

**ORDINANCE NO. 3920**

**AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY BY AMENDING THE CAPITAL IMPROVEMENT PLAN FOR THE PERIOD 2026-2031**

**WHEREAS** Chapter 36.70A RCW, the Growth Management Act ("GMA") mandates the City of Mount Vernon to develop and adopt a comprehensive plan consisting of several elements, including a capital facilities plan element that includes a six-year financing plan (RCW 36.70A.070(3)), and

**WHEREAS** the GMA also mandates, in part, that "a City ... shall perform its activities and make capital budget decisions in conformity with its Comprehensive Plan," and

**WHEREAS** any revision to the Comprehensive Plan must be consistent with and implement the Comprehensive Plan, and conform to the GMA, and

**WHEREAS** the GMA establishes planning goals in RCW 36.70A.020 to guide adoption of comprehensive plan amendments. GMA planning goal# 12 is to "Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards" [RCW 36.70A.020(12)]; and

**WHEREAS**, the City has followed its adopted public participation program contained in Resolution 491 and has followed its procedural requirements outlined within Chapter 14.05 Mount Vernon Municipal Code (MVMC). Notice of the Planning Commission and City Council hearings and environmental review pursuant to the State Environmental Policy Act (SEPA) statute was issued and published on July 29, 2025; and

**WHEREAS**, the required 60-day Notice of Intent to Adopt was sent to the Department of Commerce under Submittal ID: 2025-S-9657, satisfying this procedural requirement; and

**WHEREAS**, the Mount Vernon Planning Commission conducted a public hearing on September 16, 2025, after due notice thereof, at which hearing amendments to the City's Comprehensive Plan in the form of a Capital Improvement Plan (CIP) were considered and public comment was taken, and

**WHEREAS**, the Planning Commission has recommended that the City Council approve the amended 2026-2031 CIP, and

**WHEREAS**, the Planning Commission of the City of Mount Vernon, having made a review of the proposed Comprehensive Plan amendments, recommended the amendments to the City Council for approval and adoption, copies of which amendments are on file in the office of the City Clerk, and

**WHEREAS**, the City Council has reviewed the amendments recommended by the Planning Commission and took testimony at a public hearing on October 8, 2025.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**SECTION ONE. RECITALS INCORPORATED.** That the City Council adopts the recitals set forth above as findings justifying adoption of this Ordinance and incorporates those recitals as if set forth fully herein.

**SECTION TWO. PLANNING COMMISSION RECOMMENDATION ADOPTED.** The City Council adopts the Planning Commission's findings of fact, conclusions of law, and recommendations, outlined below, in their entirety.

**A. Planning Commission's Findings of Fact and Conclusions of Law:**

1. The requirements for public participation in the development of this amendment, as required by the State Growth Management Act (GMA) and by the provisions of City of Mount Vernon Resolution No. 491, have all been met.
2. The proposed CIP is found to comply with the State Growth Management Act.

**B. Planning Commission Recommendation to the City Council:**

1. At their public hearing on September 16, 2025, after reviewing the materials presented by City staff and holding a public hearing, the Planning Commission made a unanimous motion to approve the ordinance presented by staff, and recommended Council approval.

**SECTION THREE.** That Appendix C within the currently adopted Capital Facilities Element of the Comprehensive Plan is hereby amended by repealing the 2025 - 2030 Capital Improvement Plan and adopting the 2026-2031 Capital Improvement Plan as its replacement, as recommended by the Planning Commission, said amendments to be substantially in the form of the proposed amendments on file in the office of the City Clerk.

**SECTION FOUR.** The Finance Director is hereby authorized and directed to transmit a complete copy of the final CIP, as adopted herein, to the appropriate governmental agencies. Copies of the CIP shall be made available for distribution to the general public through the Office of the Finance Director.

**SECTION FIVE.** The total estimated expenditures/revenues outlined in the CIP for each major category and the aggregate total for all categories combined are summarized as follows:

Fire Department	\$ 35,550,000
General Facilities	13,405,500
Information Services	480,000
Parks	34,906,000
Police Department	1,300,000
Solid Waste Utility	550,000
Surface Water Utility	18,252,000
Transportation	19,390,500

Wastewater Utility  
Total CIP

5,760,000  
\$129,594,000

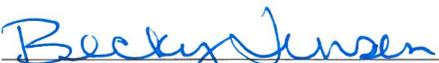
**SECTION SIX.** The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged to be unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

**SECTION SEVEN.** This Ordinance shall take effect five (5) days after publication, as required by law.

**PASSED** and **APPROVED** this 8th day of October, 2025

**SIGNED** this 8th day of October, 2025

  
\_\_\_\_\_  
Peter Donovan, Mayor

  
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Becky Jensen, City Clerk

Approved as to form:

  
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Kevin Rogerson, City Attorney

Published October 11, 2025