

T 34 N R 04 E

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

2025-08-19

LEGEND:

- C SKAGIT VALLEY COLLEGE
- H SKAGIT REGIONAL HEALTH
- T SKAGIT STATION
- ¼ MILE WALK AREA FROM SKAGIT STATION; FOUR UNIT PER LOT BASE REQUIRED BY STATE LAW
- ½ MILE WALK AREA FROM SKAGIT STATION
- 2-WAY SKAGIT TRANSIT ROUTE
- BUFFER FROM 2-WAY SKAGIT TRANSIT ROUTE
- CITY LIMITS
- DEDICATED CYCLING TRAIL

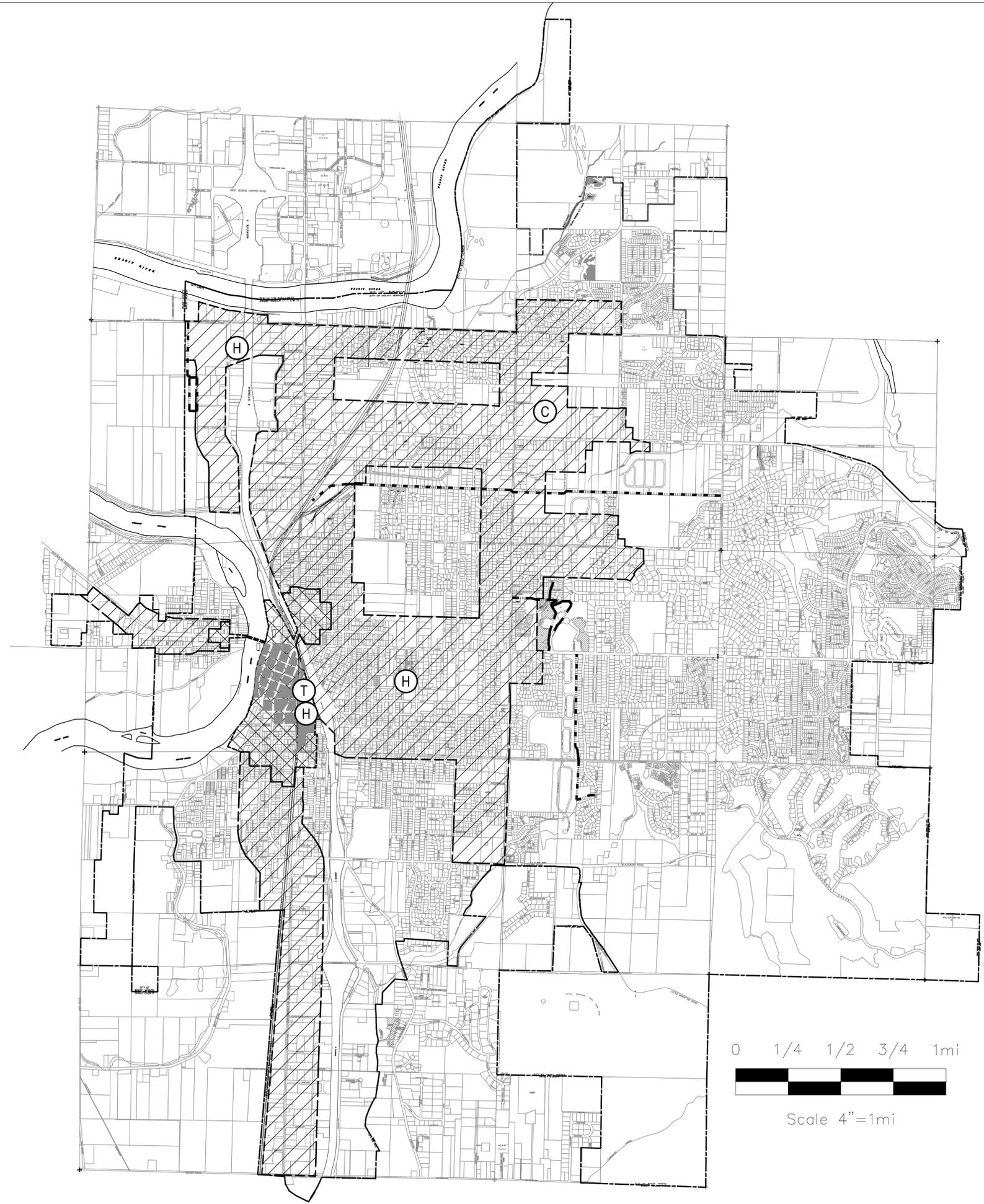
TRANSIT TABLE

MAX. BUS INTERVAL	LINE WIDTH	MIDDLE HOUSING ZONE
20 MINUTES	1/8 INCH	1,200 Ft
30 MINUTES	1/12 INCH	800 Ft
60 MINUTES	1/24 INCH	400 Ft
120 MINUTES	1/48 INCH	200 Ft

EXHIBIT NOTE:
THIS MAP WAS MADE BY LIAM DIEPHUIS ON 8/19/2025 USING PUBLICLY AVAILABLE SKAGIT COUNTY ASSESSOR MAPS FOR THE MOUNT VERNON CITIZENS' ADVISORY COMMITTEE AND PLANNING COMMISSION.

These maps were created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership Parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing".

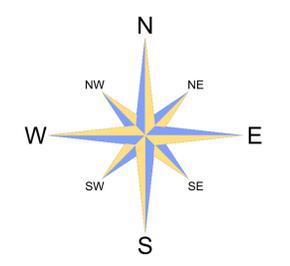
* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *



0 1/4 1/2 3/4 1mi



Scale 4"=1mi



From: [Liam Diephuis](#)
To: [Stacie Pratschner](#)
Subject: Re: 8/19/25 meeting: Agenda and materials
Date: Wednesday, August 20, 2025 8:01:18 AM
Attachments: [Mount Vernon middle housing transit area example_ReducedFileSize.pdf](#)

Caution External Message

Thanks Stacie!

I caught a few errors in the map last night. If you share the example transit areas for middle housing, please use this version.

Best regards,
-Liam

On Tue, Aug 19, 2025 at 12:51 PM Stacie Pratschner <Staciep@mountvernonwa.gov> wrote:

Thank you, Liam, I will share with the group!

My best,

Stacie

From: Liam Diephuis <lr_diephuis@gmail.com>
Sent: Tuesday, August 19, 2025 8:00 AM
To: Stacie Pratschner <Staciep@mountvernonwa.gov>
Subject: Re: 8/19/25 meeting: Agenda and materials

Caution External Message

Hi Stacie,

After the last meeting's discussion about where to increase vase housing densities, other members of the Advisory Committee and Planning Commission expressed interest in a map showing Skagit Transit corridors around Mount Vernon, with buffers around each route that are dependent on bus frequency. The purpose of this map is to be a visual example of what it could look like to use transit corridors as areas for infill housing. Could you please share this with the rest of the members of the CAC and PC?

For the purposes of this map, I only included route segments where buses travel in both directions - this means some route segments on Skagit Transit's official map don't appear here. The upzoning buffer isn't an exact offset from each transit line - in many places I have adjusted it to reflect on-the-ground conditions. Also, there is no base density suggested other than what is required by state law - the map is for visual reference during discussions of base densities around the city.

Thanks,

-Liam Diephuis

On Fri, Aug 15, 2025 at 3:21 PM Stacie Pratschner <Staciep@mountvernonwa.gov> wrote:

Hello Planning Commission and Advisory Committee,

Happy blustery, rainy, Friday! Please see attached for Agendas and materials in advance of our joint PC/CAC meeting next Tuesday, August 19 at 6 PM. These items will be on the City's website shortly.

Also note there are new comments from members about the Kincaid Subarea Plan, buildable lands and land capacity, and Economic and Development goals and policies that you can view on our website here: <https://mountvernonwa.gov/1295/2025---2045-Comprehensive-Plan-Update>.

Thank you and we look forward to seeing you next week.

My best,

Stacie J. Pratschner, AICP, RPA

Development Services Director



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