



MEMORANDUM

DATE: December 1, 2021

FROM: Rebecca Lowell, Principal Planner

SUBJECT: Implementation of the Housing Element of the Comprehensive Plan

INTRODUCTION: following and attached is information regarding the City's implementation of the Housing Element of the Comprehensive Plan.

BACKGROUND: final approval and adoption of the City's 2016 to 2036 Comprehensive Plan was made by the City Council on September 14, 2016 via Ordinance 3690 (attached). Among other items, the Growth Management Act (GMA, codified as RCW 36.70A) requires jurisdictions to implement their Comprehensive Plans through applicable development regulations. Page 1 of Ordinance 3690 outlines this requirement as follows:

WHEREAS, RCW 36.70A.040 requires that the City's development regulations implement our Comprehensive Plan; and

Following adoption of Ordinance 3690 planning staff made an initial list of the needed development regulations and suggested a priority order for Council's consideration. Attached is a memo and associated information that was presented to Council on September 21, 2016 with these items.

Every year since 2016 planning staff has adjusted and supplemented the suggested list of code amendments and priorities through the Council's annual docketing process.

As development regulations and other activities are completed staff keeps track of the City's implementation efforts. Attached is a copy of the implementation records for the Housing Element of the Comprehensive Plan.

FINDINGS/CONCLUSIONS: the City has, and continues to, be in compliance with the above-identified provisions of the GMA that require development regulations be in place to implement the City's Comprehensive Plan.

The City's Comprehensive Plan is required to be updated every eight years; which means the City still has two years within the Housing Element policies could be supplemented or have additional actions taken. In 2024 the City will be tasked with updating and adopting a new Housing Element and the process of implementing new policies will start over.

HOUSING ELEMENT

GOALS, OBJECTIVES & POLICIES

The City has created Goals, Objectives & Policies specific to the Housing Element. These Goals, Objectives & Policies guide the City’s decision making process related to housing issues and are organized into broad categories including:

- Housing Availability
- Enhance Existing Neighborhoods
- Jobs to Housing Balance & Mixed Use Development
- Affordable and Subsidized Housing
- Housing for Vulnerable Populations

HOUSING AVAILABILITY

HOUSING GOAL 1: ENHANCE MOUNT VERNON’S CULTURAL AND ECONOMIC VITALITY BY ENCOURAGING THE DEVELOPMENT OF HOUSING SOLUTIONS OF ALL TYPES THAT PROVIDE FOR VARIED DENSITIES, SIZES, COSTS AND LOCATIONS THAT ARE SAFE, DECENT, ACCESSIBLE, ATTRACTIVE, APPEALING AND AFFORDABLE TO A DIVERSITY OF AGES, INCOMES, AND CULTURAL BACKGROUNDS.

OBJECTIVE 1.1: In City plans and zoning regulations, accommodate a variety of housing types that are attractive and compatible in design, and available to all economic segments of the community.

	Policy 1.1.1:	The Comprehensive Plan shall provide housing capacity for all market segments to meet the growth targets identified for the City of Mount Vernon in the Skagit County Population and Employment Allocation adopted by County-Wide Planning Policies.	Met – see Land Use Element and Buildable Lands Analysis
	Policy 1.1.2:	In recognition of community needs, the City shall maintain a variety of future land use classifications and implement zoning to accommodate a range of housing types with varying densities and sizes.	Met – see Buildable Lands Analysis and Land Use Element
	Policy 1.1.3:	Continue the use of opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site while being designed in consideration of surrounding properties and the natural environment.	Met and enhanced through the adoption of MVMC 17.67
	Policy 1.1.4:	Continue to promote plans and policies that encourage in-fill residential projects in close proximity to neighborhood centers, shopping and retail facilities, parks, transit routes and other service uses.	Met – see amendments to ADUs (MVMC 17.73), zero lot line townhomes (MVMC 16.34), additional duplexes (MVMC 17.15), and MVMC 17.45 implementing the South Kincaid sub-area plan

HOUSING ELEMENT IMPLEMENTATION RECORDS

	<p>Policy 1.1.5:</p>	<p>Continue to promote plans and regulations that allow incentives such as bonus densities and flexible design standards that support and promote the construction of new innovative or affordable housing styles, compatible with the planned uses of surrounding sites. Ground related housing types such as cottages, townhouses, zero lot line developments and other types are examples of housing choices that promote individuality and ownership opportunities. Consider adopting new development regulations that would offer new ways to encourage these types of housing choices.</p>	<p>Met – see amendments to ADUs (MVMC 17.73), zero lot line townhomes (MVMC 16.34), additional duplexes (MVMC 17.15), and MVMC 17.45 implementing the South Kincaid sub-area plan</p>
	<p>Policy 1.1.6:</p>	<p>Continue to implement zoning requirements for manufactured homes on single family lots and ensure they provide for appropriate location and design criteria and meet state requirements.</p>	<p>Met and on-going.</p> <ul style="list-style-type: none"> • In 2019 worked with owners at 1120 S 25th Street and 1418 West Street. • In 2020 worked with owners at 515 Pacific Place (unit 11) and 2522 Old Highway 99 S (unit 33). • In 2021 worked with owners at 1120 S 25th (unit 73).
	<p>Policy 1.1.7:</p>	<p>Continue to promote high density development and re-development in the Central Business District (C-1 zone). Analyze ways to allow housing that steps-down, or transitions, in density immediately surrounding the Central Business District. Consider completing a sub-area plan to include areas surrounding the existing C-1 zone to evaluate whether or not this zone should be expanded to these abutting areas.</p>	<p>Met – see the regulations implementing the South Kincaid Subarea plan in MVMC 17.45 and 17.70</p>

ENHANCE EXISTING NEIGHBORHOODS

HOUSING GOAL 2: PROMOTE THE PRESERVATION, MAINTENANCE AND ENHANCEMENT OF EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS THROUGHOUT THE CITY.

OBJECTIVE 2.1: Promote infill housing that is compatible with abutting housing styles and with the character of the existing neighborhood.

	<p>Policy 2.1.1:</p>	<p>Encourage infill housing on vacant or underutilized parcels having adequate services, and ensure that the infill development is compatible with surrounding neighborhoods.</p>	<p>Met and on-going – see amendments to ADUs (MVMC 17.73), zero lot line townhomes (MVMC 16.34), additional duplexes (MVMC 17.15), and Design Standards (MVMC 17.70)</p>
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HOUSING ELEMENT IMPLEMENTATION RECORDS

	<p>Policy 2.1.2 :</p>	<p>Adopt development regulations that enhance existing single family neighborhoods by requiring significant changes in density be transitioned near these existing neighborhoods. Ways to transition from higher-density to existing single-family neighborhoods include (but are not limited to) the following: reducing densities and building heights closest to existing neighborhoods; and require landscaping treatments and fencing surrounding higher density developments.</p>	<p>Met – through the adoption of MVMC 17.73 and Design Standards updates in MVMC 17.70</p>
	<p>Policy 2.1.3:</p>	<p>Consider adopting regulations such as flexible lot sizes that encourage infill development on small lots consistent with the neighborhood’s character.</p>	<p>Met – see amendments to ADUs (MVMC 17.73), zero lot line townhomes (MVMC 16.34) and additional duplexes (MVMC 17.15)</p>
	<p>Policy 2.1.4:</p>	<p>Encourage the construction of attached and detached accessory dwelling units in single-family districts subject to specific development, design and owner occupancy provisions.</p>	<p>Met – see amendments to ADUs in MVMC 17.73</p>

OBJECTIVE 2.2 Enhance the value, character and health of the City’s existing housing stock by improving and extending the life of such housing.

	<p>Policy 2.2.1:</p>	<p>In cooperation with the County and public or private housing agencies, the City should periodically assess housing conditions to identify areas of the city needing rehabilitation and to monitor previous rehabilitation efforts, contingent upon funding availability.</p>	<p>Future work program item that could be more fully implemented. The 2020 Census will contain some valuable information once it is completely released</p>
	<p>Policy 2.2.2:</p>	<p>Encourage private reinvestment in residential neighborhoods and private rehabilitation of existing housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.</p>	<p>Completed through pre-app. meetings on an on-going basis. Between 2019 and 2021 alone over 70 building permits have been issued and projects completed that remodeled SFR homes in existing neighborhoods.</p> <p>Noteworthy examples include the 11 new mf units in the 300 block of Hazel street constructed between 2019 and 2021</p>
	<p>Policy 2.2.3:</p>	<p>Consider additional funding to strengthen the City’s existing code enforcement efforts with the goal of reducing the amount of substandard housing, renovation of homes in need of repair, and to preserve the health, safety and affordability of the City’s existing housing stock.</p>	<p>Future work program item that could be more fully implemented</p>

HOUSING ELEMENT IMPLEMENTATION RECORDS

	<p>Policy 2.2.4:</p>	<p>In cooperation with Skagit County, the City should encourage the preservation of existing housing. Private investment should be encouraged in older residential neighborhoods, manufactured home parks, and multifamily complexes to ensure the health, safety and affordability of existing housing. Programs supporting weatherization, home repair and rehabilitation, and infrastructure maintenance should be supported.</p>	<p>Future work program item that could be more fully implemented</p> <p>Housing Authority has weatherization programs</p>
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JOBS-HOUSING BALANCE & MIXED-USE REGULATIONS

HOUSING GOAL 3: ENCOURAGE LIVING-WAGE JOB RETENTION AND CREATION IN THE CITY SO THAT RESIDENTS ARE NOT FORCED TO COMMUTE OUT OF MOUNT VERNON TO WORK.

OBJECTIVE 3.1: Promote policies to increase the ratio of living wage jobs to housing within the City.

	<p>Policy 3.1.1:</p>	<p>Encourage the creation of mixed-use areas throughout the City characterized by living wage jobs, mixed income housing, and ample public open spaces all within a walkable urban context.</p>	<p>Partially accomplished through amendments to MVMC 17.51 and MVMC 17.54 zones.</p> <p>In 2021/2022 Hovee study is/will be in-process to result in additional code amendments, as appropriate.</p>
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AFFORDABLE AND SUBSIDIZED HOUSING

HOUSING GOAL 4: ENCOURAGE SAFE, DECENT, ACCESSIBLE, ATTRACTIVE AND AFFORDABLE HOUSING DEVELOPMENT THAT MEETS COMMUNITY NEEDS AND IS INTEGRATED INTO, AND THROUGHOUT, THE COMMUNITY INCLUDING AREAS OF HIGHER LAND COST WHERE GREATER SUBSIDIES MAY BE NEEDED.

OBJECTIVE 4.1: Encourage the creation of ownership and rental housing that is affordable for all households within the City, with a particular emphasis on low, very-low, and extremely-low income households as defined by the U.S. Department of Housing and Urban Development (HUD).

	<p>Policy 4.1.1:</p>	<p>Evaluate the adoption of zoning regulations targeted at otherwise market-rate developments that require or incentivize a minimum percentage of new dwelling units and/or lots that are created (whether multi-family or single-family) be income restricted.</p>	<p>Met with adoption of MVMC 17.73 that both requires and incentivizes additional d.u. at 80% AMI and below</p>
	<p>Policy 4.1.2:</p>	<p>Evaluate the adoption of zoning regulations that would allow multi-family residential developments that are income-restricted to those at or below 60 percent of the area median income for at least fifty years to be located in zoning districts other than multi-family residential.</p>	<p>Partially met with the adoption of MVMC 17.73 and 17.67</p> <p>Future code amendments could supplement this Policy</p>

HOUSING ELEMENT IMPLEMENTATION RECORDS

	<p>Policy 4.1.3:</p>	<p>Evaluate the adoption of zoning regulations that provide bonuses in density for developments that create income restricted units aimed at those earning less than 80% of the area median income (AMI) with greater bonuses provided to housing reserved for those earning 60% of the AMI and below.</p>	<p>Partially met with adoption of MVMC 17.73 that both requires and incentivizes additional d.u. at 80% AMI and below – 60% and below still needed</p>
	<p>Policy 4.1.4:</p>	<p>Encourage affordable housing to be dispersed throughout the City, within each Census tract, rather than overly concentrated in a few locations.</p>	<p>Met with the adoption of MVMC 17.73</p>
	<p>Policy 4.1.5:</p>	<p>Where affordable housing is proposed together with market rate housing, affordable housing units should be comparable in design, integrated into the whole development, and should match the tenure of the whole development.</p>	<p>Met with the adoption of MVMC 17.73 and requirements in MVMC 17.70</p>
	<p>Policy 4.1.6:</p>	<p>Maintain and explore enhancing regulatory incentives to encourage the production and preservation of affordable ownership and rental housing such as through density bonuses, impact fee reductions, permit fast-tracking, or other methods.</p>	<p>Partially met with the adoption of MVMC 17.73.</p> <p>Impact fee reductions and permit fast tracking not implemented yet</p> <p>2017: Interviews with for profit developers: AVT Consulting, Joel Tarrida, RMC Architects, Isola Homes. Housing code work reflects many suggestions from these interviews</p> <p>2021: Additional Interviews in-process</p>
	<p>Policy 4.1.7:</p>	<p>Ensure during development review processes that all affordable housing created in the city with public funds or by regulatory incentives remains affordable for the longest possible term; at a minimum 50 years.</p>	<p>Met with the adoption of MVMC 17.73</p>
	<p>Policy 4.1.8:</p>	<p>Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for very-low to moderate income households. The inventory should be provided to the State Office of Community Development in accordance with state law.</p>	<p>Completed by the City’s GIS Division and was discussed with Council in 2019.</p> <p>Has yet to be transmitted to the state CD.</p>

HOUSING ELEMENT IMPLEMENTATION RECORDS

OBJECTIVE 4.2: Prioritize the preservation of the affordability, health, safety and quality of the City’s existing housing stock.

	<p>Policy 4.2.1:</p>	<p>In conjunction with public and private housing providers, the City should identify and encourage preservation of affordable units in publicly assisted (subsidized) housing developments that are at risk of converting to market-rate housing.</p>	<p>2019: City engaged with CHS to discuss acquisition of MF property on Stanford Drive</p> <p>2021: City engaged with Volunteers of America to discuss acquisition of MF on Stanford Drive</p>
	<p>Policy 4.2.2:</p>	<p>Encourage relocation assistance and replacement housing to be developed, where feasible, to help low-income households when displacement is unavoidable.</p>	<p>Documented in the City’s CDBG Action Plans. Funding has/is provided for home ownership assistance activities and to reduce poverty through Community Action which includes housing actions.</p> <p>Future work program items could be implemented to further this Policy.</p>

OBJECTIVE 4.3: Work collaboratively with other jurisdictions, agencies and stakeholders to promote the preservation and creation of local and regional affordable housing strategies.

	<p>Policy 4.3.1:</p>	<p>Be an active participant in the multi-jurisdictional affordable housing program and cooperative efforts that will be guided by the Skagit County of Governments in 2016/2017 that will identify strategies to promote an adequate and diversified supply of countywide housing for all residents.</p>	<p>Completed</p>
	<p>Policy 4.3.2:</p>	<p>Encourage, assist, and partner with organizations that can construct, manage, and provide affordable housing to those earning 80% or less of the AMI during all stages of siting and project planning and when applying for county, state and federal funding.</p>	<p>Met and on-going – Completed with projects at 1925 and 4103 E College Way</p>
	<p>Policy 4.3.3:</p>	<p>Work regionally and with other jurisdictions to jointly fund affordable housing.</p>	<p>Met and on-going - Done with 1925 E College Way</p> <p>Additional opportunities for County/City collaboration with HB1590 funding</p>
	<p>Policy 4.3.4:</p>	<p>Support state and federal funding and policies that promote affordable housing.</p>	<p>Met and on-going</p>

HOUSING ELEMENT IMPLEMENTATION RECORDS

	<p>Policy 4.3.5:</p>	<p>Explore with the County, other local jurisdictions, and private lending institutions the availability and enhancement of educational programs for first time homebuyers.</p>	<p>Future work program item is needed to address this.</p>
	<p>Policy 4.3.6:</p>	<p>Coordinate with private lending institutions to encourage the creation and availability of financing mechanisms such as reverse mortgage programs, housing trust funds, and loan pools for local financing of affordable housing.</p>	<p>2017: Interviews with SaviBank, US Bank, and Peoples Bank occurred.</p> <p>Future work program item is needed to address this including experts in the field, and proven methods that result in units.</p>
	<p>Policy 4.3.7:</p>	<p>Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the creation of affordable and special needs housing.</p>	<p>Met and on-going</p> <p>2017 & 2018: introduced private developers to Urban Avenue property.</p> <p>2018: Cooperation with Skagit Valley College and private developer to encourage student MF units.</p> <p>2018: Weidner/Visconsi/City for MF units at Station Square (Alfco). Property owner not able to engage in clean up.</p> <p>2019: City asked School District to engage in discussions of MF creation on school district property. School District not ready for discussions.</p>
	<p>Policy 4.3.8:</p>	<p>Continue to promote home ownership for low-income Households earning up to 80% of the median income through support of the Home Trust of Skagit and other similar organizations that could be created in the future.</p>	<p>Met with the adoption of MVMC 17.73 and annual contributions of CDBG funding.</p> <p>Future work program item with support of the Home Trust or others will be needed in the future</p>

OBJECTIVE 4.4: Create an evidence based system for collecting and analyzing data and plan adaptive strategies that will assist the City in proactively encouraging the preservation and creation of affordable housing in the City.

	<p>Policy 4.4.1:</p>	<p>Consider adopting a schedule to have the Community & Economic Development Department (CEDD) report to Council on the number of renters and owners that are paying 30% or more of their income on housing in the Mount Vernon Metropolitan Statistical Area (MSA) as reported through the Comprehensive Housing Affordability Strategy (CHAS) Data Query Tool from the U.S. Department of Housing and Urban Development (HUD). Providing an annual report should be considered the goal for such reporting; however, the timing of such a report should be following the release of previously unreported data from HUD. Should other data that complies with industry accepted methods that use sound estimating and statistical methodologies become available, in addition to the referenced HUD data, Council could consider requesting CEDD staff to report on this data as well. This report could provide Council with an opportunity to reassess and adjust policies and development regulations to meet low income housing needs.</p>	<p>Completed with the SCOG report that has been provided to CC in 2017, 2018, 2019, and 2020</p>
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HOUSING FOR VULNERABLE POPULATIONS

HOUSING GOAL 5: PROMOTE THE DEVELOPMENT, AND COLLABORATE WITH SERVICE PROVIDERS, TO DEVELOP A VARIETY OF HOUSING SOLUTIONS FOR THOSE WITH SPECIAL NEEDS INCLUDING, BUT NOT LIMITED TO:

- VICTIMS OF DOMESTIC VIOLENCE;
- PERSONS AFFLICTED WITH ALCOHOL/DRUG ADDICTION;
- PERSONS AFFLICTED WITH BEHAVIOR HEALTH ISSUES;
- PERSONS COMING FROM CORRECTIONS AND PSYCHIATRIC INSTITUTIONS, NURSING HOMES AND FOSTER CARE; AND,
- PERSONS THAT ARE HOMELESS.

OBJECTIVE 5.1: Work closely with appropriate agencies in the region to develop and implement policies and programs addressing special housing needs for vulnerable populations.

HOUSING ELEMENT IMPLEMENTATION RECORDS

	<p>Policy 5.1.1:</p>	<p>Encourage opportunities for assisted housing for people with special needs by:</p> <ul style="list-style-type: none"> a. Adopting land use policies and regulations that treat government-assisted housing and other low-income housing the same as housing of a similar size and density; b. Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with State and Federal Laws; and, c. Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors. 	<p>Partially met with the adoption of MVMC 17.67, 17.210, and 8.50</p> <p>Neighborhood relations implemented by developers needs to be addressed as a future work program item</p>
	<p>Policy 5.1.2:</p>	<p>Encourage coordination among providers of social, health, counseling, and other services to families, children, and persons with special needs including seniors, persons with physical or mental disabilities, persons with terminal illness, or other special needs.</p>	<p>Partially met with the adoption of MVMC 17.67, 17.210, and 8.50</p> <p>Examples: approval of permits for New Earth Recovery at 1606 S 3rd Street in 2018 and short plat being processed at 1403 S 6th Street where there is an existing residence used for housing for rehabilitation, relation, and community outreach</p> <p>Future work program items could enhance these efforts</p>
	<p>Policy 5.1.3:</p>	<p>The City should collaborate and support social service agencies that support the development and implementation of a comprehensive approach to the prevention, transition, and stabilization of the homeless. Programs and services that decrease potential homelessness, stop recurring homelessness, and to promote long-term self-sufficiency (such as the Housing First model) should be encouraged.</p>	<p>Met with the adoption of MVMC 17.67, 17.210, and 8.50</p> <p>2018-2022 Partnership with Skagit County and Catholic Housing Services for permanent supportive housing.</p> <p>2022 New internal City services through Law Enforcement Assisted Diversion</p>

HOUSING ELEMENT IMPLEMENTATION RECORDS

	<p>Policy 5.1.4:</p>	<p>Support the development of facilities and services for chronically homeless, homeless, and those who are at-risk of becoming homeless by:</p> <ul style="list-style-type: none"> a. Adopting land use regulations that streamline the siting of facilities such as the creation of an overlay zone, or a demonstration zoning ordinance. Consider adopting regulations within an overlay zone, demonstration zoning ordinance, or other mechanism that allows these facilities to be developed based on occupancy characteristics versus density allowed in different zoning designations. 	<p>Met with the adoption of MVMC 17.67, 17.210, and 8.50</p> <p>2018-2022 Partnership with Skagit County and Catholic Housing Services for permanent supportive housing.</p>
	<p>Policy 5.1.5:</p>	<p>Consider incentives to encourage the establishment of fully accessible housing for people with disabilities, which exceed the minimum requirements for accessible units otherwise mandated by federal and state law, including providing density bonuses for additional units that incorporate universal design or other similar design principles.</p>	<p>Partially met with the adoption of MVMC 17.67, 17.73, 17.210, and 8.50</p> <p>Future work program items could enhance these efforts</p>
	<p>Policy 5.1.6:</p>	<p>Ensure that facilities and services to meet the health care, treatment, social service, and transit needs of households with special needs are part of housing development plans.</p>	<p>Met with the adoption of MVMC 17.67.</p> <p>Mayor is member of Skagit Transit Board – adoption of transit planning for this population.</p> <p>Future work program items could enhance these efforts</p>
	<p>Policy 5.1.7:</p>	<p>Through the City’s plans and regulations, location of housing for disabled persons and/or seniors should be promoted near or within sites where neighborhood centers, shopping centers, public transportation and/or parks or open space to facilitate their maximum participation in the community.</p>	<p>Met, enhanced with the adoption of MVMC 17.67, and on-going</p>



DATE: September 21, 2016
TO: Mayor Boudreau and City Council
FROM: Rebecca Lowell, CEDD
SUBJECT: CEDD Planning Division 2016/2017 Work Plan Prioritization

REQUESTED ACTION:

Council assist staff with the prioritization of the needed code amendments and associated implementation tasks following the update the Comprehensive Plan.

Staff plans on having future conversations with Council on this prioritization. These items are presented tonight as a starting point in this conversation.

INTRODUCTION/BACKGROUND/EXPLANATION:

Attached within **EXHIBIT A** is a list of 38 distinct code amendments and code implementation tasks that the CEDD needs to prioritize and start in 2016.

To simplify the prioritization of the 37 tasks within Exhibit 1, these tasks have been consolidated into the below-listed general subject areas.

- 1. IMPACT FEES**
- 2. CRITICAL AREAS**
- 3. NPDES REQUIREMENTS**
- 4. IMPLEMENTATION OF EXISTING REGULATIONS/PROGRAMS**
- 5. AFFORDABLE HOUSING**
- 6. ZONING CODE NOT RELATED TO HOUSING**
- 7. PROCEDURAL REGULATIONS NOT RELATED TO HOUSING**

The specific code amendments/tasks associated with each general submit area is provided in Table 1.1 below:

TABLE 1.1: MVMC/TASK ASSOCIATED WITH SUBJECT AREAS

GENERAL SUBJECT AREAS:	ID# FROM EXHIBIT A	MVMC	DESCRIPTION
1. IMPACT FEES	1, part 10	MVMC 3.40 MVMC 3.36	<ul style="list-style-type: none"> • Traffic, Fire and Parks Impact Fees • Downtown Development Incentives (impact fees, New Market Tax Credits, property taxes, etc)
2. CRITICAL AREAS	2, 4, 34	MVMC 15.06 MVMC 15.40	<ul style="list-style-type: none"> • Shoreline Master Program Corrections • Adopt updated State law into the City’s critical areas ordinance • SEPA thresholds increased
3. NPDES REQUIREMENTS	9, 16	MVMC 13.33 MVMC 14.05 MVMC Title 16 MVMC Title 17	<ul style="list-style-type: none"> • DOE’s LID code amendments consistent with the City’s NPDES Permit • Add Clearing and Storm Permits
4. IMPLEMENTATION OF EXISTING REGULATIONS/PROGRAMS	5, 6, 8, 18	MVMC 15.36 MVMC 15.40 MVMC 15.40	<ul style="list-style-type: none"> • FEMA’s Biological Opinion Continued Implementation • Critical Areas Ordinance Monitoring and Maintenance per our City CAO • Performance, Monitoring and Maintenance Bonds for development projects and plats that need to be released or enforcement commenced • Floodplain CRS and Hazard Mitigation Plan
5. AFFORDABLE HOUSING	19 – 33 Part 10	Title 17	<ul style="list-style-type: none"> • Downtown Development Incentives (impact fees, New Market Tax Credits, property taxes, etc) • Density increases for affordable housing in R-3 and R-4 zones • Density increases in single-family zones for the creation of affordable housing • Demonstration ordinance or overlay zone based on occupancy characteristics versus density for homeless and other special populations • Affordable housing and density definitions • Creation of program to track and monitor affordable housing compliance • Homeless Shelters for the Homeless • Overlay zone for density increases in other than multi-family residential zones • Amendments to allow mixed use development throughout the City • Vulnerable populations and special housing needs – fair housing • Regulating transitions between high to lower density areas – existing neighborhood protection • ADU and Duplexes outright permitted uses • PUD updates to include affordable housing density bonus • Building Inspections for minimum health/safety • Infill development density incentives

CONTINUED...TABLE 1.1: MVMC/TASK ASSOCIATED WITH SUBJECT AREAS

GENERAL SUBJECT AREAS:	ID# FROM EXHIBIT A	MVMC	DESCRIPTION
6. ZONING CODE NOT RELATED TO HOUSING	3, 7, 11, 12, 13, 15, 17, 37	MVMC 17.100 MVMC 17.87 MVMC 17.72 MVMC 17.45 MVMC 17.48 MVMC 17.51 MVMC 17.91 MVMC 17.93	<ul style="list-style-type: none"> • Cell Tower Code Updated • 2016 Site Specific Comprehensive Plan Amendments/Associated Rezones • Sign Code Updated • Tent City Regulations • Adult Entertainment Code Updated • Process for choosing vendors • Alf Christianson Sub-Area Planning • Landscaping/Street Trees Code Updated
7. PROCEDURAL REGULATIONS NOT RELATED TO HOUSING	14, 35, 36, 38	MVMC 14.05 MVMC 16.08 MVMC 16.32 MVMC 16.40 MVMC 14.05 MVMC 16.32 Title 12	<ul style="list-style-type: none"> • Preliminary Plats, Short Plats and Binding Site Plan Expiration Amendments • Divesting of Final Short Plats • Resolution 491 Updated • Expired Tabs - CEDD able to issue Traffic Ticket

Table 1.1 is further refined below with the following color coding within the following Table 1.2.

COLOR:	DESCRIPTION:
	Most Important to Process ASAP - Needs immediate attention
	Important to Process, not as urgent as Red Category
	Needs to be completed, could be pushed into the future

TABLE 1.2: MVMC/TASK ASSOCIATED WITH SUBJECT AREAS WITH COLOR CODED URGENCY IDENTIFIED

GENERAL SUBJECT AREAS:	ID# FROM EXHIBIT A	MVMC	DESCRIPTION
1. IMPACT FEES	1, part 10	MVMC 3.40 MVMC 3.36	<ul style="list-style-type: none"> • Traffic, Fire and Parks Impact Fees • Downtown Development Incentives (impact fees, New Market Tax Credits, property taxes, etc)
2. CRITICAL AREAS	2, 4, 34	MVMC 15.40 MVMC 15.06	<ul style="list-style-type: none"> • Shoreline Master Program Corrections • Adopt updated State law into the City's critical areas ordinance • SEPA thresholds increased
3. NPDES REQUIREMENTS	9, 16	MVMC 13.33 MVMC 14.05 MVMC Title 16 MVMC Title 17	<ul style="list-style-type: none"> • DOE's LID code amendments consistent with the City's NPDES Permit • Add Clearing and Storm Permits
4. IMPLEMENTATION OF EXISTING REGULATIONS/PROGRAMS	5, 6, 8, 18	MVMC 15.36 MVMC 15.40 MVMC 15.40	<ul style="list-style-type: none"> • FEMA's Biological Opinion Continued Implementation • Critical Areas Ordinance Monitoring and Maintenance per our City CAO • Performance, Monitoring and Maintenance Bonds for development projects and plats that need to be released or enforcement commenced • Floodplain CRS and Hazard Mitigation Plan
5. AFFORDABLE HOUSING	19 – 33 Part 10	Title 17	<ul style="list-style-type: none"> • Downtown Development Incentives (impact fees, New Market Tax Credits, property taxes, etc) • Density increases for affordable housing in R-3 and R-4 zones • Density increases in single-family zones for the creation of affordable housing • Demonstration ordinance or overlay zone based on occupancy characteristics versus density for homeless and other special populations • Affordable housing and density definitions • Creation of program to track and monitor affordable housing compliance • Homeless Shelters for the Homeless • Overlay zone for density increases in other than multi-family residential zones • Amendments to allow mixed use development throughout the City • Vulnerable populations and special housing needs – fair housing • Regulating transitions between high to lower density areas – existing neighborhood protection • ADU and Duplexes outright permitted uses • PUD updates to include affordable housing density bonus • Building Inspections for minimum health/safety • Infill development density incentives

	Most Important to Process ASAP - Needs immediate attention		Important to Process, not as urgent as Red Category		Needs to be completed, could be pushed into the future
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CONTINUED TABLE 1.2: MVMC/TASK ASSOCIATED WITH SUBJECT AREAS WITH COLOR CODED URGENCY IDENTIFIED

GENERAL SUBJECT AREAS:	ID# FROM EXHIBIT A	MVMC	DESCRIPTION
6. ZONING CODE NOT RELATED TO HOUSING	3, 7, 11, 12, 13, 15, 17, 37	MVMC 17.100	• Cell Tower Code Updated
		MVMC 17.87	• 2016 Site Specific Comprehensive Plan Amendments/Associated Rezones
		MVMC 17.72	• Sign Code Updated
		MVMC 17.45	• Tent City Regulations
		MVMC 17.48	• Adult Entertainment Code Updated
		MVMC 17.51	• Process for choosing vendors
		MVMC 17.91	• Alf Christianson Sub-Area Planning
		MVMC 17.93	• Landscaping/Street Trees Code Updated
7. PROCEDURAL REGULATIONS NOT RELATED TO HOUSING	14, 35, 36, 38	MVMC 14.05	• Preliminary Plats, Short Plats and Binding Site Plan Expiration Amendments
		MVMC 16.08	• Divesting of Final Short Plats
		MVMC 16.32	• Resolution 491 Updated
		MVMC 16.40	• Expired Tabs - CEDD able to issue Traffic Ticket
		MVMC 14.05	
		MVMC 16.32	
		Title 12	

	Most Important to Process ASAP - Needs immediate attention		Important to Process, not as urgent as Red Category		Needs to be completed, could be pushed into the future
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STAFF'S RECOMMENDATIONS:

Tables 1.3, 1.4 and 1.5 below contain staff's suggested work plan and prioritization for Council review, comment, and eventual approval.

TABLE 1.3: MVMC/TASK ASSOCIATED WITH SUBJECT AREAS - 2016

OCTOBER TO DECEMBER 2016			
1. IMPACT FEES	1	MVMC 3.40 MVMC 3.36	Traffic, Fire and Parks Impact Fees
2. CRITICAL AREAS	4		Adopt updated State law into the City's critical areas ordinance
3. NPDES REQUIREMENTS	9	MVMC 13.33 MVMC Title 17	DOE's LID code amendments consistent with the City's NPDES Permit
6. ZONING CODE NOT RELATED TO HOUSING	7	MVMC 17.111	2016 Site Specific Comprehensive Plan Amendments/Associated Rezones Alf Christianson Sub-Area Planning
5. AFFORDABLE HOUSING	19 21 – 24 29	Title 17	Density increases for affordable housing in R-3 and R-4 zones Demonstration ordinance or overlay zone based on occupancy characteristics versus density for homeless and other special populations Affordable housing and density definitions Creation of program to track and monitor affordable housing compliance Regulating transitions between high to lower density areas – existing neighborhood protection

TABLE 1.4: MVMC/TASK ASSOCIATED WITH SUBJECT AREAS - 2017

2017

2. CRITICAL AREAS	2	MVMC 15.07	Shoreline Master Program Corrections
4. IMPLEMENTATION OF EXISTING REGULATIONS/PROGRAMS	5, 6, 8, 18	MVMC 15.36 MVMC 15.40	FEMA’s Biological Opinion Continued Implementation Critical Areas Ordinance Monitoring and Maintenance per our City CAO Performance, Monitoring and Maintenance Bonds for development projects and plats that need to be released or enforcement commenced Floodplain CRS and Hazard Mitigation Plan
5. AFFORDABLE HOUSING	26, 28	Title 17	Overlay zone for density increases in other than multi-family residential zones Vulnerable populations and special housing needs – fair housing
6. ZONING CODE NOT RELATED TO HOUSING	3, 7, 11, 12, 13, 15, 17, 37	MVMC 17.100 MVMC 17.93	Cell Tower Code Updated Tent City Regulations Process for choosing vendors Landscaping/Street Trees Code Updated

TABLE 1.5: MVMC/TASK ASSOCIATED WITH SUBJECT AREAS – 2018 and Beyond

2018 & BEYOND			
1. IMPACT FEES	Part 10	MVMC 3.40 MVMC 3.36	Downtown Development Incentives (New Market Tax Credits, property taxes, etc)
2. CRITICAL AREAS	34	MVMC 15.06	SEPA thresholds increased
5. AFFORDABLE HOUSING	19 – 33 Part 10	Title 17	Density increases in single-family zones for the creation of affordable housing Homeless Shelters for the Homeless Amendments to allow mixed use development throughout the City ADU and Duplexes outright permitted uses PUD updates to include affordable housing density bonus Building Inspections for minimum health/safety Infill development density incentives
6. ZONING CODE NOT RELATED TO HOUSING	7, 11, 12, 13, 15, 17, 37	MVMC 17.87 MVMC Other	Sign Code Updated Adult Entertainment Code Updated
7. PROCEDURAL REGULATIONS NOT RELATED TO HOUSING	14, 35, 36, 38	MVMC 14.05 MVMC 16.08 MVMC 16.32 MVMC 16.40 MVMC 14.05 MVMC 16.32 Title 12	Preliminary Plats, Short Plats and Binding Site Plan Expiration Amendments Divesting of Final Short Plats Resolution 491 Updated Expired Tabs - CEDD able to issue Traffic Ticket

EXHIBIT A

MOST IMPORTANT – IMMEDIATE ATTENTION NEEDED - HIGHEST RISK

ID #	MVMC	Description	Reason	City Staff Estimated Hours	Consultants Needed
1	MVMC 3.40 MVMC 3.36	Traffic, Fire and Parks Impact Fees	Consistency with newly adopted Traffic, Capital Facilities and Parks and Recreation Elements	400	Traffic Engineer Legal Assistance
2	MVMC 15.07	Shoreline Master Program Corrections	Correct setback note no 11 and add new maps to reflect the City's flood measure location in relation to SMA jurisdiction	50	Dr. Lee and Legal Review
3	MVMC 17.100	Cell Tower Code Updated	Existing code is out of date and does not include current technology	200	Cell Tower Consultant and Legal Review
4	MVMC 15.40	Adopt updated State law into the City's critical areas ordinance	Required per Federal and State law	50	Dr. Lee and Legal Review
5	MVMC 15.36 MVMC 15.40	FEMA's Biological Opinion Continued Implementation	Compliance with Federal and State laws	300	Dr. Lee and Legal Review
6	MVMC 15.40	Critical Areas Ordinance Monitoring and Maintenance per our CAO	Compliance with State statute	200	Dr. Lee and Legal Review
7	NA	2016 Site Specific Comprehensive Plan Amendments/Associated Rezones	MVMC 14.05 and Resolution 491	200	Consultant Planner and Legal Review
8	MVMC 15.40	Performance, Monitoring and Maintenance Bonds for development projects and plats that need to be released or enforcement commenced	Compliance with the City's monitoring and maintenance that allows developers to utilize the part of our CAO to buy down buffers	200	Dr. Lee and Legal Review
9	MVMC 13.33 MVMC 14.05 MVMC Title 16 MVMC Title 17	DOE's LID implementation consistent with the City's NPDES Permit	Federal and State water quality standards – City's NPDES permit	250	Engineering, Planning and Legal Review
TOTAL HOURS:				1,850	

EXHIBIT A

IMPORTANT – POTENTIAL FOR ISSUES IF NOT PROCESSED

ID #	MVMC	Description	Reason	City Staff Estimated Hours	Consultants Needed
10	Various	Downtown Development Incentives (impact fees, New Market Tax Credits, property taxes, etc)	Economic Development	200	Consultant Assistance and Legal Review
11	MVMC 17.87	Sign Code Updated	Existing code is in need of being updated. Supreme Court ruling has made updating this code legally challenging	200	Legal Review
12	MVMC 17.72	Tent City Regulations	Could become an issue if someone wished to locate a tent City in Mount Vernon	100	Legal Review
13	MVMC 17.45 MVMC 17.48 MVMC 17.51	Adult Entertainment Code Updated	These regulations needs to up updated – could become an issue should someone try to set up an adult entertainment use in the City	100	Legal Review
14	MVMC 14.05, 16.08, 16.32, 16.40	Preliminary Plats, Short Plats and Binding Site Plan Expiration Amendments	These codes need to be amended so that expired plats, short plats and BSPs cannot obtain extensions	50	Legal Review
15	MVMC 17.91	Process for choosing vendors	An amendment that is needed following adoption of the new non-motorized vendor ordinance in August of 2016	20	None
16	MVMC 14.05	Add Clearing and Storm Permits	Fees for new clearing and storm permits were added to MVMC Chapter 14.15 in 2015. The codes to implement these new permits needs to be added to the MVMC.	100	None
17	Various	Alf Christianson Sub-Area Planning	Sub-Area Plan that an RFP has been completed and consultant interviews are pending	Unknown	See RFP
18	MVMC 15.36	Floodplain CRS and Hazard Mitigation Plan	Participation in the CRS program benefits City residents as they will pay lower flood insurance premiums.	200	None
TOTAL HOURS:				790 + Sub-Area Hours	

EXHIBIT A

NEEDED TO COMPLY WITH ADOPTED HOUSING ELEMENT – GMA REQUIREMENT

ID #	MVMC	Description	Reason	City Staff Estimated Hours	Consultants Needed
19	MVMC 17.24 MVMC 17.27	Density increases for affordable housing in R-3 and R-4 zones	Consistency with newly adopted Housing Element	100	Planner with Affordable Housing Expertise
20	MVMC 17.15	Density increases in single-family zones for the creation of affordable housing	Consistency with newly adopted Housing Element	100	Planner with Affordable Housing Expertise
21	NEW Chapter of MVMC	Demonstration ordinance or overlay zone based on occupancy characteristics versus density for homeless and other special populations	Consistency with newly adopted Housing Element	200	Planner with Affordable Housing Expertise
22	MVMC 17.06	Affordable housing definitions	Consistency with newly adopted Housing Element	50	NA
23	MVMC 17.06	Density definitions	Consistency with newly adopted Housing Element	50	NA
24	NEW Chapter of MVMC	Creation of program to track and monitor affordable housing compliance	Consistency with newly adopted Housing Element	100	Planner with Affordable Housing Expertise
25	MVMC 17.45 MVMC 17.48 MVMC 17.51	Homeless Shelters for the Homeless	Consistency with newly adopted Housing Element	100	Planner with Affordable Housing Expertise
26	NEW Chapter of MVMC	Overlay zone for density increases in other than multi-family residential zones	Consistency with newly adopted Housing Element	200	Planner with Affordable Housing Expertise
27	NEW Chapter of MVMC	Amendments to allow mixed use development throughout the City	Consistency with newly adopted Housing Element	200	Planner with Affordable Housing and Mixed Use Development Expertise
28	MVMC 17.06 MVMC 17.72	Vulnerable populations and special housing needs – fair housing	Consistency with newly adopted Housing Element	200	Planner with Affordable Housing Expertise
29	NEW Chapter of MVMC	Regulating transitions between high to lower density areas – existing neighborhood protection	Consistency with newly adopted Housing and Land Use Elements	200	Planner with Affordable Housing Expertise

EXHIBIT A

ID #	MVMC	Description	Reason	City Staff Estimated Hours	Consultants Needed
30	MVMC 17.15 MVMC 17.81	ADU and Duplexes outright permitted uses	Consistency with newly adopted Housing Element	50	
31	MVMC 17.69	PUD updates to include affordable housing density bonus	Consistency with newly adopted Housing Element	100	Planner with Affordable Housing Expertise
32	NEW Chapter of MVMC	Building Inspections for minimum health/safety	Consistency with newly adopted Housing Element	200	
33	MVMC 17.15 NEW Chapter of MVMC	Infill development density incentives	Consistency with newly adopted Housing Element	200	
TOTAL HOURS:				2,050	

EXHIBIT A**NEEDED AMENDMENTS – TIMING NOT AS IMPORTANT AS OTHERS**

ID #	MVMC	Description	Reason	City Staff Estimated Hours	Consultants Needed
34	MVMC 15.06	SEPA thresholds increased	Fewer Projects required to comply with SEPA Process	200	Legal Review
35	MVMC 14.05 MVMC 16.32	Divesting of Final Short Plats	Ensuring current codes are complied with	100	Legal Review
36	NA	Resolution 491 Updated	Require applicants to notify their neighbors before the City sends out our required public notifications.	50	Legal Review
37	MVMC 17.93	Landscaping/Street Trees Code Updated	These codes should be updated with coordination between Parks & Rec and Public Works	100	Jim Barborinas and Patrick Dillon
38	MVMC Title 12 (?)	Expired Tabs - CEDD able to issue Traffic Ticket	This would allow Kerri Schriber to write tickets for expired tabs	100	
TOTAL HOURS:				550	

ORDINANCE NO. 3690

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON ADOPTING BY REFERENCE A REVISED AND UPDATED COMPREHENSIVE PLAN FOR THE CITY OF MOUNT VERNON CONSISTENT WITH RCW 36.70A (GROWTH MANAGEMENT – PLANNING BY SELECTED COUNTIES AND CITIES) AND RESOLUTION 491

WHEREAS, pursuant to RCW 36.70A.040, the City of Mount Vernon is subject to the State Growth Management Act (RCW 36.70A); and

WHEREAS, Mount Vernon adopted its first Growth Management Act (RCW 36.70A) compliant Comprehensive Plan in 1995; and since this time the City has revised and updated this initial plan to maintain compliance with the Growth Management Act; and

WHEREAS, RCW 36.70A.070 outlines the mandatory elements that the City’s Comprehensive Plan must include and RCW 36.70A.080 outlines the optional elements that the City’s Comprehensive Plan can include; and

WHEREAS, RCW 36.70A.100 requires the City’s Comprehensive Plan to be coordinated and consistent with the Comprehensive Plans adopted by Skagit County and other cities that have a common border with Mount Vernon or related regional issues; and

WHEREAS, pursuant to RCW 36.70A.115 the City’s Comprehensive Plan and development regulations must provide sufficient land capacity for development over the twenty-year population forecast from the Office of Financial Management; and

WHEREAS, RCW 36.70A.130(1)(a) requires that the City’s comprehensive plan “be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section”. Further, subsection (5)(b) of this same RCW requires that the City “take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter...on or before June 30, 2016, and every eight years thereafter, for... Skagit...county...”; and

WHEREAS, consistent with RCW 36.70A.130(1)(a) the City has actively been working on updating its existing Comprehensive Plan since June of 2015; and

WHEREAS, RCW 36.70A.040 requires that the City’s development regulations implement our Comprehensive Plan; and

WHEREAS, the City of Mount Vernon has followed its adopted public participation program contained in Resolution 491; and

WHEREAS, the City has satisfied the requirements of the State Environmental Policy Act (SEPA) and the Department of Commerce was notified of the City's intent to adopt the Comprehensive Plan revisions and updates per RCW 36.70A.106 herein adopted by reference; and

WHEREAS the City Council finds that the attached revised and updated Comprehensive Plan reflects the best interests of the citizens of the City of Mount Vernon, Washington, and reflects the desires of the public; and

WHEREAS, it is the intent of the City Council that the attached revised and updated Comprehensive Plan shall serve as a future guide for anticipating and influencing the orderly and coordinated development of land and building uses within the City of Mount Vernon; and

WHEREAS, The City utilized the State Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property for evaluating constitutional issues, in conjunction with and to inform its review of the Ordinance. The City has utilized the process, a process protected under Attorney-Client privilege pursuant to law including RCW 36.70A.370(4), with the City Attorney's Office which has reviewed the Advisory Memorandum has discussed this Memorandum, including the "warning signals" identified in the Memorandum, with decisions makers, and conducted an evaluation of all constitutional provisions potentially at issue and advised of the genuine legal risks, if any, with the adoption of this Ordinance to assure that the proposed regulatory or administrative actions did not result in an unconstitutional taking of private property, consistent with RCW 36.70A.370(2).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION ONE. The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO. **PREVIOUSLY APPROVED RESOLUTIONS ADOPTED BY REFERENCE.** The City Council adopts Resolutions: 914, 915, and 917 as if set forth fully herein with said Resolutions accompanying this Ordinance labeled as **Exhibit A.**

SECTION THREE. The City Council also adopts the below listed findings:

FINDINGS:

- A. The City of Mount Vernon has followed its adopted public participation program contained in Resolution 491. The Western Washington Growth Management Hearings Board reviewed Resolution 491 setting forth the City's Public Participation Program finding that the City's program satisfies the requirements of Washington State's Growth Management Act in *Citizens v. City of Mount Vernon*, WWGMHB Case No. 98-2-0006c (Compliance Order, May 28, 1999).

Following is a list of the public participation elements completed during 2015 and 2016 leading up to the Council's hearing on September 14, 2016.

1. The Mount Vernon City Council passed Resolution 905 on April 13, 2016 that, in part, docketed the City's 8-year update of the Comprehensive Plan required per RCW 36.70A.130.
2. Legal notices were placed in the Skagit Valley Herald on April 6, 2015 and April 13, 2015 announcing that the City would be updating its Comprehensive Plan and soliciting public input for this process.
3. Four (4) public meetings were held in 2015 to solicit input from the public and interested parties on the City's update to its Comprehensive Plan. These meetings were held on the following dates/places:
 - June 23, 2015 at Hillcrest Lodge
 - July 7, 2015 at the Police and Court Campus
 - August 5, 2015 at Fire Station 3
 - September 19, 2015 at Vaux Center
4. The CEDD went to Mount Vernon High School (MVHS) and met with three (3) classes to solicit input on their vision of how Mount Vernon should grow over the next 20-years. Following are the dates that CEDD met with these high school classes:
 - April 30, 2015
 - May 5, 2015
 - May 21, 2015
5. On May 1, 2015 the CEDD launched a public survey asking respondents questions about how they wanted to see Mount Vernon grow over the next 20-years. This survey was launched on-line via a survey service named 'Survey Monkey' and was also made available in paper copy. Over a 10 month period the CEDD received over 500 responses to this survey. The survey responses were placed on the City's website and provided to the Citizen Advisory Committee, the Planning Commission and the City Council.
6. In June of 2015 the City had fliers placed in over **9,000** City utility bills that provided notice of the Comprehensive Plan update in general, the dates/time/places of the four (4) public meetings and directed people to contact the CEDD or visit the City's website for additional information.

7. On August 5, 2015 CEDD Director Bob Hyde, P.E. completed an interview with a local radio station, KSVR-FM to solicit public comments on the Comprehensive Plan update and to let people know how to get involved with this process. KRVR-FM is radio channel 91.7 that provides talk and music in English and Spanish to the Skagit Valley Community.

8. On April 6, 2015 and April 13, 2016 ads were placed in the Skagit Valley Herald and a notice was placed on the City's website asking interested parties to submit a letter or email or interest to be part of a Citizens Advisory Committee (CAC) that would be created to guide the Comprehensive Plan process. On June 24, 2015 the Mount Vernon City Council with Resolution 890 approved forming a CAC with 16 different people that were listed within Exhibit A of this Resolution. The CAC held 10 meetings over 12 months. The CAC meeting dates are listed below:
 - June 29, 2015
 - July 27, 2015
 - October 5, 2015
 - November 9, 2015
 - January 11, 2016
 - February 8, 2016
 - March 23, 2016
 - April 20, 2016 – joint CAC, Planning Commission and City Council meeting
 - May 9, 2016
 - June 27, 2016

9. The City's Planning Commission was briefed by CEDD staff 15 times between March 17, 2015 and September 6, 2016 on the elements and technical aspects of the Comprehensive Plan update. Following are dates of the Planning Commission meetings where the Comprehensive Plan update was discussed:
 - March 17, 2015
 - April 7, 2015
 - May 5, 2015
 - June 2, 2015
 - July 7, 2015
 - September 1, 2015
 - November 3, 2015
 - February 2, 2016
 - March 1, 2016
 - March 15, 2016
 - April 20, 2016 – joint CAC, Planning Commission and City Council
 - May 3, 2016

- July 5, 2016
 - August 2, 2016
 - September 6, 2016
10. The City Council was been briefed by CEDD staff 13 times from March 18, 2015 to August 17, 2016 at the Council's Economic Development Committee meetings on the elements and technical aspects of the Comprehensive Plan update. Following are dates of the City Council Economic Development Committee meetings where the Comprehensive Plan update was discussed:
- March 18, 2015
 - May 20, 2015
 - June 17, 2015
 - August 19, 2015
 - September 16, 2015
 - November 18, 2015
 - January 20, 2016
 - February 17, 2016
 - March 16, 2016
 - April 20, 2016 – joint CAC, Planning Commission and City Council
 - June 15, 2016
 - July 20, 2016
 - August 17, 2016
11. CEDD staff provided six (6) presentations to City Council on different aspects of the Comprehensive Plan update. All of these presentations were televised on the City's TV station, Comcast Channel 10. Following are the dates these presentations were provided to the Council:
- February 17, 2016
 - March 16, 2016
 - April 6, 2016
 - April 20, 2016
 - May 18, 2016
 - May 25, 2016
12. On March 31, 2015 a webpage was created on the City's website (www.mountvernonwa.gov) dedicated to the update of the City's Comprehensive Plan. As documents were created or completed they were uploaded to this page of the website to facilitate public access to this information.

13. The Mount Vernon Mayor's Office publishes a monthly newsletter the Mayor's Message that contained articles on the City's Comprehensive Plan update in May 2015, June 2015, July 2015 and June 2016. This newsletter has a distribution list of over 650 people.
14. A Threshold Determination of Non-significance (DNS) and Notice of Adoption of Existing Environmental Documents was issued on June 4, 2016 and published on June 7, 2016. The comment period for this determination tolled on June 17, 2016 with no comments on the determination. The final DNS was issued on June 17, 2016 and published on June 21, 2016 with an appeal period that ended on June 27, 2016. No appeals to the final DNS were submitted to the City.
15. Notice of adoption of the proposed amendments has been duly transmitted in compliance with RCW 36.70A.106(1). The Department of Commerce has identified the updates with the following Material IDs #: 22499, 22500, 22459, 22251 and 21670.
16. The Planning Commission held public hearings on July 19, 2016, August 2, 2016, August 16, 2016 and September 6, 2016 where they received public input and made recommendations to approve different parts of the Comprehensive Plan at each of the listed hearings.

The City Council also held public hearings on July 27, 2016, August 10, 2016, August 17, 2016 and September 14, 2016 where they received public input and were provided with the Planning Commission's recommendations. The City Council made motions to approve different parts of the Comprehensive Plan with the approval of Resolutions 914, 915, and 917 that are all accompanying this Ordinance within its Appendix A.

The Planning Commission and City Council hearings were all preceded with appropriate notice, published in the classifieds section of the Skagit Valley Herald on the following dates: June 7, 2016, June 21, 2016, June 10, 2016, July 3, 2016, August 4, 2016, August 22, 2016 and August 29, 2016.

- B. The proposed amendments to the Comprehensive Plan will provide for consistency with State and County regulations.
- C. The Mount Vernon Comprehensive Plan and development regulations have consistently been maintained in compliance with the Growth Management Act as amended since the initial adoption in 1995. The revisions and analysis in the updated plan are also consistent with the requirements of the Growth Management Act.

- D. RCW 36.70A.130 (5)(b) requires that the City “take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter...on or before June 30, 2016, and every eight years thereafter, for... Skagit...county...”. Following are the Council’s reasons and justification for adopting its Comprehensive Plan approximately 11 weeks after the June 30, 2016 deadline:
1. City Council finds that continuous review of the comprehensive plan has been conducted over the last 17 months and many opportunities for public comment have been provided within this timeframe.
 2. City Council finds that additional time was needed to complete the public participation process that is required as part of the City’s update to the Comprehensive Plan that is beyond the June 30, 2016 deadline for adopting the subject updates.
 3. City Council finds that the City has demonstrated its intent to comply with the Washington State Growth Management Act, Chapter 36.70A RCW, and substantial progress had been made towards updating the City’s Comprehensive Plan as of June 30, 2016.
 4. City Council finds that the public participation process being completed past June 30, 2016 is necessary to ensure a thoughtful, methodical analysis that will most effectively represent the overall Comprehensive Plan, and in particular, its Goals, Objectives and Policies for Mount Vernon.
- E. To remain in compliance with RCW 36.70A.040 the City has initiated a work plan that will amend the necessary development regulations to implement the revised and updated Comprehensive Plan
- F. The mandatory Comprehensive Plan elements found in RCW 36.70A.070 are all included within the City’s revised and updated Comprehensive Plan adopted by reference with this Ordinance.
- G. The amendments comply with 36.70A RCW and are consistent with the State’s planning goals set forth in RCW 36.70A.020, the provisions for Urban Growth Areas (UGAs) set forth in RCW 36.70A.110, the provisions that require the City’s Comprehensive Plan and development regulations providing sufficient land capacity for development over the twenty-year forecast from the Office of Financial Management set forth in RCW 36.70A.115, RCW 35A.63.070, RCW 35A.63.071, RCW 35A.63.072 and RCW 35A.63.073.

SECTION FIVE. City staff is hereby directed to complete preparation of the final ordinance, and all related Comprehensive Plan documents including correction of any typographical or editorial edits, insertion of references, graphs, pictures, and other data that is necessary to complete this document.

SECTION SIX. SEVERABILITY. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

SECTION SEVEN. This ordinance shall be in full force and effect five days after its passage, approval, and publication as provided by law.

PASSED AND ADOPTED this 14th day of September, 2016

Jill Boudreau, Mayor

SIGNED AND APPROVED this ____ day of ____, 2016.

ALICIA D. HUSCHKA, Finance Director

Approved as to form:

Kevin Rogerson, City Attorney

Published _____

APPENDIX A:

- Resolution 914
- Resolution 915
- Resolution 917

RESOLUTION NO. 914

A RESOLUTION APPROVING UPDATES TO THE LAND USE ELEMENT, TRANSPORTATION ELEMENT, AND THE GOALS, OBJECTIVES & POLICIES OF THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN CONSISTENT WITH RCW 36.70A.130 AND RESOLUTION 491 ALONG WITH PROVIDING AN ANTICIPATED SCHEDULE OF ADOPTION FOR THE REMAINING UPDATES TO OTHER CHAPTERS OF THE COMPREHENSIVE PLAN

WHEREAS, pursuant to RCW 36.70A.040, the City of Mount Vernon is subject to the State Growth Management Act; and

WHEREAS, RCW 36.70A.130(1)(a) requires that the City’s comprehensive plan “be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section”. Further, subsection (5)(b) of this same RCW requires that the City “take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter...on or before June 30, 2016, and every eight years thereafter, for... Skagit...county...”; and

WHEREAS, consistent with RCW 36.70A.130(1)(a) the City has actively been working on updating its existing Comprehensive Plan since June of 2015; and

WHEREAS, the Mount Vernon Planning Commission held two public hearings to take testimony on the Land Use and Transportation Elements and the Goals, Objectives and Policies on the Housing Element before the Council’s July 27, 2016 public hearing regarding these same parts of the Comprehensive Plan; and

WHEREAS, the Mount Vernon City Council held two public hearings in addition to the Planning Commission’s public hearings also on the Land Use and Transportation Elements and the Goals, Objectives and Policies on the Housing Element; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON AS FOLLOWS:

SECTION ONE. The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO. **PLANNING COMMISSION RECOMMENDATION ADOPTED.** The City Council adopts the Planning Commission’s findings of fact and conclusions of law, outlined below, in their entirety.

PLANNING COMMISSION'S FINDINGS OF FACT:

On July 19, 2016 the City of Mount Vernon Planning Commission held a public hearing to consider updates to the following parts of the Comprehensive Plan:

- Land Use Element and its Buildable Lands/Land Capacity Analysis
- Housing Element's Goals, Objectives and Policies
- Transportation Element

All persons present at the hearing wishing to speak were heard and all written comments were considered, along with the materials provided by staff planner Rebecca Lowell.

- A. The City of Mount Vernon has followed its adopted public participation program contained in Resolution 491. Following is a list of the public participation elements completed during 2015 and 2016 leading up to the Commission's hearing on July 19, 2016.
1. The Mount Vernon City Council passed Resolution 905 on April 13, 2016 that, in part, docketed the City's 8-year update of the Comprehensive Plan required per RCW 36.70A.130.
 2. Legal notices were placed in the Skagit Valley Herald on April 6, 2015 and April 13, 2015 announcing that the City would be updating its Comprehensive Plan and soliciting public input for this process.
 3. Four (4) public meetings were held in 2015 to solicit input from the public and interested parties on the City's update to its Comprehensive Plan. These meetings were held on the following dates/places:
 - June 23, 2015 at Hillcrest Lodge
 - July 7, 2015 at the Police and Court Campus
 - August 5, 2015 at Fire Station 3
 - September 19, 2015 at Vaux Center
 4. The CEDD went to Mount Vernon High School (MVHS) and met with three (3) classes to solicit input on their vision of how Mount Vernon should grow over the next 20-years. Following are the dates that CEDD met with these high school classes:
 - April 30, 2015
 - May 5, 2015
 - May 21, 2015

5. On May 1, 2015 the CEDD launched a public survey asking respondents questions about how they wanted to see Mount Vernon grow over the next 20-years. This survey was launched on-line via a survey service named 'Survey Monkey' and was also made available in paper copy. Over a 10 month period the CEDD received over 500 responses to this survey. The survey responses were placed on the City's website and provided to the Citizen Advisory Committee, the Planning Commission and the City Council.
6. In June of 2015 the City had fliers placed in over **9,000** City utility bills that provided notice of the Comprehensive Plan update in general, the dates/time/places of the four (4) public meetings and directed people to contact the CEDD or visit the City's website for additional information.
7. On August 5, 2015 CEDD Director Bob Hyde, P.E. completed an interview with a local radio station, KSVR-FM to solicit public comments on the Comprehensive Plan update and to let people know how to get involved with this process. KRVR-FM is radio channel 91.7 that provides talk and music in English and Spanish to the Skagit Valley Community.
8. On April 6, 2015 and April 13, 2016 ads were placed in the Skagit Valley Herald and a notice was placed on the City's website asking interested parties to submit a letter or email or interest to be part of a Citizens Advisory Committee (CAC) that would be created to guide the Comprehensive Plan process. On June 24, 2015 the Mount Vernon City Council with Resolution 890 approved forming a CAC with 16 different people that were listed within Exhibit A of this Resolution. The CAC held 10 meetings over 12 months. The CAC meeting dates are listed below:
 - June 29, 2015
 - July 27, 2015
 - October 5, 2015
 - November 9, 2015
 - January 11, 2016
 - February 8, 2016
 - March 23, 2016
 - April 20, 2016 – joint CAC, Planning Commission and City Council meeting
 - May 9, 2016
 - June 27, 2016
9. Up to the Planning Commission's July 19, 2016 Public Hearing they had been briefed by CEDD staff 12 times from March 17, 2015 on the elements and technical aspects of the Comprehensive Plan update. Following are dates of the Planning Commission meetings where the Comprehensive Plan update was discussed:

- March 17, 2015
- April 7, 2015
- May 5, 2015
- June 2, 2015
- July 7, 2015
- September 1, 2015
- November 3, 2015
- February 2, 2016
- March 1, 2016
- March 15, 2016
- April 20, 2016 – joint CAC, Planning Commission and City Council
- May 3, 2016

10. Up to the Planning Commission's July 19, 2016 Public Hearing the City Council had been briefed by CEDD staff 11 times from March 18, 2015 at the Council's Economic Development Committee meetings on the elements and technical aspects of the Comprehensive Plan update. Following are dates of the City Council Economic Development Committee meetings where the Comprehensive Plan update was discussed:

- March 18, 2015
- May 20, 2015
- June 17, 2015
- August 19, 2015
- September 16, 2015
- November 18, 2015
- January 20, 2016
- February 17, 2016
- March 16, 2016
- April 20, 2016 – joint CAC, Planning Commission and City Council
- June 15, 2016

11. Up to the Planning Commission's July 19, 2016 Public Hearing CEDD staff provided six (6) presentations to City Council on different aspects of the Comprehensive Plan update. All of these presentations were televised on the City's TV station, Comcast Channel 10. Following are the dates these presentations were provided to the Council:

- February 17, 2016
- March 16, 2016
- April 6, 2016
- April 20, 2016
- May 18, 2016
- May 25, 2016

12. On March 31, 2015 a webpage was created on the City's website (www.mountvernonwa.gov) dedicated to the update of the City's Comprehensive Plan. As documents were created or completed they were uploaded to this page of the website to facilitate public access to this information.
13. The Mount Vernon Mayor's Office publishes a monthly newsletter the Mayor's Message that contained articles on the City's Comprehensive Plan update in May 2015, June 2015, July 2015 and June 2016. This newsletter has a distribution list of over 650 people.
14. On June 21, 2016 the Planning Commission held an information session including a public hearing to receive oral and written public testimony on updates and status of the Land Use Element, the Housing Element, the Transportation Element, and the Vision Statement of the Comprehensive Plan. Notice of this hearing was published on June 7, 2016, June 10, 2016, and June 21, 2016.
15. On June 29, 2016 the Mount Vernon City Council held an information session including a public hearing to receive oral and written public testimony on updates and status of the Land Use Element, the Housing Element, the Transportation Element, and the Vision Statement of the Comprehensive Plan during an open public meeting. The City Council closed the public hearing on June 29, 2016 and continued their deliberations to July 6, 2016 where Council discussed changes and additions to the Comprehensive Plan documents presented on June 29, 2016 that they would like the Planning Commission to consider at their July 19, 2016 hearing. Notice of this hearing was published on June 7, 2016, June 10, 2016, and June 21, 2016.
16. The Planning Commission hearing on July 19, 2016 was preceded with appropriate notice, published on June 7, 2016, June 10, 2016, June 21, 2016, and July 3, 2016.
17. A Threshold Determination of Non-significance and Notice of Adoption of Existing Environmental Documents was issued on June 4, 2016 and published on June 7, 2016. The comment period for this determination tolled on June 17, 2016 with no comments on the determination. The final Determination of Non-Significance was issued on June 17, 2016 and published on June 21, 2016 with an appeal period that ends on June 27, 2016.

18. Notice of adoption of the proposed amendments has been duly transmitted in compliance with RCW 36.70A.106(1). The Department of Commerce had identified the City's Comprehensive Plan documents as Material ID #s: 22459 (Housing and Economic Development Elements), 22251 (Land Use Element and Buildable Lands), 21670 (Transportation Element), and 22500 (Introduction/Background, Capital Facilities, Health/Wellness Element and Parks/Recreation Element).
- B. The proposed amendments to the Comprehensive Plan will provide for consistency with State and County regulations.
- C. The Mount Vernon Comprehensive Plan and development regulations have consistently been maintained in compliance with the Growth Management Act as amended since the initial adoption in 1995. The revisions and analysis in the updated plan are also consistent with the requirements of the Growth Management Act.
- D. The Planning Commission, through a unanimous motion on July 19, 2016, finds that the amendments to the Land Use Element including its Buildable Lands Analysis, the Transportation Element and the Goals, Objectives and Policies for the Housing Element comply with the requirements found in RCW 36.70A and recommend approval of these documents to the City Council.

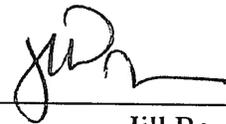
SECTION THREE. The City Council also adopts the further findings as outlined below in 'Section Four'.

SECTION FOUR. FURTHER FINDINGS.

1. The Western Washington Growth Management Hearings Board reviewed Resolution 491 setting forth the City's Public Participation Program finding that the City's program satisfies the requirements of Washington State's Growth Management Act in Citizens v. City of Mount Vernon, WWGMHB Case No. 98-2-0006c (Compliance Order, May 28, 1999).
2. City Council directs City staff to complete preparation of the final documents, including correction of typographical and editorial edits, insertion of references, graphs and pictures not changing the intent of the document approved with this Resolution.
3. City Council finds that continuous review of the comprehensive plan has been conducted over the last 13 months and many opportunities for public comment have been provided within this timeframe.
4. City Council finds that additional time is needed to complete the public participation process that is required as part of the City's update to the Comprehensive Plan that is beyond the June 30, 2016 deadline for adopting the subject updates as established by RCW 36.70A.130(5)(a).

5. City Council finds that the City has demonstrated its intent to comply with the Washington State Growth Management Act, Chapter 36.70A RCW, and substantial progress has been made towards updating the City's Comprehensive Plan.
6. City Council finds that the public participation process being completed past June 30, 2016 is necessary to ensure a thoughtful, methodical analysis that will most effectively represent the overall Comprehensive Plan, and in particular, its Goals, Objectives and Policies for Mount Vernon.
7. City Council directs City staff to forward to the Department of Commerce a copy of this resolution that includes an **Exhibit A** that is a proposed schedule to complete the adoption of the entire update of the City's Comprehensive Plan.

Dated this 27th day of July, 2016



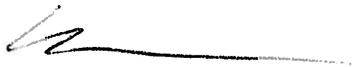
Jill Boudreau, Mayor

Attest:



Alicia D. Huschka, Finance Director

Approved as to form:



Kevin Rogerson, City Attorney

EXHIBIT A

PUBLIC HEARING SCHEDULE TO COMPLETE THE COMPREHENSIVE PLAN UPDATE¹

DATE	TIME	BEFORE	TOPICS
August 2, 2016	6 PM	Planning Commission	Hearing on the Housing Element without the Goals, Objectives and Policies, the Capital Facilities Element, Economic Development Element, Health & Wellness Element, and the updated population figures for the Parks and Recreation Element
August 10, 2016	7 PM	City Council	Hearing on the Housing Element without the Goals, Objectives and Policies
August 16, 2016	6 PM	Planning Commission	Hearing or Meeting could be moved to this date if needed
August 17, 2016	7 PM	City Council	Hearing on the Capital Facilities Element, Economic Development Element, Health & Wellness Element, and the updated population figures for the Parks and Recreation Element

¹ DATES SUBJECT TO CHANGE

RESOLUTION NO. 915

A RESOLUTION APPROVING UPDATES TO THE CAPITAL FACILITIES ELEMENT AND THE HEALTH AND WELLNESS ELEMENT OF THE COMPREHENSIVE PLAN CONSISTENT WITH RCW 36.70A.130 AND RESOLUTION 491

WHEREAS, pursuant to RCW 36.70A.040, the City of Mount Vernon is subject to the State Growth Management Act; and

WHEREAS, RCW 36.70A.130(1)(a) requires that the City’s comprehensive plan “be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section”. Further, subsection (5)(b) of this same RCW requires that the City “take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter...on or before June 30, 2016, and every eight years thereafter, for... Skagit...county...”; and

WHEREAS, consistent with RCW 36.70A.130(1)(a) the City has actively been working on updating its existing Comprehensive Plan since June of 2015; and

WHEREAS, the Mount Vernon Planning Commission held a public hearings to take testimony on the Capital Facilities and Health and Wellness Elements before the Council’s August 10, 2016 public hearing regarding these same parts of the Comprehensive Plan; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON AS FOLLOWS:

SECTION ONE. The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO. **PLANNING COMMISSION RECOMMENDATION ADOPTED.** The City Council adopts the Planning Commission’s findings of fact and conclusions of law, outlined below, in their entirety.

PLANNING COMMISSION’S FINDINGS OF FACT:

On August 2, 2016 the City of Mount Vernon Planning Commission held a public hearing to consider updates to the following parts of the Comprehensive Plan:

- Capital Facilities Element; and,
- Health & Wellness Element

All persons present at the hearing wishing to speak were heard and all written comments were considered, along with the materials provided by staff planner Rebecca Lowell.

- A. The City of Mount Vernon has followed its adopted public participation program contained in Resolution 491. Following is a list of the public participation elements completed during 2015 and 2016 leading up to the Commission's hearing on August 2, 2016.
1. The Mount Vernon City Council passed Resolution 905 on April 13, 2016 that, in part, docketed the City's 8-year update of the Comprehensive Plan required per RCW 36.70A.130.
 2. Legal notices were placed in the Skagit Valley Herald on April 6, 2015 and April 13, 2015 announcing that the City would be updating its Comprehensive Plan and soliciting public input for this process.
 3. Four (4) public meetings were held in 2015 to solicit input from the public and interested parties on the City's update to its Comprehensive Plan. These meetings were held on the following dates/places:
 - June 23, 2015 at Hillcrest Lodge
 - July 7, 2015 at the Police and Court Campus
 - August 5, 2015 at Fire Station 3
 - September 19, 2015 at Vaux Center
 4. The CEDD went to Mount Vernon High School (MVHS) and met with three (3) classes to solicit input on their vision of how Mount Vernon should grow over the next 20-years. Following are the dates that CEDD met with these high school classes:
 - April 30, 2015
 - May 5, 2015
 - May 21, 2015
 5. On May 1, 2015 the CEDD launched a public survey asking respondents questions about how they wanted to see Mount Vernon grow over the next 20-years. This survey was launched on-line via a survey service named 'Survey Monkey' and was also made available in paper copy. Over a 10 month period the CEDD received over 500 responses to this survey. The survey responses were placed on the City's website and provided to the Citizen Advisory Committee, the Planning Commission and the City Council.

6. In June of 2015 the City had fliers placed in over **9,000** City utility bills that provided notice of the Comprehensive Plan update in general, the dates/time/places of the four (4) public meetings and directed people to contact the CEDD or visit the City's website for additional information.
7. On August 5, 2015 CEDD Director Bob Hyde, P.E. completed an interview with a local radio station, KSVR-FM to solicit public comments on the Comprehensive Plan update and to let people know how to get involved with this process. KRVR-FM is radio channel 91.7 that provides talk and music in English and Spanish to the Skagit Valley Community.
8. On April 6, 2015 and April 13, 2016 ads were placed in the Skagit Valley Herald and a notice was placed on the City's website asking interested parties to submit a letter or email or interest to be part of a Citizens Advisory Committee (CAC) that would be created to guide the Comprehensive Plan process. On June 24, 2015 the Mount Vernon City Council with Resolution 890 approved forming a CAC with 16 different people that were listed within Exhibit A of this Resolution. The CAC held 10 meetings over 12 months. The CAC meeting dates are listed below:
 - June 29, 2015
 - July 27, 2015
 - October 5, 2015
 - November 9, 2015
 - January 11, 2016
 - February 8, 2016
 - March 23, 2016
 - April 20, 2016 – joint CAC, Planning Commission and City Council meeting
 - May 9, 2016
 - June 27, 2016
9. Up to the Planning Commission's August 2, 2016 Public Hearing they had been briefed by CEDD staff 13 times from March 17, 2015 on the elements and technical aspects of the Comprehensive Plan update. Following are dates of the Planning Commission meetings where the Comprehensive Plan update was discussed:
 - March 17, 2015
 - April 7, 2015
 - May 5, 2015
 - June 2, 2015
 - July 7, 2015
 - September 1, 2015
 - November 3, 2015

- February 2, 2016
 - March 1, 2016
 - March 15, 2016
 - April 20, 2016 – joint CAC, Planning Commission and City Council
 - May 3, 2016
 - July 5, 2016
10. Up to the Planning Commission’s August 2, 2016 Public Hearing the City Council had been briefed by CEDD staff 12 times from March 18, 2015 at the Council’s Economic Development Committee meetings on the elements and technical aspects of the Comprehensive Plan update. Following are dates of the City Council Economic Development Committee meetings where the Comprehensive Plan update was discussed:
- March 18, 2015
 - May 20, 2015
 - June 17, 2015
 - August 19, 2015
 - September 16, 2015
 - November 18, 2015
 - January 20, 2016
 - February 17, 2016
 - March 16, 2016
 - April 20, 2016 – joint CAC, Planning Commission and City Council
 - June 15, 2016
 - July 20, 2016
11. Up to the Planning Commission’s August 2, 2016 Public Hearing CEDD staff provided six (6) presentations to City Council on different aspects of the Comprehensive Plan update. All of these presentations were televised on the City’s TV station, Comcast Channel 10. Following are the dates these presentations were provided to the Council:
- February 17, 2016
 - March 16, 2016
 - April 6, 2016
 - April 20, 2016
 - May 18, 2016
 - May 25, 2016
12. On March 31, 2015 a webpage was created on the City’s website (www.mountvernonwa.gov) dedicated to the update of the City’s Comprehensive Plan. As documents were created or completed they were uploaded to this page of the website to facilitate public access to this information.

13. The Mount Vernon Mayor's Office publishes a monthly newsletter the Mayor's Message that contained articles on the City's Comprehensive Plan update in May 2015, June 2015, July 2015 and June 2016. This newsletter has a distribution list of over 650 people.
 14. The Planning Commission hearing on August 2, 2016 was preceded with appropriate notice, published on June 7, 2016, June 10, 2016, June 21, 2016, and July 3, 2016.
 15. A Threshold Determination of Non-significance and Notice of Adoption of Existing Environmental Documents was issued on June 4, 2016 and published on June 7, 2016. The comment period for this determination tolled on June 17, 2016 with no comments on the determination. The final Determination of Non-Significance was issued on June 17, 2016 and published on June 21, 2016 with an appeal period that ends on June 27, 2016.
 16. Notice of adoption of the proposed amendments has been duly transmitted in compliance with RCW 36.70A.106(1). The Department of Commerce has identified the Capital Facilities Element documents and the Health and Wellness Element documents as Material ID #: 22499.
- B. The proposed amendments to the Comprehensive Plan will provide for consistency with State and County regulations.
- C. The Mount Vernon Comprehensive Plan and development regulations have consistently been maintained in compliance with the Growth Management Act as amended since the initial adoption in 1995. The revisions and analysis in the updated plan are also consistent with the requirements of the Growth Management Act.
- D. The Planning Commission, through a unanimous motion on August 2, 2016, finds that the amendments to the Capital Facilities and Health & Wellness Elements comply with the requirements found in RCW 36.70A and recommend approval of these documents to the City Council with the amendments to the Health and Wellness Element that will be presented to Council by City staff.

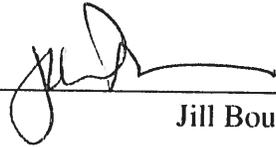
SECTION THREE. The City Council also adopts the further findings as outlined below in 'Section Four'.

SECTION FOUR. FURTHER FINDINGS.

1. The Western Washington Growth Management Hearings Board reviewed Resolution 491 setting forth the City's Public Participation Program finding that the City's program satisfies the requirements of Washington State's Growth Management Act in Citizens v. City of Mount Vernon, WWGMHB Case No. 98-2-0006c (Compliance Order, May 28, 1999).

2. City Council directs City staff to complete preparation of the final documents, including correction of typographical and editorial edits, insertion of references, graphs and pictures not changing the intent of the document approved with this Resolution.
3. City Council finds that continuous review of the comprehensive plan has been conducted over the last 14 months and many opportunities for public comment have been provided within this timeframe.
4. City Council finds that additional time is needed to complete the public participation process that is required as part of the City's update to the Comprehensive Plan that is beyond the June 30, 2016 deadline for adopting the subject updates as established by RCW 36.70A.130(5)(a).
5. City Council finds that the City has demonstrated its intent to comply with the Washington State Growth Management Act, Chapter 36.70A RCW, and substantial progress has been made towards updating the City's Comprehensive Plan.
6. City Council finds that the public participation process being completed past June 30, 2016 is necessary to ensure a thoughtful, methodical analysis that will most effectively represent the overall Comprehensive Plan, and in particular, its Goals, Objectives and Policies for Mount Vernon.

Dated this 10th day of August, 2016



Jill Boudreau, Mayor

Attest:



Alicia D. Huschka, Finance Director

Approved as to form:



Kevin Rogerson, City Attorney

RESOLUTION NO. 917

A RESOLUTION APPROVING UPDATES TO THE ECONOMIC DEVELOPMENT ELEMENT, THE VISION STATEMENT AND THE PARKS & RECREATION ELEMENT OF THE COMPREHENSIVE PLAN CONSISTENT WITH RCW 36.70A.130 AND RESOLUTION 491

WHEREAS, pursuant to RCW 36.70A.040, the City of Mount Vernon is subject to the State Growth Management Act; and

WHEREAS, RCW 36.70A.130(1)(a) requires that the City’s comprehensive plan “be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section”. Further, subsection (5)(b) of this same RCW requires that the City “take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter...on or before June 30, 2016, and every eight years thereafter, for... Skagit...county...”; and

WHEREAS, consistent with RCW 36.70A.130(1)(a) the City has actively been working on updating its existing Comprehensive Plan since June of 2015; and

WHEREAS, the Mount Vernon Planning Commission held a public hearing to take testimony on the Economic Development Element, the Vision Statement, and the Parks and Recreation Element of the Comprehensive Plan before the Council’s August 17, 2016 public hearing regarding these same parts of the Comprehensive Plan; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON AS FOLLOWS:

SECTION ONE. The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO. PLANNING COMMISSION RECOMMENDATION ADOPTED. The City Council adopts the Planning Commission’s findings of fact and conclusions of law, outlined below, in their entirety.

PLANNING COMMISSION’S FINDINGS OF FACT:

On August 16, 2016 the City of Mount Vernon Planning Commission held a public hearing to consider updates to the following parts of the Comprehensive Plan:

- Economic Development Element;
- Overall Vision Statement; and,
- Parks and Recreation Element.

All persons present at the hearing wishing to speak were heard and all written comments were considered, along with the materials provided by staff planner Rebecca Lowell.

- A. The City of Mount Vernon has followed its adopted public participation program contained in Resolution 491. Following is a list of the public participation elements completed during 2015 and 2016 leading up to the Commission's hearing on August 16, 2016.
1. The Mount Vernon City Council passed Resolution 905 on April 13, 2016 that, in part, docketed the City's 8-year update of the Comprehensive Plan required per RCW 36.70A.130.
 2. Legal notices were placed in the Skagit Valley Herald on April 6, 2015 and April 13, 2015 announcing that the City would be updating its Comprehensive Plan and soliciting public input for this process.
 3. Four (4) public meetings were held in 2015 to solicit input from the public and interested parties on the City's update to its Comprehensive Plan. These meetings were held on the following dates/places:
 - June 23, 2015 at Hillcrest Lodge
 - July 7, 2015 at the Police and Court Campus
 - August 5, 2015 at Fire Station 3
 - September 19, 2015 at Vaux Center
 4. The CEDD went to Mount Vernon High School (MVHS) and met with three (3) classes to solicit input on their vision of how Mount Vernon should grow over the next 20-years. Following are the dates that CEDD met with these high school classes:
 - April 30, 2015
 - May 5, 2015
 - May 21, 2015
 5. On May 1, 2015 the CEDD launched a public survey asking respondents questions about how they wanted to see Mount Vernon grow over the next 20-years. This survey was launched on-line via a survey service named 'Survey Monkey' and was also made available in paper copy. Over a 10 month period the CEDD received over 500 responses to this survey. The survey responses were placed on the City's website and provided to the Citizen Advisory Committee, the Planning Commission and the City Council.

6. In June of 2015 the City had fliers placed in over **9,000** City utility bills that provided notice of the Comprehensive Plan update in general, the dates/time/places of the four (4) public meetings and directed people to contact the CEDD or visit the City's website for additional information.
7. On August 5, 2015 CEDD Director Bob Hyde, P.E. completed an interview with a local radio station, KSVR-FM to solicit public comments on the Comprehensive Plan update and to let people know how to get involved with this process. KRVR-FM is radio channel 91.7 that provides talk and music in English and Spanish to the Skagit Valley Community.
8. On April 6, 2015 and April 13, 2016 ads were placed in the Skagit Valley Herald and a notice was placed on the City's website asking interested parties to submit a letter or email or interest to be part of a Citizens Advisory Committee (CAC) that would be created to guide the Comprehensive Plan process. On June 24, 2015 the Mount Vernon City Council with Resolution 890 approved forming a CAC with 16 different people that were listed within Exhibit A of this Resolution. The CAC held 10 meetings over 12 months. The CAC meeting dates are listed below:
 - June 29, 2015
 - July 27, 2015
 - October 5, 2015
 - November 9, 2015
 - January 11, 2016
 - February 8, 2016
 - March 23, 2016
 - April 20, 2016 – joint CAC, Planning Commission and City Council meeting
 - May 9, 2016
 - June 27, 2016
9. Up to the Planning Commission's August 16, 2016 Public Hearing they had been briefed by CEDD staff 14 times from March 17, 2015 on the elements and technical aspects of the Comprehensive Plan update. Following are dates of the Planning Commission meetings where the Comprehensive Plan update was discussed:
 - March 17, 2015
 - April 7, 2015
 - May 5, 2015
 - June 2, 2015
 - July 7, 2015
 - September 1, 2015
 - November 3, 2015

- February 2, 2016
- March 1, 2016
- March 15, 2016
- April 20, 2016 – joint CAC, Planning Commission and City Council
- May 3, 2016
- July 5, 2016
- August 2, 2016

10. Up to the Planning Commission's August 16, 2016 Public Hearing the City Council had been briefed by CEDD staff 12 times from March 18, 2015 at the Council's Economic Development Committee meetings on the elements and technical aspects of the Comprehensive Plan update. Following are dates of the City Council Economic Development Committee meetings where the Comprehensive Plan update was discussed:

- March 18, 2015
- May 20, 2015
- June 17, 2015
- August 19, 2015
- September 16, 2015
- November 18, 2015
- January 20, 2016
- February 17, 2016
- March 16, 2016
- April 20, 2016 – joint CAC, Planning Commission and City Council
- June 15, 2016
- July 20, 2016

11. Up to the Planning Commission's August 16, 2016 Public Hearing CEDD staff provided six (6) presentations to City Council on different aspects of the Comprehensive Plan update. All of these presentations were televised on the City's TV station, Comcast Channel 10. Following are the dates these presentations were provided to the Council:

- February 17, 2016
- March 16, 2016
- April 6, 2016
- April 20, 2016
- May 18, 2016
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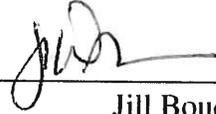
12. On March 31, 2015 a webpage was created on the City's website (www.mountvernonwa.gov) dedicated to the update of the City's Comprehensive Plan. As documents were created or completed they were uploaded to this page of the website to facilitate public access to this information.
 13. The Mount Vernon Mayor's Office publishes a monthly newsletter the Mayor's Message that contained articles on the City's Comprehensive Plan update in May 2015, June 2015, July 2015 and June 2016. This newsletter has a distribution list of over 650 people.
 14. The Planning Commission hearing on August 16, 2016 was preceded with appropriate notice, published on July 3, 2016 and August 4, 2016.
 15. A Threshold Determination of Non-significance and Notice of Adoption of Existing Environmental Documents was issued on June 4, 2016 and published on June 7, 2016. The comment period for this determination tolled on June 17, 2016 with no comments on the determination. The final Determination of Non-Significance was issued on June 17, 2016 and published on June 21, 2016 with an appeal period that ends on June 27, 2016.
 16. Notice of adoption of the proposed amendments has been duly transmitted in compliance with RCW 36.70A.106(1). The Department of Commerce has identified the Vision Statement and Parks and Recreation Element updates as Material IDs #: 22499 and 22500, respectively. Commerce has identified the updates to the Economic Development Element as Material ID #: 22459.
- B. The proposed amendments to the Comprehensive Plan will provide for consistency with State and County regulations.
- C. The Mount Vernon Comprehensive Plan and development regulations have consistently been maintained in compliance with the Growth Management Act as amended since the initial adoption in 1995. The revisions and analysis in the updated plan are also consistent with the requirements of the Growth Management Act.
- D. The Planning Commission, through a unanimous motion on August 16, 2016, finds that the amendments to the Economic Development and Parks and Recreation Element along with the overall vision statement for the Comprehensive Plan comply with the requirements found in RCW 36.70A and recommend approval of these documents to the City Council with the amendments that will be presented to Council by City staff.

SECTION THREE. The City Council also adopts the further findings as outlined below in 'Section Four'.

SECTION FOUR. FURTHER FINDINGS.

1. The Western Washington Growth Management Hearings Board reviewed Resolution 491 setting forth the City's Public Participation Program finding that the City's program satisfies the requirements of Washington State's Growth Management Act in Citizens v. City of Mount Vernon, WWGMHB Case No. 98-2-0006c (Compliance Order, May 28, 1999).
2. City Council directs City staff to complete preparation of the final documents, including correction of typographical and editorial edits, insertion of references, graphs and pictures not changing the intent of the document approved with this Resolution.
3. City Council finds that continuous review of the comprehensive plan has been conducted over the last 16 months and many opportunities for public comment have been provided within this timeframe.
4. City Council finds that additional time is needed to complete the public participation process that is required as part of the City's update to the Comprehensive Plan that is beyond the June 30, 2016 deadline for adopting the subject updates as established by RCW 36.70A.130(5)(a).
5. City Council finds that the City has demonstrated its intent to comply with the Washington State Growth Management Act, Chapter 36.70A RCW, and substantial progress has been made towards updating the City's Comprehensive Plan.
6. City Council finds that the public participation process being completed past June 30, 2016 is necessary to ensure a thoughtful, methodical analysis that will most effectively represent the overall Comprehensive Plan, and in particular, its Goals, Objectives and Policies for Mount Vernon.

Dated this 17th day of August, 2016



Jill Boudreau, Mayor

Attest:



Alicia D. Huschka, Finance Director

Approved as to form:



Kevin Rogerson, City Attorney