

# WELCOME!

## Mount Vernon 2025 to 2045 Comprehensive Plan COMMUNITY OPEN HOUSE



**Please Sign In!**

**Please Provide Your Input:**

Feel free to walk around and visit each station, learn about the Comprehensive Plan project, participate in the short polls and Visioning survey, and meet the City's planning team.

# About the **COMPREHENSIVE PLAN UPDATE**

## **Overview:**

Mount Vernon's Comprehensive Plan will serve as the City's **fundamental policy document to guide growth and changes from 2025 to 2045**. The Comprehensive Plan will describe how and where **various types of land uses will occur**, including a **variety of housing choices** to fit the needs of the community.

The City's Comprehensive Plan was **first adopted in 1960** and **last updated in 2016**. As part of the periodic update cycle, the **City is required to update the Plan every ten years**.

Mount Vernon is planning in accordance with Washington State's Growth Management Act, and the 2025 to 2045 update will align the City's policies with state legislative provisions. The plan must be completed by the end of 2025.



# PLAN ELEMENTS

Mount Vernon's last Comprehensive Plan included these elements:

- » **Land Use**
- » **Housing**
- » **Parks and Recreation**
- » **Economic Development**
- » **Transportation**
- » **Capital Facilities**
- » **Health and Wellness**

The 2025 to 2045 Plan will study additional topics including **climate change** and **resiliency** and bring more of a focus on **housing choices** for all, **multimodal transportation**, **urban forestry**, and other key priorities of the community. Utilities will be addressed as part of the Capital Facilities element.

**What's important to you? Take our polls in the room and the VISIONING survey.**



# What is GROWTH MANAGEMENT?

Washington State's Growth Management Act (GMA) is a set of legislative provisions that require cities and counties to plan for and manage growth through adopted comprehensive plans and supporting codes and regulations.

Mount Vernon is required to determine how the city can accommodate this projected growth (housing units, population, and jobs) and where this growth should occur.



# Why Are We UPDATING THE COMPREHENSIVE PLAN?

**There are three primary purposes for this periodic update:**

- » Review and update the current plan and regulations and bring them up to date with any relevant changes to state law, including the Growth Management Act (GMA).
- » Respond to changes in land use and population.
- » Address local preferences and needs.



# Why Are We UPDATING THE COMPREHENSIVE PLAN?

## Key State Bills

- » **HB 1220** – instructs local governments to plan and accommodate for housing affordable to all income levels.
- » **HB 1337** – adds new provisions related to accessory dwelling units (ADUs).
- » **HB 1181** – adds new content related to climate change and resiliency.
- » **HB 1241** – changes the periodic update cycle from every eight years to every ten years. A progress report will be due every five years.
- » **HB 1717** – requires that local governments collaborate and coordinate with federally recognized tribes for participation in the planning process under the GMA.



# How You Can **GET INVOLVED**

**Participate in our short polls in the room today and also take our VISIONING survey.**

**Visit the 2025-2045 Comprehensive Plan Update project webpage:**

<https://mountvernonwa.gov/1295/2025---2045-Comprehensive-Plan-Update>

**Tell us your ideas and provide input on community needs:**

**You can contact City staff:**

**Stacie Pratschner, AICP, RPA**

**Director of Development Services, City of Mount Vernon**

**Staciep@mountvernonwa.gov**

**Attend Planning Commission Meetings**

**Third Tuesday of each Month,**

**6:00 PM**

**Police and Court Campus, Multipurpose Room, 1805**

**Continental Place, Mount Vernon, WA 98273**

**Attend workshops and open houses (dates TBD) –**

**Visit project webpage for more information**

**Community or Pop-up events (dates TBD) –**

**Visit project webpage for more information**

**Follow the City on Social Media**



# PROJECT TIMELINE

**2024**

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

**2025**

All Year: Ongoing Community Engagement and Outreach

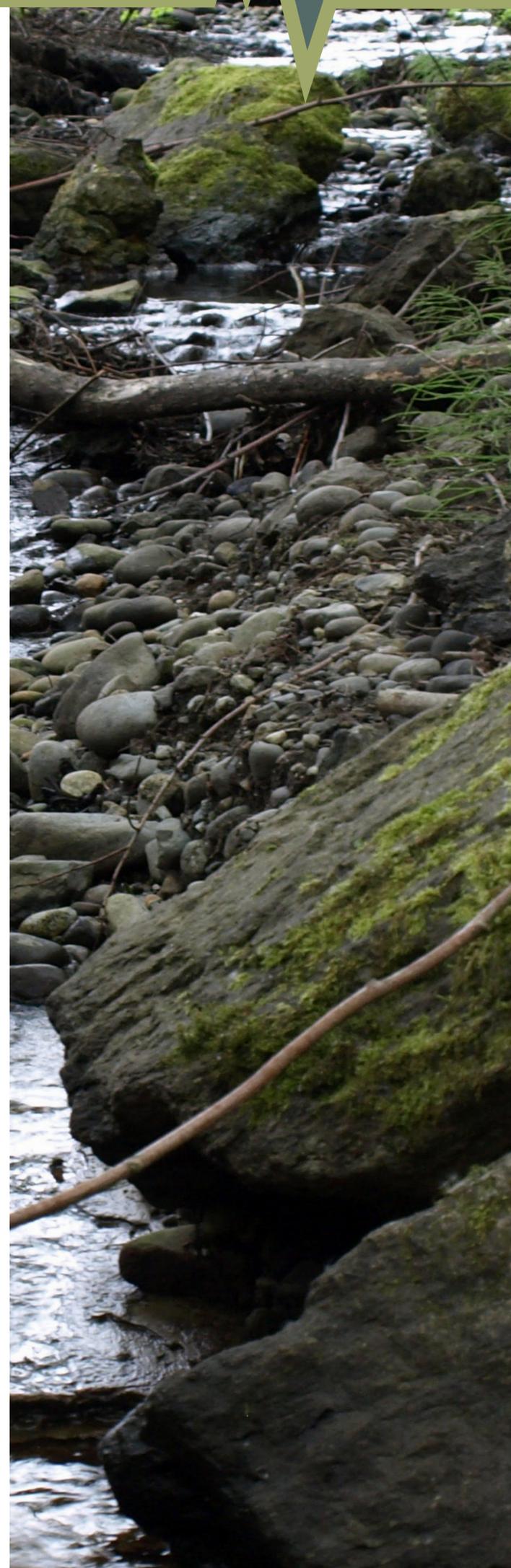
Ongoing: Planning Commission and City Council Engagement

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

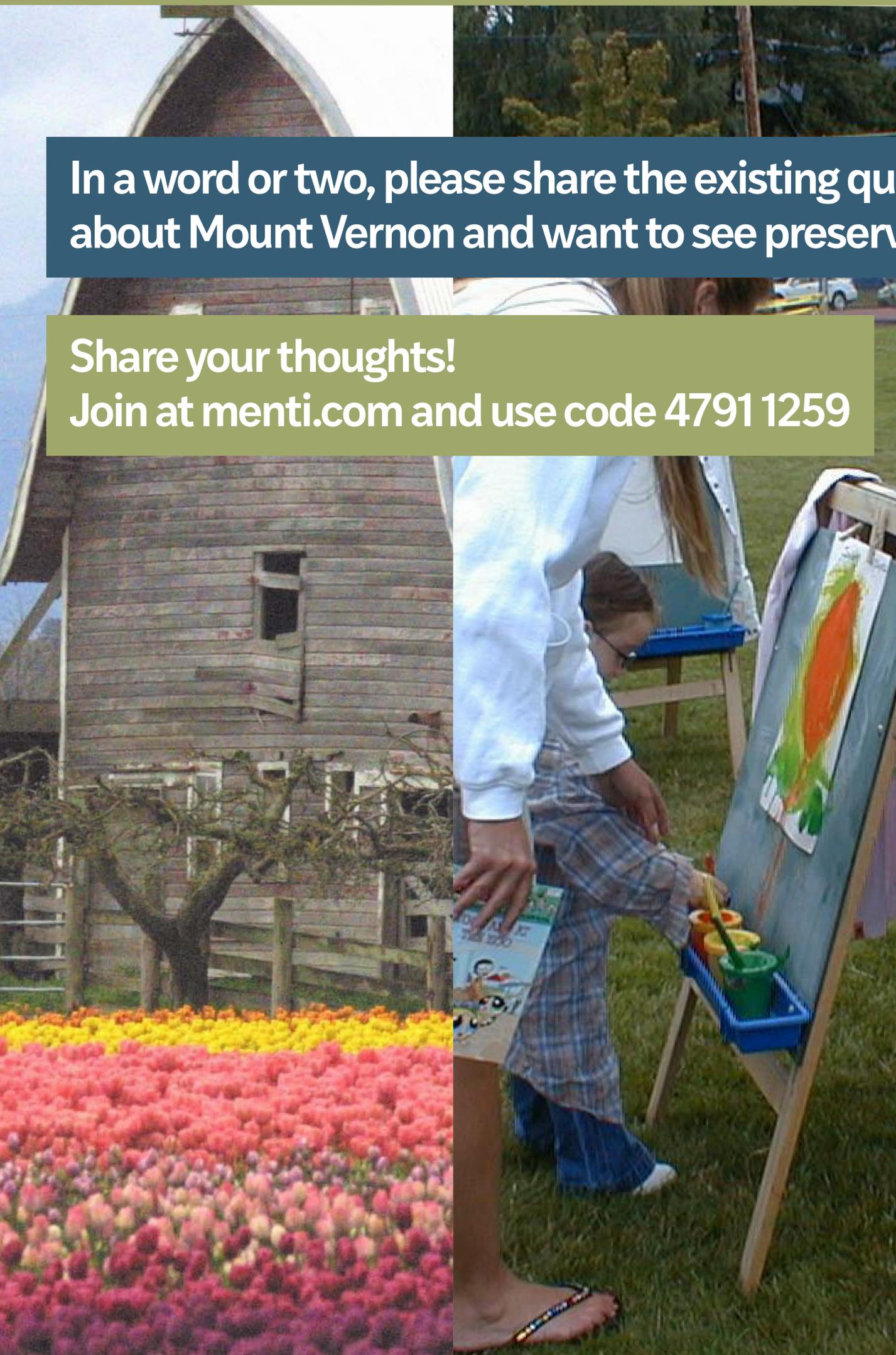


# What Do You Love About **MOUNT VERNON**

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

Share your thoughts!

Join at [menti.com](https://www.menti.com) and use code 4791 1259



# How Should Mount Vernon Look IN 2045?

In a short phrase or two, please tell us what is important to you in planning for Mount Vernon over the next twenty years.

If this plan is successful, what will be the on-the-ground outcomes?

Share your thoughts!

Join at [menti.com](https://menti.com) and use code 2664 251



# What Do We Need in Mount Vernon AS WE GROW?

In a sentence or two, please share what the most important needs in the community are based on your perspectives.

When you think about your neighborhood or where you work, what are some improvements and changes that are most needed?

Share your thoughts!  
Join at [menti.com](https://menti.com) and use code 3112 5635



# VISIONING SURVEY

Please take our short ten-minute VISIONING survey online to tell us more about your ideas for the community.

<https://www.surveymonkey.com/r/XDKPJR5>



SCAN ME!

Feel free to share this link with others who may want to participate and provide input!