

MOUNT VERNON 2025 TO 2045 COMPREHENSIVE PLAN UPDATE



Planning Commission & Citizen Advisory Committee

06/17/2025

AGENDA



- New Schedules
- Implementation of Public Participation Plan
- Visioning Exercise
- Review and Discussion of updated Goals and Policies for Land Use Element
- Bring Citizen Advisory Committee together with the Commission for discussion on visioning exercises and next steps

NEW SCHEDULE

SCHEDULE - PHASE I HOUSING ACCELERATION STRATEGY

JUNE 2025						
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JULY 2025						
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AUGUST 2025						
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06/04/2025:	Land Use Goals/Policies distributed to PC and CAC
06/13/2025:	Economic Development Goals/ Policies distributed to PC and CAC
06/17/2025:	PC and CAC joint meeting to discuss Land Use Goals/Policies
06/17/2025:	Public Input gathered at Mayor's Coffee
06/18/2025:	Land Use Goals/Policies discussed with CC
06/28/2025:	Public Input gathered at Farmers Market
07/01/2025:	Housing Goals/Policies and Housing Choices Memo distributed to CC, PC and CAC
07/04/2025:	Public input gathered at Edgewater Park 4 th of July Celebration
07/15/2025:	PC and CAC joint meeting to discuss Housing and Economic Development Goals/Policies and Housing Choices Memo
07/16/2025:	CC Committee Review of Housing Goals/Policies and Housing Choices Memo
07/23/2025:	Public Input gathered at Chamber meeting
07/27/2025:	Public input gathered from Valley Made Market
07/29/2025:	PC and CAC joint meeting to discuss Housing Goals and Policies and Housing Choices Memo
08/05/2025:	PC and CAC joint meeting to discuss Housing Goals and Policies and Housing Choices Memo
08/14/2025:	Public input gathered at monthly Latinx Advisory Committee Meeting at Community Action
08/16/2025:	Public input gathered at ValleyFest 3x3 tournament and downtown Block Party
08/19/2025:	PC meeting to discuss Housing Goals and Policies and Housing Choices Memo
08/20/2025:	Discussion with CC refined updates to regulations implementing housing choices
08/21/2025:	SEPA alternatives and data collection/analysis started

GOAL:

Adoption of new regulations authorizing missing middle housing, housing in the C-2 zone and STEP housing (Shelter, Transitional, Emergency, and Permanent Supportive Housing)

NEW SCHEDULE



WHY?

- State mandates and City needs
- SSB 5558 – new regs in effect on 01/2026 – without adopting updated regs the City will be required to implement the State’s model code – this is not in the best interest of our development partners or the public

SCHEDULES & PUBLIC PP

HOW?

- Adopt updated Goals & Policies for the Land Use, Housing, and Economic Development Elements; and,
- Adopt new development regulations allowing missing middle housing, housing in the C-2 zone, and STEP housing

SCHEDULE - PHASE I HOUSING ACCELERATION STRATEGY

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NEW PHASE I SCHEDULE

Housing Accelerator Strategy

PC / CAC Schedule:

PC/CAC Joint Meeting Dates	Discussion
June 17, 2025	Land Use G&Ps
July 15, 2025	Housing G&Ps, Economic Development G&Ps, and Housing Choices Memo #1
July 29, 2025	Housing G&Ps and Housing Choices Memo #2
August 5, 2025	Housing G&Ps and Housing Choices Memo #3

Council Discussion

June 18, 2025

July 16, 2025

August 19, 2025

Adoption of Land Use, Housing, and Economic Development Elements Expected in 2025

Climate Work Continues in 2025, but Adoption is Expected in 2026

Adoption of Parks, Health & Wellness, Capital Facilities, and Transportation Elements Expected in 2026

Joint PC/CAC meetings will reconvene in 2026 to review and discuss Climate updates, and the Parks and Recreation, Health and Wellness, Capital Facilities, and Transportation Elements.

NEW PHASE I SCHEDULE

Housing Accelerator Strategy

PC Schedule after PC/CAC Joint Meetings:

PC Meeting Dates	Discussion
August 19, 2025	Housing G&Ps and Housing Choices Memos
September 2, 2025	Open House with CC and PC
September 16, 2025	Housing G&Ps and Housing Choices Memos
October 7, 2025	Goals & Policies and Code Amendments
October 21, 2025	Goals & Policies and Code Amendments
November 4, 2025	Goals & Policies and Code Amendments
November 18, 2025	Goals & Policies and Code Amendments - Recommendation to Council

Council Discussion

August 20, 2025

October 8, 2025

November 19, 2025

Adoption of Land Use, Housing, and Economic Development Elements Expected in 2025

Climate Work Continues in 2025, but Adoption is Expected in 2026

Adoption of Parks, Health & Wellness, Capital Facilities, and Transportation Elements Expected in 2026

Land Use, Housing, and Economic Development Elements, along with Code Amendments, will continue to CC for adoption. Hearings for adoption will occur on December 3, 2025, and December 17, 2025.

PUBLIC PP & VISIONING



WHAT ARE WE MISSING?

- An implementation plan for the public participation

HOW ARE WE FIXING THIS?

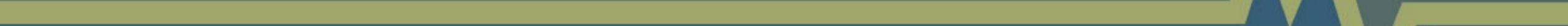
- Public participation schedule
- Strengths, Weaknesses, Opportunities, and Threats - SWOT?
- Tool needs to be easy to understand and repeatable

Phase I – Public Outreach

Date	Public Outreach Event
<i>June 16, 2025</i>	<i>Public Input gathered at Mayor's Coffee.</i>
June 28, 2025	Public Input gathered at Farmers Market.
July 4, 2025	Public input gathered at Edgewater Park 4th of July Celebration.
July 23, 2025	Public Input gathered at Chamber meeting.
July 27, 2025	Public input gathered from Valley Made Market.
August 14, 2025	Public input gathered at monthly Latinx Advisory Committee Meeting at Community Action.
August 16, 2025	Public input gathered at Valley Fest 3x3 tournament and downtown Block Party .
September 8, 2025	Public input gathered at Kiwanis meeting .
September 23, 2025	Public input gathered Rotary meeting .

Other public outreach efforts will be considered and added as we continue the update process.

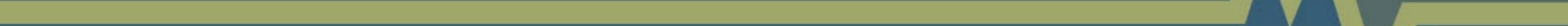
SWOT



Navigate to [menti.com](https://www.menti.com)

PC: 15186126

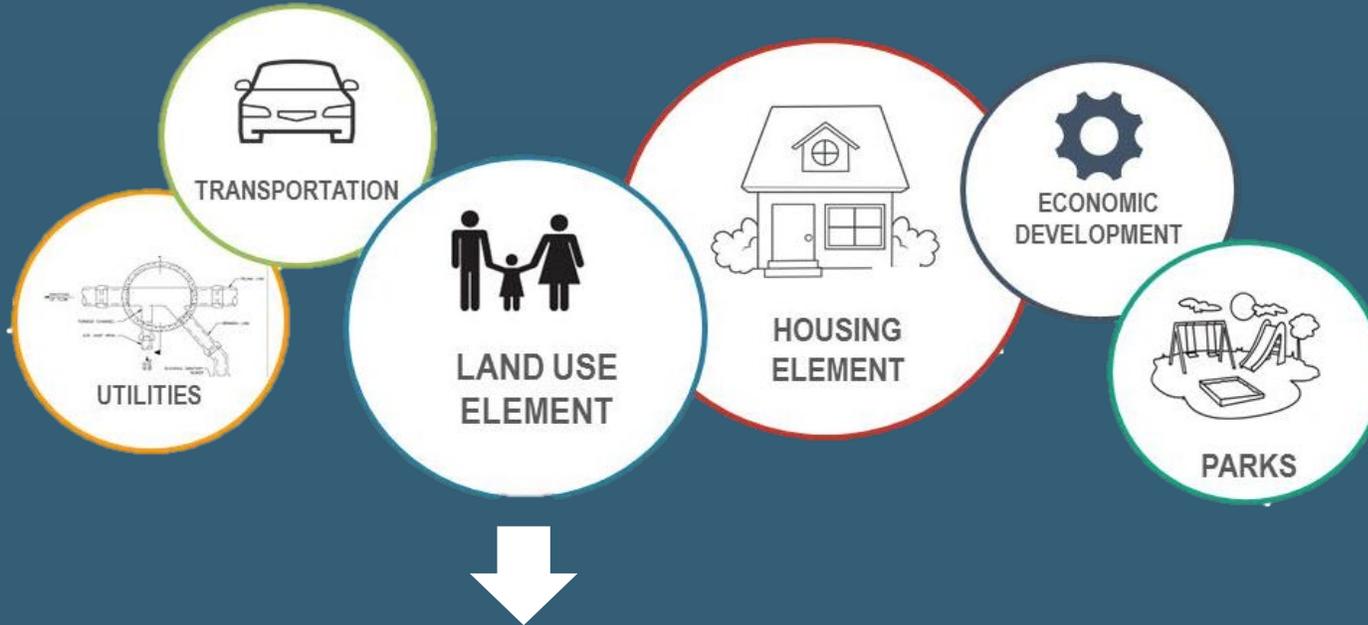
SWOT



Navigate to menti.com

CAC: 16104854

GOALS & POLICIES



Land Use Element is Required to Include:

- Sets direction of future growth – demonstrate ability to accommodate future homes and jobs
- Protection of groundwater used for public water supplies
- Environmental Justice
- Approaches to promote physical activity and reduce vehicle miles traveled
- Draining, Flooding and Stormwater runoff
- Wildfire risk

GOALS & POLICIES



PARADIGM SHIFT:

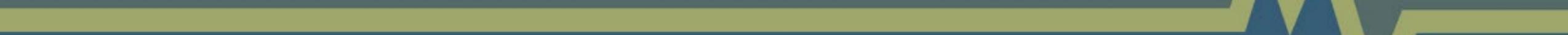
- Existing Goals & Policies intended to “protect” neighborhoods – these are being eliminated
- Embracing missing middle, ADU, and STEP housing
- Encouraging housing in C-2 zone (assists with providing housing to lower income bands)
- Responding to mandates regarding racially disparate impacts, permitting, climate and inclusive public participation

OUTLINE



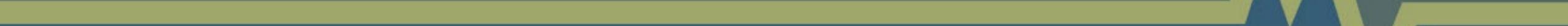
- **General Distribution, Location & Coordination of Land Uses**
- **Quality of Life**
- **Process Improvements**
- **Public Participation & Regional Coordination**
- **Equitable Housing, Health & Community Stability**
- **Cultural Resources & Historic Sites**
- **Residential Development & Housing**
- **Non-Residential Development & Jobs**
- **Critical Areas**
- **Climate * *To be added with 2026 updates* ***
- **Annexations**

INPUT



1. Do the Goals and Policies reflect the values and needs of our community?
2. What stands out to you as particularly strong or important?
3. Are there any concerns or unintended consequences you see?
4. Is anything missing or unclear? Who might be left out?
5. Other??

NEXT STEPS



06/20/2025: Economic Dev. Goals & Policies distributed
(adjustments to format, other)

07/01/2025: Housing Goals & Policies – and – Housing Choices Memo
distributed (content – see attachment 4 of handout)

07/15/2025 }
07/29/2025 } PC & CAC Meetings for Phase I
08/05/2025 }

Additional PC meetings?

QUESTIONS + DISCUSSION

THANK YOU

