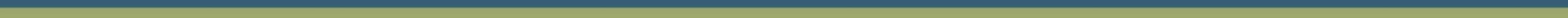


Mount Vernon 2025 to 2045 Comprehensive Plan Update

**LAND USE, HOUSING, AND
ECONOMIC DEVELOPMENT
GOALS AND POLICIES**



**Mount Vernon Planning Commission and Citizen Advisory Committee
8.19.2025**



AGENDA



Tonight

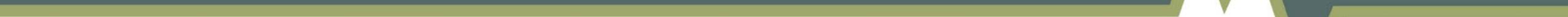
- Recap of discussions around land use and housing
 - Open floor discussion on Land Use, Housing, and Economic Development Goals and Policies
- 

Recap from July 15th Meeting



- Desire to see revisions to City's approach on affordable housing:
 - Current density bonus program doesn't pencil for developers.
 - Support to see affordable housing incentives / requirements in more zoning districts throughout the City.
 - Instead of 33% affordable units for density bonus, there is support to see a lower percentage (5-10%) affordable housing *required*.
 - Desire to see additional support provided to affordable housing, including lower impacts fees, waiving connection fees, access to funding opportunities, etc.

Recap from July 15th Meeting



- Additional thoughts on affordable housing:
 - Best way to encourage and see more affordable housing being built, is to allow it in more zones - provide more land for it.
 - Interest in seeing a program or supportive efforts to establish relationship between non-profits and for-profit builders to build affordable housing units.
 - Note that we cannot control market forces, but we can provide the opportunity for affordable housing to be built.
- 

Recap from July 15th Meeting



- Discussion on Multi-Family in C-2 Zone:
 - Support to see mixed-use and multi-family allowed in all commercial zones.
 - Don't *require* mixed-use developments – allow stand alone residential.
 - Requiring commercial along key corridors / urban villages make sense.
 - If commercial is required, limit to 5-10% of ground floor
 - Easier to lease space; allows for accommodating dry floodproofing in floodplain in combination with ground floor parking.

Recap from July 15th Meeting



- Other discussion points:
 - R-O zone is a no-man's land.
 - Desire to see commercial uses allowed in residential areas:
 - Establish urban villages or activity centers
 - Look at creating maker spaces: live-work units.

Land Use Goals and Policies

Key Takeaway Comments



General Comments

- General support of new/updated policies, but desire to see the implementation strategy - the "how".
- Desire to see stronger language used.
- Some language edits proposed - primarily edits to strengthen the language.
- Desire to see some definitions of terms included to provide clarity.

Land Use Goals and Policies

Key Takeaway Comments



Support to see:

- Multifamily in *C-2 and C-1* zones.
- Neighborhood commercial allowed in residential zones.
- Upzone or expansion of the downtown core.
- Improving permitting process.
- Flexible parking standards and updated dimensional standards.
- Critical Area Mitigation Banks used as alternative for onsite mitigation.
- Clustering of development when critical areas are present.

Housing Goals and Policies

Key Takeaway Comments



General Comments

- General support of new/updated policies.
- Desire to see stronger language used.
- Some language edits proposed - primarily edits to strengthen the language.
- Desire to see consolidation of policies.

Housing Goals and Policies

Key Takeaway Comments



Support to see:

- Simplified zoning districts.
- Revisions to PUD standards and permitting process - streamline.
- Streamline permit process for infill development.
- Multi-family and mixed-use in C-2 zone.
- Reduced/waived fees to be extended to the entire development (including market-rate) that includes affordable housing.
- MFTE and other incentives for multifamily and affordable housing.

Housing Goals and Policies

Key Takeaway Comments



Support to see:

- Revised dimensional standards – reduced setbacks, increase lot coverage, etc. to promote infill development.
- Concerns over the use of “compatible development” limiting development.

Economic Development Goals and Policies

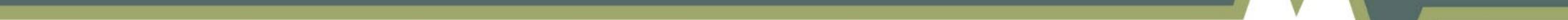
Key Takeaway Comments



Support to see:

- Mixed-use development in general commercial areas.
- Dedicated bike lanes and intersection signal priority for bicycle and buses.
- Desire to leverage/encourage freight rail transport over freight truck transport where possible.
- Request to clarify where tax-base-increasing retail will be encouraged.

Recap from July 29th Meeting



- Go above and beyond the base middle housing requirements.
- Expand the definition of “major transit” to include bus stops with Skagit Transit.
- Don’t include ADUs as middle housing type.
- Consider allowing more middle housing units near urban villages or commercial areas.