

# MOUNT VERNON

## 2025 to 2045 Comprehensive Plan Update

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



# Joint PC and CAC Meeting

## AGENDA



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

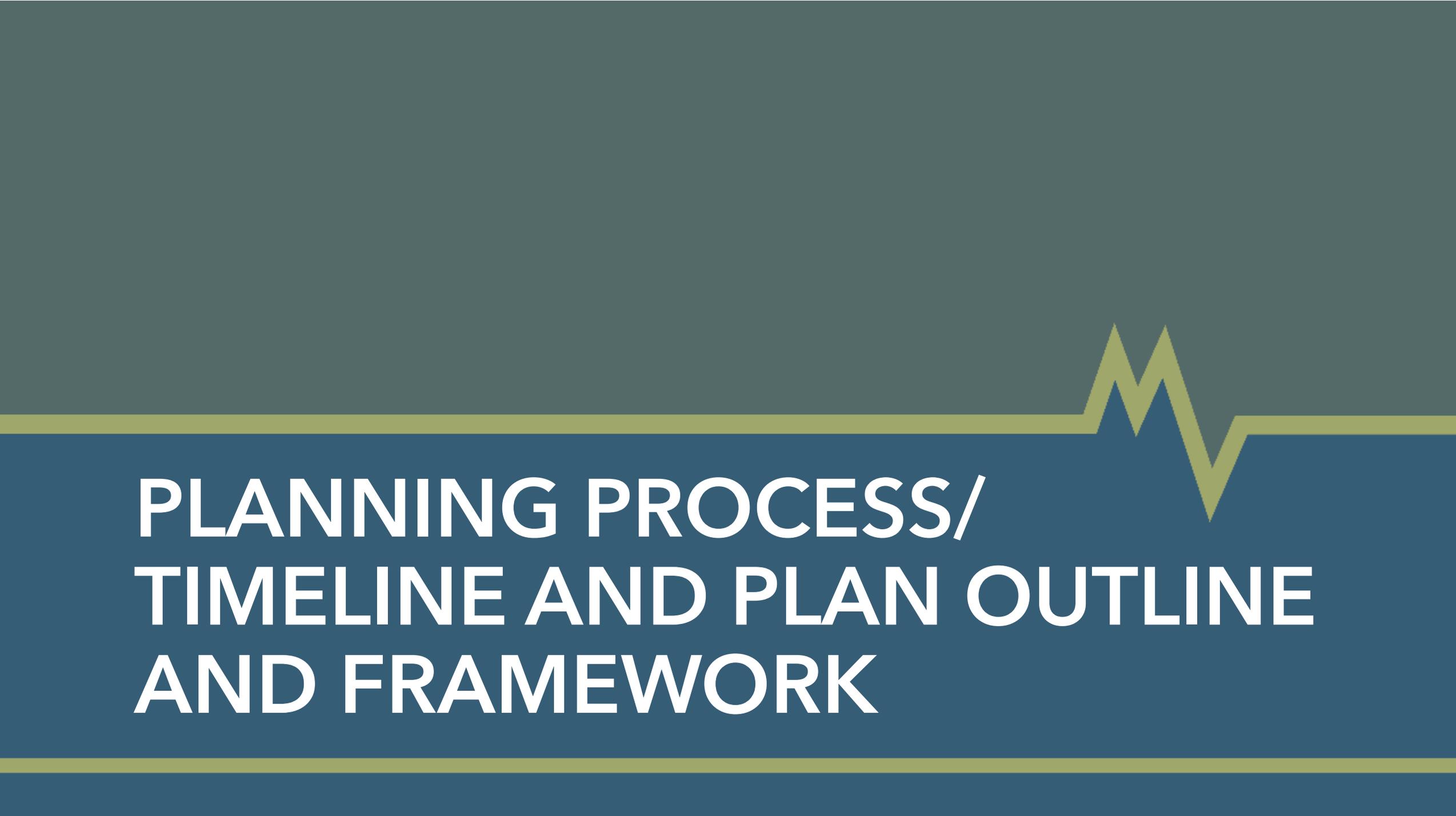


# INTRODUCTIONS

# INTRODUCTIONS

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

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



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

# Planning Process and Timeline

## Mount Vernon 2045

### TIMELINE



#### DRAFT GROWTH ALTERNATIVES

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



#### DRAFT UPDATE DOCUMENTS

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



#### ADOPTION PROCESS

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

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

Phase I: 2024

Phase II: 2025

Phase III: 2025

Phase IV: 2025

Phase V: 2025+

#### PLANNING PROCESS INITIATED

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



#### SEPA PROCESS

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



2024

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

2025

All Year: Ongoing Community Engagement and Outreach

Ongoing: Planning Commission and City Council Engagement

Winter to Summer: Policy Development

Spring to Summer: Technical Analysis

Fall: Publish Public Review Draft, Hold Public Hearings

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

Adoption in 2026 Expected

# Plan Outline and Framework

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

## **Climate and Resiliency**

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

# Each Element Will Be Structured as Follows



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

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

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

# PLANNING GROWTH TARGETS AND DEMOGRAPHICS

# Growth Targets

## Growth Targets

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

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

### Population Growth Targets

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

### Jobs Growth Targets

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

# Growth Targets

## Housing Growth Targets by Income

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

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

# Area Median Income and Income Levels

## What is Area Median Income?

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

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

## How will it be used in this Comp Plan update?

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

**AMI of  
\$102,800**

**Anacortes-  
Mount Vernon  
metro area**

**\$87,076**

**Median  
Income for  
Mount Vernon  
Residents**

### ¿Qué es el ingreso medio del área?

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

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

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

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

### ¿Cuál es el AMI de Mount Vernon?

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

### ¿En qué categoría entran los residentes de Mount Vernon?

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

**\$102,800  
del AMI**

**Área  
metropolitana  
de Anacortes-  
Mount Vernon**

**\$87,076**

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

# Area Median Income and Income Levels

## What is the AMI for Mount Vernon?

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

## How do Mount Vernon residents fit in?

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

**AMI of  
\$102,800**

**Anacortes-  
Mount Vernon  
metro area**

**\$87,076**

**Median  
Income for  
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**\$102,800  
del AMI**

**Área  
metropolitana  
de Anacortes-  
Mount Vernon**

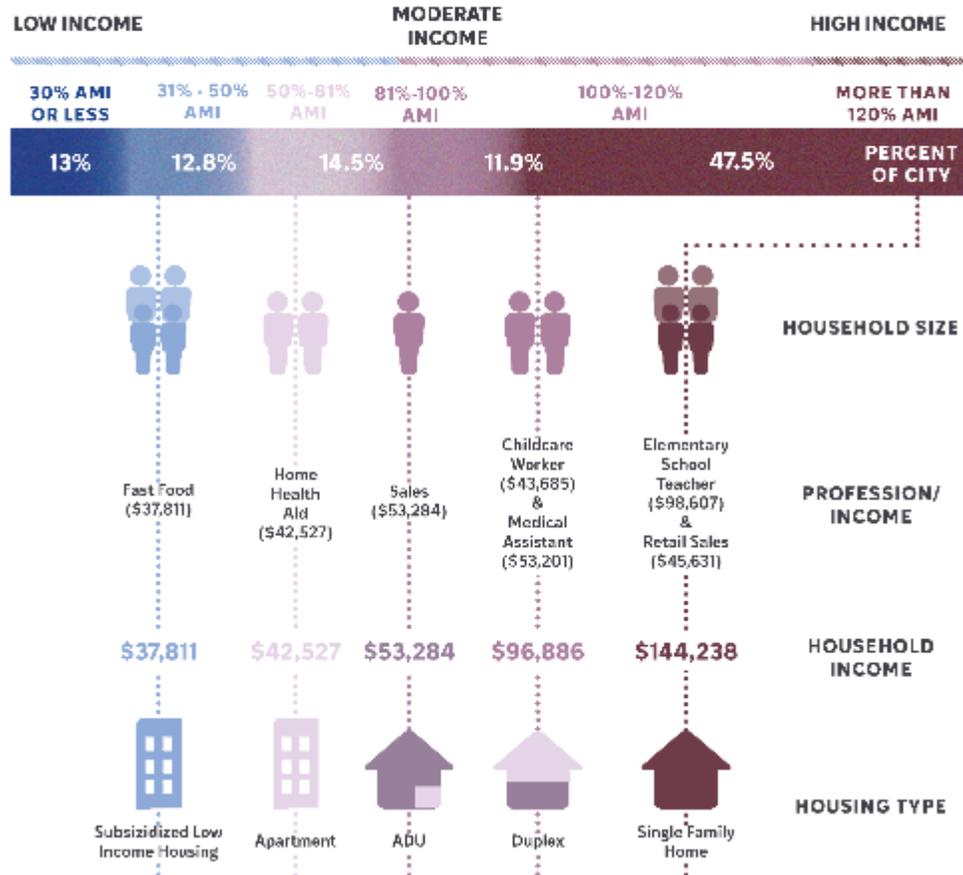
**\$87,076**

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

# Example Households and Housing Types

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

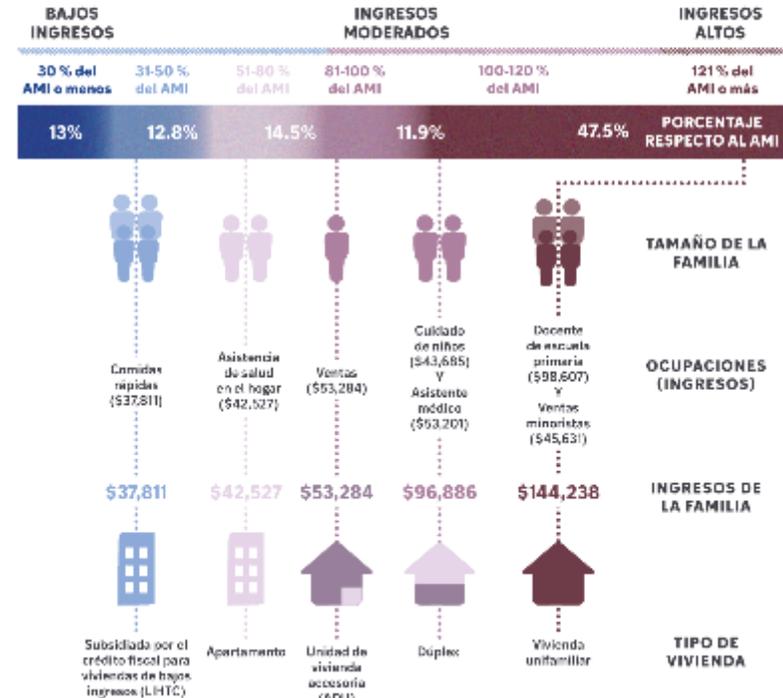
The below graphic shows the breakdown of where Mount Vernon residents fall within the AMI income brackets and provides an example household that would fit within each bracket. Each household is depicted in household size, job(s) for working adults, and an affordable housing type.



## Ingreso medio del área y categorías de ingresos en Mount Vernon

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

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





# POTENTIAL VISION STATEMENT UPDATES



**Planning Commission and  
City Council Feedback -  
November 20<sup>th</sup> Mentimeter**

# November 20<sup>th</sup> Mentimeter Results

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



# November 20<sup>th</sup> Mentimeter Results

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

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

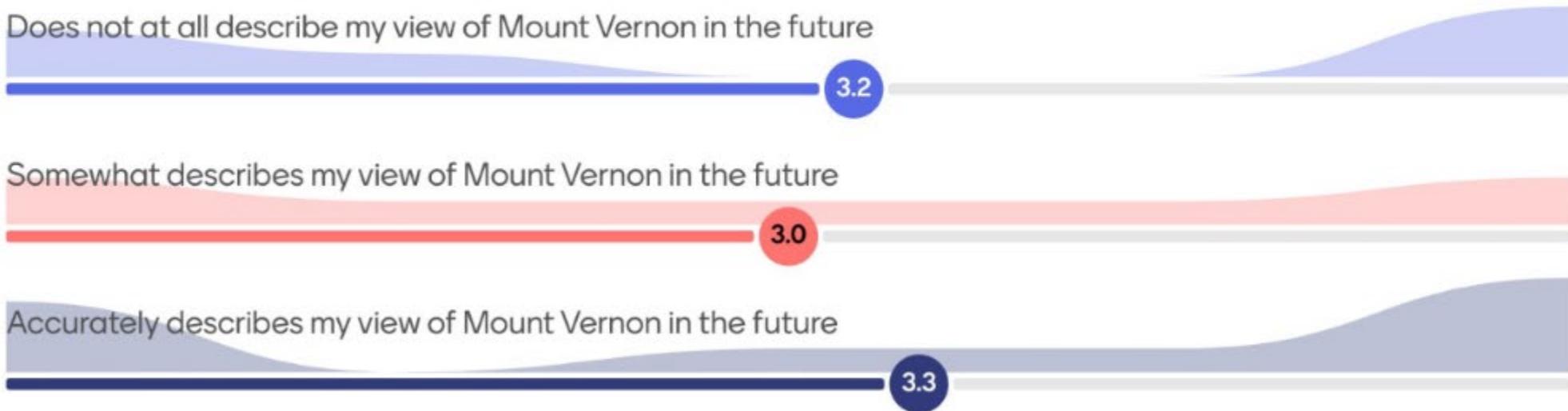
3.2

Somewhat describes my view of Mount Vernon in the future

3.0

Accurately describes my view of Mount Vernon in the future

3.3



# November 20<sup>th</sup> Mentimeter Results

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

Include blighted college way strip/Riverside in priorities

Outdoor art

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

Smaller trees that don't tear up sidewalks

Better access to river, connect to west mount vernon more

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

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

Focus on riverfront

# November 20<sup>th</sup> Mentimeter Results

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

Relocate President Hotel

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

Expand downtown

"Revitalization" applies to more than downtown.

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

Bridge across the river from plaza

Renovate presidents hotel

More residential with view of river

Rivers don't really roll

# November 20<sup>th</sup> Mentimeter Results

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

Sparkling Skagit River?

Rivers don't really roll

Mighty Skagit River

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

Preserve natural beauty by promoting urban infill

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

I like mighty

Green infrastructure

# November 20<sup>th</sup> Mentimeter Results

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

Parks with children  
playground

Emphasize connections

Downtown street trees

Add a focus on  
preservation of existing  
canopy/green space

River trail access, West  
MV access

Lights on smoke stacks  
and bridges at night

More technology focus  
needed

# November 20<sup>th</sup> Mentimeter Results

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

I would maybe redo this section

Love our local small businesses particularly our artists

Agriculture support small business

Welcome new businesses

Expanded small retail. Training for new or retrained employees.

Focus on local small business more than hi tech

Small business Education and health care jobs are our largest employers

Stress innovation and startup businesses

More bigger revenue and sales tax businesses

Does the geographic location belong in this section?

# November 20<sup>th</sup> Mentimeter Results

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

Mention library commons

Too vague as is  
Community theater  
Specific art types

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

Known for being a center for art and culture

"Mighty" aets scene?

Make the art relateable to the masses not just a few

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

Arts focus

Mention of the specific cultures: Native, Mexican, Dutch

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

# November 20<sup>th</sup> Mentimeter Results

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

Clean streets and vibrant storefronts

Downtown has expanded with medium density mixed use development.

Melissas suspension Pedestrian bridge

The same with more revitalized buildings

Like Downtown-but in more places

Active transportation and connectivity

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

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

# November 20<sup>th</sup> Mentimeter Results

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

Condos on the waterfront

More technology companies locating here

Leadership in housing diversity

More landscaping on river.. flowers

Interconnections

More trees on the streets

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

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

A painted bridge

Small town vibe. Keep it.

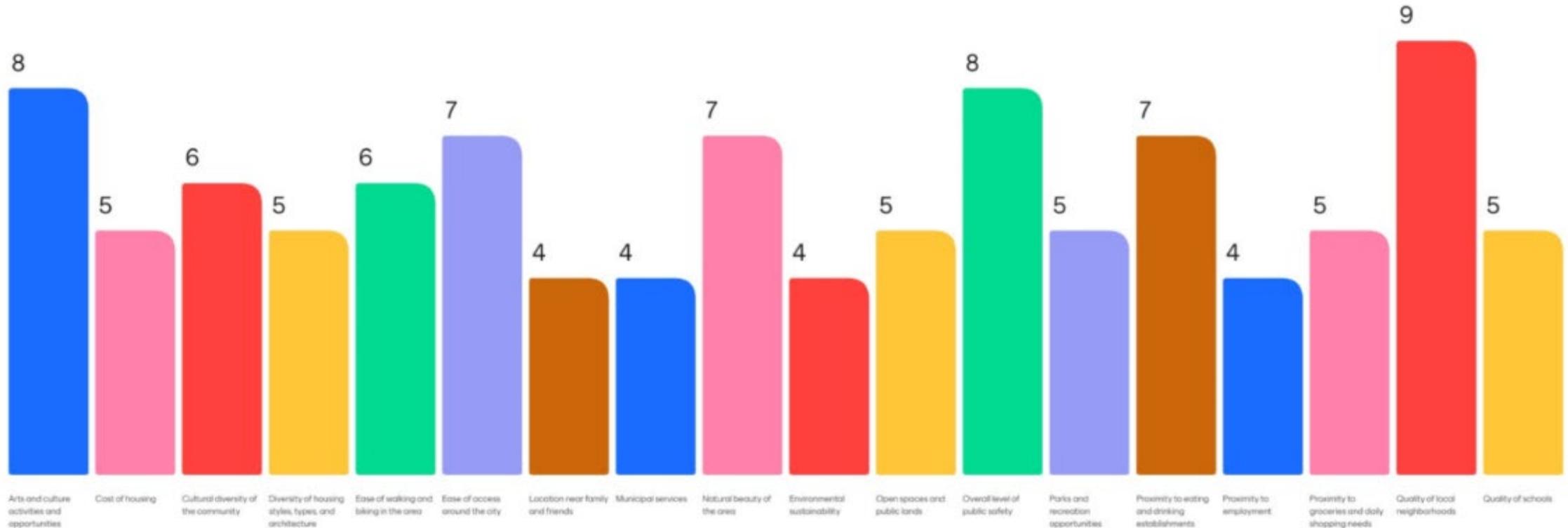
# November 20<sup>th</sup> Mentimeter Results

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



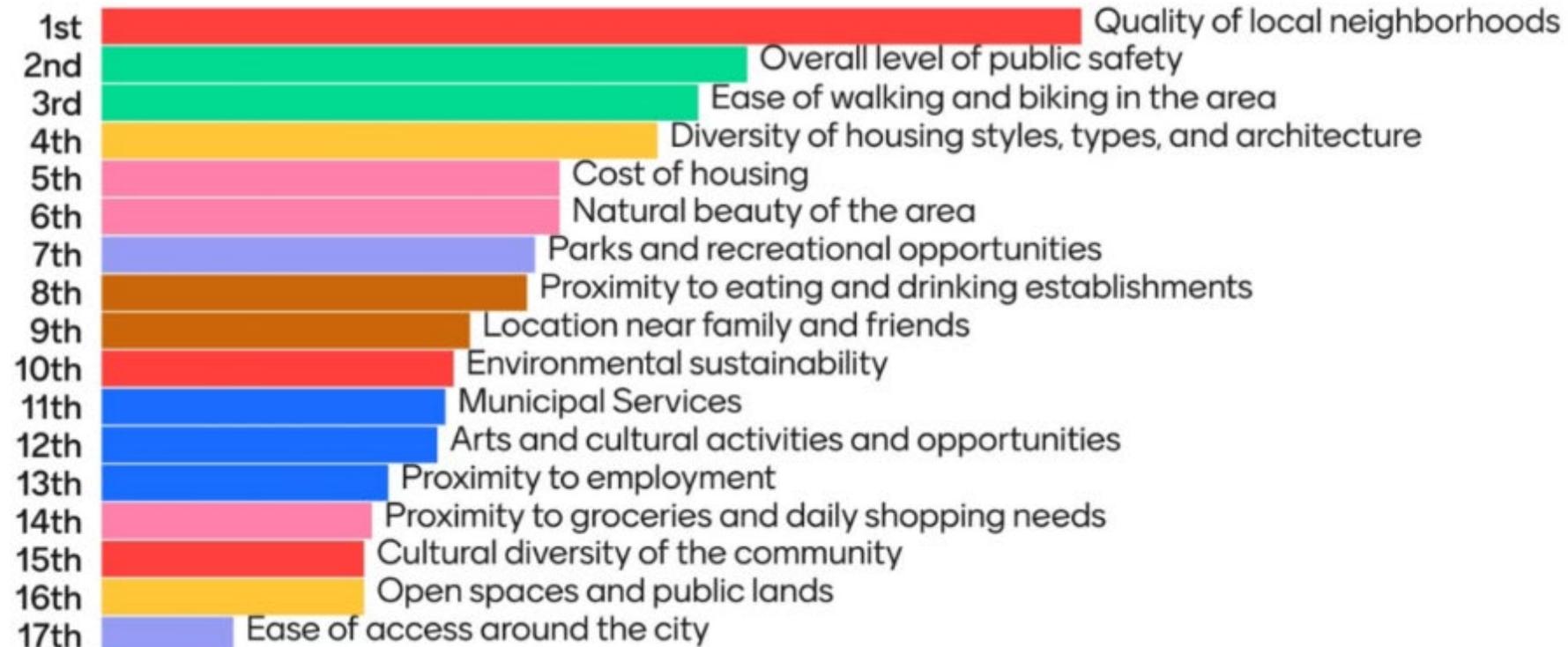
# November 20<sup>th</sup> Mentimeter Results

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



# November 20<sup>th</sup> Mentimeter Results

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



# November 20<sup>th</sup> Mentimeter Results



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

Fred

Let's comp this plan up  
mv

The Mighty Rulebook

Mount Vernon Looking  
Forward

# November 20<sup>th</sup> Mentimeter Results



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

Putting Commons in  
Community

Mount Vernon, for your  
future

Everyone is welcome  
here

Our town or crib

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

A Home for Our  
Community.

Our city is your city

Sustainability and  
environmental  
stewardship.

Attracting business to  
locate to Mount Vernon

# November 20<sup>th</sup> Mentimeter Results

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

Economic focused, data driven decision making

Infill underdeveloped land near the historic core and resist sprawl.

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

Attracting business to locate in Mount Vernon

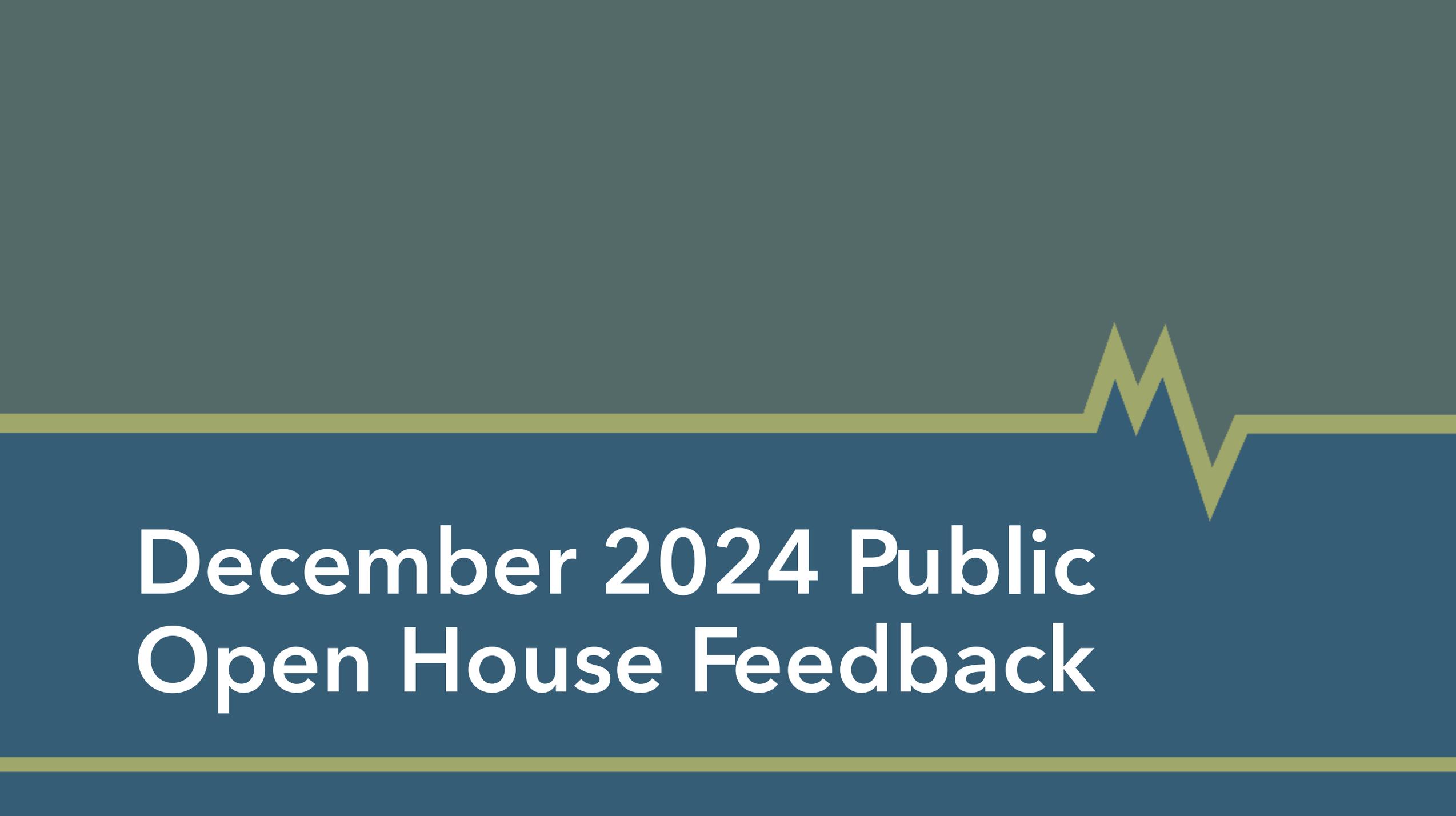
Keep it the same because thats why people are all moving here to begin with.. expand on the things that are working

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

Sustainability and environmental stewardship

Streamline code

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



# December 2024 Public Open House Feedback

# December Open House Mentimeter

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

18 responses

A word cloud of 18 responses. The words are arranged in a roughly circular pattern. The most prominent word is 'agriculture' in the center. Other words include 'small city', 'diversity', 'walkable', 'friendly', 'coop', 'current size', 'easily walkable', 'riverwalk', 'greenspaces', 'food systems', 'collaboration and communi', 'natural beauty', 'cool riverfront', 'comunidad latina', 'walkability', and 'downtown'.

small city  
diversity  
walkable  
friendly  
coop  
current size  
easily walkable  
riverwalk  
greenspaces  
food systems  
collaboration and communi  
natural beauty  
cool riverfront  
comunidad latina  
walkability  
downtown  
agriculture

# December Open House Mentimeter

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

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

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

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

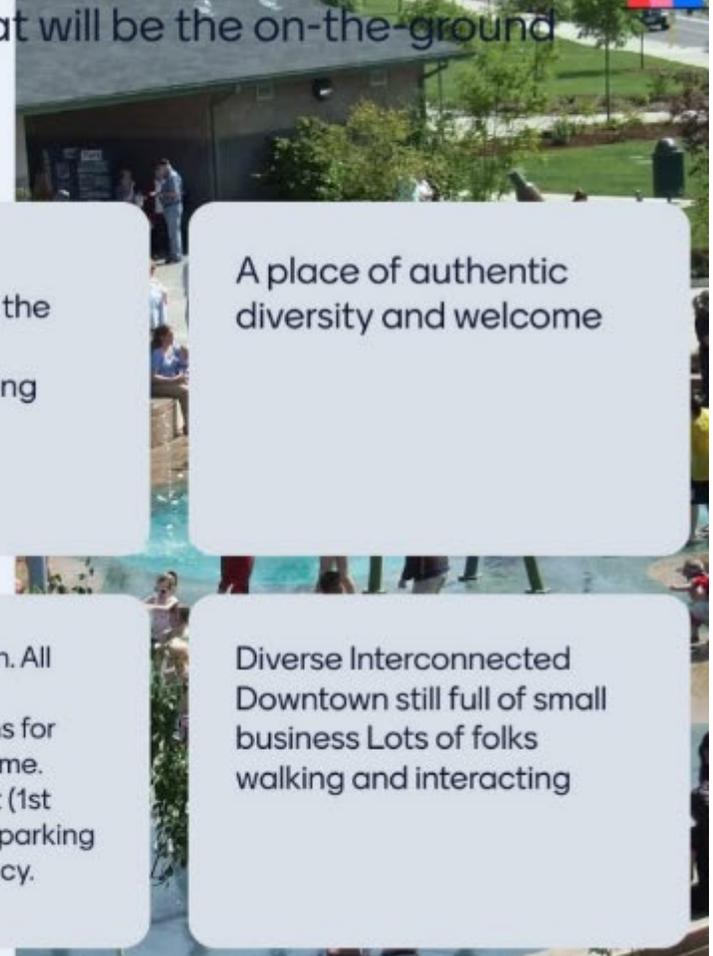
A place of authentic diversity and welcome

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

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

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

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



# December Open House Mentimeter

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

Much higher impact fees

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

Bike commute safety. Safe and affordable housing.

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

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

Missing middle housing

Downtown market rate residential

Pre-approved ADU building plans



# Visioning Poll Results to Date

# Visioning Poll Results to Date



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

# Visioning Poll Results to Date

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

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

149 responses

# Visioning Poll Results to Date

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

The top responses are:

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

168 responses

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

# Visioning Poll Results to Date

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

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

160 responses

# Visioning Poll Results to Date

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

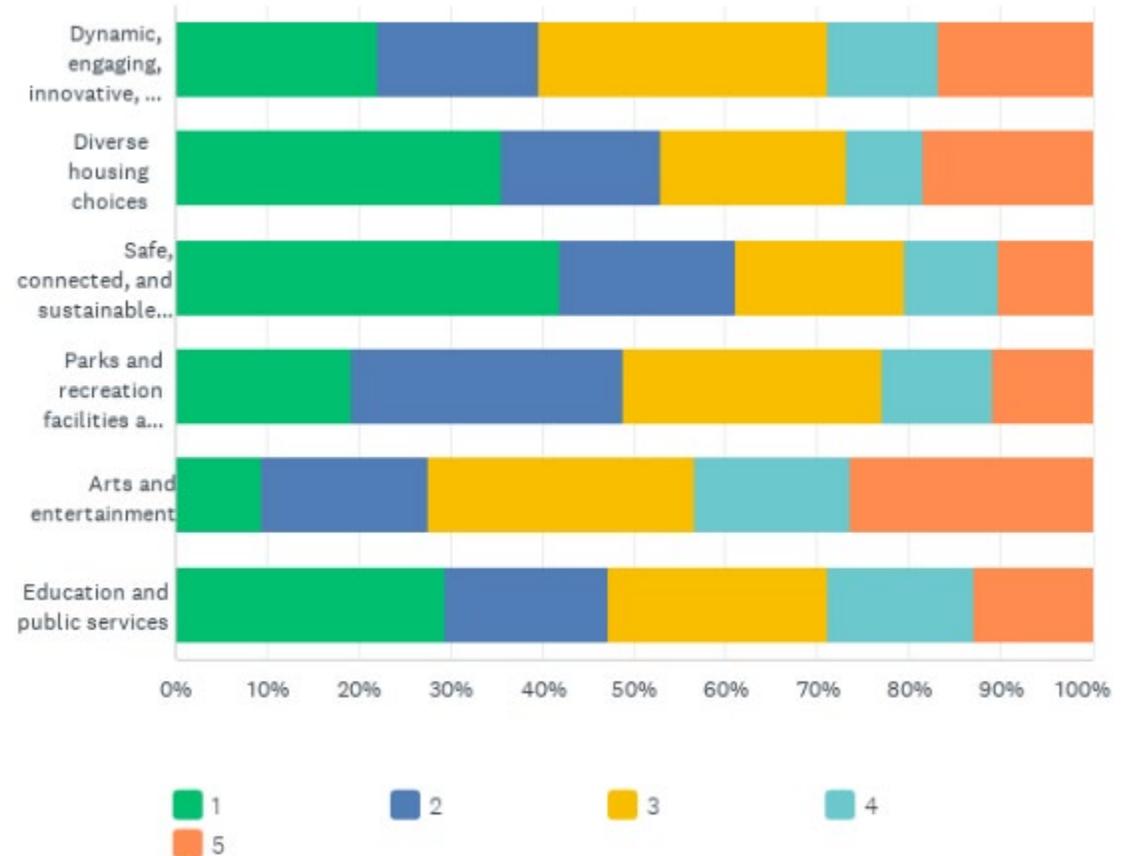
neighborhoods love see Good thriving downtown affordable housing supports new old public  
affordable clean going small businesses look streets grow great feel  
Mount Vernon environment live opportunities businesses diverse local  
small town feel parks feel safe see family friendly housing events 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

150 responses

# Visioning Poll Results to Date

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

168 responses



# Visioning Poll Results to Date

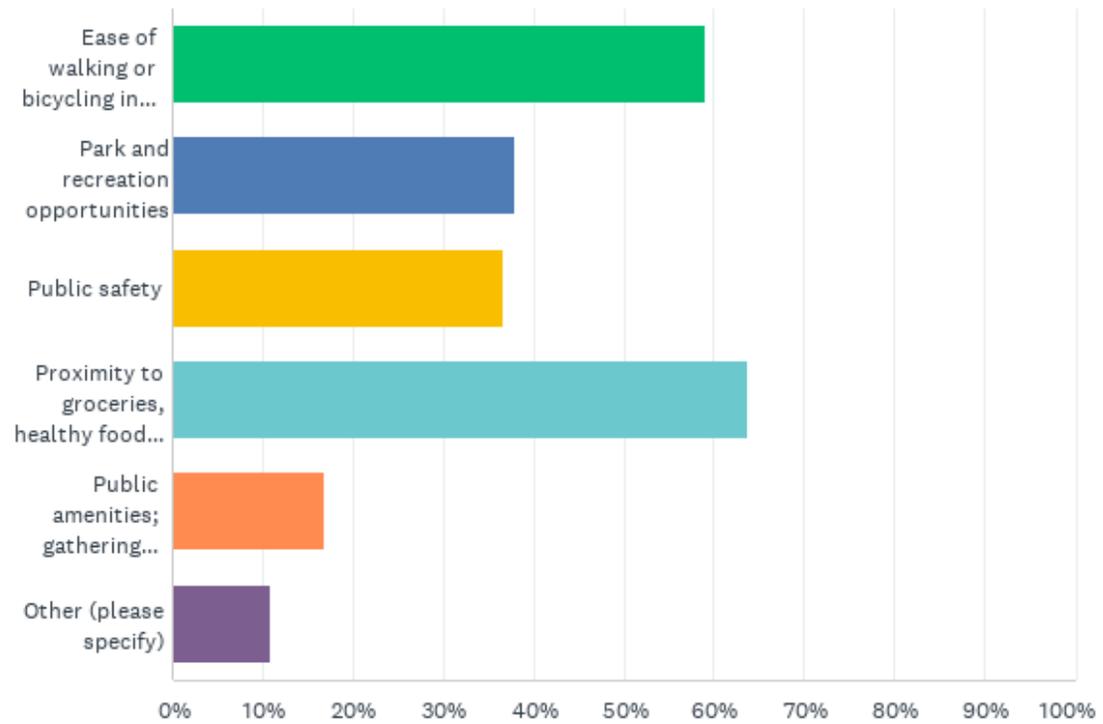
**Question 6: What neighborhood or area of Mount Vernon do you live?**

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

163 responses

# Visioning Poll Results to Date

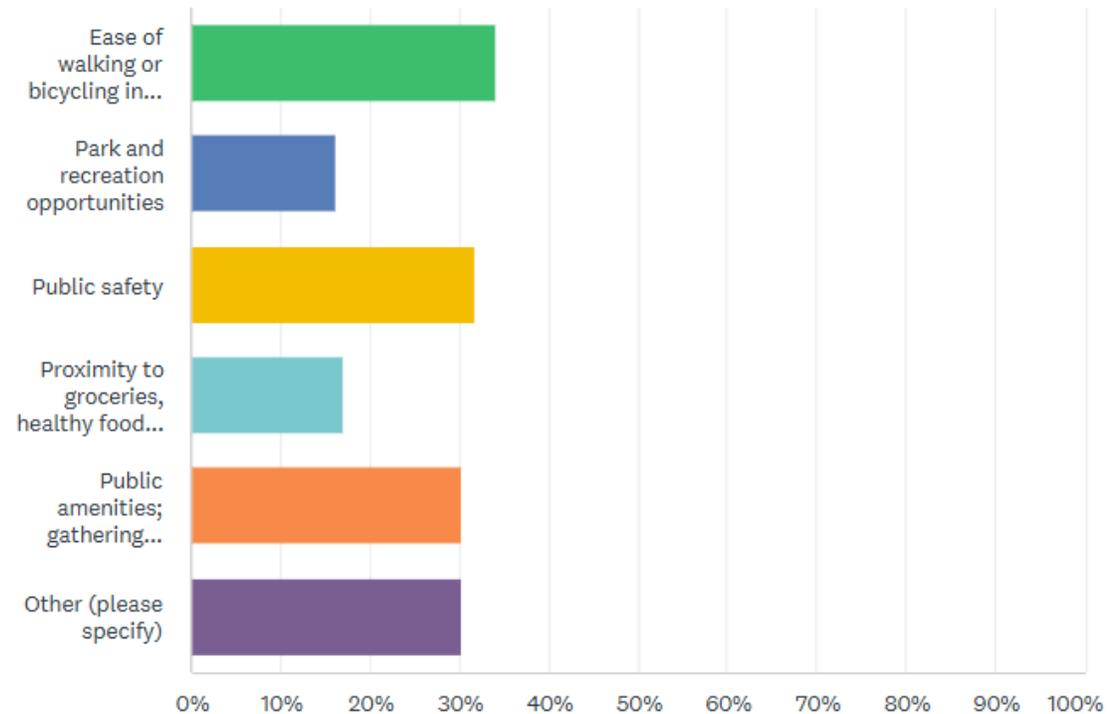
**Question 7: Of the following choices, what is working well in your neighborhood/area?**



166 responses

# Visioning Poll Results to Date

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



150 responses



# Potential Vision Statement Updates for Discussion

# Key Takeaways for Visioning



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

# Mount Vernon's 2036 Vision



Focused on the future, embracing the past.

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

## **CITYSCAPE**

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

# Mount Vernon's 2036 Vision



## **NATURAL BEAUTY**

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

## **ECONOMICS**

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

## **ART & CULTURE**

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

# Updates to Mount Vernon's Vision



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

Focused on the future, embracing the past.

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

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

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

# Updates to Mount Vernon's Vision



## **CITYSCAPE**

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

## **NATURAL BEAUTY**

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

# Updates to Mount Vernon's Vision



## **ECONOMICS**

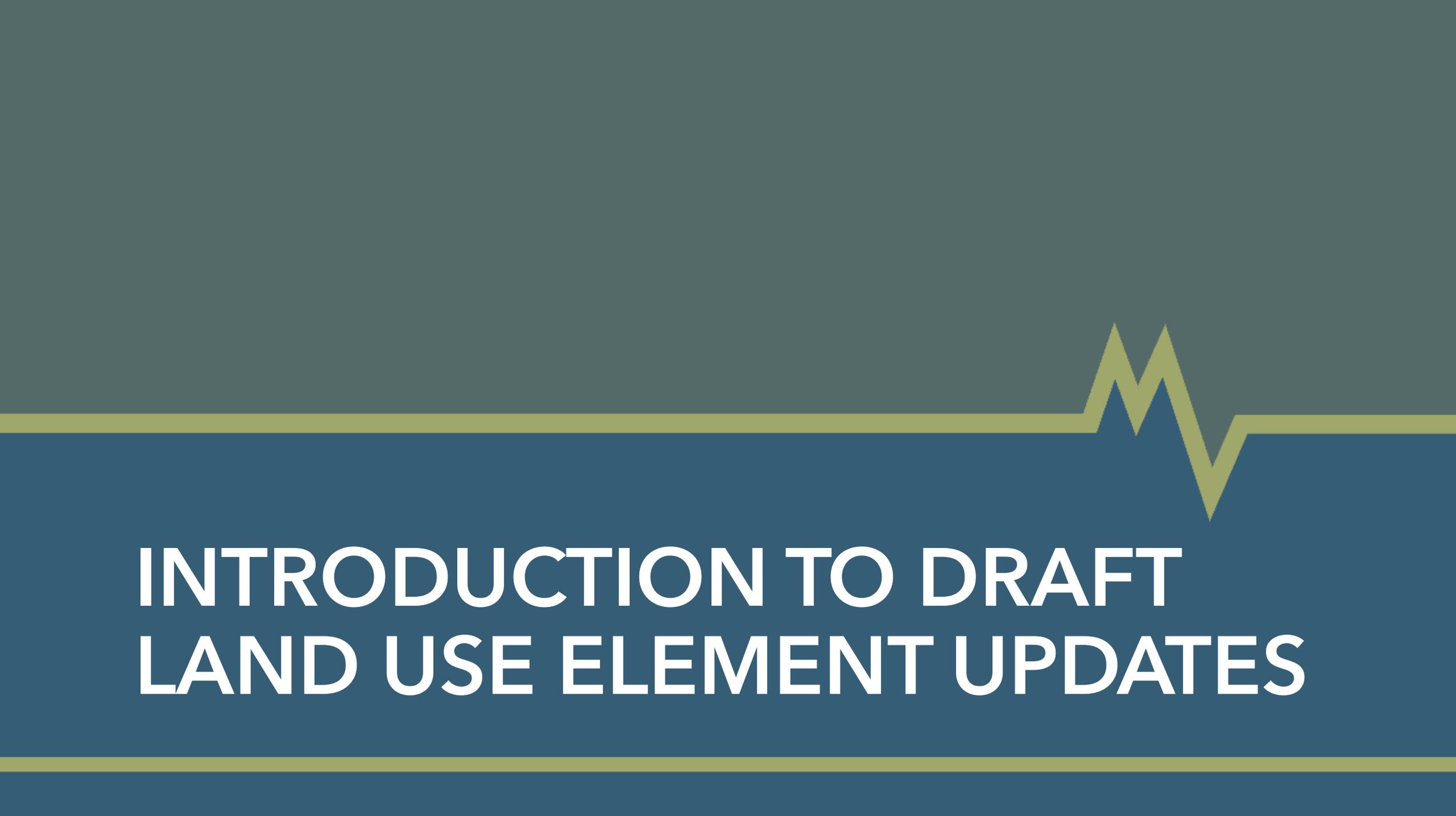
Recognizing our agricultural heritage while seeking economic diversity through the attraction and retention of new industries and striving to become a 'connected' city where high technology intersects with local values. [Mount Vernon supports existing small businesses and welcomes new and innovative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

## **ART & CULTURE**

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

## **HOUSING FOR ALL**

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



# INTRODUCTION TO DRAFT LAND USE ELEMENT UPDATES

# Land Use “Policy Matrix”

## Draft Suggested Updates Organized in a Matrix Format:

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

Section Header
Goal
Objective
Policy
New
Remove

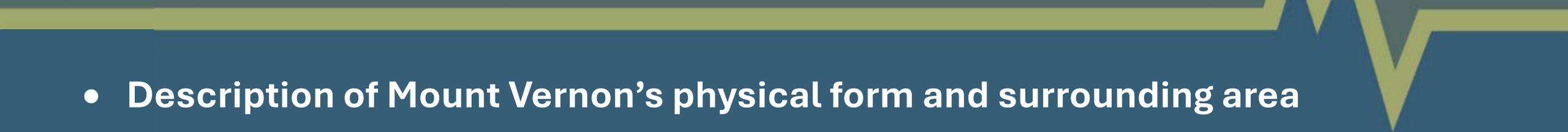
2016 Goal, Objective, or Policy Number	2016 Goal/Objective/Policy Language	2025 New Goal/Objective/ Policy Language	Type/Reason for Change	2025 Goal, Objective, or Policy Number	City Comments
<b>General Land Use Goals, Objectives &amp; Policies</b>					
LU-G-1	Enhance the quality of life found in the city of Mount Vernon as a place to work, live and recreate.	Enhance the quality of life in the City of Mount Vernon as a place to work, live, and recreate.	Grammar - oxford comma		
LU-O-1.1	Balance residential, commercial, industrial and public land uses within the City.		No change. Could be a goal.		
LU-P-1.1.1	Maintain the use of the Design Guidelines to achieve attractive new residential developments within the City. Create new Design Guidelines to promote attractive new office, retail, commercial and industrial developments within the City.		No change		
LU-P-1.1.2	Maintain zoning and subdivision regulations to ensure that adequate setbacks, landscaping and buffering are required where land use impacts occur between residential uses of different intensities; along with residential and non-residential uses.	Maintain zoning and subdivision regulations to ensure adequate setbacks, landscaping, and buffering are required where adverse impacts occur between residential uses of different intensities and incompatible uses.	Simplified language.		
LU-P-1.1.3	Provide adequate capacity for the City’s projected residential growth and provide enough commercial/industrial areas within the City to balance residential growth.		No change		

# Land Use “Policy Matrix”

## Draft Suggested Updates Organized in a Matrix Format:

LU-P-16.2.1	Provide public access and recreation opportunities, where appropriate.	Ensure public access and recreational opportunities are provided in a manner that preserves the natural functions of open spaces and sensitive areas, avoiding any negative impact on their ecological integrity.	Amended to expand on how open spaces can serve multiple purposes		
LU-G-17	Identify critical areas as defined in RCW 36.70A.030 that include: floodways of <u>100 year</u> floodplains; landslide, erosion, and seismic hazards, including steep slopes over 40 percent; wetlands and their protective buffers; streams and their protective buffers; Critical aquifer recharge areas; and fish and <u>wildlife habitat</u> conservation areas.	Identify critical areas as defined in RCW 36.70A.030 that include: floodways of <u>100 year</u> floodplains; landslide, erosion, and seismic hazards, including steep slopes over 40 percent; wetlands and their protective buffers; streams and their protective buffers; Critical aquifer recharge areas; and fish and <u>wildlife habitat</u> conservation areas.	No change		
2016 Goal, Objective, or Policy Number	2016 Goal/Objective/Policy Language	2025 New Goal/Objective/ Policy Language	Type/Reason for Change	2025 Goal, Objective, or Policy Number	City Comments
LU-P-17.1.1	Maintain an up-to-date inventory of environmentally sensitive areas including descriptions of criteria for designation and maps. The inventory of environmentally sensitive areas should be reviewed and updated regularly based upon changing conditions or new information. The final identification of environmentally sensitive or critical areas, hazardous sites or portions of sites should be established during the review of project proposals.	Maintain an up-to-date inventory of environmentally sensitive areas including descriptions of criteria for designation and maps.	Simplified language.		
LU-P-17.1.2	Consider the best available science to determine critical area buffers and maintain achievable ecological functions of those buffers. Use easements or equivalent protective measures to protect critical areas and critical area buffers that are not protected through public ownership.	Consider the best available science to determine critical area buffers and maintain achievable ecological functions of those buffers.	Consider or use the BAS? Split LU-P-17.1.2 into two distinct policies		
		Use easements or equivalent protective measures to protect critical areas and critical area buffers that are not protected through public ownership.	Split LU-P-17.1.2 into two distinct policies		
LU-P-17.1.3	Use acquisition, enhancement, regulations, and incentive programs independently or in combination with one another to protect and enhance critical area functions.		No change		

# Land Use Background Content



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

# Land Use Background Content



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

# REVIEW OF DRAFT LAND USE ELEMENT CONTENT



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

# QUESTIONS + DISCUSSION

THANK YOU

