts, and to allocate the forecasted growth and housing needs; and

WHEREAS, the proposed CPP amendments include changes necessary to implement newly adopted changes to the GMA planning requirements related to housing, transportation, and climate change; and

WHEREAS, the Skagit Council of Governments, a regional planning agency, was established by Skagit County, the cities and towns within the County, and other local governments and municipal entities, to provide a forum to collaborate on modifications to urban growth areas, allocating growth in population and employment across the county, and the adoption of countywide planning policies, which provide a countywide framework by which our comprehensive plans are developed and adopted; and

WHEREAS, the 2002 Framework Agreement established a planning organization known as the "GMA Committee", which consists of a GMA Steering Committee (GMASC) supported by a GMA Technical Advisory Committee (GMATAC); and

WHEREAS, in accordance with the 2002 Framework Agreement the proposed CPP changes have been distributed to local jurisdictions for their own public involvement processes; and

WHEREAS, the GMATAC recommended approval of the amendments to the GMASC; and

WHEREAS, the GMASC recommended approval of the amendments to the CPPs, as attached in Exhibit "A", to the Board of County Commissioners; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS that the amended Countywide Planning Policies attached in **Exhibit "A"** are hereby adopted.

DATED this 25 day of March, 2025.



**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Lisa Janicki
Lisa Janicki, Chair

Ron Wesen
Ron Wesen, Commissioner

[Signature]
Peter Browning, Commissioner

Attest:
Katie Williams
Clerk of the Board

Approved as to form:
[Signature]
Civil Deputy Prosecuting Attorney

Approved as to Content:
[Signature]
Department Head

Skagit County

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Countywide
Planning
Policies

January 2024 Proposed Revisions to include
Housing (HB1220) and Climate (HB 1181) 2021

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Skagit County Countywide Planning Policies

The Role of the Skagit County Countywide Planning Policies and the Comprehensive Plans

- i Pursuant to RCW 36.70A.210, these Skagit County Countywide Planning Policies (“Countywide Planning Policies” or “CPPs”) establish a countywide framework for developing county, city and town comprehensive plans (collectively “Comprehensive Plans”).
- ii Except as otherwise provided for by law, Skagit County, municipalities, and state agencies are subject to the Countywide Planning Policies. The Skagit County Comprehensive Plan, and the comprehensive plans of the cities and towns within Skagit County shall be consistent with these policies.
- iii The 2002 Framework Agreement – executed by Skagit County and every city and town within the county – guides the process for adoption and amendment of Countywide Planning Policies.
- iv The Board of County Commissioners adopt and amend Countywide Planning Policies in cooperation with the cities and towns, consistent with RCW 36.70A.210 and the 2002 Framework Agreement.
- v All Elements of Comprehensive Plans, including maps and procedures, shall comply with these policies. Amendments to the other components of Comprehensive Plans shall conform to these policies.
- vi As required by RCW 36.70A.120, activities and capital budgeting decisions made by Skagit County, and all cities and towns located within the county, shall be made in conformity with the locally adopted comprehensive plan.
- vii The Skagit County Comprehensive Plan adopts by reference the following functional plans: Shoreline, Drainage, Floodplain, Schools, Special Districts, Parks and Recreation, Transportation, Watershed, the Coordinated Water System Plan and any other functional plans adopted by Skagit County. Each referenced plan shall be coordinated with, and consistent with, the Skagit County Comprehensive Plan.
- viii All disputes over the proper interpretation of other functional plans and all implementing regulations, including zoning maps and zoning regulations, shall be resolved in favor of the interpretation which most clearly achieves Countywide Planning Policies.
- ix Local governments shall pursue methods of collecting and displaying statistics, maps and other information necessary for government.

Countywide Planning Policies, ~~January 2024~~ Proposed Revisions to include Housing (HB 1220) and Climate (HB 1181). 1

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- x Upon adoption of Comprehensive Plans, sub-area plans will be considered to address homogeneous natural features and communities.

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1.

Urban Growth

Encourage urban development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- 1.1 Urban growth shall be allowed only within cities and towns, their designated Urban Growth Areas (“UGAs”) and within any non-municipal urban growth areas already characterized by urban growth, identified in the Skagit County Comprehensive Plan with a Capital Facilities Plan meeting urban standards. Population and employment land allocations for each UGA shall be consistent with the allocations shown in Appendix A.
- 1.2 Cities and towns and their urban growth areas, and non-municipal urban growth areas designated pursuant to CPP 1.1, shall include areas and densities sufficient to accommodate as a target 80% of the county’s 20-year population projection.
- 1.3 Urban growth areas shall provide for urban densities of mixed uses and shall direct development of neighborhoods which provide adequate and accessible urban governmental services concurrent with development. The Growth Management Act (“GMA”) defines urban governmental services as those governmental services historically and typically delivered by cities, including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas.
- 1.4 Urban growth areas shall include greenbelts, greenspace, and open space, and encourage the preservation of wildlife habitat areas and healthy urban community forests.
- 1.5 Cities and towns shall prioritize encourage development to meet their growth allocations, including greenbelt and open space areas, on existing vacant land and in-fill properties within the UGA before expanding beyond their present corporate city limits towards urban growth boundaries.
- 1.6 Annexations beyond urban growth areas are prohibited.
- 1.7 The baseline for 20-year countywide population forecasts shall be the official Growth Management Act Population Projections from the State of Washington’s Office of Financial Management. The Growth Management Act Technical Advisory Committee (“GMATAC”) (~~“Planners Committee”~~) shall recommend the process for allocating forecasted population and employment, which shall be cooperatively reviewed by the Growth Management Act Steering Committee (“GMASC”), consistent with the 2002 Framework Agreement. Final growth allocations will be ratified by each government’s legislative body. The growth allocation process shall use the procedures in Appendix B, which calls for the following steps:
 - a. Initial Growth Allocations;
 - b. Reconciliation
 - b-c. _____; Long Term Monitoring; and

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d. Allocation Adjustment.

- 1.8 Skagit County, the cities and towns shall use consistent development and housing land capacity analysis methods as approved by the GMASC to determine the capacity of Urban Growth Areas to accommodate population and employment growth and housing produced in the different AMI categories provided by the Department of Commerce. Jurisdictions will supply a capacity amount of undeveloped buildable urban land needed, inventory done as part of their periodic updates, to the Skagit Council of Governments. The growth allocation shall be planned for within the existing UGA and should prioritize infill for growth. The inventory of the undeveloped buildable urban land supply is to be maintained by Skagit County in a Regional Geographic Information Systems database.
- 1.9 Skagit County, the cities and towns will establish a common method to monitor urban development and housing development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining and the amount of housing produced in the different AMI categories provided by the Department of Commerce. The GMATAC Planners Committee shall develop a monitoring process, prepare annual monitoring reports and present the reports to the Growth Management Act Steering Committee annually.

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1.10 All growth outside the urban growth boundary shall be rural in nature as defined in the Rural Element, not requiring urban governmental services, except in those limited circumstances shown to be necessary to the satisfaction of both Skagit County and the affected city/town to protect basic public health, safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development

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1.11 Prior to altering urban growth areas, or as part of a periodic update, a climate impact analysis shall be completed. The climate impact analysis shall evaluate the greenhouse gas (GHG) and vehicle miles traveled (VMT) impacts associated with the proposed change and consider climate vulnerability and resilience scenarios created by the change. The analysis shall also consider the GHG and VMT impacts associated with other feasible alternatives for accommodating projected growth. Preference shall be given to alternatives that reduce per capita VMT and GHG emissions and changes that increase climate resilience and protect vulnerable populations and overburdened communities.

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2. Reduce Sprawl

Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

- 2.1 Contiguous and orderly development and provision of urban services to such development within urban growth boundaries shall be required.
- 2.2 Development within the urban growth area shall be coordinated and phased through inter-agency agreements.
- 2.3 Rural development shall be allowed in areas outside of the urban growth boundaries having limited resource production values (e.g. agriculture, timber, mineral) and having access to public services. Rural development shall have access through suitable county roads, have limited impact on agricultural, timber, mineral lands, critical areas, shorelands, historic landscapes or cultural resources and must address their drainage and ground water impacts.
- 2.4 Rural commercial and industrial development shall be consistent with that permitted by the Growth Management Act, specifically including RCW 36.70A.070(5)(d) and related provisions and the 1997 ESB 6094 amendments thereto. This development shall not be urban in scale or character or require the extension of urban services outside of urban growth areas, except where necessary to address an existing public health, safety or environmental problem.
- 2.5 Rural commercial and industrial development shall be of a scale and nature consistent and compatible with rural character and rural services, or as otherwise allowed under RCW 36.70A.070(5)(d), and may include commercial services to serve the rural population, natural resource-related industries, small scale businesses and cottage industries that provide job opportunities for rural residents, and recreation, tourism and resort development that relies on the natural environment unique to the rural area.
- 2.6 Priority consideration will be given to siting of new rural commercial and industrial uses in areas of existing development, including existing Rural Villages and existing Rural Centers, followed by already developed sites in the rural area, and only lastly to wholly undeveloped sites in the rural area.
- 2.7 Master planned sites designated for industrial and large-scale commercial uses shall be clustered, landscaped, and buffered to alleviate adverse impacts to surrounding areas.
- 2.8 Commercial areas should be aggregated in cluster form, be pedestrian oriented, provide adequate parking and be designed to accommodate public transit.

- 2.9 Urban commercial and urban industrial development, except development directly dependent on local agriculture, forestry, mining, aquatic and resource operations, and major industrial development which meets the criteria contained in RCW 36.70A.365, should be restricted to urban or urban growth areas where adequate transportation networks and appropriate utility services are available.

The process to consider siting of specific major industrial developments outside of urban growth areas shall follow the process included in the 2002 Framework Agreement for adoption of Countywide Planning Policies. Major industrial developments shall mean a master planned location for specific manufacturing, industrial, or commercial business that:

1. Requires a parcel of land so large that no suitable parcels are available within an urban growth area; or
2. Is a natural resource-based industry requiring a location near agricultural land, forest land, or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multi-tenant office park.

A major industrial development may be approved outside an urban growth area if the following criteria are met:

1. New infrastructure is provided for and/or applicable impact fees are paid;
2. Transit-oriented site planning and traffic demand management programs are implemented;
3. Buffers are provided between the major industrial development and adjacent non-urban areas;
4. Environmental protection including air and water quality has been addressed and provided for;
5. Development regulations are established to ensure that urban growth will not occur in adjacent non-urban areas;
6. Provision is made to mitigate adverse impacts on designated agricultural lands, forest lands, and mineral resource lands;
8. The plan for the major industrial development is consistent with Skagit County's development regulations established for the protection of critical areas; and

9. An inventory of developable land has been conducted and Skagit County has determined and entered findings that land suitable to site the major industrial development is unavailable within the urban growth area. Priority shall be given to applications for sites that are adjacent to or in close proximity to the urban growth areas.

Final approval of an application for a major industrial development shall be considered an adopted amendment to the Skagit County Comprehensive Plan adopted pursuant to RCW 36.70A.070 designating the major industrial development site on the land use map as an urban growth area. Final approval of the application shall not be considered an amendment to the Skagit County Comprehensive Plan for the purposes of RCW 36.70A.130(2) and may be considered at any time.

- 2.10 Establishment or expansion of local improvement districts and special purpose taxing districts, except flood control, diking districts and other districts formed for the purpose of protecting water quality, in designated commercial forest resource lands shall be discouraged.

3. Transportation

Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled and are based on regional priorities and coordinated with county and city comprehensive plans.

- 3.1 Multi-purpose Multimodal transportation routes and facilities shall be designed to accommodate present and future traffic volumes.
- 3.2 Primary arterial access points shall be designed to ensure maximum safety while minimizing traffic flow disruptions.
- 3.3 The development of new transportation routes and improvements to existing routes shall be consistent with VMT and GHG reduction targets and shall minimize adverse social, economic and environmental impacts and costs, especially those impacts to vulnerable populations and overburdened communities.
- 3.4 Transportation elements of Comprehensive Plans shall be designed to; facilitate the flow of people, goods and services so as to strengthen the local and regional economy; conform with the Land Use Element; be based upon an inventory of the existing Skagit County transportation network and needs; and encourage the conservation of energy and reduction of VMT and GHG with the goal of meeting or exceeding Washington State targets.
- 3.5 Provisions in Comprehensive Plans for the location and improvement of existing and future transportation networks and public transportation shall be made in a manner consistent with the goals, policies and land use map of the locally adopted comprehensive plan.
- 3.6 The development of a recreational transportation network shall be encouraged and coordinated between state and local governments and private enterprises.
- 3.7 Transportation services for seniors and individuals with disabilities shall be provided by public transportation operators to provide for those who, through age and/or disability, are unable to transport themselves.
- 3.8 Multi-modal ~~II-level~~ level of service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to coordinate optimize land use and transportation traffic compatibility over the long term. New development shall mitigate multimodal LOS deficiencies transportation impacts concurrently with the development and occupancy of the project. Acceptable mitigation may include active transportation facility improvements, increased or enhanced public transportation service, ride-sharing programs, demand management, or transportation systems management strategies funded by the development.
- 3.9 An all-weather arterial road system shall be coordinated with industrial and commercial areas.

- 3.10 Cost effectiveness shall be a consideration in transportation expenditure decisions and balanced for both safety and service improvements.
- 3.11 An integrated regional transportation system shall be designed to minimize air pollution, including a reduction of vehicle related greenhouse gas emissions and reduction of vehicle miles travelled by promoting the use of alternative transportation modes, reducing vehicular traffic, maintaining acceptable multimodal levels of service, traffic flow, and siting of facilities.
- 3.12 All new and expanded transportation facilities and transportation system improvements shall be sited, constructed and maintained to minimize noise levels and shall not have the effect of increasing per capita VMT or greenhouse gas emissions.
- 3.13 Increase the percentage of trips made using transit by prioritizing transit service hours and capital investments for routes serving urban corridors with high levels of ridership potential where dense concentrations of housing, employment, or services exist or are planned.
- 3.14 Develop a regional network of active transportation facilities and connect major regional cities with a multi-use path system.

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4. **Housing**

Plan for and accommodate. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

4.1 Allow for an adequate supply of land use options to provide housing for a wide range of incomes, housing types and densities. Comprehensive Plans must include a housing element that plans for and accommodates housing affordable to all economic segments of the population. The housing element must include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, including units for low, very low and extremely low-income households, and emergency housing, emergency shelters and permanent supportive housing (PSH) and transitional housing.

4.2 At a minimum, each jurisdiction shall provide sufficient capacity to accommodate the number and type of units allocated to the jurisdiction through regional allocation process described in Appendix B. Comprehensive plans, development regulations, and funding mechanisms shall also be consistent with the following housing allocation policies:

a. Housing allocations including PSH, low, very low and extremely low-income households shall be prioritized in, and shall be primarily allocated to, urban areas with good access to transit and services.

b. Rural areas typically lack access to transit and services, but may have localized or unique housing needs, such as housing for rural resource employees or housing for extended family members. In such areas, accessory dwelling units may be considered.

c. Consistent with the process described in Appendix B, locations without access to transit or services, including rural areas and towns, may have some of their allocation of low, very low and extremely low-income households, emergency shelters and PSH given by the Department of Commerce methodology or an approved equivalent quantitative method, reallocated to urban areas in cities with more access to services and transit.

d. The reconciliation process described in Appendix B may be used to reallocate housing numbers if needed, in coordination with land capacity analysis and population and employment allocation reconciliation processes.

e. Avoid further concentrations of low-income, PSH and emergency shelter housing. These housing types should be equitably distributed throughout the region's existing urban growth areas and should be allocated using the method specified in CPP 4.2g.

f. Increase opportunities and capacity for housing that is affordable and

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close to employment, education, shopping, public services and public transit.

4.1g. To provide equal access and to equitably meet the needs of Skagit County's vulnerable populations, PSH and emergency shelter capacity will be allocated to urban areas in a geographically balanced fashion and proportionate to each UGA's population.

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4.24.3 Public/private partnerships shall be encouraged to build affordable housing and devise incentives for innovative and environmentally sensitive design to meet the housing needs of people with low and moderate incomes and special needs populations.

4.34.4 Comprehensive Plans should support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments and the transfer of development rights.

4.44.5 The existing affordable housing stock should be maintained and efforts to rehabilitate older and substandard housing, which are otherwise consistent with comprehensive plan policies, should be encouraged.

4.54.6 The construction of housing that promotes innovative, energy efficient and less expensive building technologies shall be encouraged.

4.64.7 Provisions in Comprehensive Plans for the location of residential development shall be made in a manner consistent with protecting natural resource lands, aquatic resources, and critical areas.

4.8 The County and Cities, and public housing authorities, should participate in multi-jurisdictional affordable housing programs with the goal to increase housing for low-income, PSH and emergency shelters. These programs will be cooperative efforts that include public agencies, non-profits, and other providers of housing. Manufactured home parks shall be allowed only within urban or urban growth areas.

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4.9 The County and Cities, in cooperation with housing and human services providers should create an actionable countywide strategy to coordinate the development of public supported housing projects which includes a funding strategy addressing capital and operating.

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4.74.10 Regional funding mechanisms and the capital plans of public housing providers should be consistent with the housing allocations established through each jurisdiction's Comprehensive Plan.

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5. Economic Development

Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

- 5.1 The development of environmentally sensitive industries shall be encouraged.
- 5.2 Home occupations that do not significantly change or impact neighborhood character shall be permitted.
- 5.3 Economic diversity should be encouraged in rural communities where special incentives and services can be provided.
- 5.4 Commercial and industrial activities directly related to local natural resource production may be allowed in designated natural resource areas provided they can demonstrate their location and existence as natural resource area dependent businesses.
- 5.5 A diversified economic base shall be encouraged to minimize the vulnerability of the local economy to economic fluctuations.
- 5.6 Commercial, industrial and residential acreage shall be designated to meet future needs without adversely affecting natural resource lands, critical areas, and rural character and life styles.
- 5.7 Tourism, recreation and land preservation shall be promoted provided they do not conflict with the long-term commercial significance of natural resources and critical areas or rural life styles.
- 5.8 Agriculture, forestry, aquatic resources and mineral extraction shall be encouraged both within and outside of designated resource lands.
- 5.9 The primary land use within designated forest resource lands shall be commercial forestry. Residential development shall be strongly discouraged within designated forest resource lands.
- 5.10 Lands within designated agricultural resource areas should remain in large parcels and ownership patterns conducive to commercial agricultural operations and production.

- 5.11 Skagit County shall conserve agriculture, aquaculture, forest and mineral resources for productive use by designating natural resource lands and aquatic resource areas, where the principal and preferred land uses will be long term commercial resource management.
- 5.12 Value added natural resource industries shall be encouraged.
- 5.13 Skagit County shall increase the availability of renewable resources and encourage the maximum attainable recycling of non-renewable resources.
- 5.14 Commercial and industrial activities directly related to or dependent on local aquatic resource areas should be encouraged in shoreline areas provided they are shoreline dependent and/or related.
- 5.15 Comprehensive Plans shall support and encourage economic development and employment to provide opportunities for prosperity.

6. **Property Rights**

Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

- 6.1 Proposed regulatory or administrative actions shall not result in an unconstitutional taking of private property.
- 6.2 The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety or welfare purpose is served by more restrictive regulation.
- 6.3 Surface water runoff and drainage facilities shall be designed and utilized in a manner which protects against the destruction of private property and the degradation of water quality.

7. **Permits**

Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

- 7.1 Inter-agency agreements with other agencies to facilitate multi-agency permits shall be pursued to better serve the public.
- 7.2 Upon receipt of a complete application, land use proposals and permits shall be expeditiously reviewed and decisions made in a timely manner.
- 7.3 Variances that would create a policy violation of a jurisdiction's comprehensive plan shall not be permitted.
- 7.4 New implementing codes and amendments shall provide clear regulations to reduce the possibility of multiple interpretations by staff and applicants.
- 7.5 Impact fees shall be imposed through established ordinances, procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact.
- 7.6 Special purpose districts permitted by statute to request impact fees shall to the extent possible utilize similar formulas to calculate costs of new development.

8. Natural Resource Industries

Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

- 8.1 Identified critical areas, shorelands, aquatic resource areas and natural resource lands shall be protected by restricting conversion. Encroachment by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.
- 8.2 Land uses adjacent to agricultural, forest, or mineral resource lands and designated aquatic resource areas shall not interfere with the continued use of these designated lands for the production of food, agricultural and aquatic based products, or timber, or for the extraction of minerals.
- 8.3 Forest and agricultural lands located within urban growth areas shall not be designated as forest or agricultural land of long-term commercial significance unless a program authorizing transfer or purchase of development rights is established.
- 8.4 Mining sites or portions of mining sites shall be reclaimed when they are abandoned, depleted, or when operations are discontinued for long periods.
- 8.5 Long-term commercially significant natural resource lands and designated aquatic resource areas shall be protected and conserved. Skagit County shall adopt policies and regulations that encourage and facilitate the retention and enhancement of natural resource areas in perpetuity.
- 8.6 When plats, short plats, building permits and development permits are issued for development activities on or adjacent to natural resource lands and aquatic resource areas, notice shall be provided to those seeking permit approvals that certain activities may occur that are not compatible with residences.
- 8.7 Fishery resources, including the county's river systems inclusive of their tributaries, as well as the area's lakes, associated wetlands, and marine waters, shall be protected and enhanced for continued productivity.
- 8.8 Skagit County shall encourage sustainable use of the natural resources of the County, including but not limited to agriculture, forestry, and aquatic resources.
- 8.9 Skagit County shall conserve agricultural, aquatic based, forest and mineral resources for productive use by designating natural resource lands and aquatic resource areas where the principal and preferred land uses will be long-term commercial resource management.

9. **Open Space and Recreation**

Retain open space and green space, enhance recreational opportunities, conserve, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

- 9.1 Open space corridors within and between urban growth areas shall be identified. These areas shall include lands useful for recreation, fish and wildlife habitat, trails, and connection of critical areas.
- 9.2 To preserve open space and create recreational opportunities, innovative regulatory techniques and incentives such as but not limited to, purchase of development rights, transfer of development rights, conservation easements, land trusts and community acquisition of lands for public ownership shall be encouraged.
- 9.3 The use of Open Space Taxation Laws shall be encouraged as a useful method of land use control and resource preservation.
- 9.4 Expansion and enhancement of parks, recreation and scenic areas and viewing points shall be identified, planned for and improved in shorelands, and urban and rural designated areas.
- 9.5 Property owners shall be encouraged to site and design new construction to minimize disruption of visual amenities and solar resources of adjacent property owners, public road ways, parks, lakes, waterways and beaches.
- 9.6 Development of new park and recreational facilities shall adhere to the policies set out in Comprehensive Plans.
- 9.7 The Skagit Wild and Scenic River System (which includes portions of the Sauk, Suiattle, Cascade and Skagit Rivers) is a resource that should be protected, enhanced and utilized for recreation purposes when there are not potential conflicts with the values (fisheries, wildlife, and scenic quality) of the river system.
- 9.8 Incompatible adjacent uses including industrial and commercial areas shall be adequately buffered by means of landscaping, or by maintaining recreation and open space corridors.
- 9.9 A park and recreation system shall be promoted which is integrated with existing and planned land use patterns.
- 9.10 Indoor and outdoor recreation facilities shall be designed to provide a wide range of opportunities allowing for individual needs of those using these facilities.

- 9.11 School districts, public agencies and private entities should work together to develop joint inter-agency agreements to provide facilities that not only meet the demands of the education for our youth, but also provide for public recreation opportunities that reduce the unnecessary duplication of facilities within Skagit County.
- 9.12 In planning new park and recreation facilities, consideration shall be given to natural features, topography, floodplains, relationship to population characteristics, types of facilities, various user group needs and standards of access, including travel time.

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10. Environment

Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

- 10.1 Natural resource lands, including aquatic resource areas and critical areas shall be classified and designated, and regulations adopted to assure their long-term conservation. Land uses and developments which are incompatible with critical areas shall be prohibited except when impacts from such uses and developments can be mitigated.
- 10.2 Land use decisions shall take into account the immediate and long-range cumulative effects of proposed uses on the environment, both on- and off-site.
- 10.3 Reduce the loss of critical aquatic and terrestrial habitat by minimizing habitat fragmentation.
- 10.4 Wetlands, woodlands, watersheds and aquifers are essential components of the hydrologic system and shall be managed to protect surface and groundwater quality.
- 10.5 Recognize the river systems within Skagit County as pivotal freshwater resources and manage development within the greater watershed in a manner consistent with planning practices that enhance the integrity of the aquatic resource, fish and wildlife habitat, and recreational and aesthetic qualities.
- 10.6 Rural character shall be preserved by regulatory mechanisms through which development can occur with minimal environmental impact.
- 10.7 Development shall be directed away from designated natural resource lands, aquatic resource areas and critical areas.
- 10.8 The conversion of tidelands to uplands by means of diking, drainage and filling shall be prohibited, except when carried out by a public body to implement Comprehensive Plans for flood plain management or to respond to a natural disaster threatening life and property.
- 10.9 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall not have an adverse significant effect on Skagit County waters with respect to public health, fisheries, aquifers, water quality, wetlands, wildlife habitat, natural marine ecology and aquatic based resources.
- 10.10 Usual and accustomed activities on natural resource lands and aquatic resource areas shall be protected from interference when they are conducted in accordance with best management practices and environmental laws.

- 10.11 When evaluating and conditioning commercial, industrial or residential development, local governments shall consider threatened or endangered wildlife.
- 10.12 Enter into inter-agency agreements with appropriate state and local agencies and Native American Tribes for compliance with watershed protection, including but not limited to, the cumulative effects of construction, logging and non-point pollution in watersheds.
- 10.13 Cooperate with appropriate local, state and Federal agencies, to develop and implement flood hazard reduction programs, consistent with and supportive of the Corps Feasibility Study and consistent with the Climate Chapters of Comprehensive Plans and Hazard Mitigation Plans.
- 10.14 The Skagit River Floodway and the Skagit River Floodplain shall be regulated to protect human life, property and the public health and safety of the citizens of Skagit County; minimize the expenditure of public money; and maintain flood insurance eligibility while avoiding regulations which are unnecessary restrictive or difficult to administer.
- 10.15 Work together to provide ongoing public education about flooding in a coordinated and consistent program, and adopt a flood hazard reduction plan, that works together with the natural and beneficial functions of floodplains.

11. Citizen Participation and Coordination

Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

- 11.1 Maintain procedures to provide for the broad dissemination of proposals and alternatives for public inspection; opportunities for written comments; public hearings after effective notice; open discussions; communication programs and information services; consideration of and response to public comments; and the notification of the public for the adoption, implementation and evaluation of locally adopted comprehensive plans.
- 11.2 Continue to encourage public awareness of Comprehensive Plans by providing for public participation opportunities and public education programs that include ways to solicit participation from vulnerable populations and overburdened communities designed to promote a widespread understanding of the Plans' purpose and intent.
- 11.3 For land use proposals, including those within the marine environment, all applicants shall bear the costs for public notification, by mail, and by posting of signs. Affected neighbors and surrounding shoreline owners shall be notified as prescribed by ordinance.
- 11.4 Provide regular and ongoing opportunities for public review and comment throughout the development process of Comprehensive Plans.
- 11.5 Encourage citizen participation throughout the planning process as mandated by Washington state statute and codes for environmental, land use, and development permits.
- 11.6 Utilize broad based Citizen Advisory Committees to participate and assist in the development of the Comprehensive Plans, sub-area plans and functional plans.

12. Public Facilities and Services

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

- 12.1 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.
- 12.2 All communities within a region shall fairly share the burden of regional public facilities. (The GMA defines regional public facilities as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks, recreational facilities and schools.)
- 12.3 A process shall be developed for identifying and siting essential public facilities. Comprehensive Plans may not preclude the siting of essential public facilities. (The GMA defines essential public facilities as those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local corrections facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities.)
- 12.4 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfill, sewage treatment facilities, recreation, schools, and other public uses. Skagit County shall work with the state, cities, towns, communities and utility providers to identify areas of shared need for public facilities.
- 12.5 Lands designated for urban growth by Comprehensive Plans shall have an urban level of regional public facilities prior to or concurrent with development.
- 12.6 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by regional public services without reducing levels of service elsewhere.
- 12.7 Public facilities and services needed to support development shall be available concurrent with the impacts of development.
- 12.8 The financing for system improvements to public facilities to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.

- 12.9 New development shall pay for or provide for its share of new infrastructure through impact fees or as conditions of development through the environmental review process.
- 12.10 Public water supply for new development shall conform to or exceed the Coordinated Water System Plan for public water systems.
- 12.11 Future development of land adjacent to existing and proposed schools and other public facilities shall be compatible with such uses.
- 12.12 Library services within Skagit County should be developed and coordinated to assure the delivery of comprehensive services throughout the county, with Skagit County, cities and towns fairly sharing the burden.
- 12.13 A county-wide recycling program shall be maintained.
- 12.14 Public drainage facilities shall be designed to control both stormwater quantity and quality impacts.
- 12.15 Provide results of the required six-year capital facilities plan, including a financing plan, and ensure consistency with land use designations.
- 12.16 Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.
- 12.17 The Washington State Boundary Review Board for Skagit County should be disbanded pursuant to RCW 36.93.230 provided that the following tasks are accomplished: (a) that ALL cities and the County have adopted comprehensive plans and development regulations consistent with the requirements of these Countywide Planning Policies and RCW 36.70A, including appropriate urban levels of service for all public facilities and services; (b) that ALL cities and the County have adopted a concurrency ordinance that requires the adopted urban levels of service addressed in (a) above be accomplished in time frames that are consistent with RCW 36.70A.; (c) that special purpose districts that serve UGAs have adopted urban levels of service standards appropriate for their service areas; (d) that ALL cities and the County have an adopted capital facility plan for urban levels of service that indicates sources of revenue and a timeline for meeting such service; and (e) that ALL cities and special purpose districts have in place adopted "interlocal agreements" that discuss arrangements for transfer of assets and obligations that may be affected by transference of governance or annexation of the service area consistent with the requirements of applicable RCWs.

13. Historic Preservation

Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

- 13.1 Cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington state Department of Archeology and Historic Preservation.

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14. Climate Change and Resiliency

Ensure that Comprehensive Plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles travelled; prepare for climate impacts and natural hazards; protect and enhance environmental, economic, human health and safety; and advance environmental justice.

14.1 VMT reduction targets will meet or exceed Washington State VMT reduction targets and be consistent with Washington State law.

- a. Direct the majority of urban population growth to mixed use transit accessible corridors.
- b. Prioritize transit service in urban corridors with high ridership potential or where dense concentrations of housing, employment, and services exist or are planned, and as a means of providing frequent, reliable, and direct connections between regional centers.
- c. Local and regional plans shall include multimodal level of service standards and measures to ensure growth related transportation system impacts are mitigated through active transportation improvements, increased or enhanced public transportation service, ride sharing programs, demand management, or other appropriate measures that can be shown to reduce VMT.

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14.2 GHG reduction targets will be consistent with Washington State reduction targets as part of the State adopted Transportation Carbon Reduction Strategy per RCW 70A2.45.020.

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14.3 Comprehensive Plans, capital plans, and the regional transportation plan, will consider the effects of climate change. Effects could include riverine flooding, coastal flooding due to sea level rise, wildfire risk, extreme heat, and impacts to water resources such as reduced instream flows, seawater intrusion, and decreased groundwater availability. Preference will be given to policies, actions and strategies that avoid, minimize or mitigate the impacts of climate change on human health or the natural environment, and that reduce VMT and GHG.

14.4 Comprehensive Plans, capital plans and the regional transportation plan shall include measures that address the impacts of climate change on vulnerable populations and overburdened communities.

14.5 In accordance with RCW 36.70.095, cities and towns with a population of less than 6,000 are not required to include a greenhouse gas emissions reduction sub-element. Nothing in these CPP's should be interpreted as requiring a city or town with a population of less than 6,000 to include a greenhouse gas emissions reduction sub-element as part of its comprehensive plan.

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Appendix A. Growth Allocations

Table 1-: 2036 Initial Growth Allocations

Urban Growth Areas	2015—2036 Forecast- Population Growth	Total 2036- Population	2015—2036 Forecast Employment Growth	Total 2036- Employment
Anacortes	5,895	22,293	2,076	10,480
Burlington	3,808	14,272	3,516	13,412
Mount Vernon	12,434	47,403	4,785	21,288
Sedro-Woolley	4,555	17,069	4,427	9,179
Concrete	320	1,193	109	467
Hamilton	114	427	66	288
La Conner	329	1,226	329	1,420
Lyman	162	605	9	38
Bayview-Ridge	72	1,883	1,799	3,455
Swinomish	912	3,416	290	1,247
UGAs Subtotal	28,601	109,787	17,406	61,274
Rural (outside UGAs)	7,150	45,665	1,447	9,343
County Total	35,751	155,452	18,853	70,617

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Table 1 Final 2045 Population Allocations in Skagit County

Urban Growth Areas	2022 Population Estimates	2045 Final Population Allocations	2022-2045 Projected Population Growth		
			Amount	Percent of Total Growth	Percent Growth by Area
Anacortes	17,983	22,971	4,988	16.9%	27.7%
Burlington	12,111	16,930	4,819	16.3%	39.8%
Mount Vernon	37,679	46,460	8,781	29.7%	23.3%
Sedro- Woolley	14,096	18,582	4,486	15.2%	31.8%
Concrete	949	1,130	181	0.6%	19.1%
Hamilton	302	302	0	0.0%	0.0%
La Conner	980	1,191	211	0.7%	21.5%
Lyman	425	425	0	0.0%	0.0%
Bayview Ridge	1,694	1,694	0	0.0%	0.0%
Swinomish	2,565	2,764	199	0.7%	7.8%
UGA Subtotal	88,784	112,449	23,665	80.0%	N/A

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Rural (outside UGAs)	42,465	48,381	5,916	20.0%	13.9%
Grand Total	131,249	160,830	29,581	100.0%	N/A

Table 2. Final Allocations of Net New Housing Needed (2020-2045)

Final Allocations of Net New Housing Needed (2020-2045)								
Urban Growth Areas	0-30% AMI*	31-50% AMI	51-80% AMI	81-100% AMI	101-120% AMI	Above 120% AMI	Total	
Anacortes	943	604	422	226	201	546	2,942	
Burlington	911	584	408	218	194	528	2,843	
Mount Vernon	1,659	1,064	743	398	353	963	5,180	
Sedro-Woolley	848	544	380	203	180	491	2,646	
Concrete	35	22	15	8	7	20	107	
Hamilton	0	0	0	0	0	0	0	
La Conner	40	26	18	10	8	22	124	
Lyman	0	0	0	0	0	0	0	
Bayview Ridge	0	0	0	0	0	0	0	
Swinomish	38	24	17	9	8	22	118	
UGA Subtotal	4,474	2,868	2,003	1,072	951	2,592	13,960	
Rural (outside of UGA's)	0	0	501	268	238	2,483	3,490	
Grand Total	4,474	2,868	2,504	1,340	1,189	5,075	17,450	

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Notes:

- 1.) Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
 - 2.) UGA is "Urban Growth Area"
 - 3.) AMI is "Area Median Income"
 - 4.) Emergency housing needs are documented in the Skagit County Population, Housing and Employment Growth Allocations Methodology.
 - 5.) Allocations for the Swinomish Urban Growth Area provided for informational purposes only. Skagit County did not conduct a land capacity analysis for this UGA due to jurisdictional challenges on tribal lands.
- *0-30% AMI includes permanent supportive housing and non-permanent supportive housing.

Table 3: Final 2045 Employment Allocations in Skagit County

Urban Growth Areas	2022 Employment Estimates	2045 Initial Employment Allocations	2022-2045 Projected Employment Growth			
			Amount	Percent of Total Growth	Percent Growth by Area	
Anacortes	9,503	12,648	3,145	15.3%	33.1%	
Burlington	11,640	17,410	5,770	28.1%	49.6%	
Mount Vernon	18,781	23,559	4,778	23.3%	25.4%	
Sedro-Woolley	4,640	7,040	2,400	11.7%	51.7%	
Concrete	391	506	115	0.6%	29.4%	
Hamilton	466	489	23	0.1%	4.9%	
La Conner	1,020	1,905	885	4.3%	86.8%	
Lyman	56	76	20	0.1%	35.7%	
Bayview Ridge	2,962	4,901	1,939	9.4%	65.5%	
Swinomish	1,140	1,579	439	2.1%	38.5%	
	UGA Subtotal	50,599	70,113	19,514	95.1%	N/A
Rural (outside of UGA's)	8,972	9,987	1,015	4.9%	11.3%	
	Grand Total	59,571	80,100	20,529	100.0%	N/A

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Notes:

- 1.) Percentages may not sum due to rounding.
- 2.) Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
- 3.) UGA is "Urban Growth Area"
- 4.) Allocations for the Swinomish Urban Growth Area provided for informational purposes only. Skagit County did not conduct a land capacity analysis for this UGA due to jurisdictional challenges on tribal lands.

Appendix B. Growth Allocations Procedures

The process of setting and reviewing growth allocations shall be consistent with the 2002 Framework Agreement among Skagit County, the cities and towns as currently adopted or amended.

1. **Initial Growth Allocations:** The Planners Committee will develop initial population and employment and housing allocations for review and adoption by the GMASC.
 - a. The initial population allocations will be based on the most recently published official 20-year population projections for Skagit County from the Office of Financial Management.
 - b. The Planning Commissions and City Councils will have the opportunity to review and comment on the initial population, employment and housing allocations prior to their submission to the GMASC.
 - a-c. The initial housing allocations for review and adoption by the GMASC will be based on the Department of Commerce methodology or an approved equivalent quantitative methodology and be consistent with Countywide Planning Policy 4.

Jurisdictions shall use these initial allocations for at least one of the plan alternatives they evaluate for their GMA plan updates and housing plan updates.

2. **Reconciliation for Population and Employment Allocations:** Once the GMA comprehensive plan updates of jurisdictions have identified a preferred growth plan with sufficient detail to determine if the population and employment allocation can be accommodated, the GMASC will review and, if necessary, recommend adjusting the population and employment growth allocations to be included in the CPPs.
 - a. Skagit County, ~~the~~ and cities and towns shall jointly review the preferred growth alternatives proposed in local comprehensive plans for discrepancies with the allocation associated with Skagit County's preferred plan alternative.
 - b. Based on the land supply, permitted densities, capital facilities, urban service capacities and other information associated with the preferred growth alternatives of proposed local comprehensive plans, ~~GMATA~~~~the Planners Committee~~ shall recommend to the GMASC a reconciled 20-year population and employment allocation.
 - c. The GMASC shall review and recommend to the Board of County Commissioners a reconciled 20-year population and employment allocation. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the GMA and the CPPs.
 - d. The Board of County Commissioners shall consider the recommendation of the GMASC and shall replace the allocations in the CPPs with a reconciled 20-year population and employment allocation.

3. Reconciliation for Housing Allocations: Once the GMA comprehensive plan updates of jurisdictions have identified a preferred growth plan including housing allocations based on Department of Commerce guidelines and methodology, or a Commerce approved Countywide Planning Policies, ~~January 2024~~2024 Proposed Revisions to include Housing (HB 1220) and Climate (HB 1181).

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alternative quantitative method: the GMASC will review and, if necessary, recommend adjusting the housing allocations to be included in the CPP's.

- a. Skagit County and the cities and towns shall jointly review the preferred housing allocations proposed in local comprehensive plans for discrepancies with the allocations associated with Skagit County's preferred plan alternative and Department of Commerce requirements.
- b. This will be based on land capacity, permitted densities, transit availability, urban services provided, locations with good proximity to employment centers, alignment with the countywide strategy for development of public supported housing projects and assurance that low income and emergency shelter housing options are dispersed countywide. And any other information provided with the preferred housing alternatives of local comprehensive plans. The GMATAC shall recommend to the GMASC a reconciled 20-year housing allocation.
- c. The GMASC shall review and recommend to the Board of County Commissioners a reconciled 20-year housing allocation. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the adopted population and employment allocations, the GMA, Department of Commerce requirements and the CPP's.
- d. The Board of County Commissioners shall consider the recommendation of the GMASC and shall replace the allocations in CPP with a reconciled 20-year housing allocation parallel to the reconciliation process done for population and employment allocations.
- d.e. The reconciliation process for population, employment and housing are all done together as part of the overall reconciliation and will follow the process and procedures in the 2002 framework agreement.

3-4 Long Term Monitoring: Subsequent to reconciliation, the GMASC shall maintain a long-term monitoring process to review annually ~~the~~ population, and employment and housing growth allocations contained in the CPPs.

- a. Skagit County, the cities and towns shall jointly monitor the following:
 - i. Estimated population and employment growth;
 - ii. Annexations and incorporations; and
 - iii. Residential and non-residential development trends,
 - iii.iv. Estimated housing constructed per area median income (AMI) categories determined by the Department of Commerce requirements for housing allocations.
- b. Results of the monitoring program shall be published in a growth monitoring report developed by the GMATAC Planners Committee and recommended to the GMASC.
- c. The GMASC shall review and approve the annual report by resolution.

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4.5 Allocation Adjustment: The GMASC may consider adjustments to the population and employment growth allocations contained in Appendix A of CPPs in the years between Washington state-required updates. The following steps shall be used:

- a. Based on the results of the long-term monitoring process, the Planners Committee may review and recommend to the GMASC an adjustment to the population and employment allocations.
- b. The GMASC shall review the ~~GMATAC Planners Committee~~ recommendation to adjust growth allocations and may recommend to the Board of County Commissioners an adjustment to the population and employment allocations. Adjustments to the growth allocations shall be based on the results of the monitoring program and shall be consistent with the GMA and the CPPs.
- c. The Board of County Commissioners shall consider the recommendation of the GMASC and may amend the CPPs with adjusted population and employment allocations for cities and towns, UGAs, and rural areas.

Any disputes regarding the roles and responsibilities of the Board of County Commissioners, the GMASC, and individual jurisdictions in reviewing and approving amendments to the Countywide Planning Policies shall be resolved in accordance with the procedures established by the 2002 Framework Agreement.

Comprehensive Planning Resources

A comprehensive plan is a long-term guide used by local governments to shape the growth, development, and overall vision of a community. It typically addresses land use, housing, transportation, infrastructure, economic development, and environmental sustainability. In Washington, local jurisdictions planning under the state's Growth Management Act (GMA) are required to update their comprehensive plans at least every ten years (with a five year check-in interval) to reflect changing community needs, emerging trends, population shifts, and new data. Updates ensure that the plan remains relevant and effective in guiding decisions that affect the future of the community.

Relevant links to guidance documents have been included for informational purposes.

Washington State Department of Commerce

- Commerce provides a variety of guidance documents to assist local governments in meeting the requirements of the Washington State GMA.
- Guidance documents are separated into general headers with more specific information contained therein. The headers are as follows:
 - Climate Planning
 - <https://www.commerce.wa.gov/growth-management/climate-planning/>
 - Broadly details recent legislation (HB 1181).
 - Includes links to the Intermediate Guidance (linked below)
 - <https://deptofcommerce.app.box.com/s/fpg3h0lbwln2ctqjg7jg802h54ie19jx>
 - Includes information regarding Resilience and GHG Emissions Reduction sub-elements, planning and engagement, and more.
 - More specific information, including appendices which contain extremely helpful information and useful project materials is present here.
 - Model goals and policies which are provided in the Menu of Measures are present.
 - Information regarding grants including how to apply, and current recipients for the 2023-2025 biennium is available here.
 - Ecosystem Planning
 - <https://www.commerce.wa.gov/growth-management/ecosystem-planning/>
 - Includes information regarding:
 - Critical Areas Protection
 - Natural Resource Lands
 - Transfer of Development Rights
 - Funding information available here as well.
 - Housing Planning
 - <https://www.commerce.wa.gov/growth-management/housing-planning/>
 - Includes information regarding recent legislation (HB 1220)
 - <https://www.commerce.wa.gov/growth-management/housing-planning/housing-guidance/>
 - Planning for Middle Housing
 - <https://www.commerce.wa.gov/growth-management/housing-planning/middle-housing/>
 - Model Ordinances are available here.

- User Guide for Middle Housing Model Ordinances
 - <https://deptofcommerce.app.box.com/s/hx0itq9b0a3nwefm9lm9w-cxqtz9dzsf3>
- Cities over 25,000 Population Model Ordinances
 - <https://deptofcommerce.app.box.com/s/tfivrrq4t97nggquanr3syaz-4zeo8nxd>
- Basic information about what Middle Housing is.
- Resources for:
 - Residential parking
 - Co-living guidance
 - Unit lot subdivision guidance
 - Establishing fees
 - Neighborhood infill guidance
 - Manufactured / mobile home communities
 - Middle housing information
 - Middle housing pro forma: Puget Sound Region
 - Objective Design Standards Toolkit
- Tribal Planning
 - <https://www.commerce.wa.gov/growth-management/tribal-planning/>
 - Outlines new requirements (HB 1717)
 - Resources:
 - State Resources for tribal planning
 - Background on tribal engagement
- GMA Topics
 - <https://www.commerce.wa.gov/growth-management/gma-topics/>
 - Information regarding the periodic update of the GMA
 - Capital Facilities Planning
 - GMA Laws and Rules
 - GMA Grants
 - Transportation Planning
 - More guidance and information is available.
- Education and Outreach
 - <https://www.commerce.wa.gov/growth-management/education-outreach/>
 - Education and outreach for local planners in teaching them how to comply with GMA requirements
- Reporting, Data and Research
 - <https://www.commerce.wa.gov/growth-management/data-research/>
 - Requirements are primarily for Puget Sound communities

Municipal Research and Services Center (MRSC)

MRSC is a non-profit organization that helps local governments in Washington state with legal and policy guidance. MRSC publishes detailed guidance and various resources and example documents.

- Detailed information regarding Comprehensive Planning and GMA compliance:
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning>

- Includes guidance on a number of topics, such as:
 - Purpose of Comprehensive Plans
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#overview>
 - Broad overview of required and optional elements
 - Required:
 - Land Use
 - Housing
 - Capital Facilities Plan
 - Utilities
 - Rural Development (counties only)
 - Transportation
 - Climate Change and Resiliency
 - Ports (mandatory for cities with annual maritime port revenues exceeding \$60 million)
 - Optional
 - Economic Development
 - Parks and Recreation
 - Conservation
 - Solar Energy
 - Recreation
 - Subarea Plans
 - Ports (optional for cities with annual maritime port revenues between \$20 million and \$60 million)
 - Comprehensive Plan Updates
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#comprehensive-plan-updates>
 - Coordination with Neighboring Jurisdictions / Countywide Planning Policies
 - Note: Skagit County is in the process of updating their Countywide Planning Policies. The County ordinance is available at the link below, however, the CPP webpage is not updated.
 - <https://www.skagitcounty.net/Common/Documents/LFDocs/COMMISSIONERS000033/00/00/03/0000033f.pdf>
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#coordination>
 - Required and Optional Elements
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#elements>
 - Land Use Element
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#landuse>
 - Housing Element
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#housing>
 - Capital Facilities Plan

- <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#capital-facilities>
- Utilities
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#Utilities>
- Rural Development
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#rural-development>
- Transportation
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#transportation>
- Climate Change and Resiliency
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#climate-change>
- Ports
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#port>
- Implementation
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#implementation>
- Growth Management Monitoring Program
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#growth-management-monitoring>
- Examples of Comprehensive Plans & Update Processes
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#examples>
- Recommended Resources
 - <https://mrsc.org/explore-topics/planning/gma/comprehensive-planning#recommended-resources>

MOUNT VERNON

2025 to 2045 Comprehensive Plan Update

May 20, 2025—Citizen Advisory Committee



WELCOME – We're Glad You're Here!

The City is updating the Mount Vernon Comprehensive Plan, which is a long range plan that addresses goals, policies, and land use decisions related to accommodating future growth and change for the next 20 years (2025 to 2045) citywide.

Your input and advisory role will be important in guiding the planning process.

Thank you for participating – your input will help shape Mount Vernon's future!

CAC Orientation Agenda

1. Call to Order
2. Agenda Approval
3. Public Comment if Applicable
4. Introductions
5. Purpose of the Comprehensive Plan and CAC's Role in Updating the Plan
6. Open Public Meetings Act and Meeting Procedures
7. Resources and Next Steps

INTRODUCTIONS

Please tell us your name and any organization or area of interest you may represent, if applicable.

Please tell us why you are interested in being part of the CAC and supporting the planning process.

Please share what your biggest hope for Mount Vernon for the next 20 years is.

PURPOSE OF THE COMPREHENSIVE PLAN

- **Planning Process and Timeline**
- **Comprehensive Planning Background**

Planning Process and Timeline

Mount Vernon 2045

TIMELINE



DRAFT GROWTH ALTERNATIVES

- Continuation of Public Participation Plan with outreach
- Background information and projections analyzed, and initial draft growth alternatives made and presented



DRAFT UPDATE DOCUMENTS

- Draft Elements released for review and comments
- Changes and updates to documents in response to public, stakeholder, and other comments received



ADOPTION PROCESS

- Public meetings and hearings before the Planning Commission & City Council
- Changes/Updates to documents and final adoption by City Council

> > > > > > > > **COMMUNITY OUTREACH AND PUBLIC COMMENTS WELCOME THROUGHOUT THIS PROCESS** > > > > > > > >

Phase I: 2024

Phase II: 2025

Phase III: 2025

Phase IV: 2025

Phase V: 2025+

PLANNING PROCESS INITIATED

- Public Participation Plan created, approved and started
- Background information collected and analyzed
- Population/employment projections updated



SEPA PROCESS

- Refinement of growth alternatives and Elements
- SEPA scoping and determination of process (e.g. MDNS or EIS) made
- Issuance of initial SEPA documents



2024

Fall – Winter: Visioning and Analysis of Existing Conditions (Take our VISIONING survey!)

2025

All Year: Ongoing Community Engagement and Outreach

Ongoing: Planning Commission and City Council Engagement

Winter to Summer: Policy Development

Spring to Summer: Technical Analysis

Fall: Publish Public Review Draft, Hold Public Hearings

By End of 2025: Adopt the Updated 2025 to 2045 Comprehensive Plan

Adoption in 2026 Expected

Comprehensive Planning Background

WHY DO WE PLAN?

Communities plan to:

- Enhance Public Decision-Making
- Coordinate Community Investments
- Promote the Public Interests
- Mitigate Negative Impacts
- Improve Quality of Life and Strengthen Communities and Neighborhoods
- Proactively Achieve Positive Outcomes (from Vision to Reality)



Comprehensive Planning Background



PLANNING IN WASHINGTON STATE

The Washington State Growth Management Act (GMA):

- Adopted by Washington State Legislature in 1990.
- Addresses uncoordinated development and urban sprawl.
- Manages threats to the quality of life in Washington.
- Requires local planning, guided by state law, and regionally enforced—much of this guidance comes through the Department of Commerce.

CAC's Role in Updating the Plan

- The Advisory Committee will function as a sounding board and **provide guidance and feedback** on existing conditions, aspirations for the future, and impacts of potential policies.
- The members will also **serve as liaisons** to the community and broader community groups they represent.
- As an **ADVISORY** Committee, this group makes ongoing recommendations to Planning Commission, who in turn will make recommendations to City Council.

CAC's Role in Updating the Plan

- Joint CAC Planning Commission meetings will be held for this purpose. **Monthly** meetings are anticipated.
- Will be following **Open Public Meetings Act** Procedures.
- The Advisory Committee will **help support the plan** as it moves toward adoption and may be asked to provide testimony to City Council as part of this process.

Open Public Meetings Act and Meeting Procedures



Essential Guidelines for Citizen Advisory Committees



Bicycle & Pedestrian Advisory Committee © City of Olympia WA 2019.

The work of the Citizen Advisory Committee is to carry out the council's instructions. Follow these essential guidelines of parliamentary procedure to take the pain out of your meetings, hold productive discussions, and serve your community better.

► BASICS

A quorum must be present for business to be done. Usually a quorum means a majority (more than half) of the voting members in office.

The chair runs the meeting in the service of the committee. He is not the "boss" but serves as a facilitator, helping the committee to hold free and fair discussion and make good decisions.

Ordinarily a committee member must make a motion before any discussion begins. If there is no second, the motion is not taken up.

If a member makes a motion to amend the main motion, it is discussed and voted on before the main motion. After amending a motion, a vote must be taken on the main motion as amended.

After discussion, the chair calls for the vote and announces the result. The motion passes when a majority of those voting vote in favor, unless committee bylaws require a higher vote. This is different from the requirement for a quorum.

If someone "calls the question," the chair must take a vote on whether to vote now or continue discussion. It takes a 2/3 vote to cut off discussion.

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► DISCUSSION

All committee members have equal rights, privileges and obligations. This means that discussion is not a conversation, but follows some important rules:

- The chair recognizes speakers in turn.
- No one may speak a second time until everyone who wishes to do so has spoken once.
- Interrupting is not allowed.

Committee members must be courteous and respectful. They may not make inappropriate remarks such as personal remarks, insulting language, or comments that are irrelevant.

If a committee member breaks the rules, the chair may correct him, or another committee member may raise a point of order. The chair rules as to whether the point is correct, or not. A committee member who disagrees with a ruling of the chair may appeal it. If another member seconds the appeal, the committee decides.

The minority must be provided equal opportunity to debate, even if their views are unpopular. However, the decision of the majority voting at a meeting is the decision of the committee as a whole.

► PUBLIC INPUT

Public hearings and other quasi-judicial proceedings must be run according to the requirements of state law.

Public comment sessions offer an opportunity for members of the public to inform the committee of their views. We recommend not entering into back-and-forth exchanges. Community forums, one-on-one discussion, feedback forms on the website, surveys etc. are better channels for an exchange of views.

Under the First Amendment to the U.S. Constitution, the public is not bound by the same rules of decorum and courtesy as the committee members.

The public should not engage in clapping, booing, hissing or other disruptive actions, since they intimidate speakers, may suppress free speech, and impede the work of the committee.

Essential Guidelines for Citizen Advisory Committees
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TEL 206.542.8422 | EMAIL info@jurassicparliament.com
www.jurassicparliament.com

- See hand-out.

Informal Meeting Procedures/Courtesies

- **Respect others' opinions.**
- **Speak honestly.**
- **Acknowledge interests.**
- **Strive for equitable process.**
- **Amplify the voices of marginalized groups.**
- **Ask questions for clarification.**
- **Focus on forward movement.**
- **Aim for positive recommendations.**
- **Avoid acronyms and jargon.**
- **Track commitments and next steps.**
- **Be ready to be guided by hands-on facilitation.**

Resources and Next Steps

- **See hand-out on GMA and planning resources with web-links.**
- **Planning Commission meeting tonight will go into more detail on the plan outline and framework, as well as growth targets and introduction to draft Land Use components.**
- **June 17 Planning Commission meeting will gather input and comments on draft Land Use components and introduce draft Housing components.**

MOUNT VERNON

2025 to 2045 Comprehensive Plan Update

May 20, 2025—Joint Planning Commission and Citizen
Advisory Committee Meeting



Joint PC and CAC Meeting

AGENDA



1. Call to Order
 2. Consent Agenda/Agenda Approval
 3. Public Comment if Applicable
 4. Introductions between the PC and CAC
 5. Planning Process/Timeline; Plan Outline and Framework
 6. Planning Growth Targets and Demographics (Population, Housing, and Jobs)
 7. Potential Updates to the Community Vision Statement (Preceded by a Summary of CC, PC, Public Feedback and Visioning Poll Results)
 8. LAND USE ELEMENT—Introduction to Draft Content Coming Out for Review
- Miscellaneous/Good of the Order; Adjournment

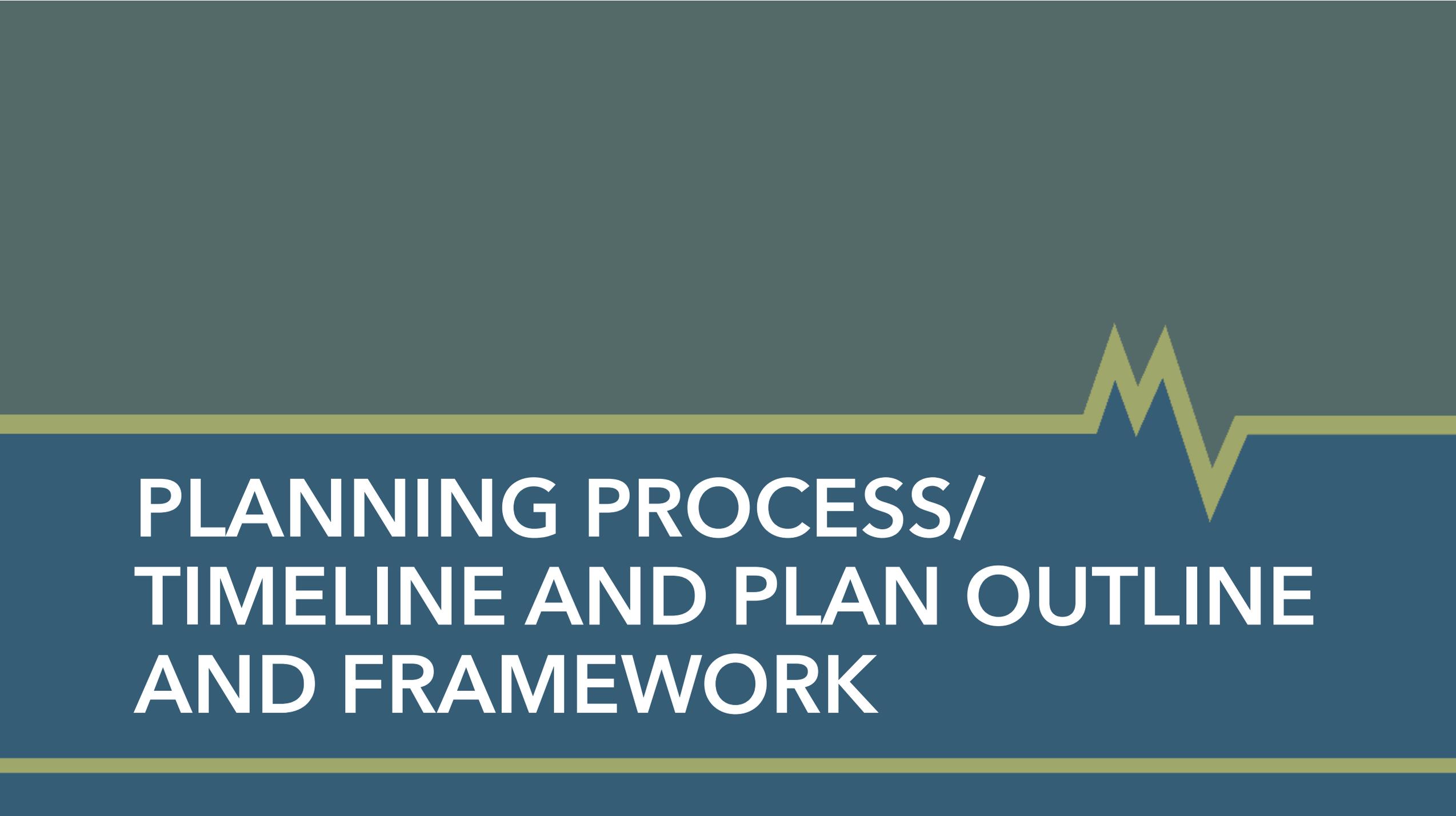


INTRODUCTIONS

INTRODUCTIONS

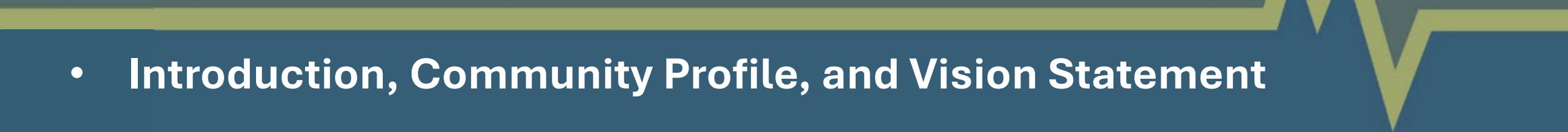
Please tell us your name and any organization or area of interest you may represent, if applicable.

Please share what you would most like to see as a change in Mount Vernon over the next 20 years is.



**PLANNING PROCESS/
TIMELINE AND PLAN OUTLINE
AND FRAMEWORK**

Plan Outline and Framework



- **Introduction, Community Profile, and Vision Statement**
- **Land Use Element**
- **Housing Element**
- **Parks and Recreation Element**
- **Health and Wellness Element**
- **Economic Development Element**
- **Transportation Element**
- **Capital Facilities Element**

Climate and Resiliency

Goals, Policies, and Background Content will be Integrated into Each Plan Element Where Best Aligned.

Each Element Will Be Structured as Follows



- **Summary: Purpose of the Element and Key Considerations; Relationship to Vision Statement and Guiding Principles**
- **Goals and Policies**
- **Background Content (Technical Information)**

Formatting and structuring of content is still in discussion. More updates on that to come.

A decorative graphic consisting of a horizontal line that is mostly straight but features a jagged, double-peaked section on the right side, resembling a stylized mountain range or a signal waveform. The line is a light olive green color.

PLANNING GROWTH TARGETS AND DEMOGRAPHICS

Growth Targets

Growth Targets

Through the Washington State's Growth Management Act (GMA), Mount Vernon is required to determine how the city can accommodate its allocated projected growth for housing units, population, and jobs by 2045.

Mount Vernon's growth targets are assigned to Mount Vernon by Skagit County. The tables below summarize the County's overall growth targets, as well as the targets assigned to Mount Vernon and Mount Vernon's Unincorporated Urban Growth Area (UGA).

Population Growth Targets

	2022 Population	2045 Population Target	Population Growth	Percentage of County Growth
Skagit County	131,249	160,830	29,581	100%
City of Mount Vernon	37,679	46,460	8,781	29%

Jobs Growth Targets

	2022 Jobs	2045 Jobs Target	Jobs Growth	Percentage of County Growth
Skagit County	59,571	80,100	20,529	100%
City of Mount Vernon	18,781	23,559	4,778	23%

Growth Targets

Housing Growth Targets by Income

The allocated housing growth targets are further broken down into income bands based on the region's area median income (AMI). This tells the City how many housing units should be planned for in each income band.

Housing Growth Targets							
	Net New Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	120%+ AMI
Skagit County	17,450	4,474	2,868	2,504	1,340	1,189	5,075
City of Mount Vernon	5,180	1,659	1,064	743	398	353	963

Area Median Income and Income Levels

What is Area Median Income?

Area Median Income (AMI) represents the household income for the median household in a region, where 50% of households earn above the median income and 50% earn less than the median income.

- » Households earning **under 80%** of the AMI: **low income**.
- » Households earning **between 80%** and **120%**: **moderate income**.
- » Household earning **over 120%** of the AMI: **high income**.

How will it be used in this Comp Plan update?

The US Department of Housing and Urban Development (HUD) uses income brackets based on the AMI to set income and rent limits for regulated affordable housing for the area. Identifying where Mount Vernon residents fall in the AMI income brackets will help determine what types of housing are most needed in the City.

AMI of
\$102,800

Anacortes-
Mount Vernon
metro area

\$87,076

Median
Income for
Mount Vernon
Residents

¿Qué es el ingreso medio del área?

El ingreso medio del área (AMI) representa el ingreso de una familia promedio en una región, donde el 50 % de las familias gana por encima del ingreso medio y el 50 % gana menos que el ingreso medio.

- » Familias que ganan menos del **80%** del AMI: **bajos ingresos**.
- » Familias que ganan entre el **80%** y el **120%** del AMI: **ingresos moderados**.
- » Familias que ganan más del **120%** del AMI: **ingresos altos**.

¿Cómo se usará en la actualización de este plan integral?

El Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos usa las categorías de ingresos basadas en el AMI para fijar límites de ingresos y alquileres a fin de regular la vivienda asequible en el área. Identificar en qué categorías de ingresos se ubican los residentes de Mount Vernon nos ayudará a determinar los tipos de vivienda que más se necesitan en la ciudad.

¿Cuál es el AMI de Mount Vernon?

El área que se usó para calcular el AMI de Mount Vernon es el **área metropolitana de Anacortes-Mount Vernon**, que tiene un **AMI de \$102,800**. Significa que cerca del 50 % de las familias del área metropolitana de Anacortes-Mount Vernon gana menos de \$102,800, y cerca del 50 % de las familias gana más de \$102,800.

¿En qué categoría entran los residentes de Mount Vernon?

El ingreso promedio de los residentes de Mount Vernon es de unos **\$87,076** (apenas por encima del 80 %, o ingresos moderados, del umbral del AMI).

\$102,800
del AMI

Área
metropolitana
de Anacortes-
Mount Vernon

\$87,076

Ingreso
medio de los
residentes de
Mount Vernon

Area Median Income and Income Levels

What is the AMI for Mount Vernon?

The area used for Mount Vernon AMI is the **Anacortes-Mount Vernon metro area**, which has an **AMI of \$102,800**. This means that about 50% of households in the Anacortes-Mount Vernon metro area earn less than \$102,800; and about 50% of households earn more than \$102,800.

How do Mount Vernon residents fit in?

The **median income for Mount Vernon residents is about \$87,076** – just above the 80 percent, or moderate income, AMI threshold.

**AMI of
\$102,800**

**Anacortes-
Mount Vernon
metro area**

\$87,076

**Median
Income for
Mount Vernon
Residents**

¿Qué es el ingreso medio del área?

El ingreso medio del área (AMI) representa el ingreso de una familia promedio en una región, donde el 50 % de las familias gana por encima del ingreso medio y el 50 % gana menos que el ingreso medio.

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¿Cómo se usará en la actualización de este plan integral?

El Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos usa las categorías de ingresos basadas en el AMI para fijar límites de ingresos y alquileres a fin de regular la vivienda costeable en el área. Identificar en qué categorías de ingresos se ubican los residentes de Mount Vernon nos ayudará a determinar los tipos de vivienda que más se necesitan en la ciudad.

¿Cuál es el AMI de Mount Vernon?

El área que se usó para calcular el AMI de Mount Vernon es el **área metropolitana de Anacortes-Mount**, que tiene un **AMI de \$102,800**. Significa que cerca del 50 % de las familias del área metropolitana de Anacortes-Mount Vernon gana menos de \$102,800, y cerca del 50 % de las familias gana más de \$102,800.

¿En qué categoría entran los residentes de Mount Vernon?

El ingreso promedio de los residentes de Mount Vernon es de unos **\$87,076** (a penas por encima del 80 %, o ingresos moderados, del umbral del AMI).

**\$102,800
del AMI**

**Área
metropolitana
de Anacortes-
Mount Vernon**

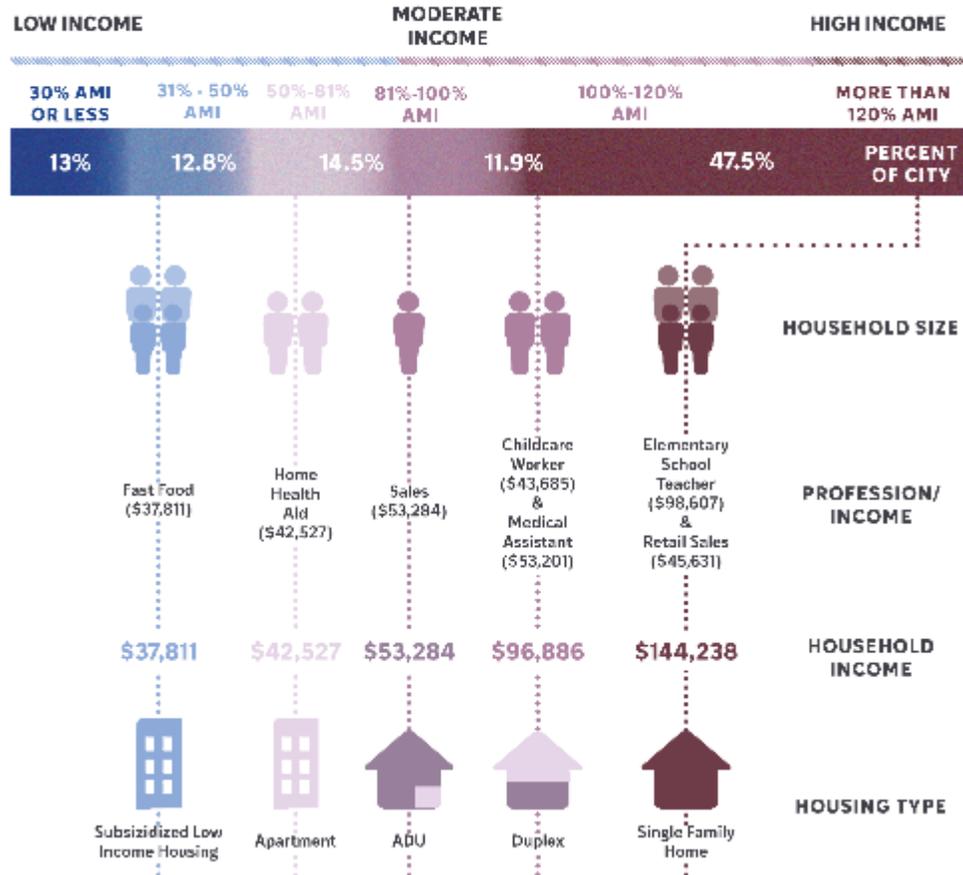
\$87,076

**Ingreso
medio de los
residentes de
Mount Vernon**

Example Households and Housing Types

What jobs and types of housing can Mount Vernon residents afford?

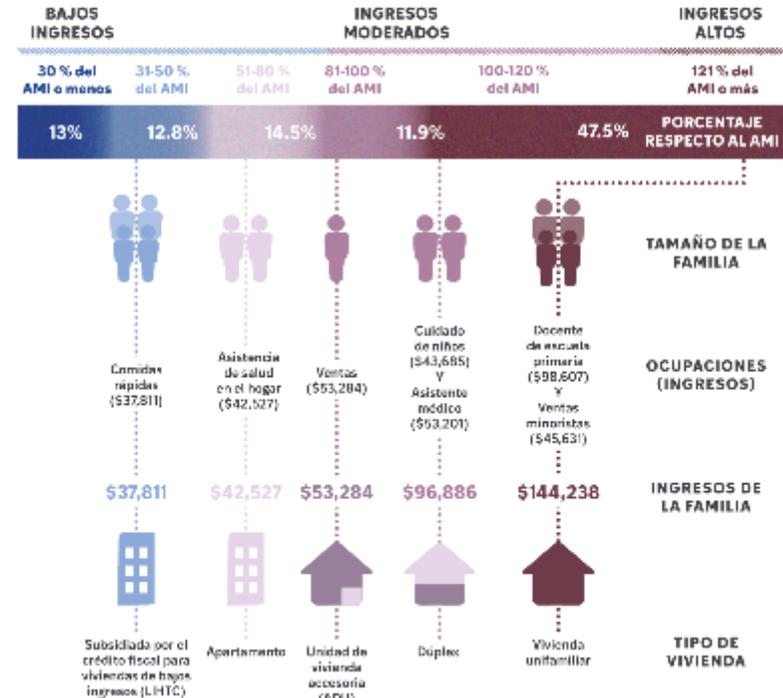
The below graphic shows the breakdown of where Mount Vernon residents fall within the AMI income brackets and provides an example household that would fit within each bracket. Each household is depicted in household size, job(s) for working adults, and an affordable housing type.



Ingreso medio del área y categorías de ingresos en Mount Vernon

¿Qué ocupaciones tienen y qué tipos de vivienda pueden costear los residentes de Mount Vernon?

El gráfico de abajo desglosa las categorías de ingresos respecto del AMI en las que entran los residentes de Mount Vernon y da un ejemplo de familia para cada categoría. Cada familia se describe según tamaño, ocupación de los adultos trabajadores y tipo de vivienda costeable.





POTENTIAL VISION STATEMENT UPDATES



**Planning Commission and
City Council Feedback -
November 20th Mentimeter**

November 20th Mentimeter Results

In one or two words, tell us what you most love about Mt. Vernon



November 20th Mentimeter Results

How well does the City's current vision statement align with your view of Mount Vernon in the future?

Does not at all describe my view of Mount Vernon in the future

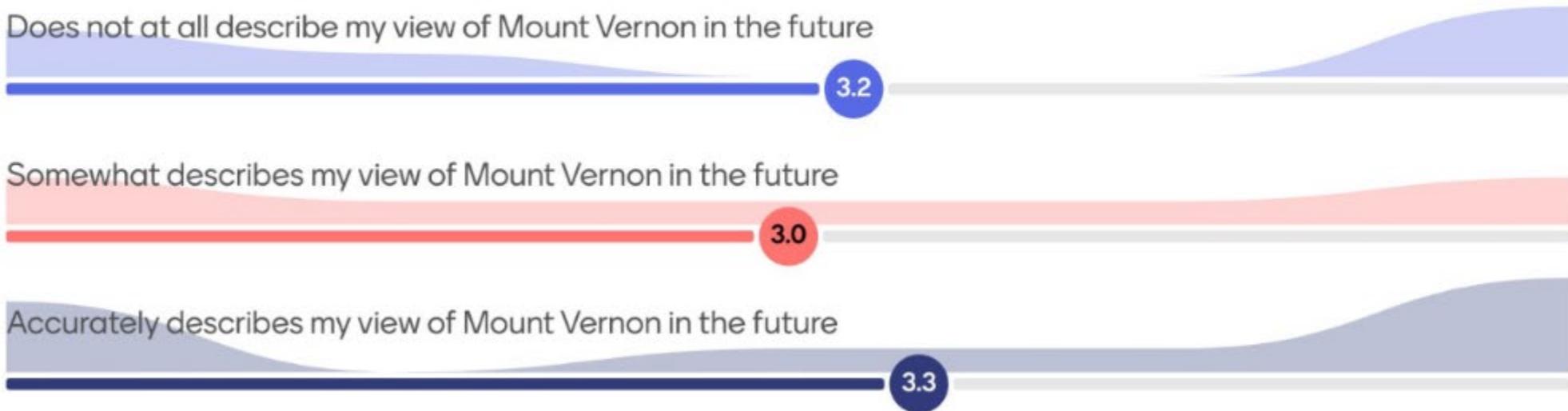
3.2

Somewhat describes my view of Mount Vernon in the future

3.0

Accurately describes my view of Mount Vernon in the future

3.3



November 20th Mentimeter Results

What would you add to or change about the CITYSCAPE description?

Include blighted college way strip/Riverside in priorities

Outdoor art

The opening statement is too Downtown-centric. Downtown is our heartbeat, however there are many other areas in the city where businesses and the public can and do exist and thrive.

Smaller trees that don't tear up sidewalks

Better access to river, connect to west mount vernon more

More focus on cultural offerings Description seems old school Where's the appeal to younger generations

Shorten it up by consolidating sentences. Some words aren't needed. Want walkable livable, connected. Services available. Parks and trails

Focus on riverfront

November 20th Mentimeter Results

What would you add to or change about the CITYSCAPE description?

Relocate President
Hotel

We need more art, history,
heritage to pass on I would
love to see we can include
one museum - we have
none here

Expand downtown

"Revitalization" applies
to more than downtown.

Trails that don't end at
blades or at commercial
cold storage

Bridge across the river
from plaza

Renovate presidents
hotel

More residential with
view of river

Rivers don't really roll

November 20th Mentimeter Results

What would you add to or change about the NATURAL BEAUTY description?

Sparkling Skagit River?

Rivers don't really roll

Mighty Skagit River

More descriptive and interactive Drop the word superb, find a better option

Preserve natural beauty by promoting urban infill

Up with trees and pocket parks and green space. Diverse hiking. Wetland protection and access

I like mighty

Green infrastructure

November 20th Mentimeter Results

What would you add to or change about the NATURAL BEAUTY description?

Parks with children
playground

Emphasize connections

Downtown street trees

Add a focus on
preservation of existing
canopy/green space

River trail access, West
MV access

Lights on smoke stacks
and bridges at night

More technology focus
needed

November 20th Mentimeter Results

What would you add to or change about the ECONOMICS description?

I would maybe redo this section

Love our local small businesses particularly our artists

Agriculture support small business

Welcome new businesses

Expanded small retail. Training for new or retrained employees.

Focus on local small business more than hi texh

Small business Education and health care jobs are our largest employers

Stress innovation and startup businesses

More bigger revenue and sales tax businesses

Does the geographic location belong in this section?

November 20th Mentimeter Results

What would you add to or change about the ARTS & CULTURE description?

Mention library commons

Too vague as is
Community theater
Specific art types

What about a museum- we have none here
Good for connecting with culture, heritage and legacy

Known for being a center for art and culture

"Mighty" arts scene?

Make the art relateable to the masses not just a few

Continue encouraging and stewarding access to art via public works, retail, and parks enrichment. Lincoln. Big events. Use plaza

Arts focus

Mention of the specific cultures: Native, Mexican, Dutch

We need housing but I like the small town vibe. Walkable neighborhoods.

November 20th Mentimeter Results

What do you hope the community looks and feels like in 20 years? What will be here?

Clean streets and vibrant storefronts

Downtown has expanded with medium density mixed use development.

Melissas suspension Pedestrian bridge

The same with more revitalized buildings

Like Downtown-but in more places

Active transportation and connectivity

Maybe more members in my family - Good citizens to serve community

Lots of connectivity for walkers bikers etc. to food, to recreate, to library, to bus

November 20th Mentimeter Results

What do you hope the community looks and feels like in 20 years? What will be here?

Condos on the waterfront

More technology companies locating here

Leadership in housing diversity

More landscaping on river.. flowers

Interconnections

More trees on the streets

Interconnected with trails, walkways, public transit Arts and culture opportunities have grown and spread throughout the city Pocket parks, Poscket neighborhoods

Residential living downtown Housing affordable to all segments Mixed use neighborhood centers Same physical boundaries - not sprawled out Division, La. Entire, College, Riverside more bike and walk fr

A painted bridge

Small town vibe. Keep it.

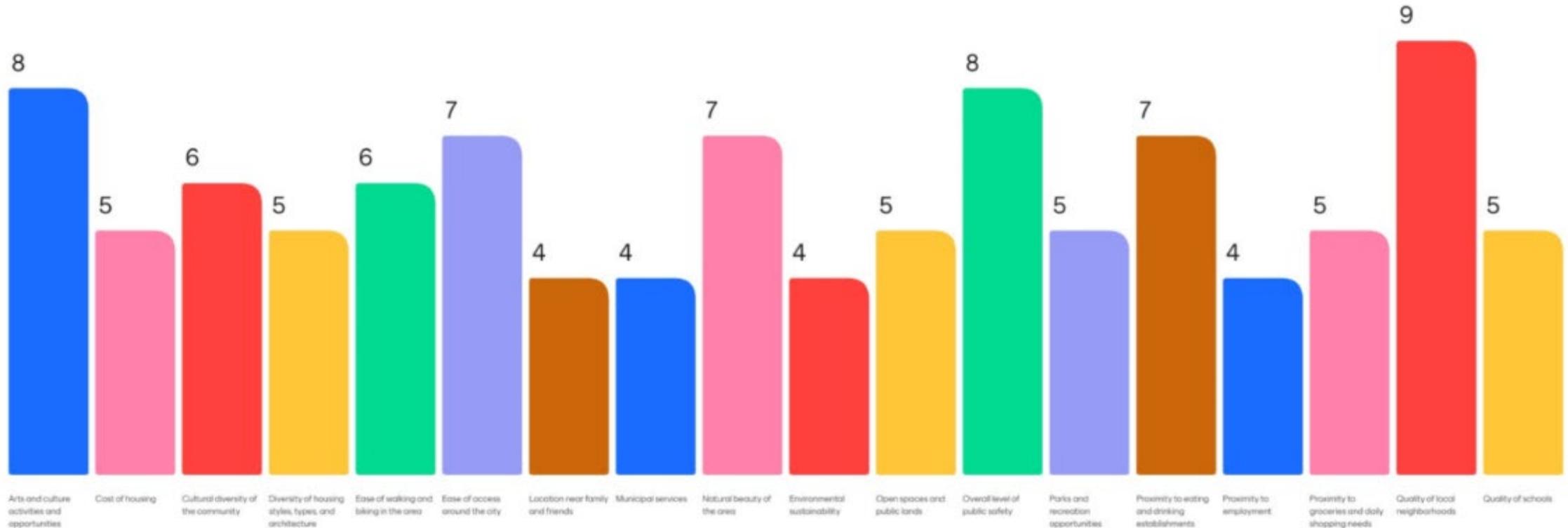
November 20th Mentimeter Results

Please rank the following attributes of the community related to your understanding and/or experience in Mount Vernon



November 20th Mentimeter Results

Check the attributes that best contribute to the quality of life in Mount Vernon



November 20th Mentimeter Results

Please choose **up to three of your top priorities** that you think should be given the most attention to improve the quality of life in your neighborhood



November 20th Mentimeter Results



We are considering potential names for the Comprehensive Plan - what are your suggestions?

Fred

Let's comp this plan up
mv

The Mighty Rulebook

Mount Vernon Looking
Forward

November 20th Mentimeter Results



We are considering a potential tagline to go with the Comprehensive Plan title - what are your suggestions? (Everyone is welcome here. Your hometown.)

Putting Commons in
Community

Mount Vernon, for your
future

Everyone is welcome
here

Our town or crib

Affordable housing that fits
easily into our community,
and benefits us

A Home for Our
Community.

Our city is your city

Sustainability and
environmental
stewardship.

Attracting business to
locate to Mount Vernon

November 20th Mentimeter Results

What is the absolute most important issue that needs to be addressed in this plan to ensure a successful planning process and long-range plan?

Economic focused, data driven decision making

Infill underdeveloped land near the historic core and resist sprawl.

Affordable housing Good education system Provide good safety system to the community

Attracting business to locate in Mount Vernon

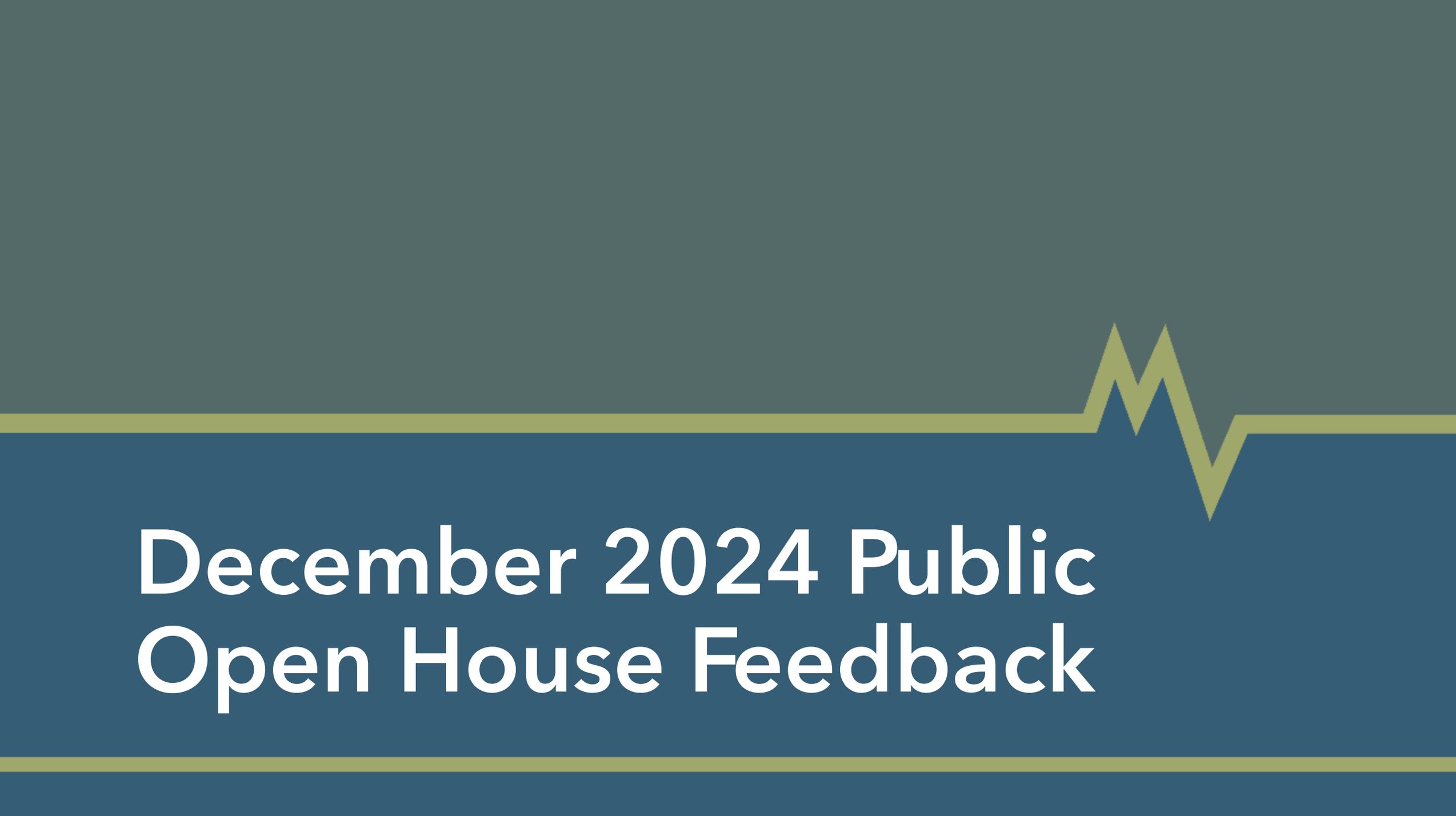
Keep it the same because thats why people are all moving here to begin with.. expand on the things that are working

Code changes that promote and incentivize commercial and residential development that creates community and utilizes otherwise unactivated parcels

Sustainability and environmental stewardship

Streamline code

Creating onnection Creating community from our diversity Weave together the allbthe segments of the vision statement by telling the story of MV



December 2024 Public Open House Feedback

December Open House Mentimeter

What do you love about Mount Vernon? In a word or two, please share the qualities of the city you most love and want to see preserved for the future.

18 responses



December Open House Mentimeter

How should Mount Vernon look in 2045? If this plan is successful, what will be the on-the-ground outcomes?

Everyone is housed. Small businesses thrive in downtown. More use of public transportation.

MV is a walkable and bike easy city. Green areas have developed and affordable housing developments are healthy communities.

A place of authentic diversity, maintaining the integrity of historic downtown and creating walkable spaces throughout mv

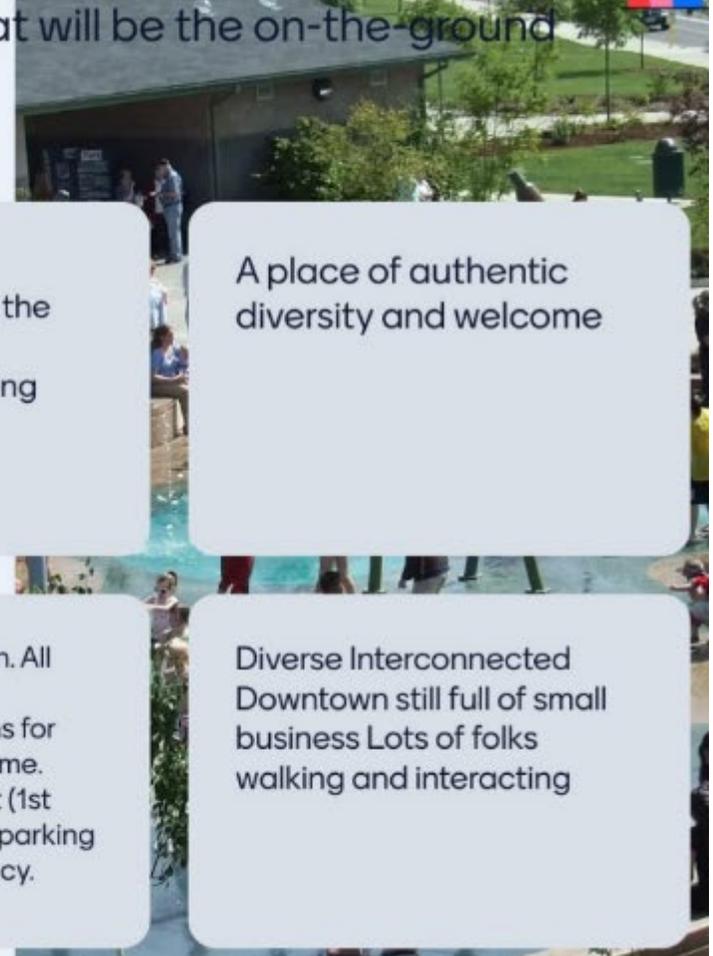
A place of authentic diversity and welcome

The community will be more vibrant with a range of housing options— enough housing, affordable for people who work here. Main Street biz will be thriving. And we will continue to work cooperatively

More downtown residents (from Blackburn all the way up to the Coop) Walking/ mallways connecting current fairgrounds up to the Coop. All affordability levels of housing

More housing downtown. All income levels. More restaurants/food options for shopping and taking home. Turn part of Main Street (1st Street) into a partial no parking street. Zoning consistency.

Diverse Interconnected Downtown still full of small business Lots of folks walking and interacting



December Open House Mentimeter

What do we need in Mount Vernon as we grow? Share what the most important needs and improvements are in the community.

Much higher impact fees

Housing, green spaces, small and large natural parks, sidewalks all the way to schools.

Bike commute safety. Safe and affordable housing.

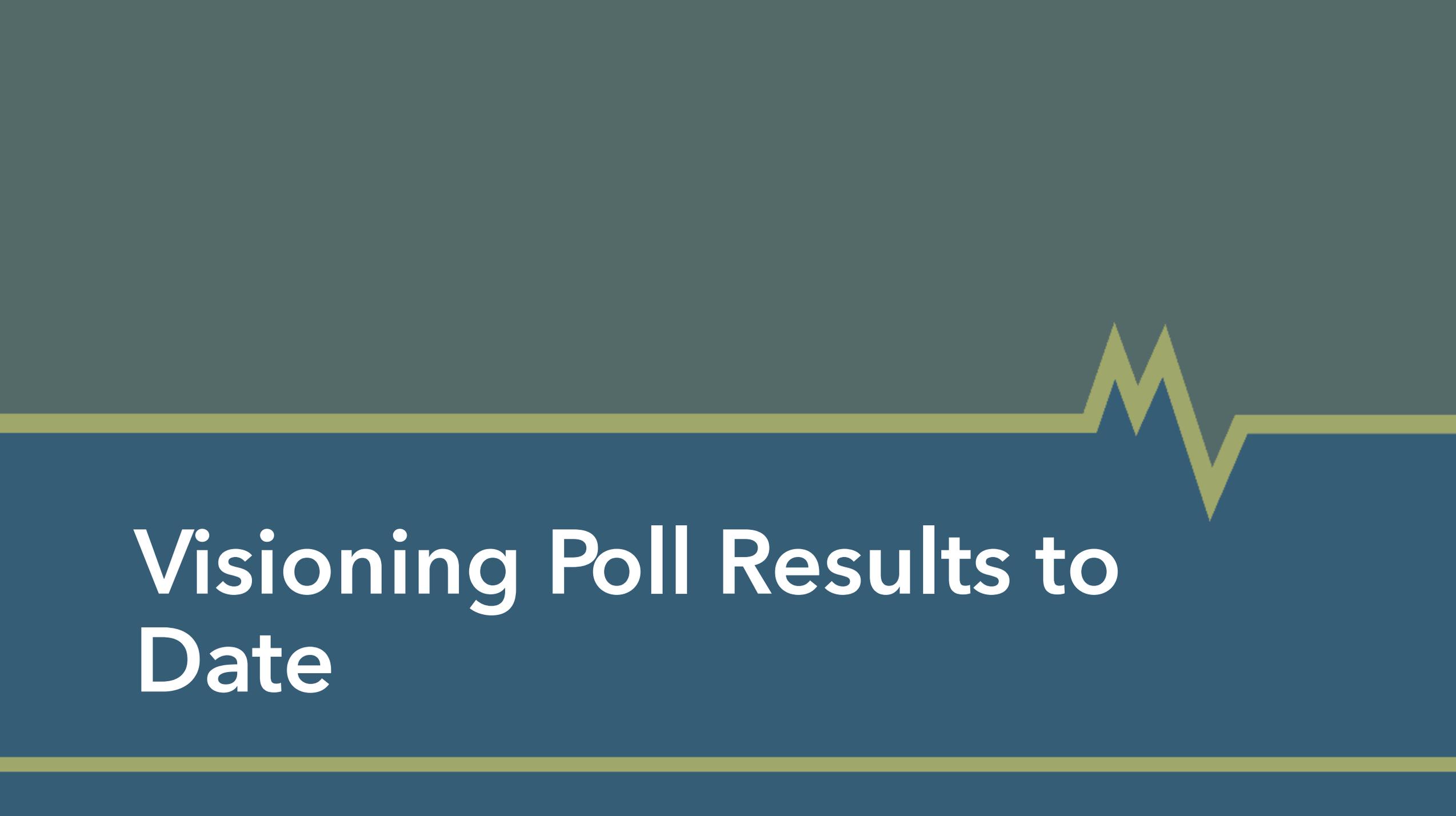
We need to improve walk ability and bike lanes. Traffic signals need to respond to walkers not give priority to drivers. How can we entice the "local grocers" to bloom in some of the neighborhoods.

More affordable housing and a way to eliminate outdated regulations. Let's think abundance and make government work for our citizenry rather than focus on box-checking and CYA.

Missing middle housing

Downtown market rate residential

Pre-approved ADU building plans



Visioning Poll Results to Date

Visioning Poll Results to Date



- The Visioning Poll was launched in December 2024 to gather the community's ideas for Mount Vernon's future.
- It has received **168 responses**; however not all respondents answer each question.
- The poll is 8 questions total, with optional demographic responses

Visioning Poll Results to Date

Question 1: What do you love most about Mount Vernon and what makes you proud of this community?

Wonderful local businesses large Little Mtn agriculture Skagit Valley feel parks trails proud keep
Good well river MV enjoy neighbors trails food access family area work lots
locally live activities people small town city s love great
community Farmland downtown use parks public
Mount Vernon library beautiful way small care farming co-op
downtown area making Skagit historic businesses restaurants
small town feel services local Open Space spaces sense community US
community events Water river walk friendly

149 responses

Visioning Poll Results to Date

Question 2 : The City will be addressing the following topics in the Comprehensive Plan update. Please identify the five topics that are most important to you.

The top responses are:

1. Accessibility/ connectivity
2. Arts and Culture
3. Climate change and resiliency
4. Community equity and diversity
5. Gathering places/public amenities

168 responses

ANSWER CHOICES	RESPONSES
Accessibility to/connectivity between public services, parks, schools, and other community destinations	30.36% 51
Arts and culture	17.86% 30
Climate change and resiliency	20.83% 35
Community equity and diversity	19.05% 32
Downtown/waterfront experience	47.62% 80
Gathering places/public amenities	29.17% 49
Healthcare and public services (including City-provided services)	23.21% 39
Healthy foods access	13.69% 23
Homeownership opportunities	20.83% 35
Housing choices and affordability for all incomes	37.50% 63
Living wage job stability/growth	28.57% 48
Local business opportunities and anti-displacement of local businesses	27.38% 46
Preservation and stewardship of the natural environment	32.74% 55
Public parks and open spaces	41.67% 70
Recreation opportunities	27.38% 46
Tree preservation and urban forestry management	19.05% 32
Transportation options and choices	18.45% 31
Safety in public spaces	45.24% 76
Schools and educational opportunities (K-12 and lifelong)	22.62% 38
Other (please specify)	Responses 18.45% 31
Total Respondents: 168	

Visioning Poll Results to Date

Question 3: If you could change one thing about Mount Vernon what would it be?

college way West Mount Vernon businesses cleaned Stop closer neighborhoods Safeway
river development trails schools Mount Vernon around walk downtown area
safe near area run road large community easy housing cost
make homeless people parking Affordable housing city build
better feel downtown access street homeless people
connecting need drug use traffic Eaglemont golf course use cars bridge small
town Crime many local pedestrian etc want walk bike Homelessness s

160 responses

Visioning Poll Results to Date

Question 4: Describe the Mount Vernon you would like to see in 20 years or what would you like Mount Vernon to be known for.

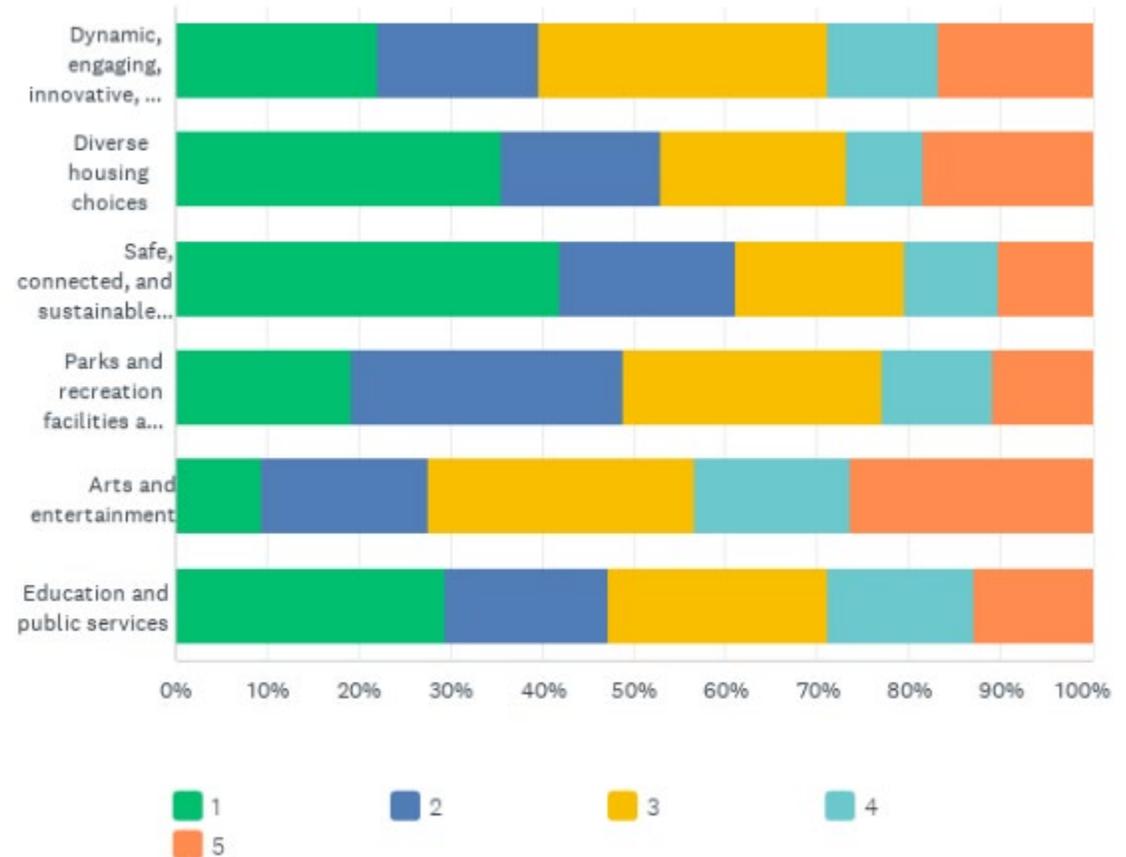
neighborhoods love see Good thriving downtown affordable housing supports new old public
affordable clean going small businesses look streets grow great feel
Mount Vernon environment live opportunities businesses diverse local
small town feel parks feel safe see family friendly housing events
people schools city available community kids
downtown excellent safe hope areas small town place
diverse community farming vibrant downtown vibrant farmland family
recreation town outdoor walkable continue spaces agriculture open space traffic
destination life Keep making around population place live arts mount Vernon known
great place welcoming local food lots

150 responses

Visioning Poll Results to Date

Question 5: Of the following community qualities, which need to be improved in Mount Vernon? (Prioritize each of these; 1 represents the highest priority and 5 represents the lowest priority)

168 responses



Visioning Poll Results to Date

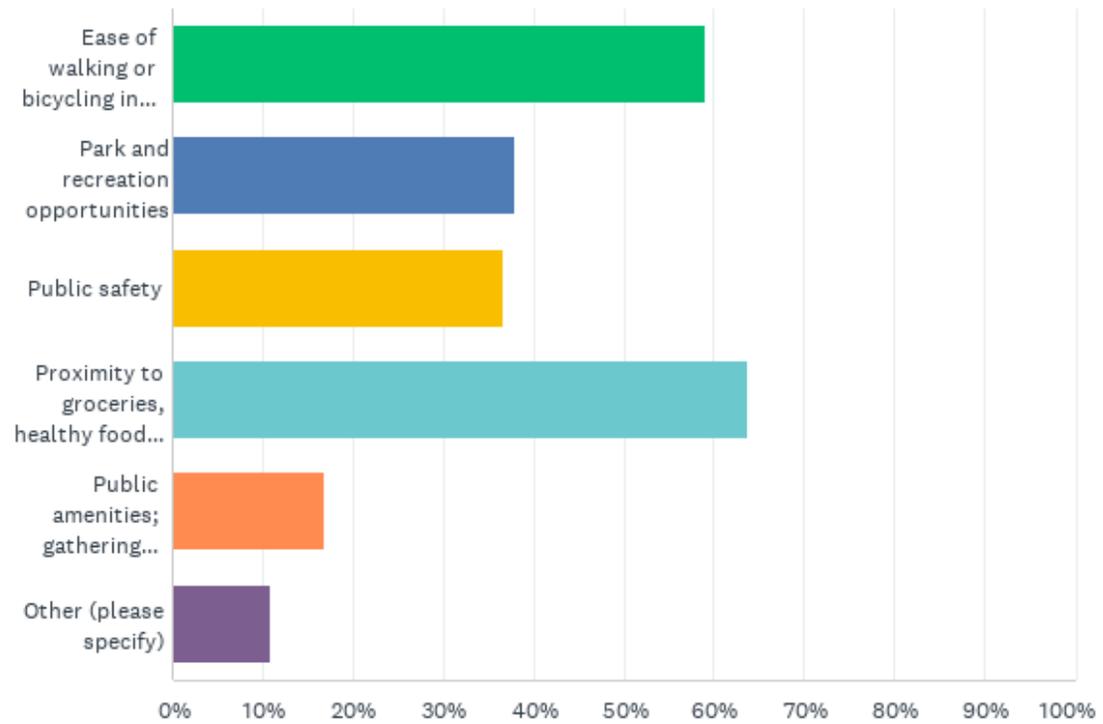
Question 6: What neighborhood or area of Mount Vernon do you live?

Big Lake little mountain Thunderbird Maddox Creek South old Park
South Mount Vernon West Mount Vernon Downtown hospital
Near Street **Eaglemont** MV Hillcrest
East Mount Vernon hill Waugh East Skagit Highlands area East MV west side
high school Division Haggan

163 responses

Visioning Poll Results to Date

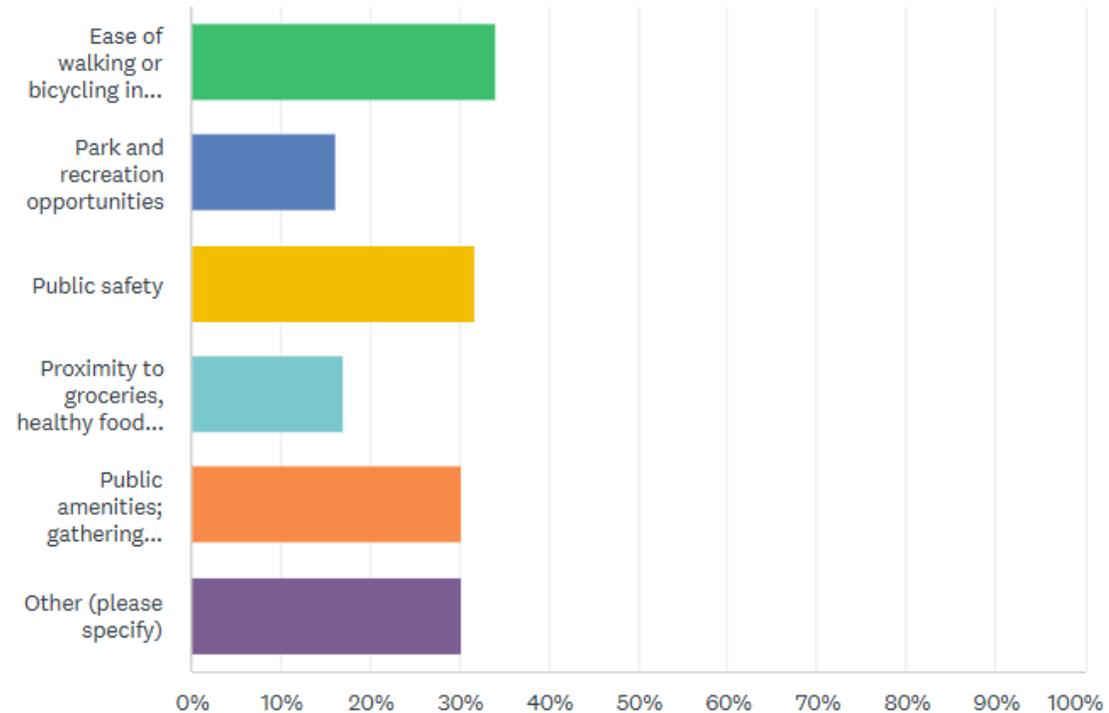
Question 7: Of the following choices, what is working well in your neighborhood/area?



166 responses

Visioning Poll Results to Date

Question 8: Of the following choices, what is NOT working well in your neighborhood/area?



150 responses



Potential Vision Statement Updates for Discussion

Key Takeaways for Visioning



- People love the sense of the community – the culture, vibrant community, and events.
- People love downtown, but want to see it expanded; and they want to see versions of downtown elsewhere in the city too.
- Continue to support small business – help them stay and encourage new business.
- More connection – people want to see more safe and convenient pedestrian trails, sidewalks, bridges, etc. to be able to get places *outside* of their neighborhood.
- People want to see affordable and a variety of housing types.
- More street trees, parks, and greenspaces.

Mount Vernon's 2036 Vision



Focused on the future, embracing the past.

A sense of place. Community. Home. Inspired by its rich history, focused on stewardship of our natural and built environment with a commitment to sustainable growth; Mount Vernon is a City that is moving forward. The Vision:

CITYSCAPE

A revitalized and vibrant downtown core where people can live, work, and play. Mount Vernon offers a prosperous and integrated commercial district serving diverse interests alongside an equally cohesive residential background. The City fosters a desire for a wide assortment of locally inspired businesses, unique restaurants, access to the Skagit River, and engaging social activities for all of Mount Vernon.

Mount Vernon's 2036 Vision



NATURAL BEAUTY

The natural bounties of our community are superb; from the rolling Skagit River to our many city parks, hiking trails, and expansive selection of outdoor activities.

ECONOMICS

Recognizing our agricultural heritage while seeking economic diversity through the attraction and retention of new industries and striving to become a 'connected' city where high technology intersects with local values.

ART & CULTURE

Promoting and nurturing the arts and elevating our presence as a cultural touchstone equidistant from Vancouver, BC to Seattle. Working to inspire our citizens to connect with their community by making Mount Vernon a more vital City in which to live.

Updates to Mount Vernon's Vision



Suggestions for Community's Vision Statement for 2045 (Previously 2036):

Focused on the future, embracing the past.

A sense of place. Community. Home. Inspired by its rich history, focused on stewardship of our natural and built environment with a commitment to sustainable growth, Mount Vernon is a City that is moving forward. ~~The Vision:~~

Mount Vernon's vision is accomplished by focusing on **five guiding principles**:

- Cityscape
- Natural Beauty
- Economics
- Art & Culture
- Housing for All

Updates to Mount Vernon's Vision



CITYSCAPE

A ~~revitalized and~~ vibrant ~~city downtown core~~ where people can live, work, and play. Mount Vernon offers a prosperous and integrated downtown core ~~commercial district~~ serving diverse interests alongside an equally cohesive residential background. The City fosters a desire for a wide assortment of locally inspired businesses, unique restaurants, access to the Skagit River, and engaging social activities for all of Mount Vernon.

NATURAL BEAUTY

The natural bounties of our community are outstanding ~~superb~~; from the ~~rolling~~ mighty Skagit River to our many city parks, hiking trails, and expansive selection of outdoor activities. Mount Vernon strives to preserve the city's natural beauty by promoting urban infill and green infrastructure.

Updates to Mount Vernon's Vision



ECONOMICS

Recognizing our agricultural heritage while seeking economic diversity through the attraction and retention of new industries and striving to become a 'connected' city where high technology intersects with local values. [Mount Vernon supports existing small businesses and welcomes new and innovative businesses.](#)

ART & CULTURE

Promoting and nurturing the arts and elevating our presence as a cultural touchstone equidistant from Vancouver, BC to Seattle. Working to inspire our citizens to connect with their community [through community events and public art, and](#) by making Mount Vernon a more vital City in which to live.

HOUSING FOR ALL

[Provide affordable housing in Mount Vernon for people from all walks of life. Provide a variety of housing options so that those who live in the City can stay, and those who want to call Mount Vernon 'home' are able to do so.](#)



INTRODUCTION TO DRAFT LAND USE ELEMENT UPDATES

Land Use “Policy Matrix”

Draft Suggested Updates Organized in a Matrix Format:

Mount Vernon is committed to being proactive, rather than reactive, in managing growth within the City. The City will adopt and emphasize strategies that promote the City’s rich history, natural and man-made beauty, along with its environmental and cultural resources. Emphasis will be placed on creating and promoting land uses that will help to balance land uses where people live, work, and recreate.

Section Header	Goal	Objective	Policy	New	Remove
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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	City Comments
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 - oxford comma		
LU-O-1.1	Balance residential, commercial, industrial and public land uses within the City.		No change. Could be a goal.		
LU-P-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-1.1.2	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.	Simplified language.		
LU-P-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		

Land Use “Policy Matrix”

Draft Suggested Updates Organized in a Matrix Format:

LU-P-16.2.1	Provide public access and recreation opportunities, where appropriate.	Ensure public access and recreational opportunities are provided in a manner that preserves the natural functions of open spaces and sensitive areas, avoiding any negative impact on their ecological integrity.	Amended to expand on how open spaces can serve multiple purposes		
LU-G-17	Identify critical areas as defined in RCW 36.70A.030 that include: floodways of <u>100 year</u> floodplains; landslide, erosion, and seismic hazards, including steep slopes over 40 percent; wetlands and their protective buffers; streams and their protective buffers; Critical aquifer recharge areas; and fish and <u>wildlife habitat</u> conservation areas.	Identify critical areas as defined in RCW 36.70A.030 that include: floodways of <u>100 year</u> floodplains; landslide, erosion, and seismic hazards, including steep slopes over 40 percent; wetlands and their protective buffers; streams and their protective buffers; Critical aquifer recharge areas; and fish and <u>wildlife habitat</u> conservation areas.	No change		
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	City Comments
LU-P-17.1.1	Maintain an up-to-date inventory of environmentally sensitive areas including descriptions of criteria for designation and maps. The inventory of environmentally sensitive areas should be reviewed and updated regularly based upon changing conditions or new information. The final identification of environmentally sensitive or critical areas, hazardous sites or portions of sites should be established during the review of project proposals.	Maintain an up-to-date inventory of environmentally sensitive areas including descriptions of criteria for designation and maps.	Simplified language.		
LU-P-17.1.2	Consider the best available science to determine critical area buffers and maintain achievable ecological functions of those buffers. Use easements or equivalent protective measures to protect critical areas and critical area buffers that are not protected through public ownership.	Consider the best available science to determine critical area buffers and maintain achievable ecological functions of those buffers.	Consider or use the BAS? Split LU-P-17.1.2 into two distinct policies		
		Use easements or equivalent protective measures to protect critical areas and critical area buffers that are not protected through public ownership.	Split LU-P-17.1.2 into two distinct policies		
LU-P-17.1.3	Use acquisition, enhancement, regulations, and incentive programs independently or in combination with one another to protect and enhance critical area functions.		No change		

Land Use Background Content



- **Description of Mount Vernon's physical form and surrounding area**
- **Population and employment demographics**
- **Projected population and employment growth – growth targets allocated by Skagit County**
 - **Discussion on how the City will accommodate that growth**
- **Breakdown of land use patterns within the City**
 - **Including the City's Land Use Map**
 - **And includes discussion of the City's Urban Growth Areas**

Land Use Background Content



- **Description of the existing critical areas found throughout the City, including:**
 - **Streams**
 - **Wetlands**
 - **Priority Habitat Areas**
 - **Flood Areas**
 - **Shorelines**
 - **Steep Slopes**
- **This element will also have a section on environmental justice, climate change, and resiliency (content to be added with the Climate Element work in the summer).**

REVIEW OF DRAFT LAND USE ELEMENT CONTENT



- **Draft packet of updates to the Land Use Element (policy matrix and background content) will be sent out to the PC and CAC sometime later this week in Word format.**
- **Please place your comments in the far right hand column.**
- **Be ready to provide your comments to staff and discuss them at the June 17, 2025 Planning Commission meeting.**

QUESTIONS + DISCUSSION

THANK YOU

