CITY OF MOUNT VERNON

Introduction

Mount Vernon is a community located in Skagit Valley with a population of approximately 30,150. Within the city limits there are two neighborhoods for hazard assessment. Neighborhoods are based on properties located within the 100 year floodplain and those that are located out of the floodplain. Neighborhood 1 properties are located within the 100 Year floodplain and must meet all the requirements of the MVMC 15.36 Floodplain requirements. See map showing divisions. Neighborhood 2 properties are located out of the 100 year flood plain and are subject to other hazards. Many critical facilities are located within this area.

Planning Process

The City of Mount Vernon, in partnership with other jurisdictions, agencies, Indian tribes, and the Skagit Natural Hazards Mitigation Planning Committee, has been an active participant in the process to update the **Skagit County Natural Hazards Mitigation Plan.** Some of the activities conducted by the City were incorporated into the planning process for the multi-jurisdictional plan. The City of Mount Vernon participated in various natural hazard mitigation workshops and meetings. As a participant of the multi-jurisdictional plan, public meetings were also conducted to insure that public participation was essential in the overall mitigation plan.

A mitigation committee was assembled to review and discuss the natural hazards that may occur in Mount Vernon. This mitigation committee included the Development Services Director, Building Official, Public Works Director, Senior Planner, and Assistant Fire Chief. The committee will continue to meet annually to review the mitigation strategy and assure goals and objectives are met or included in the planning and regulatory portions of the City of Mount Vernon mitigation strategy.

The following City of Mount Vernon staff actively participated in the 2008 plan update process:

Jana Hansen, Community and Economic Development Director (attended Skagit Natural Hazards Mitigation Planning Committee meetings, updated information, and reviewed draft documents)
Rick Prosser, Building Official (attended Skagit Natural Hazards Mitigation Planning Committee meetings, updated the plan, and reviewed draft documents)
Jodi Brautaset, GIS mapping (provided updated maps)
Glenn Brautaset, Fire Marshall (provided updated information on flood mitigation)
Esco Bell, Public Works Director (updated information, reviewed draft documents)

These offices and departments have created an overall profile of Mount Vernon, based on size, population, growth trends, economic base and current/future predominant land uses. From this profile, Mount Vernon was segmented into distinct “neighborhoods” based on flood zone geography, land use, and hazard risk elements that are specific to each. The use of these neighborhood profiles has allowed for the development of area-specific risk assessments and has thereby promoted efficient mitigation planning.

The City of Mount Vernon, because of geographical, geological and topographical diversities, is subject to a wide variety of hazards. This document is intended to identify the types of hazards that pose a high degree of risk of occurrence, and the mitigation measures that are currently in place to reduce or mitigate loss to health, life, property, and the environment. Mount Vernon is vulnerable to flood with a large portion of its commercial base located within the 100 year floodplain as shown on the 1985 FIRM maps. The area located within the 100-year floodplain also has the potential to receive greater damage from earthquakes due to soil types, age of typical structures, and the infrastructure located within this area. Properties located on hillsides to the east of the downtown core are more vulnerable to winter storms, high winds and wildland/urban-interface fires.

Mount Vernon has adopted Mount Vernon Municipal Code Title 15, and the 2006 edition of the International Codes (Building, Residential, Fire, and Mechanical) and 2006 Uniform Plumbing), effective July 2007. The purpose of these codes is to provide minimum standards to safeguard life and limb, health, property and public welfare. In addition to the general standards for construction, the Building Code provides for geographically specific requirements for seismic design, high wind design and high snow load design.

Mount Vernon adopted Mount Vernon Municipal Code Title 15.36, Floodplain Management Standards, as part of its Municipal Code. The purpose of this ordinance is to protect life and health, minimize public money expenditure, minimize the need for rescue and relief associated with flooding, and minimize prolonged business interruption and to minimize damage to public facilities and utilities.

Mount Vernon adopted Mount Vernon Municipal Code Title 15.40 Critical Areas as part of its Municipal Code. Within this ordinance are requirements and restrictions relating to steep, unstable or otherwise hazardous slopes, which could impact human safety during earthquakes, sliding and erosion. The purpose of this portion of the Critical Areas Ordinance is to safeguard citizens, property, and resources, through identification of hazardous areas, requirements for mitigation through engineered design and construction methods; and, when design and construction methods cannot reduce risks to acceptable levels, to prohibit building and construction.

Since 1985, the City of Mount Vernon continues to be active participant in the National Flood Insurance Program (NFIP). Mount Vernon has also participated in the Community Rating System (CRS) program since May of 1997. Mount Vernon will continue to actively participate in the NFIP and CRS programs to insure that flood mitigation is crucial to current and future mitigation efforts within the City. The identifying, analyzing and prioritizing of mitigation measures is based (and will continue to be based) on continued participation and compliance with the NFIP. The City of Mount Vernon has no repetitive loss properties at this time.

The City of Mount Vernon is committed to the implementation of the mitigation goals and projects and objectives as described in this portion of the plan as well as those mitigation goals and action items listed in Section III of this plan. The City of Mount Vernon is committed to reviewing, updating and evaluating the plan on an annual basis. The public will continue to be involved in the mitigation process by educating them on flood insurance, flood safety and other mitigation activities to help reduce or eliminate the risk of loss of life and property. In Addition the public will continue to be involved as described in the Plan Maintenance portion of this plan.

The process the City of Mount Vernon will use to incorporate the mitigation strategy and other information contained in the plan into other planning mechanisms (when appropriate) is listed below:

1. Mount Vernon City Council adopts **Skagit County Natural Hazards Mitigation Plan**.
2. Mitigation strategy (and other information contained in the plan) will be incorporated into the Comprehensive Plan, when appropriate.
   NOTE: The Mount Vernon comprehensive Plan is scheduled to be updated in 2012.
3. Incorporation of the mitigation strategy (and other information contained in the plan) into the Capital Improvement Plan and City Ordinances by various departments.

During the 2003 -2008 plan cycle, the City of Mount Vernon has adopted new Building Codes, adopted new design standards for development, and purchased a portable flood wall system to provide flood protection of downtown Mount Vernon during a flood event in lieu of sandbagging. Mount Vernon has also been working on a downtown development plan and working through the process of permitting and other regulatory requirements based on available funding resources to complete this project. All of the mitigation activities will involve public comment or participation through public meetings or published information. Mount Vernon will also continue to work with all parties involved in the planning process and subsequent updating of the Skagit County Natural hazards Mitigation Plan.

Hazard-related Codes and Ordinances

Hazard	Mitigation
FLOODING A significant portion of Mount Vernon is located within the 100-year floodplain. In addition, portions of the City are located within a designated floodway. The city has sustained minimal losses due to the flooding that occurred because of the 1990 and 1995 flood events. Following the 1995 events, all repetitive loss properties were bought out via hazard mitigation grant funds as well as other grants. The city was again able to avoid significant losses during the 2003 and 2006 flood events.	Mount Vernon, in cooperation with appropriate local, state and Federal agencies, shall develop and implement flood hazard reduction programs, consistent with and supportive of the Department of Ecologies requirements and FEMA guidelines. The Floodplain Management Standards of the City of Mount Vernon, outlined in the Mount Vernon Municipal Code Chapter 15.36.010, are intended to: A. Protect human life and health; B. Minimize expenditures of public money and costly flood-control projects; C. Minimize the need for rescue and d relief efforts associated with flooding, and generally undertake at the expense of the general public; D. Minimize prolonged business interruption; E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, and streets and bridges located in areas of special flood hazards; F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood-blight areas; G. Ensure that potential buyers are notified that property is in an area of special flood hazard; H. Ensure that those who occupy the areas of flood hazard assume responsibility for their actions. In order to reduce flood losses, Chapter 15.36.020 of the Mount Vernon Municipal Code includes methods and provisions for the following: A. Restricting of prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters; D. Controlling filling, grading, dredging and other development which may increase flood damage; and E. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards in other areas.

Hazard	Mitigation
FLOODING (continued)	Under requirements of the state Growth Management Act, the Comprehensive Plan identifies, designates, and protects wetlands, aquifer recharge areas, and frequently flooded areas. This is contained in the Comprehensive Plan, Chapter 1 Background Analysis, Section C Physical Form New construction and substantial improvements are required to be elevated so that finished floor height is 1 foot above the base flood elevation, and shall be constructed with materials and utility equipment resistant to flood damage. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure. In all buildings, construction materials used below the base flood elevation must be resistant to damage by floodwaters. Elevation certificates are required on all elevated buildings. Certificates are collected by office or field inspection staff and are kept in a maintained file at the Development Services Department. Agricultural buildings and private garages not elevated are required to be wet floodproofed. A professional engineer or registered architect is required to verify that there is low potential for damage from velocities, debris, and scouring as well as verifying adequate opening area to allow free passage of flood water. In areas of shallow flooding where velocities exceed 5 fps and when located within 500 feet of the toe of a dike, buildings are required to be elevated on columns, piles or an engineered foundation. Fill, for purposes of elevation, is prohibited except where proven by a professional engineer that the fill does not reduce flood storage, increase base flood elevations, reduce flood conveyance or prohibit natural flow. Mount Vernon shall enforce protective restrictions within areas of special flood hazards (floodways), since the floodway is an extremely hazardous area. Construction in a designated floodway is prohibited except where it can be demonstrated by a professional engineer that there is no rise in the floodway. The current FEMA no-rise procedure is the standard by which this must be demonstrated.

Hazard	Mitigation
EARTHQUAKE The City of Mount Vernon is located in seismic zone D1 & D2 as determined by the International Building Code. Damage and loss due to earthquake was experienced as recently as the 2001 Nisqually earthquake.	The 2006 International Building Code, including its special provisions for seismic D1 and D2 All new buildings not meeting the strict prescriptive requirements of the IBC are required to have their structural elements designed by a professional engineer or registered architect. Such design is required to include seismic analysis of the building in addition to wind, gravity and other forces. Building permits are issued for repair of seismically damaged buildings, normally based on a site inspection by the field inspection staff. All repair construction must meet the current building code requirements for seismic design. In areas of the City with steep or unstable slopes, or with soil prone to liquefaction, geotechnical reports, prepared by a professional engineer, are required as a part of a building permit application. Such reports must include an analysis of the effects of a seismic event
HIGH WINDS Mount Vernon is located in a borderline high wind area. The design wind speed for Mount Vernon is 85 mph. Some portions of Mount Vernon are located in exposure D1 (2006 IBC) areas where some protection from winds is provided by forests and hills. Other portions of the City are in exposure C areas where there is little or no protection from high wind.	The 2006 International Building Code. All new buildings not meeting the strict prescriptive requirements of the building code for adequate wall bracing, are required to have their structural elements designed by a professional engineer or registered architect utilizing the wind design requirements of the building code. The Mount Vernon Building Official renders decisions on which exposure group an individual property is located.
LAND MOVEMENT Portions of Mount Vernon are prone to landslide due to steep slopes, soil erosion, fractured rock faces, etc. Landslides occur with some frequency during winter storms, resulting in temporary road closures.	2006 International Building Code, including provisions for the requirement of setbacks from the top and bottom of slopes, **Additional SEPA Guidelines, MVMC Chapter 15.40.150, Ordinance #2482** sets forth review and mitigation standards for development within geologically hazardous areas. Geologically Hazardous Areas include slopes of 40% or more, landslide hazards, seismic hazards and erosion hazards, and other areas which the city has reason to believe are geologically unstable.

Other Regulatory Plans, Codes, and Ordinances

Plans, Codes, Ordinances	Local Authority (Y or N)	Other Jurisdictional Authority (Y or N)	State Mandated (Y or N)	Does State Prohibit? (Y or N)	Comments
Building Code	Y	N	Y	NA	City of Mount Vernon Municipal Code 15.04 adopts 2006 International Building Codes 7/1/07
Zoning Ordinance	Y	N	N	NA	MVMC Title 17 (ZONING)
Subdivision Ordinance	Y	N	N	NA	MVMC Title 16 (SUBDIVISIONS)
Critical Areas Ordinance	Y	N	Y	NA	CRITICAL AREAS ORDINANCE
Floodplain Management Ordinance	Y	N	N	NA	MVMC CHAPTER 15.36 Flood Plain Management Standards
Growth Management	Y	N	Y	NA	Growth management strategies are incorporated into the Land Use Element
Storm Water Management Plan & Ordinance	Y	N	Y	NA	Mount Vernon Public Works has a storm water management plan. Plan is required by the State of Washington as Part of the US Environmental Protection Agency National Pollution Discharge Elimination System (NPDES)
Comprehensive Plan	Y	N	Y	NA	
Capital Improvement Plan	Y	N	N	NA	2009-2014 Update will be completed this fall
Development Standards	Y	N	N	NA	MVMC Chapter 17.70 (Design Review)
Emergency Management Plan	Y	N	N	NA	Ongoing process for the protection of Mount Vernon Citizens and Property in conjunction with Skagit County and surrounding jurisdictions.
Economic Development Plan	Y	N	N	NA	Update to the current economic development strategy is currently under way

City of Mount Vernon
2008 Natural Hazard Identification and Risk Estimation

**Based on Mitigation 20/20 Risk Assessment Formula (Area Impacted+Health and Safety Consequences+Property Damage+Environmental Damage+Economic Disruption multiplied by Probability of Occurence)*

***The greater the Risk Score, the greater the risk.*

	Area Impacted	Health & Safety	Property	Environment	Economic	Probability	Risk Score
Drought	0	0	0	0	0	0	**0**
Earthquake	4	2	2	1	1	2	**20**
Flooding	2	1	2	1	2	5	**40**
High Winds	4	1	2	1	1	5	**45**
Infestation/Disease	0	0	0	0	0	0	**0**
Landslide/Erosion	1	1	1	1	1	1	**5**
Lightning	0	0	0	0	0	0	**0**
Storm Surge/Tsunami	0	0	0	0	0	0	**0**
Subsidence, expansive Soils	1	0	1	1	1	1	**4**
Urban Fire	1	1	1	1	2	2	**12**
Wildfire	1	1	2	1	1	2	**12**
Winter Storm	4	1	1	0	1	2	**14**
Volcanic Activity	4	1	2	2	1	2	**20**

Total Jurisdictional Risk Estimation Score:	**172**

Area Impacted:	0=No impact	1=<25%	2=<50%	3=<75%	4=>75%
Health & Safety:	0=No impact	1=Few injuries	2=Few fatalities, many injuries	3=Numerous fatalities	
Property:	0=No impact	1=Few destroyed or damaged	2=Few destroyed, many damaged or Few damaged, many destroyed	3=Many properties destroyed or damaged	
Environment:	0=Little or No impact	1=Short term	2=Long term	3=No recovery	
Economic:	0=No impact	1=Low costs	2=High direct cost and Low indirect or Low direct and High indirect	3=High Direct and Indirect Cost	
Probability:	1=Unknown but rare	2=Unknown but anticipated	3= <100 year	4=<25 year	5=Once a year or more

FISCAL CAPABILITY	
Financial Resources	Accessible or Eligible to use (Yes/No/Don't Know
1. Community Development Block Grants	Yes
2. Capital Improvements Project funding	Yes
3. Authority to Levy taxes for specific Purposes	Yes
4. User Fees for water & sewer	Yes
5. Impact Fees for homebuyers or developers of new development/homes	Yes, Schools, Parks, Fire & Transportation New construction is charged for water and sewer impacts.
6. Incur debt through general obligation bonds	Yes, in the past
7. Incur debt through special tax bonds	Yes, in the past
8. Incur debt through private activity bonds	No
9. Withhold public expenditures in hazard-prone areas	No
10. State sponsored grant programs such as FCAAP	Yes
11. Other	Councilmatic Bonds, Real Estate Excise Tax(REET)

ADMINSTRATIVE AND TECHNICAL CAPABILITY		
STAFF/PERSONNEL RESOURCES	**AVAILABLE**	**DEPARTMENT OR AGENCY(Positions)**
1. Planner or Engineer with knowledge of land development and land management practices.	Yes	Planning Department of Community and Economic Development, Planners and Permit Techs
2. Professionals trained in construction practices related to buildings and/or infrastructure	Yes	Community & Economic Development Services Building Department Division(Plans examiner, inspectors) and Engineering Construction Inspectors
3. Flood Plain Manager	Yes	Community & Economic Development Services
4. Mapping GIS	Yes	Engineering with Public Works
5. Emergency Manager	Yes	Mount Vernon Fire Department
6. Staff with expertise or training in benefit/cost analysis	Yes	Finance Department
7. Staff with expertise in storm water management	Yes	Mount Vern Public Works Department, Mount Vernon Parks Department

COMMUNITY CLASSIFICATIONS		
PROGRAM	CLASSIFICATION	DATE CLASSIFIED
NFIP Community Rating System	7	5/1/1997
Building Code Effectiveness Grading	3/3	7/14/2003

Mitigation Strategies

The mitigation strategies listed below were proposed as part of the original development of the Mount Vernon portion of the **Skagit County Natural Hazard Mitigation Plan** in 2003. These strategies have been slightly modified to reflect the current situation and are re-affirmed for the 2008 – 2013 plan cycle.

Provide for an increased level of safety to the citizens of Mount Vernon.

- Responsible Entity – Mount Vernon City Council
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Current and Ongoing

The City of Mount Vernon has been proactive in its efforts to provide for the safety of its citizens. The adoption of the International Building Codes and greater efficiency in police and fire services have provided for a better quality of life, safety and health. Citizen training through the C.E.R.T program and Mount Vernon Police Citizens on Patrol have provided for increased public involvement in the community and the welfare of program participants.

Provide for an increased level of protection for public infrastructure.

- Responsible Entity – Mount Vernon City Council
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Current and Ongoing

The City of Mount Vernon is committed to protecting public infrastructure; proposed mitigation projects such as constructing a ring dike around the waste water treatment plant and raising pump stations above the 100-year floodplain elevation support this mitigation strategy but are dependent upon funding and staffing.

Provide for an increased level of protection for private property within the city limits of Mount Vernon.

- Responsible Entity – Mount Vernon City Council
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Current and Ongoing

Through regulatory measures such as codes, ordinances and regulations, the City of Mount Vernon has taken steps to mitigate the loss of property. Actions include continued compliance with NFIP and CRS, increased floodplain regulations (as addressed in the Floodplain Ordinance) and better design standards.

Provide for increased maximum flow capacity within the river channel and/or floodway downstream of the Burlington Northern - Santa Fe Railroad Bridge.

- Responsible Entity – Mount Vernon City Council
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Current and Ongoing

This mitigation strategy is still valid but has been deferred at this time due to lack of funding.

Mitigation Projects

Construct a ring dike around the Mount Vernon Waste Water Treatment Plant to provide for 100-year flood protection.

Mount Vernon waste water treatment plant is undergoing an expansion during 2007-2009. A ring dike to provide 100-year flood protection for this facility was includes as part of the plan in 2003 and has been deferred until the completion of the expansion project. This project is still valid and is re-affirmed for the 2008-2013 plan cycle.

- Responsible Entity – Mount Vernon Public Works Department
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline - Long Term (greater than 3 years after funding is secured)

Remove existing reventment parking structure and buy-out all properties located between Main Street and the Skagit River and the Mount Vernon Terminal Railway as well as purchase property and construct parking facilities in the downtown area to replace lost parking in order to facilitate completion of the above-listed project.

Mount Vernon has been actively working towards accomplishing this project. Since 2003, the city has purchased three properties and plans to remove or demolish the structures located on these parcels. In addition, the Mount Vernon Terminal Railway rights-of-way were purchased by the city and the tracks have been from Main Street. This project is subject to funding and has been re-affirmed for the 2008-2013 plan cycle.

- Responsible Entity – Mount Vernon Public Works Department
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Long Term (greater than 3 years after funding is secured)

Extend the State Route 536 Bridge to the west to provide increased flow capacity within the existing floodway of the Skagit River.

This mitigation project was listed in 2003 but was not completed due to lack of funding and staff. This project remains valid and has been re-affirmed for the 2008-2013 plan cycle.

- Responsible Entity – Mount Vernon Public Works Department
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Long Term (greater than 3 years after funding is secured)

Excavate a portion of the Edgewater Landfill to provide increased flow capacity within the existing floodway.

This project was completed in 2006 with the excavation and removal of large debris to increase the capacity of the floodway.

- Responsible Entity – Mount Vernon Public Works Department
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – completed

Increase the capacity of the Kulshan pump station and/or construct additional pump facilities as needed at various locations within the city limits of Mount Vernon to improve the capacity and better manage interior drainage of the commercial area following a flood or severe storm event.

An additional pump station was installed on East College Way for increased capacity – the remainder of the project was not completed due to lack of funds; other elements of this storm water management project are in the planning and development stages but lack funding. Continued planning for the future quality control of storm water and the BMP's for the City of Mount Vernon remains a priority; this project has been re-affirmed for the 2008-2013 plan cycle.

- Responsible Entity – Mount Vernon Public Works Department
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Long Term (greater than 3 years after funding is secured)

Replace all clay line sanitary pipes in the floodplain to limit environmental damage and help protect treatment plant infrastructure.

The City of Mount Vernon is in the process of relining existing clay line sanitary pipes with cured in place pipe (CIPP). The magnitude of this project is very large but efforts will continue as funds become available. This project has been re-affirmed in the 2008-2013 plan cycle.

- Responsible Entity – Mount Vernon Public Works Department
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Long Term (greater than 3 years after funding is secured)

As needed, raise existing streets/roads and sanitary pump station facilities above 100-year flood elevation.

This project is current and on-going. During the 2003-2008 plan cycle, the City of Mount Vernon placed new infrastructure above the 100-year flood elevation as per FIRM maps dated January 3, 1985. Mount Vernon was not able to retrofit any existing structures located below the established 100-year flood elevation due to lack of funds. This project has been re-affirmed for the 2008-2013 plan cycle.

- Responsible Entity – Mount Vernon Public Works Department
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Long Term (greater than 3 years after funding is secured)

The following mitigation projects are new to the plan for the 2008-2013 plan cycle.

NOTE: The project listed below was included in the 2003 plan to provide for 50–year flood protection for the downtown area of Mount Vernon. This project has been modified for the 2008-2013 plan cycle to provide 100-year flood protection to the downtown area.

Provide 100-year flood protection for the downtown area of Mount Vernon.

In 2006, the City of Mount Vernon commenced the necessary planning and engineering studies for the design and construction of a permanent flood control project in the downtown area of Mount Vernon. The proposed project is designed to protect the City of Mount Vernon's historic downtown area from flood damage up to and including the 100-year event on the Skagit River. The project involves modifying the existing flood protection system north of Lion's Park by raising the existing earthen levee and

constructing new floodwall and levee segments in some locations along the downtown waterfront. As part of this project, 7 buildings located on the river side of the levee (unmapped floodway) will be demolished in order to accommodate the construction of the flood protection project. Flooding on the Skagit River has, for over a century, caused millions of dollars in damage to land and infrastructure and put human lives at risk. For years, the City relies on over 2000 volunteers to fill and place approximately 150,000 sandbags to protect downtown during a flood event. Mount Vernon is the County seat and downtown Mount Vernon is home to the Skagit County Courthouse, jail and other county facilities; protecting these essential public facilities as well as business and community interests is vital to Mount Vernon.

- Responsible Entity – Mount Vernon City Council
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Current and Ongoing

Provide flood protection for the Riverbend/College Way corridor.

The City is working in cooperation with Skagit County Dike District 17 to provide 100-year certified levee protection for the Riverbend/College Way corridor. This effort is currently in the planning stages and will involve countywide support. Skagit County Dike District 17 provides flood protection for Mount Vernon's commercial and employment base within the Riverbend /College Way corridor.

- Responsible Entity – Mount Vernon City Council
- Funding Source – Identified in the Mount Vernon Capital Improvement Plan
- Timeline – Current and Ongoing