



**CITY COUNCIL WORK SESSION
MONDAY, MAY 5, 2025 – 7:00 PM
501 DELTA AVENUE
MARYSVILLE, WA 98270**

AGENDA

To listen to the meeting without providing public comment:

Join Zoom Meeting

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Or

Dial toll-free US: 888 475 4499

Meeting ID: 862 4630 7568

Call to Order

Pledge of Allegiance

Roll Call

Approval of the Agenda

Presentations

- A. Strategies 360 Legislative Update
- B. Update on Cedarcrest Golf Course
[2024 Cedarcrest Annual Report.pdf](#)

Discussion Items

- 1. Middle Housing - Major Policy Direction Discussion
Discussion only. No action requested at this time.
[Memo Middle Housing - Major Policy Direction Discussion](#)
- 2. Unit Lot Subdivisions - Policy Discussion
Discussion only. No action requested at this time.
[Memo Unit Lot Subdivisions - Policy Discussion](#)
- 3. Drones
Discussion only. No action requested at this time.

Approval of Minutes *(Written Comment Only Accepted from Audience)*

Consent

Review Bids

Public Hearings

New Business

Legal

Mayor's Business

Staff Business

Call on Councilmembers and Committee Reports

Adjournment/Recess

Executive Session

A. Litigation

B. Personnel

C. Real Estate

Reconvene

Adjournment

Special Accommodations: The City of Marysville strives to provide accessible meetings for people with disabilities. Please contact the City Clerk's office at (360) 363-8000 or 1-800-833-6384 (Voice Relay), 1-800-833-6388 (TDD Relay) two business days prior to the meeting date if any special accommodations are needed for this meeting.



Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2025

SUBMITTED BY: Jennifer Stapleton, Executive

ITEM TYPE: Presentation

AGENDA SECTION: **Presentations**

SUBJECT: Strategies 360 Legislative Update

SUGGESTED ACTION:

SUMMARY: Stephanie Wright with Strategies 350 will provide her monthly legislative update.

ATTACHMENTS:



Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2025

SUBMITTED BY: Parks Director Tara Mizell, Parks, Culture, & Recreation

ITEM TYPE: Presentation

AGENDA SECTION: **Presentations**

SUBJECT: Update on Cedarcrest Golf Course

SUGGESTED ACTION:

SUMMARY: Brandon Dale will provide an update on Cedarcrest Golf Course.

ATTACHMENTS:
[2024 Cedarcrest Annual Report.pdf](#)



2024

ANNUAL REPORT

CEDARCREST GOLF COURSE



PREMIER GOLF A TROON COMPANY

2501 15th Ave W Seattle, WA 98119

prepared by: Erin Roberts
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EXECUTIVE SUMMARY

The U.S. Golf industry continues to thrive, with participation reaching historic highs in 2024. According to the National Golf Foundation, the number of traditional green grass golfers climbed to 28.1 million, the highest since 2008, with the net gain of 1.5 million new golfers, the largest single-year increase since 2000, a time when Tiger Woods was at his peak. Total participation, including off-course play, rose 5% year-over-year to 47.2 million.

The game’s audience is also evolving, with huge growth among Youth (+48%), Black (+123%), Hispanic (+26%), and Female (+41%) golfers. More than three million beginners have taken up the game annually for five straight years, reinforcing golf’s broadening appeal.

Rounds played at public, private, and resort courses approached 543 million, marking the fifth consecutive year above 500 million and a 2.2% increase over prior year.

These trends signal not only a healthy golf market, but also an exciting opportunity for continued growth and innovation at Cedarcrest Golf Course.

CEDARCREST GOLF COURSE

This nationwide momentum was reflected at Cedarcrest Golf Course, where revenues for 2024 reached a record-breaking \$2,215,697. Nearly every category, including Golf Course, Cart Rentals and Pro Shop, hit record revenues. Golf remained strong in Marysville, not only retaining golfers from 2023 but also achieving continued growth. Congratulations to the Cedarcrest Golf Course team on another outstanding year!

<i>Cedarcrest Golf Course</i>				
2024 Vs. Yearly Revenue Records¹				
+	2024	Record High	Record High Date	2024 Vs. Record
Golf Course	1,521,890	1,521,890	2024	0%
Cart Rentals	439,705	439,705	2024	0%
Lessons	3,315	7,235	2023	(54%)
Pro Shop	250,787	250,787	2024	0%
Totals	2,215,697	2,215,697	2024	0%

Rounds at the golf course remained strong throughout the year, totaling \$53,231. This was 11,000 over projected rounds and 2,864 rounds above 2023. The average price per round was \$28.59, a 12% increase over prior year.

Rounds Played	
2024	53,231
2023	50,367
Budget	42,454
YTD	53,231

Rounds	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
Total Rounds	1,024	2,361	3,569	5,157	6,088	6,746	7,975	7,764	6,152	3,286	1,830	1,279	53,231
Cumulative Total	1,024	3,385	6,954	12,111	18,199	24,945	32,920	40,684	46,836	50,122	51,952	53,231	53,231

Operating expenses and payroll exceeded both the prior year and budget projections, but this is to be expected with revenues 14% higher than prior year and 35% over budget. Cost of Goods Sold (COGS) was carefully managed through tight inventory control, finishing over budget and the previous year due to the increased inventory needed to support higher sales. Despite these factors, Net Income surpassed budget by \$436,841.62 and 2023 by \$ 151,520.38, making it a very successful year!

Cedarcrest golf Course	2024	2023	Budget
Ordinary Income/Expense			
Total Income	\$ 2,215,696.68	\$ 1,938,523.12	\$ 1,553,425.00
Total COGS	\$ 173,536.29	\$ 153,315.17	\$ 128,108.00
Total Expense	\$ 1,221,303.77	\$ 1,115,871.71	\$ 1,041,302.00
Net Income	820,856.62	669,336.24	384,015.00



Executive Summary 2

Pro’s Spotlight 5

 Overall Performance 5

 Revenue by Quarter 6

 Revenue by Department 6

 All Time Records & Year-to-Date Performances 9

 Premier Awards 10

Events & Clubs 11

Junior Golf 14

Marketing 15

Financials 19



OVERALL PERFORMANCE

2024 has been a standout year for Cedarcrest, surpassing the all-time revenue record set in 2023 by an impressive \$277,174. We not only exceeded our ambitious \$2 million target on October 11th but also sustained exceptional momentum throughout the rest of the year.

This success goes beyond the numbers—it's about the culture we've built. Cedarcrest has become more than just a golf course; it's a community where members and guests feel at home. Our commitment to excellence is reflected in both our financial achievements and the camaraderie that defines us.

We've raised the bar in our pro shop, with each team member taking personal accountability for maintaining high standards. Investments in new equipment, combined with Matt's leadership and the dedication of our grounds crew, have earned overwhelmingly positive feedback from golfers all year long.

With the right strategy, culture, and commitment to excellence, Cedarcrest has proven that we can achieve new heights—both financially and as a thriving community.



REVENUE BY QUARTER

January & February:

The off-season started much like the previous year, with a mix of favorable, challenging, and unpredictable weather. Despite some tough stretches, both months remained on par with 2023, providing a solid foundation for the year ahead.

March - June:

This period marked a turning point for Cedarcrest, as we hit our stride and never looked back. Month after month, we set all-time records across every category, driven by favorable weather, reduced rainfall compared to 2023, and our unwavering commitment to excellent service. The momentum we built during these months carried us through the rest of the year.

July - December:

The second half of the year was equally impressive, with revenue continuing to soar. We broke five of the last six all-time revenue records, underscoring our consistent growth and resilience. A standout achievement was our Winter Series, which drew 186 golfers and generated over \$41,000—an exceptional feat during a season typically hampered by weather. This success highlights Cedarcrest's strong appeal, even in less-than-ideal conditions.



REVENUE BY DEPARTMENT

Several key revenue areas saw significant improvement in 2024. **Green fee revenue** was a standout performer, growing by 19%—a \$238,165 increase—despite only a \$1 rate increase from 2023. This success was driven by our dynamic pricing strategy and the implementation of a standard rate for outside tournaments.

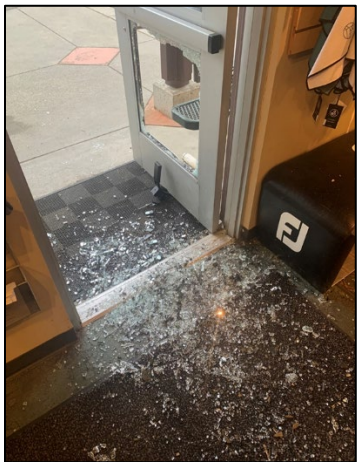
Cart rentals grew more modestly at 3% but still reached the highest total in Cedarcrest's history, aligning with industry trends.

Another major achievement was our record-breaking **Pro Shop merchandise sales**, which totaled \$250,787—surpassing the previous record by \$28,548. This success was fueled by:

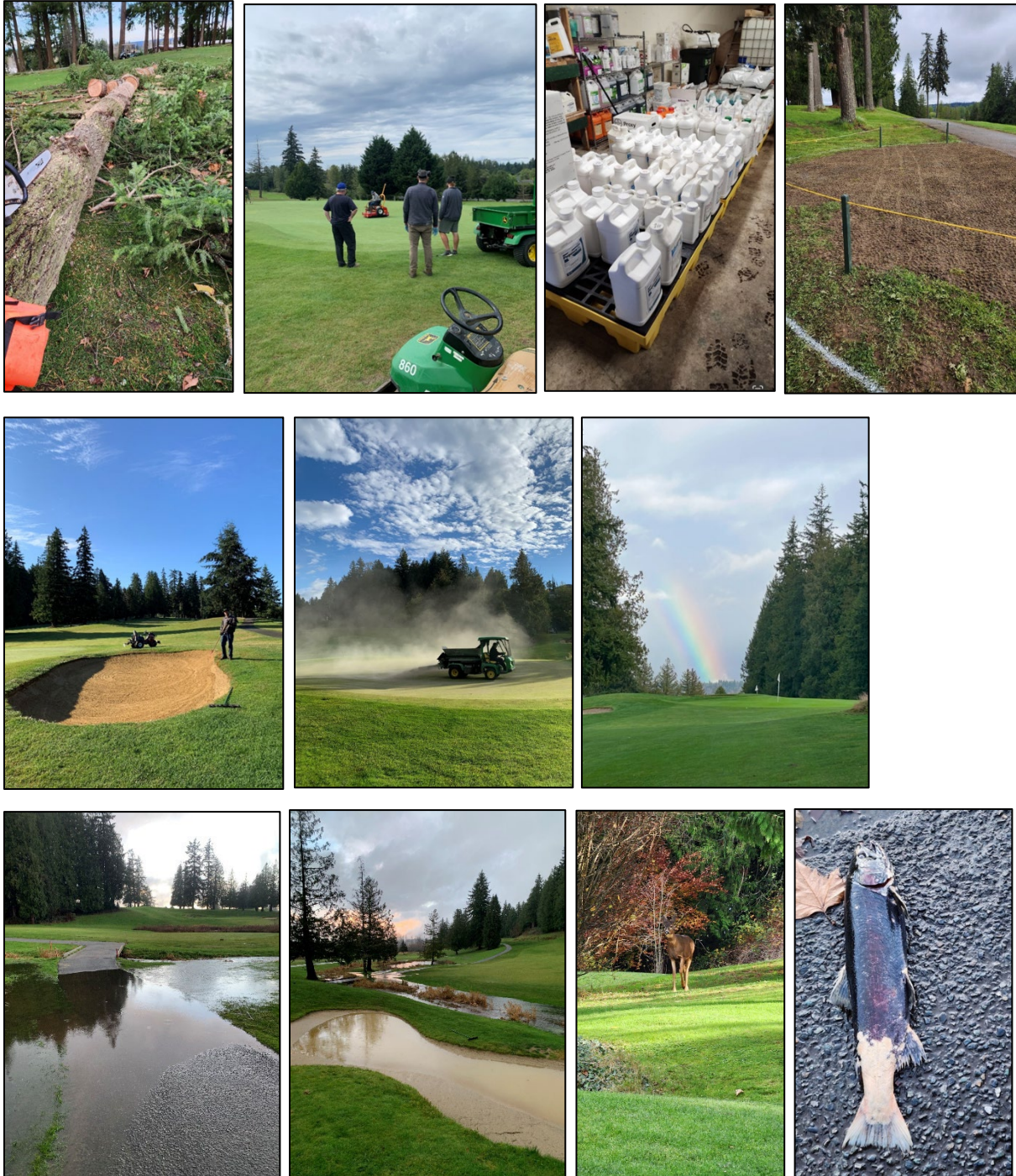
1. **Strong Foundations & Engagement** – The popularity of Cedarcrest golf clubs, increased participation in winter series events, and our end-of-year holiday party all contributed to higher credit book sales.
2. **Effective Promotions** – Strategic promotions, such as pairing merchandise with rounds of golf and seasonal drawings, boosted engagement. The most successful was a monthly drawing for golfers playing during slower mid-afternoon weekday hours, keeping participation high and strengthening our community.
3. **Expanded Inventory** – Thoughtful planning ensured timely merchandise arrivals, offering a wider variety of products. With more options available, customers were naturally inclined to buy more.



With great success often comes unexpected setbacks, and that's exactly what happened at our pro shop. One morning, we walked in to find it had been broken into, with 15 clubs stolen. Seeing the damage firsthand was a gut punch—more than just lost merchandise, it felt like a violation of everything we've worked to build. While it was a tough moment, we've managed to recover a few items and are making the best of a bad situation. It's a setback, but just one of those bumps in the road that we'll overcome.



Maintaining a golf course amid the challenges of Mother Nature requires a dedicated team, and we're fortunate to have an **exceptional crew led by Matt Wagenhoffer**. Despite facing everything from windstorms to severe ice and heavy atmospheric rivers, they have gone above and beyond to keep the course in top condition. Every year, the maintenance crew aerifies the greens in April and Sept./Oct. to make sure the course is in top shape throughout the year. Their hard work and commitment are among Cedarcrest Golf Course's greatest successes!



Rounds and revenue by category:

- **Seniors/Junior 18 Hole:** \$154,679
- **Senior/Junior 9 Holes:** \$31,663
- **Regular 18 Hole:** \$1,251,327
- **9 Hole:** \$34,893
- **Play Cards/Annual Pass:** \$45,846

ALL-TIME RECORDS & YEAR-TO-DATE PERFORMANCES

All-Time Records Set in 2024:

1. **Green Fees:**
 - For 10 out of the 12 months of 2024, we broke **all-time records** for Green Fees, achieving a consistent and record-breaking performance throughout the year.
2. **Cart Rentals:**
 - **7 out of 12 months** saw **all-time records** for cart rentals, showcasing an impressive demand for our carts across multiple months.
3. **Pro-Shop Sales:**
 - In **8 out of 12 months**, we set **all-time records** for Pro-Shop merchandise sales, reflecting strong customer interest and spending in our retail offerings.
4. **Overall Revenue:**
 - **11 out of 12 months** in 2024 saw us surpassing our **all-time revenue records**, a strong indicator of the overall growth and success of the business this year.
5. **Goal of \$2 Million in Revenue:**
 - We reached the significant milestone of **\$2 million in revenue** on **October 11, 2024**, and finished with an additional **\$215,697** over this goal by year-end. This is a major achievement for the team and the course. We also finished **\$277,174 over 2023**.
6. **Capital Investment:**
 - One of the key capital items received this year was the **Toro 360 Rotary Deck**, an essential tool for maintaining our course and keeping it in top condition throughout 2024.



PREMIER AWARDS

Cedarcrest Golf Course excelled financially this year, earning the prestigious **"Course of the Year"** award at the annual Premier celebration. Additionally, Brandon Dale was honored as **"Manager of the Year"** among all Premier facility managers. These achievements are a testament to our team's dedication and hard work, and we couldn't be prouder of these milestones!





EVENTS

Cedarcrest Golf Course provides the perfect venue for golfers and non-golfers alike to play and have a good time with friends while raising money for a good cause. Listed are a few of the events hosted in 2024.

- Cedarcrest continued to host **Marysville Pilchuck, Marysville Getchell, and Grace Academy boys and girls golf teams**. From the first of March through the 2nd week of May, the teams play on Monday and Tuesday afternoon for practices and matches.



- **The Tulalip Boys and Girls Club Fundraiser** – This event turned out to be one of the highest-grossing days the course has ever seen. In total, we helped raise over \$250,000 for a fantastic cause.



- The **Marysville Tulalip Chamber of Commerce** held their golf event in conjunction with the Strawberry festival. We hosted this wonderful group on June 22nd.



- July 31st was the annual **Easter Seals fundraiser** put on by Century 21. 144 golfers came out for the event.
- This year's **Shrimp Boil** attracted 144 golfers and over 150 attendees for a fantastic day filled with golf, prizes, live music, and delicious food. Hosted by Jeff Darrah, this annual event raises funds to support the local Rotary, helping to make a positive impact in the community.



- The golf course closed on the first Saturday of October for the annual Twilight XC Invitational. Nearly 90 teams participated this year, and hundreds of spectators had the opportunity to come out and enjoy his special event under the lights.



MEMBER CLUBS

The member clubs at Cedarcrest Golf Course as an active and integral part to the success of Cedarcrest. The Men's Club has over 250 active members, the Women's Club has 113 active members and the Senior Men's Club has 94 active members. The sense of camaraderie and fellowship has fostered countless lasting friendships.





Junior Golf continues to be popular at Cedarcrest Golf Course. Under the three categories we track, we saw 2,399 rounds (listed below).

Youth on Course (YOC) – 1,188 Rounds

High School Team Play – 784 Rounds

Regular Junior Rate – 427 Rounds

In addition, three 2-day Junior Camps were offered throughout the summer. We had a total of 22 students that brought in a revenue of \$2,200.





THE FREQUENT PLAYER PROGRAM



We had 50,699 members accrue points and they spent a total of \$21,093,962 through the shared loyalty program. The program continues to retain customers by rewarding their loyalty, providing strong incentives to stay within the Premier managed family, rather than choosing to golf at other non-Premier courses.

Frequent Player Program Members earn a point for every dollar spent and earn discounts towards green fees and cart rentals. We resets point levels on May 1st annually to coincide with the golf season. In doing so, the FPP emphasizes smaller discounts during in-season golf and larger discounts in the off-season, encouraging play in the wetter, winter months.

This year, the Frequent Player Program brought in over \$970,000 to Cedarcrest Golf Course from the other sister cities.

	FPP Members: May 1, 2023 - April 30, 2024		
	Total Members	Points	\$ Spent
Platinum (2,000/20%)	1,695	5,069,956	5,069,956.00
Gold (1,500/15%)	1,286	2,197,948	2,197,948.00
Silver (1,000/10%)	2,659	3,215,235	3,215,235.00
Bronze (500/5%)	6,916	4,862,571	4,862,571.00
Below Bronze	38,143	5,748,252	5,748,252.00
	50,699	21,093,962	21,093,962.00

MOBILE APPLICATION

We continued to utilize Cedarcrest's mobile application for news, updates and last-minute offers. We ended the year with 1,333 active downloads and over 59% opting in to receive our notifications.



DIRECT MARKETING

Troon Family Golf

July is Family Golf Month at Cedarcrest Golf Course!

2-Day Summer Jr. Golf Camp
Ages 7 - 17 / \$100 per junior
Session 1: June 15 & 16 / 1pm - 4pm
Session 2: July 8th & 9th / 1pm - 4pm
[Click here](#) for more information.

Family Golf Clinic
\$125 per family (up to 5 family members)
Includes 2-hour clinic
Contact Brandon Dale at bdale@premiergolf.com to schedule.

Family Scramble
Two-person Teams (Parent/Golfers)
9-Hole Scramble
July 16th, starting at \$75 per team
Limited to 8 teams

To register, for any of the programs above, please contact bdale@premiergolf.com or stop by the golf shop.

Join in the fun!

Summer Junior Golf Programs

Swing into Summer with Jr. Golf Programs at Cedarcrest Golf Course!

2024 2-Day Summer Golf Camps
Ages 7 - 17
\$100 per junior
Session 1: June 15 & 16 / 1pm - 4pm
Session 2: July 8th & 9th / 1pm - 4pm
[Click here](#) for more information.

To register, please contact the golf shop at (360) 363-8460. Questions? Please contact Brandon Dale at bdale@premiergolf.com.

2024 Junior League
Ages 12 - 18
\$25 per junior for the summer
Cost includes League play days & clinics. Receive free golf from June 1st - Sept. 2nd. Before 12pm.

Happy Father's Day

Father's Day is **THIS** Sunday, June 16th

Come out to Cedarcrest Golf Course and take advantage of the following special:

All Fathers receive 25% OFF all in-stock full price apparel.
(vendor exclusions may apply)
Valid June 16, 2024

Holiday Sale

Swing into Savings this Holiday Season
Need Gift Ideas? We've got you covered!

30 - 60% OFF All Clubs & Apparel

25% OFF Golf Bags

Now through December 31, 2024.

Gift Cards
Can't decide? Our versatile gift cards, available in any amount, are the perfect solution. Stop by the golf shop to purchase.

6810 84th St. NE Marysville, WA 98270
360-363-8460 www.cedarcrestgolf.com

Happy Mother's Day!

In celebration, we are offering a special on Sunday, May 12th.

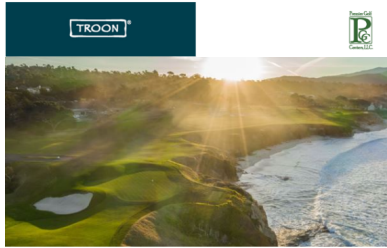
All Mothers receive 50% OFF Green Fees.
Valid after 12pm

BOOK A TEETIME >>

Cedarcrest Golf Course
6810 84th St. NE Marysville, WA 98270
360-363-8460 www.cedarcrestgolf.com

Premier Golf and the City of Marysville does not discriminate against anyone on the basis of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, or sexual orientation.

DIRECT MARKETING TO LOYALTY MEMBERS



Give yourself the ultimate gift and kick Pebble Beach off your bucket list!

Few spots remaining for the 2024 Cobra Puma Event at Pebble Beach!

February 13 - 18, 2024

Don't miss this exclusive chance to play at the world-renowned Pebble Beach® Golf Links. Gather your foursome for an unforgettable journey at one of the globe's premier golf and resort destinations. The Cobra Puma Pro Am is open for teams of 4 Amateurs - a perfect setting for a trip that will be remembered for a lifetime. Indulge in premium hospitality, fantastic rewards, and an unparalleled golfing experience.

Limited spots available - act now to secure your place in this prestigious event! Packages starting at \$6,999 per amateur, offering more than just a game - it's an experience of a lifetime.

[REGISTER HERE](#)

Package includes:

- 5 nights of accommodations at The Inn at Spanish Bay
- 4 rounds of golf (Rounds will be played at Pebble Beach Golf Links, Spyglass Hill, and Spanish Bay)



30% off the Sands Course
Available July 8th - July 11th

Special Premier Member Offer: 30% Off on the Sands Course at Gamble Sands!

Calling all Premier Members! We are excited to offer an exclusive **30% discount on the Sands Course** at Gamble Sands. This is your chance to experience one of the premier golf courses in the Pacific Northwest at an unbeatable rate.

30% Offer Valid Monday, July 8th - Thursday, July 11th, 2024
Book online only using promo code: **July30Off**

Book a Sands Course Tee Time





BOEING CLASSIC

The 2024 Boeing Classic is just around the corner... Take advantage of this Premier Member BOGO Offer!

Get ready for the 19th Boeing Classic happening from August 9-11, 2024! This is the PGA Tour Champions only stop in the Pacific Northwest. You can witness 18 of the best golfers in action at The Club at Snoqualmie Ridge as they compete for a \$2.2 million prize purse over 54 holes.

In addition to thrilling finishes and breathtaking views of the Cascade Mountains, the Boeing Classic is also a great way to support a good cause. The tournament's primary beneficiary is the Denbury Research Institute (DRI), a world leader in human immunology research. The proceeds from the Boeing Classic help DRI fund cutting-edge research into diseases like type 1 diabetes, lupus, multiple sclerosis, and cancer.

The tournament is extending a special offer for Premier Golf Club members. Now through August 4, 2023, Buy One Single Day Pass, Get One FREE! Use code **RCBOGOPREMIER** at checkout.

Be a part of the team - volunteer at the Boeing Classic! For more information, please click [here](#).

To learn more about the Boeing Classic and to purchase tickets, please visit the website at [boeingclassic.com](#)

SAGACITY GOLF

We continued to utilize Sagacity, a dynamic pricing platform for Cedarcrest Golf Course. Sagacity was developed to take the guesswork out of setting rates. It helps set the correct price based on historical data and market demand. This platform is also able to look ahead to make sure the number of bookings is on track or if certain booking windows or individual tee times need more attention. In 2024, the price per golfer was \$28.59, a 12% increase over 2023 at Cedarcrest. The daily deals brought in 3,098 players, resulting in an additional \$73,890 in revenue.

RESERVATION CENTER

Our Premier reservation center handled a total of 118,870 calls, with 10,226 of those directed to Cedarcrest Golf Course. The reservation center plays a vital role in supporting the course by fielding calls, allowing the front counter staff to focus on face-to-face customer service. They assist with general inquiries, provide course updates, help with reservations, and offer alternative Premier course options when a preferred tee time is unavailable. Cross-bookings at Cedarcrest Golf Course also contribute to additional green fee revenue.

PLAYER'S 1st

We continued to use the Players' 1st Customer Experience Platform, integrated with Club Prophet Systems, to automatically send surveys to players within 24 hours of their round. These surveys provided valuable insights into customer satisfaction and allowed us to receive immediate feedback on areas for improvement. We are notified via email whenever a survey is completed, so if a customer rates their visit poorly, we can reach out to learn more and resolve the issue.

Conversely, if the course and staff receive high ratings, we can recognize and share the positive feedback with our team.

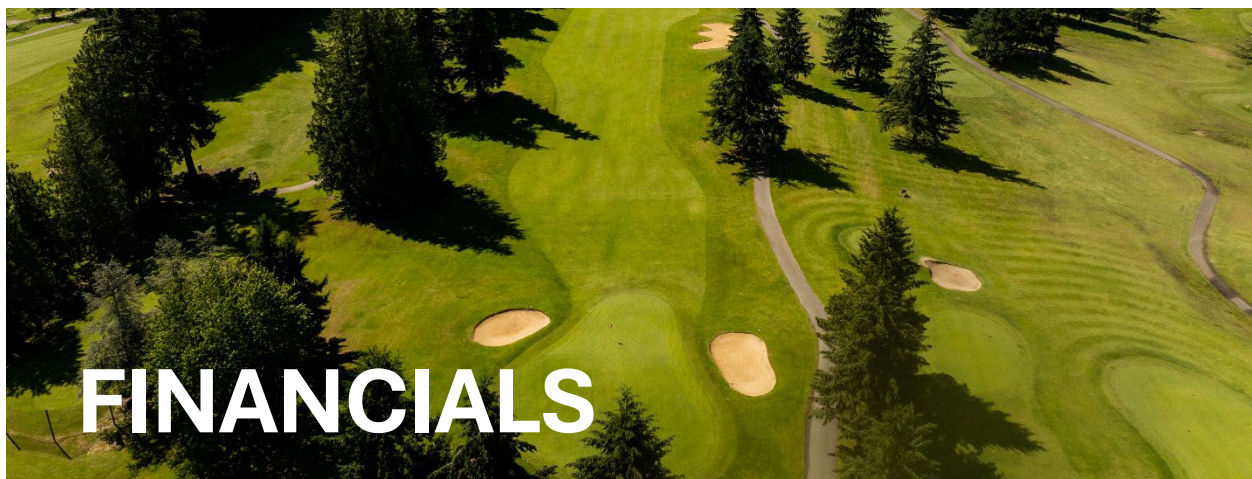
In 2024, we ran surveys for one month, twice throughout the year, and Cedarcrest Golf Course received 332 completed surveys. Below are a few quotes from customers:

What was the best part of your experience?

- *“The course is in impeccable condition, so makes it a real pleasure golfing. Whoever does the maintenance of the course needs a raise, they are doing a GREAT JOB !!!”*
- *” Course very well maintained. Love Cedarcrest. It's my favorite "local" course. I drive up from Seattle, a 45 minute drive.”*
- *“The prices as well as how well the golf course is kept up.”*
- *“The greens were top tier I was very surprised. Could be the best value when it comes to quality and price this side is the mountains.”*
- *“People remember my name at the front desk and the greens are in excellent condition.”*
- *“I think the best part was the customer service from the pro shop employees allowing me and my friends to play together even though our tee times were 15 minutes apart.”*

What could we do to make your experience better?

- *“Ball washers, benches and water on the course”*
- *” Sand traps were very inconsistent, seem to need more sand in some of them.”*
- *“Being able to take the carts out to the cars.”*
- *“Cedarcrest needs to return ball washers and benches to the tee areas. Also, many sections of cart path are in need of immediate repairs.”*
- *”The pace of play was slow... a foursome ahead of us kept interrupting the pace of play. Also, players not fixing their ball marks on the green, and raking the bunkers. Several bunkers could use more sand.”*



Cedarcrest Golf Course achieved remarkable financial success in 2024, setting new revenue records across multiple categories. This growth reflects not only the sustained demand for golf but also the positive impact of strong leadership, exceptional course conditions, and the continued popularity of Cedarcrest Golf Course.

Record revenue was achieved in Golf Course, Cart Rentals and Pro Shop. The following profit and loss statement outlines the revenue performance of 2024 as well as the Golf Services Net Income.

CEDARCREST GOLF COURSE

Cedarcrest Golf Course	2023	2022	Budget
Ordinary Income/Expense			
Income			
317000a · Hard Goods Revenue	\$ 156,788	\$ 145,278	\$ 98,520
317000b · Soft Goods Revenue	\$ 62,819	\$ 58,866	\$ 92,355
321001 · Motor Carts	\$ 410,054	\$ 324,060	\$ 312,038
321002a · Pull Carts	\$ 16,172	\$ 6,141	\$ 3,000
321002b · Club Rental	\$ 1,731	\$ 1,911	\$ 3,043
321004 · Tent Rentals	\$ -	\$ 640	\$ 2,700
321007 · Golf Genuis	\$ 2,875	\$ 1,762	\$ 2,750
373002 · Green Fees	\$ 1,280,850	\$ 1,094,996	\$ 1,027,726
376000 · Lessons	\$ 7,235	\$ 950	\$ 5,000
399000 · Miscellaneous Revenue	\$ -	\$ 468	\$ -
Total Income	\$ 1,938,523	\$ 1,635,072	\$ 1,547,132
Cost of Goods Sold			
511000a · Teaching Commission	\$ 5,440	\$ 1,219	\$ 3,500
534000a · Hard Goods	\$ 103,672	\$ 97,817	\$ 93,294
534000b · Soft Goods	\$ 40,691	\$ 38,658	\$ 60,032
534000c · Freight	\$ 5,090	\$ 5,921	\$ -
534000d · Discounts-Pro Shop	\$ (1,578)	\$ (1,979)	\$ -
Total COGS	\$ 153,315	\$ 141,636	\$ 156,826
Gross Profit	\$ 1,785,208	\$ 1,493,436	\$ 1,390,306
Expense			
511000 · Payroll	\$ 680,211	\$ 593,028	\$ 602,228

526000 · Uniform Allowance	\$	1,393	\$	1,146	\$	2,000
531000 · Office & Operating Expense	\$	9,089	\$	13,859	\$	8,031
531700 · Janitorial Supplies/Paper Goods	\$	22,594	\$	16,017	\$	14,476
531900 · Fertilizer & Supplies	\$	29,654	\$	15,720	\$	11,550
531910 · Course Access/Supplies	\$	26,485	\$	31,644	\$	24,524
531920 · Irrigation/Drainage Supplies	\$	25,575	\$	16,608	\$	8,032
531930 · Pesticide Supplies	\$	18,583	\$	18,578	\$	11,346
531940 · Soil Supplies	\$	20,623	\$	17,940	\$	18,348
531950 · Landscape Supplies	\$	11,380	\$	2,492	\$	377
532000 · Golf Cart Gas - Fuel	\$	32,608	\$	30,338	\$	18,590
535000 · Small Tools	\$	9,875	\$	4,048	\$	2,830
542000 · Telecommunications	\$	1,897	\$	1,653	\$	1,632
543000 · Travel	\$	299	\$	695	\$	1,437
544000 · Advertising	\$	16,693	\$	15,893	\$	13,846
545000 · Equipment Rentals & Leases	\$	107,855	\$	59,921	\$	79,397
546000 · Insurance	\$	13,991	\$	14,868	\$	15,100
548000 · Repairs & Maintenance	\$	25,978	\$	44,815	\$	31,101
549000 · Misc Expense	\$	52	\$	10,734	\$	3,965
598100 · Facilities Maintenance	\$	306	\$	2,485	\$	2,486
6080 · Training Allowance	\$	109	\$	-	\$	-
6097 · Satellite Cable Service	\$	5,911	\$	5,487	\$	5,472
6132 · Over/Short	\$	4	\$	50	\$	-
6137 · Postage & Express Mail	\$	-	\$	9	\$	-
6139 · Bank & Payroll Charges	\$	8,621	\$	9,080	\$	9,000
6140 · Taxes	\$	14,642	\$	10,165	\$	2,610
6147 · Legal & Professional	\$	-	\$	1,099	\$	-
6154 · Printing	\$	-	\$	-	\$	3,000
6167 · Computer/Network	\$	25,205	\$	16,699	\$	13,960
6230 · Licenses and Permits	\$	441	\$	281	\$	230
6450 · Dues and Subscriptions	\$	5,799	\$	4,845	\$	5,532
Total Expense	\$	1,115,872	\$	960,198	\$	911,100
Net Income	\$	669,336	\$	533,238	\$	479,206

CEDARCREST GOLF COURSE – BY DEPARTMENT

Course

Cedarcrest Course	2024	2023	Budget
Ordinary Income/Expense			
Income			
321001 · Motor Carts	\$ 430,777	\$ 410,054	\$ 313,425
321002a · Pull Carts	\$ 8,927	\$ 16,172	\$ -
321004 · Tent Rentals	\$ -	\$ -	\$ 2,700
321007 · Golf Genuis	\$ -	\$ -	\$ 2,750
373002 · Green Fees	\$ 1,518,409	\$ 1,280,850	\$ 1,031,766
Total Income	\$ 1,958,114	\$ 1,707,076	\$ 1,350,641
Gross Profit	\$ 1,958,114	\$ 1,707,076	\$ 1,350,641
Expense			
511000 · Payroll	\$ 442,695	\$ 388,070	\$ 367,941
526000 · Uniform Allowance	\$ 1,040	\$ -	\$ 2,000
531000 · Office & Operating Expense	\$ 2,769	\$ 1,683	\$ -
531700 · Janitorial Supplies/Paper Goods	\$ 10,100	\$ 22,265	\$ 20,350
531900 · Fertilizer & Supplies	\$ 17,916	\$ 29,654	\$ 30,200
531910 · Course Access/Supplies	\$ 16,699	\$ 23,596	\$ 25,150
531920 · Irrigation/Drainage Supplies	\$ 14,201	\$ 25,575	\$ 25,000
531930 · Pesticide Supplies	\$ 56,621	\$ 18,583	\$ 17,150
531940 · Soil Supplies	\$ 17,405	\$ 20,623	\$ 21,000
531950 · Landscape Supplies	\$ 1,132	\$ 11,380	\$ 1,525
532000 · Golf Cart Gas - Fuel	\$ 32,742	\$ 32,608	\$ 33,400
535000 · Small Tools	\$ (195)	\$ 9,875	\$ 9,925
543000 · Travel	\$ 16	\$ 203	\$ -
545000 · Equipment Rentals & Leases	\$ 122,838	\$ 107,855	\$ 121,200
546000 · Insurance	\$ 1,293	\$ 1,240	\$ -
548000 · Repairs & Maintenance	\$ 44,543	\$ 25,978	\$ 30,300
549000 · Misc Expense	\$ 181	\$ 52	\$ -
598000 · Interfund Repair & Maintenance	\$ 162	\$ -	\$ -
598100 · Facilities Maintenance	\$ 4,105	\$ 306	\$ -
6080 · Training Allowance	\$ -	\$ 109	\$ -
6137 · Postage & Express Mail	\$ 79	\$ -	\$ -
6140 · Taxes	\$ 662	\$ 935	\$ -
6230 · Licenses and Permits	\$ -	\$ 95	\$ -
6450 · Dues and Subscriptions	\$ 935	\$ -	\$ 1,537
Total Expense	\$ 787,938	\$ 720,684	\$ 706,678
Net Income	\$ 1,170,176	\$ 986,392	\$ 643,963

Pro Shop

Cedarcrest Pro Shop	2023	2022	Budget
Ordinary Income/Expense			
Income			
317000a · Hard Goods Revenue	\$ 156,788	\$ 145,278	\$ 98,520
317000b · Soft Goods Revenue	\$ 62,819	\$ 58,866	\$ 92,355
321002a · Pull Carts	\$ -	\$ -	\$ 3,000
321002b · Club Rental	\$ 1,731	\$ 1,911	\$ 3,043
Total Income	\$ 221,338	\$ 206,055	\$ 196,918
Cost of Goods Sold			
534000a · Hard Goods	\$ 103,672	\$ 97,817	\$ 93,294
534000b · Soft Goods	\$ 40,691	\$ 38,658	\$ 60,032
534000c · Freight	\$ 5,090	\$ 5,921	\$ -
534000d · Discounts-Pro Shop	\$ (1,578)	\$ (1,979)	\$ -
Total COGS	\$ 147,875	\$ 140,417	\$ 153,326
Gross Profit	\$ 73,462	\$ 65,638	\$ 43,592
Expense			
511000 · Payroll	\$ 276,086	\$ 248,343	\$ 140,988
531000 · Office & Operating Expense	\$ 22	\$ 67	\$ 1,400
531910 · Course Access/Supplies	\$ 2,889	\$ -	\$ -
532000 · Golf Cart Gas - Fuel	\$ -	\$ 740	\$ -
545000 · Equipment Rentals & Leases	\$ -	\$ 14,109	\$ 24,480
546000 · Insurance	\$ 955	\$ 1,034	\$ -
548000 · Repairs & Maintenance	\$ -	\$ 943	\$ -
549000 · Misc Expense	\$ -	\$ -	\$ 459
6140 · Taxes	\$ 1,501	\$ -	\$ -
6154 · Printing	\$ -	\$ -	\$ 3,000
Total Expense	\$ 281,453	\$ 265,236	\$ 170,327
Net Income	\$ (207,991)	\$ (199,598)	\$ (126,735)

Lessons

Cedarcrest Lessons	2023	2022	Budget
Ordinary Income/Expense			
Income			
376000 · Lessons	\$ 7,235	\$ 950	\$ 5,000
Total Income	\$ 7,235	\$ 950	\$ 5,000
Cost of Goods Sold			
511000a · Teaching Commission	\$ 5,440	\$ 1,219	\$ 3,500
Total COGS	\$ 5,440	\$ 1,219	\$ 3,500
Gross Profit	\$ 1,795	\$ (269)	\$ 1,500

Expense						
546000 · Insurance	\$	17	\$	4	\$	-
549000 · Misc Expense	\$	-	\$	-	\$	3,506
Total Expense	\$	17	\$	4	\$	3,506
Net Income	\$	1,778	\$	(273)	\$	(2,006)

General & Administrative

Cedarcrest General & Administrative	2023	2022	Budget
Ordinary Income/Expense			
Income			
321007 · Golf Genuis	\$ 2,875	\$ 1,762	\$ -
399000 · Miscellaneous Revenue	\$ -	\$ 468	\$ -
Total Income	\$ 2,875	\$ 2,230	\$ -
Gross Profit	\$ 2,875	\$ 2,230	\$ -
Expense			
511000 · Payroll	\$ 16,055	\$ 17,541	\$ 99,144
526000 · Uniform Allowance	\$ 1,393	\$ 1,146	\$ -
531000 · Office & Operating Expense	\$ 7,384	\$ 13,434	\$ 6,631
531700 · Janitorial Supplies/Paper Goods	\$ 329	\$ -	\$ -
542000 · Telecommunications	\$ 1,897	\$ 1,653	\$ 1,632
543000 · Travel	\$ 96	\$ 269	\$ 630
544000 · Advertising	\$ 16,693	\$ 15,893	\$ 13,846
546000 · Insurance	\$ 11,778	\$ 12,705	\$ 15,100
6097 · Satellite Cable Service	\$ 5,911	\$ 5,487	\$ 5,472
6132 · Over/Short	\$ 4	\$ 50	\$ -
6137 · Postage & Express Mail	\$ -	\$ 9	\$ -
6139 · Bank & Payroll Charges	\$ 8,621	\$ 9,080	\$ 9,000
6140 · Taxes	\$ 12,206	\$ 9,809	\$ 2,610
6147 · Legal & Professional	\$ -	\$ 1,099	\$ -
6167 · Computer/Network	\$ 25,205	\$ 15,456	\$ 13,960
6230 · Licenses and Permits	\$ 346	\$ 281	\$ 230
6450 · Dues and Subscriptions	\$ 5,799	\$ 4,230	\$ 3,995
Total Expense	\$ 113,717	\$ 108,140	\$ 172,250
Net Income	\$ (110,842)	\$ (105,910)	\$ (172,250)



Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2025

SUBMITTED BY: Angela Gemmer, Community Development

ITEM TYPE: Discussion Item

AGENDA SECTION: **Discussion Items**

SUBJECT: Middle Housing - Major Policy Direction Discussion

SUGGESTED ACTION: Discussion only. No action requested at this time.

SUMMARY: At the April 7th City Council work session, staff provided an overview of Washington state’s [House Bill \(HB\) 1110](#) pertaining to Middle Housing and of [House Bill \(HB\) 1337](#) pertaining to accessory dwelling units. [Middle housing](#) is a range of housing types that include two or more attached, stacked, or clustered homes that are compatible in scale and form with detached single-family homes and neighborhoods. Based on a community survey and discussion with Planning Commission, the preferred Middle Housing types for Marysville are duplexes, triplexes, fourplexes, townhouses, courtyard apartments, and cottage housing. The code amendments presented at that work session represented most of the substantive changes that will be proposed. However, supporting changes to the Comprehensive Plan and Marysville Municipal Code (MMC) will be necessary to ensure consistency between the MMC and Comprehensive Plan as well as throughout the MMC. A complete package of all proposed Comprehensive Plan and MMC amendments will be presented at the July 7th work session.

At the April 7th work session, staff presented a spreadsheet that illustrated the potential density implications of moving from a density calculation based on units per net acre to lots per acre (with a unit per lot allowance). The potential density implications were based on an assumed flat, one-acre site with 20 percent of the site set aside for access purposes. For subdivisions, this is a likely most intensive scenario. It should

be noted that over the past 15 years, duplexes have comprised less than one percent of the combined building permits for both single family residences and duplexes, so staff will need to monitor how applicants respond to changes to density.

During the work session, City Council directed staff to evaluate to what extent lot sizes could be increased without compromising the City's residential land capacity. This memo outlines analysis performed on the density implications of changing density calculations from units per acre to lots per acre (with a unit per lot allowance) and provides options for managing potential density. For each density option, the pros and cons are summarized, and policy direction from City Council is requested. Direction is also requested on three related policy matters, which are discussed in detail in the attached memo.

The policy options in the attached memo are primarily aimed at addressing the overarching goals of minimizing the impacts of Middle Housing on residential areas while not compromising the City's residential land capacity. Policy direction matters are under the **bold headings** at the end of the discussion for each item and will be the central focus of discussion at the May 5th work session.

Staff respectfully requests that City Council review the materials for this workshop item and consider the various questions that staff seeks policy direction on. Policy direction from City Council will enable staff to finalize the full package of Middle Housing code and supporting Comprehensive Plan amendment.

ATTACHMENTS:

[Memo Middle Housing - Major Policy Direction Discussion](#)

MEMORANDUM

DATE: May 5, 2025
TO: City Council
FROM: Angela Gemmer, Principal Planner
SUBJECT: Middle Housing – Discussion on Key Policy Decisions
ECC: Jennifer Stapleton, City Administrator
Jeff Wilson, Interim Community Development Director
Chris Holland, Planning Manager
Exhibit 1 [Tier 1 and 2 Cities Middle Housing Model Ordinance](#)
Exhibit 2 [Middle Housing User Guide](#)
Exhibit 3 Master Planned Senior Communities example

Introduction

At the April 7th City Council work session, staff provided an overview of Washington state's [House Bill \(HB\) 1110](#) pertaining to Middle Housing¹ and of [House Bill \(HB\) 1337](#) pertaining to accessory dwelling units. The code amendments presented at that work session represented most of the substantive changes that will be proposed. However, supporting changes to the Comprehensive Plan and Marysville Municipal Code (MMC) will be necessary to ensure consistency between the MMC and Comprehensive Plan as well as throughout the MMC. A complete package of all proposed Comprehensive Plan and MMC amendments will be presented at the July 7th work session.

Currently there are four single family residential zones within the City (i.e. R-4.5, R-6.5, R-8, and WR-R-4-8). Each of these residential zones permit the same uses² and have substantially similar dimensional standards, with density, lot size, building coverage, and impervious coverage allowances being the key differences. Given the new way density will be treated in the Middle Housing statute,³ the differences among these four zones diminish greatly; therefore, these zones are proposed to be consolidated into a new Neighborhood Residential zone. For the proposed Neighborhood Residential zone, density calculations are proposed to be calculated based on lots per acre (with a unit per lot allowance) rather than units per acre.

At the April 7th work session, staff presented a spreadsheet that illustrated the potential density implications of moving from a density calculation based on units per net acre to lots per acre (with a unit per lot allowance). The potential density implications were based on an assumed flat, one-acre site

¹ [Middle housing](#) is a range of housing types that include two or more attached, stacked, or clustered homes that are compatible in scale and form with detached single-family homes and neighborhoods. Based on a community survey and discussion with Planning Commission, the preferred Middle Housing types for Marysville are duplexes, triplexes, fourplexes, townhouses, courtyard apartments, and cottage housing.

² The only exception is the treatment of bed and breakfast inns in the R-4.5 zone, which currently requires a Conditional Use Permit (CUP). Since 2007, there have not been any bed and breakfast applications submitted to the City.

³ HB 1110 requires that Tier 2 cities: a) Allow two (2) units for lots primarily designated for residential, and four (4) units for lots when a dedicated affordable housing unit is provided or when the property is within ¼ mile of Bus Rapid Transit (BRT) service; and b) Allow six Middle Housing housing types on all lots primarily designated for residential.

with 20 percent of the site set aside for access purposes. For subdivisions, this is a likely most intensive development scenario. This scenario was presented for:

- Both single family and duplex lots in standard subdivisions; and
- Both single family and duplex lots in Planned Residential Developments.

Each of these scenarios looked at the density implications of calculating density with lots per acre based on current minimum lot sizes as well as the implications of modestly increased minimum lot sizes. Under each of these scenarios, increasing lot sizes has the effect of minimizing the density that is possible. Overall, the levels of density shown in these scenarios are generally greater than what can be achieved under current MMC provisions with the greatest potential density increases being for duplexes. It is important to note that over the past 15 years, duplexes have comprised less than one (1) percent of building permits when both single family and duplex permits are considered.

During the work session, City Council directed staff to evaluate to what extent lot sizes could be increased without compromising the City's residential land capacity. This memo outlines analysis performed on the density implications of changing density calculations from units per acre to lots per acre (with a unit per lot allowance) and provides options for managing potential density (see **Item 1** below). For each density option, the pros and cons are summarized, and policy direction from City Council is requested.

The policy options in this memo are primarily aimed at addressing the overarching goals of minimizing the impacts of Middle Housing on residential areas while not compromising the City's residential land capacity. Policy direction matters are under the **bold headings** at the end of the discussion for each item.

Direction is also requested on three related policy matters, which are discussed towards the end of this memo, pertaining to:

- Limiting single family detached in the highest density multi-family zones to preserve residential land capacity (**Item 2**);
- Whether certain residential areas should be exempted from the Middle Housing requirements (**Item 3**); and
- The appropriate level of density to set for Master Planned Senior Communities in the proposed Neighborhood Residential zone (**Item 4**).

Item 1 – Lot Size Density Implications and Approach

Current Single Family Residential Lot Sizes

Currently the minimum lot size for most single family residentially zoned properties is 5,000 SF while the minimum lot size for duplexes is 7,200 SF. Planned Residential Developments have a 3,500 SF single family minimum lot size and a 5,250 SF duplex minimum lot size. The majority (72 percent) of subdivisions constructed in single family zones over the past decade are PRDs as detailed in **Table 1** below.

Table 1		
	Standard Subdivision	Planned Residential Development
Current single family lot size	5,000 SF ¹	3,500 SF
Current duplex lot size	7,200 SF ²	5,250 SF
Percentage of development	72 percent ³	28 percent
¹ The R-8 and WR-R-4-8 zones allow for 4,000 SF minimum lot sizes in standard subdivisions; however, only 16.9 percent of residential zoning is R-8 or WR-R-4-8.		
² The R-4.5 zone current required a 12,500 SF lot for new duplex lots.		
³ The percentages reflected in this table are for projects in the single family zones only. Forty-six (46) PRDs and 18 standard subdivisions were analyzed in this effort.		

Lot Size and Land Capacity Analysis

To address the question “to what extent lot sizes can be increased without compromising residential land capacity”, staff pulled all the standard subdivisions, Planned Residential Developments, and short subdivision maps filed from 2014 through 2024 for properties within the R-4.5, R-6.5, R-8, and WR-R-4-8 zones. The gross density (lots per acre) for each project type and zone were calculated (please note that while the majority of projects have been analyzed, some still are being analyzed and may result in small changes to the proposed lot sizes and overall target density contemplated in this memo). The square footage that was dedicated for building lots for each project was also summed.⁴

For each project, the total square footage dedicated to the building lots was then divided by both current lot sizes and larger potential lots sizes based on project type (i.e. PRD or subdivision) respectively to derive the potential lot yield if the lot size was used to calculate density.⁵ The total potential lot yield for all of the projects of each project type was then added up and divided by the total acreage for all of the projects of the same project type to determine an estimated average gross density that would be expected for each lot size with density determined by lots per acre. In these scenarios, a single family residence is assumed on each lot due to duplex construction historically representing a very small proportion of residential permits issued.⁶

These findings are summarized in the tables below.

Table 2 – Planned Residential Developments: Existing and Potential Gross Density Comparison						
	Current Average Gross Density (units/lot)	Gross Density with 3,500 SF Lot	Gross Density with 4,000 SF Lot	Gross Density with 4,500 SF Lot	Gross Density 5,000 SF Lot	Gross Density with 6,000 SF Lot
PRD Density (dwelling units per acre)	4.90	6.19	5.41	4.81	4.33	3.61

As shown in **Table 2** above, for single family residences, levels of density comparable to today’s allowances could be achieved in PRDs if the minimum lot size were increased from the current 3,500 SF to 4,500 SF.

Table 3 – Subdivisions: Existing and Potential Gross Density Comparison						
Project Type	Current Average Gross Density (units/acre)	Gross Density if 5,000 SF Lot	Gross Density with 5,500 SF Lot	Gross Density with 5,750 SF Lot	Gross Density with 6,000 SF Lot	Gross Density with 7,000 SF Lot
Subdivision Density (dwelling units per acre)	3.75	4.67	4.24	4.06	3.89	3.33

⁴ Land dedicated for roads/access, stormwater facilities, open space, etc. was excluded.

⁵ For this exercise, a 5,000 SF lot size was used for standard subdivisions, and a 3,500 SF lot size was used for Planned Residential Developments.

⁶ Assuming single family residences only for this comparison, is both to reflect historical patterns and for simplicity. When construction of both single family residences and duplexes is considered from 2010 through 2025, less than one (1) percent of housing has been duplexes (31 duplex permits versus 3,211 single family residences). Given the expectation in HB 1110 that duplexes cannot be treated more strictly than single family residences (with the effect the lot sizes will ultimately be the same for duplexes as for single family residences), this trend may not continue; however, staff will need to monitor how the development community responds to these changes and report back to City Council.

As shown in **Table 3** above, for single family residences, levels of density comparable to today's allowances could be achieved for standard subdivisions if the minimum lot size were increased from the current 5,000 SF to 6,000 SF.

Over the past decade, 72 percent of residential developments have been Planned Residential Developments and 28 percent have been standard subdivisions. All of the projects (both PRD and subdivision) were then aggregated to reflect the average density of all projects; this was done to approximate what gross densities might be achieved in the future. These gross densities were then compared with the gross density per acre for the single family residential zones set forth in [Appendix 2: Land and Housing Capacity Analysis](#) of the 2024 Comprehensive Plan.

Currently, Appendix 2 outlines unique densities for the City's four (4) single family zones. With the consolidation of the four zones into a single Neighborhood Residential zone, to preserve residential land capacity, an average residential density of approximately **4.58 dwelling units per gross acre** needs to be maintained across these zones to avoid other residential zoning changes.

Density (Lot Size) Options

With the overarching goals of minimizing the impacts of Middle Housing on residential areas while not compromising the City's residential land capacity, four options are proposed.

Option 1 – Retain existing (single family) lot sizes

Option 2 – Larger lot sizes in existing single family zones with increased density in multi-family zones

Option 3 – Moderate increase in PRD lot size and small increase in standard lot size

Option 4 – Moderate increase in PRD lot size and moderate increase in standard lot size

These options are listed below followed by a table summarizing the changes in lot sizes relative to today's standards and land capacity implications, and the pros and cons of each option.

Discussion of Density (Lot Size) Options

Option 1 – Retain existing (single family) lot sizes

In this option, the current single family lot sizes for single family residences, duplexes, and Middle Housing would be the same. This is anticipated to result in higher densities in the proposed Neighborhood Residential zone.

Table 4	Standard Subdivision	Planned Residential Development
Current and proposed lot size	5,000 SF	3,500 SF
Change for single family lots	None	None
Change for duplex lots	-2,200 SF	-1,750 SF
Land capacity implication	More residential capacity	

Table 5	
Pros	Cons
Affords more land capacity in the event there is a residential capacity shortfall	Denser development anticipated, which is a concern expressed by the community
Likely to garner support of development community due to predictable (status quo) lot sizes and greater density	Modest increases in traffic and demand for utilities; it should be noted that these impacts would generally be dispersed
Unlikely to be challenged as it most closely aligns with the intent of HB 1110	Duplexes could be on lot sizes that are quite a bit smaller than current duplex lot sizes
May reduce housing costs due to land and infrastructure costs defrayed over more lots	Does not encourage workforce/affordable housing

Option 2 – Larger lot sizes in existing single family zones with increased density in multi-family zones

In this option, larger lot sizes (i.e. reduced density) are proposed in single family zones and modest increases in density are proposed in multi-family zones to offset the reduced residential capacity in the historically single family zones.

Table 6	Standard Subdivision	Planned Residential Development
Proposed lot size	7,000 SF	5,000 SF
Change for single family lots	+2,000 SF	+1,500 SF
Change for duplex lots	-200 SF	-250 SF
Land capacity implication	Reduced residential capacity. This would need to be offset by associated density increases in multi-family zones. Staff will analyze this and provide potential zoning changes that might need to occur in multi-family zones under this scenario at the work session.	

Table 7	Pros	Cons
	Modest increase in multi-family zoning allowances would enable multi-family projects to be more viable; may induce development of more multi-family	Would result in reduced land capacity which would need to be offset by associated density increases (either rezoning or increasing allowed densities in multi-family zones)
	Modest increase in rental housing for workforce/affordable	Unlikely to garner support of development community due to larger lot sizes, which would reduce capacity of single family land which has historically been the preferred development type
	Encourage better utilization of land and delivery of utilities due to more units on a smaller building footprint.	Modest increases in traffic and demand for utilities in multi-family zones
	Encourages density near transit and amenities due to multi-family zoning near arterial road, and goods and services	Due to lot sizes being larger, applicants may elect to either build larger homes, or more duplexes or Middle Housing to offset increased land costs resulting in denser development
	May reduce multi-family housing costs due to land and infrastructure costs defrayed over more units	Reduce supply of single family detached housing
		May increase single family detached housing costs due to more land being required for lots

Option 3 – Moderate increase in PRD lot size and small increase in standard lot size

Table 8	Standard Subdivision	Planned Residential Development
Proposed lot size	5,500 SF	4,500 SF
Change for single family lots	+500 SF	+1,000 SF
Change for duplex lots	-1,700 SF	-750 SF
Land capacity implication	Anticipated to be neutral	

Table 9	
Pros	Cons
Anticipated to be neutral with respect to land capacity	Slightly larger lot sizes may have the effect of encouraging more density in the form of duplexes or Middle Housing; however, may not in that lot sizes are only moderately larger than existing lot sizes
Subdivision lot size changes likely to be acceptable to development community due to modest changes and neutral density implications	Continues to encourage single family, which can result in less efficient utilization of land
Substantially aligns with HB 1110 reducing risk of challenge	Does not encourage workforce/affordable housing
Single family density anticipated to be comparable to current densities	
Minimal, if any, changes to traffic and utility impacts if single family remains preferred housing type	
Maintains supply of single family detached	
Likely neutral implications for land and utility cost	

Option 4 – Moderate increase in PRD lot size and moderate increase in standard lot size

Table 10	Standard Subdivision	Planned Residential Development
Proposed lot size	6,000 SF	4,500 SF
Change for single family lots	+1,000 SF	+1,000 SF
Change for duplex lots	-1,200 SF	-750 SF
Land capacity implication	Anticipated to be neutral	

Table 11	
Pros	Cons
Anticipated to be neutral with respect to land capacity; potential for a capacity shortfall	Slightly larger lot sizes may have the effect of encouraging more density in the form of duplexes or Middle Housing; however, may not in that lot sizes or only moderately larger than existing lot sizes
Subdivision lot size changes likely to be acceptable to development community due to modest changes and largely neutral density implications	Continues to encourage single family, which can result in less efficient utilization of land
Substantially aligns with HB 1110 reducing risk of challenge	Does not encourage workforce/affordable housing
Single family density anticipated to be comparable to current densities	
Minimal, if any, changes to traffic and utility impacts if single family remains preferred housing type	
Maintains supply of single family detached	
Likely neutral implications for land and utility cost	

Item 1 – Policy Direction Requested

Among the four potential approaches to addressing density, which option is preferred?

Option 1 – Retain existing (single family) lot sizes

Option 2 – Larger lot sizes in existing areas with single family zoning, with increased density in multi-family zones

Option 3 – Moderate increase in PRD lot size and small increase in standard lot size

Option 4 – Moderate increase in PRD lot size and moderate increase in standard lot size

Item 2 – Should single family detached residences be prohibited in the higher density multi-family zones?

Currently, the City's multi-family zones (i.e. R-12, R-18, R-28, and WR-R-6-18) allow maximum flexibility with single family detached, duplexes, townhouses, and multi-family residences all being allowed in the multi-family zones. As a result, prime multi-family zoning is often developed with single family detached housing. This is a challenge for the following reasons:

- It undermines the City's residential land capacity through the development of multi-family land with lower densities resulting in less density being achieved than is projected in Snohomish County's and the City's land capacity analyses. When multi-family areas are developed with single family, this contributes to pressure being placed on single family areas to recoup the lost density and/or the need to rezone to higher densities in the future;
- It limits the supply of workforce/affordable housing given that higher cost housing may be preferred for construction;
- Since multi-family zoning is typically located adjacent to commercial areas, arterials, transit, and other amenities and services, it is a missed opportunity having lower density uses adjacent to these amenities and services rather than greater densities that can maximize use of these amenities and services; and
- It may result in more disjointed development due to:
 - Very high and very low densities adjacent to each other and resulting incompatibility in form and scale of uses; and
 - Different access types and potential lack of through connections for neighborhoods due to a mix of public roads and drive aisles, etc.

Recently staff briefed the Planning Commission on this matter and inquired whether there would be support for prohibiting single family residences in multi-family zones. Support was expressed for limiting single family residences in the R-18 and R-28 multi-family zones.

Item 2 – Policy Direction Requested

Should single family detached be prohibited in the R-18 and R-28 zones or all multi-family zones (i.e. R-12, R-18, R-28, and WR-R-6-18)?

Staff is recommending that at minimum single family residences are prohibited in the R-18 and R-28 zones due to actual development levels in certain multi-family zones falling short of the capacity allocated for those zones. Please note that staff considered minimum densities in the multi-family zones, but is not proposing that at this time as it could have the effect of encouraging very high density single family residential in the multi-family zones and it would be more difficult to administer by staff.

Item 3 – Should the City use the provisions in HB 1110 that allows the City to exclude up to 25 percent of lots that are primarily dedicated to single family detached housing units from the Middle Housing requirements?

HB 1110 (specifically [RCW 36.70A.635\(4\)](#)) permits a city to implement the unit per lot density requirements of RCW 36.70A.635(1) for “at least” 75 percent of lots in a city that are primarily dedicated to single-family detached housing units. Besides areas that are at higher risk of displacement under RCW 36.70A.070(2)(g), lots that must allow Middle Housing include:

- Any areas for which the exclusion would further racially disparate impacts or result in zoning with a discriminatory effect;
- Any areas within ½ mile walking distance of a major transit stop; and
- Any areas historically covered by a known racially restrictive covenant or deed restriction.

If exclusion of 25 percent of lots is desired by City Council, potential criteria that could be used include, but are not limited to:

- Access or road constraints such as:
 - A railroad crossing being the primary access to the area;
 - Substandard roads (e.g. narrow width, lack of sidewalk or walkable shoulder, etc.);
 - Inability to provide secondary access;
 - Inadequate street parking; or
 - Documented speeding or safety hazards on a street.
- Presence or proximity to critical areas, floodplains, or geologically hazardous areas.
- Absence of sewer service or areas with water pressure issues.
- Areas with histories of flooding or water quality issues.
- Areas historically zoned R-4.5 zoning (lowest single family residential zoning). Note: it is very unlikely that all R-4.5 areas could be excluded due to the large area of land currently zoned R-4.5.
- Other criteria as recommended by City Council.

It should be noted that there is the potential to exclude more than 25 percent of land primarily dedicated to single family detached housing; however, that would require the Department of Commerce’s certification. Further discussion on this is provided in Section 6.0 (page 110/PDF page 111) of **Exhibit 2 [Middle Housing User Guide](#)**.

Item 3 – Policy Direction Requested

Should up to 25 percent of areas that are primarily dedicated to single family be exempted from Middle Housing?

If so, what criteria should be used?

Item 4 – At what level should density be for Master Planned Senior Communities in the proposed Neighborhood Residential zone? Should the Conditional Use Permit requirement be removed in the multi-family zones where the use is most compatible?

Master Planned Senior Communities (MPSC) are residential communities developed with a master site plan that are intended to serve those with at least one household member that is 55 years or older. The goal of MPSC is to enable people to ‘age-in-place’ and remain in the community as they become older. MPSC incorporate a range of care options for senior citizens or disabled persons, including but not limited to independent senior housing, senior assisted living, and nursing homes. The proposed development must offer a continuum of care that offers varying degrees of assistance for individuals as they are needed. The community must include an integration of residential living units or beds, recreation, congregate dining, and on-site medical facilities/services. An example of the only Master Planned Senior Community proposed in the community to-date is provided in **Exhibit 3**.

Master Planned Senior Communities currently require a Conditional Use Permit (CUP) in all residential zones. Commerce's [Middle Housing User Guide](#) advises minimizing process requirements such as Conditional Use Permits where they are not necessary to facilitate projects. To that end, staff has recommended that Planning Commission eliminate the CUP requirement in multi-family zones (where the use is the most compatible) and retain the CUP requirement in the proposed Neighborhood Residential zone. CUPs require an additional fee and more in-depth review by staff including addressing the conditional use criteria in MMC [22G.010.430 Conditional use permit](#). CUPs are typically administratively approved but may be required to be considered by the Hearing Examiner; additional conditions can be added to a project to ensure that impacts of the conditional use are adequately mitigated.

Density for Master Planned Senior Communities is also being revisited as it is based on units per net acre in the single family zones, which is proposed to change to lots per acre. Currently, the density allowed for Master Planned Senior Communities is 20 percent more than the base density for the zone as shown in **Table 12** below.

Table 12	R-4.5	R-6.5	R-8	WR-R-4-8
Base density	4.5 du/net acre	6.5 du/net acre	8 du/net acre	4.5 du/net acre
Current MPSC density allowance	5.4 du/net acre	7.8 du/net acre	9.6 du/net acre	5.4 du/net acre

Item 4 – Policy Direction Requested

Does City Council find the approach to eliminate the Conditional Use Permit (CUP) requirement in the multi-family zones and retain the CUP requirement in the proposed Neighborhood Residential zone acceptable? In multi-family zones, existing code requirements (e.g. landscaping, parking, etc.) are anticipated to be sufficient to mitigate impacts of the use.

Would City Council prefer to see the current level of density (i.e. about 8 du/net acre) for Master Planned Senior Communities: a) maintained, b) amended to match the ultimate Middle Housing allowance, or c) increased by a moderately greater amount to incentivize the use given the increasing needs for senior housing.

Supplementary Considerations

Staff has endeavored to prepare density options and code amendments that mitigate the impacts of Middle Housing to the extent possible while preserving land capacity so that the need for other zoning changes are not hastened. With that in mind, staff proposes to monitor how development is occurring under these provisions to determine if adjustments are needed to fix unanticipated outcomes and to report back to City Council after the first year of implementation and annually. This is to ensure that outcomes are as good as possible while still abiding by statutory requirements, and to reduce the potential for significant density changes in the future if the City does not meet its allocated residential growth targets.

Middle Housing Schedule

The following is the proposed Middle Housing process schedule with a target adoption date in early September.

Middle Housing Schedule	
May 5 th	City Council work session 2
May 12 th	Open House – Marysville Library
May 12 th	Planning Commission work session
June 2 nd	Open House – Lakewood High School
June 10 th	Planning Commission work session
June 24 th	Planning Commission work session (if needed)
July 7 th	City Council work session
July 14 th	Planning Commission public hearing
September 2 nd	City Council work session
September 8 th	City Council action

At the May 5th work session, staff respectfully requests that City Council provide direction on the policy questions outlined above. Once direction is received, staff will complete work on the full package of Middle Housing code amendments. Open Houses are proposed in May and June, and a full package of code amendments will be presented to City Council in July. A final work session and adoption are anticipated in September.

Exhibit 3

A PORTION OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

LOT YIELD ANALYSIS

HOUSING MIX RATIO

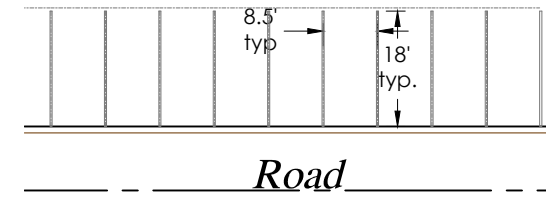
Josephine Howard Property	Square Feet	Acreage
Gross Site Area	324,879	(7.46 ac)
-Right of Way	55,425	(1.27 ac)
-Private Roads		(0.00 ac)
-Panhandles		(0.00 ac)
Total Actual Roads	55,425	(1.27 ac)
Total Deduction Option @20%	64,976	(1.49 ac)
-50% LID Stormwater Facilities	3,399	(0.08 ac)
-Non-Transferable Crit. Areas (Stream Beds, etc.)		(0.00 ac)
-Community Facilities		(0.00 ac)
-Flood Plains		(0.00 ac)
Total Deduction (Using total deduct for roads)	58,824	(1.35 ac)
Net Project Area	266,055	(6.11 ac)
Zoning Multiplier		12
Net Project Area Percentage	82%	
Maximum Yield (Standard)		73
Maximum Yield plus 20%		87

Density: Dwelling units/acre	12 du/acre
Minimum Street Setback	20 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	25 feet
Minimum Lot Width	70 feet
Base Height	35 feet
Maximum Impervious Surface	70%
Maximum Building Coverage	50%
Minimum Lot Size	-

Slopes vary across the site. Slopes typically range from flat to 5%. Average slope is roughly 2%. Site slopes generally downward from the East to West.

Slope analysis based on T.I.N. triangle slopes of the LiDAR surface:

Range	Area[sf]	Percent
0% - 15%	324,879 sf	100.00%
15% - 20%	0 sf	0.00%
20% - 25%	0 sf	0.00%
25% - 33%	0 sf	0.00%
33%+	0 sf	0.00%
Total =	324,879 sf	100.00%



1 TYPICAL 8.5X18 PARKING STALL DETAIL
Scale 1" = 30'

Forested areas=	312,842 sf (7.18 ac)	96.3%
Building & Gravel areas=	12,037 sf (0.28 ac)	3.7%
Total=	324,879 sf (7.46 ac)	100.0%

PROPOSED:	
Landscaped areas	88,353 sf (2.03 ac)
Building & Driveway & Parking areas	99,783 sf (2.29 ac)
Sidewalk areas	21,622 sf (0.50 ac)
Road areas	59,697 sf (1.37 ac)
ROW dedication areas	55,425 sf (1.27 ac)
Total	324,879 sf (7.46 ac)

Existing road area	0 sf (0.00 ac)
Existing driveway area	6,608 sf (0.15 ac)
Existing roof area	5,429 sf (0.12 ac)

New Drive Aisle Pavement Area Onsite	59,697 sf (1.37 ac)
New Driveway/Parking Area	15,174 sf (0.35 ac)
New Roof Area	84,609 sf (1.94 ac)
New Sidewalk	21,622 sf (0.50 ac)
Total Impervious Area Onsite	181,101 sf (4.16 ac)
Total Impervious Area w/Public Roads	224,828 sf (5.16 ac)

Gross Site Area	324,879 sf (7.46 ac)
Area in ROW	55,425 sf (1.27 ac)
Area in Drive Aisle	59,697 sf (1.37 ac)
Area in Building	99,783 sf (2.29 ac)
Area in Tracts	109,975 sf (2.52 ac)

Tax Parcel Numbers	310529-002-004-00
	Portion of 310529-002-001-00
Total Area	324,879 sf (7.46 ac)
GPP Designation	Incorporated City
Existing Zoning	R12 Multi-Family Low
Existing Land Use	Undeveloped
Proposed Land Use	

Average Unit Size	1,288 sf
Smallest Unit	1,200 sf
Net Unit Density	8.11 du/ac
LOCAL SERVICES	
Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Lakewood School #306
Fire District:	City Of Marysville
Post Office:	Snokey Point
Electric:	Snohomish County PUD
Phone:	Frontier Communications
Cable:	Comcast
Gas:	

Land Technologies Inc. Merle Ash 18820 3rd Ave. NE Arlington, WA 98223 360.652.9727 merle@landtechway.com	Perkins Eastman John Shoesmith 1809 7th Ave, Suite 800 Seattle, WA 98101 206.489.1406 j.shoesmith@perkinseastman.com
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Land Technologies, Inc. Tyler S. Foster, PE 18820 3rd Ave. NE Arlington, WA 98223 360.652.9727 tyler@landtechway.com	Geyer Coburn Hutchins 6101 22nd Ave NW Seattle, WA 98107 206.285.4422 gch@gchsite.com
---	---

Josephine Caring Community 16704 25th Ave NE
9901 272nd St. Marysville, WA 98271
Stanwood, WA 98292

<u>CONTROL SPECIALIST</u>	<u>SURVEYOR</u>
-	North Peak Associates LLC
-	Steven C. Berg, PLS
-	17270 Woodinville Redmond
-	Road NE, Suite 705
	Clinton, WA 98236
	206.601.4682

LAND TECHNOLOGIES

10 Third Avenue, N.E.
 Kingston, WA 98223
 360-652-9727



PROJECT LEAD: *Merle*
 CHECKED BY: *Tyler*
 DRAWN BY: *Tyler, Merle*
 APPLICATION DATE: -
 SITE APPROVAL: -
 REVISION DATE: -
 LDA APPROVAL: -
 AS-BUILT: -

Josephine - Howard

16704 25th Ave NE, Marysville, WA 98271

Josephine Caring Community

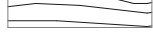
Stanwood, WA 98292

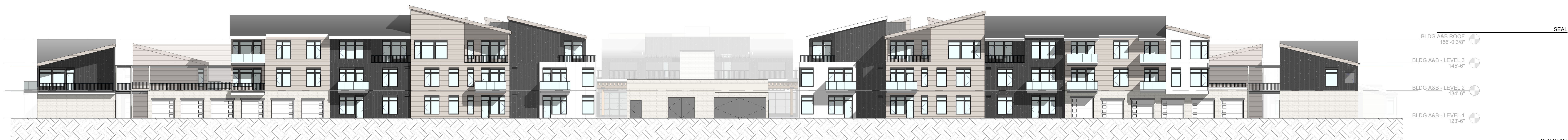
A PORTION OF SECTION 29, TOWNSHIP 16704 25th Ave NE, M

PRELIMINARY SITE PLAN - MINOR MODIFICATION

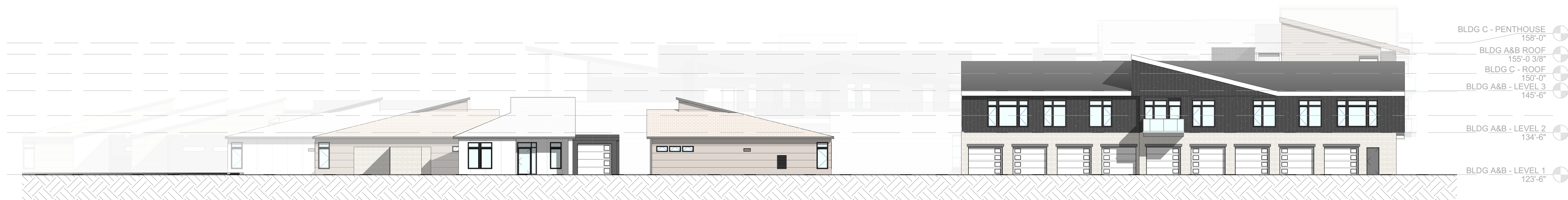
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PA 21-054

MATERIALS & FINISHES

KEYNOTE	TEXTURE	DESCRIPTION	FINISH
C-1.1		COMPOSITE FIBER CEMENT SIDING	TAUPE (OR SIMILAR)
C-1.2		COMPOSITE FIBER CEMENT SIDING	DARK GRAY
C-2.1		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	WHITE
C-2.2		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	DARK GRAY
C-3		STONE VENEER	GRAY
C-4.1		BRAKE METAL PANEL	DARK GRAY
C-4.2		BRAKE METAL PANEL	BLACK
C-5		WOOD - DOUGLAS FIR	
GR-1		GUARD RAIL	DARK GRAY
WD-1		WOOD STRUCTURAL MEMBER	
GL-0		GLAZING	
GDR-01		GARAGE DOOR	

[illegible]

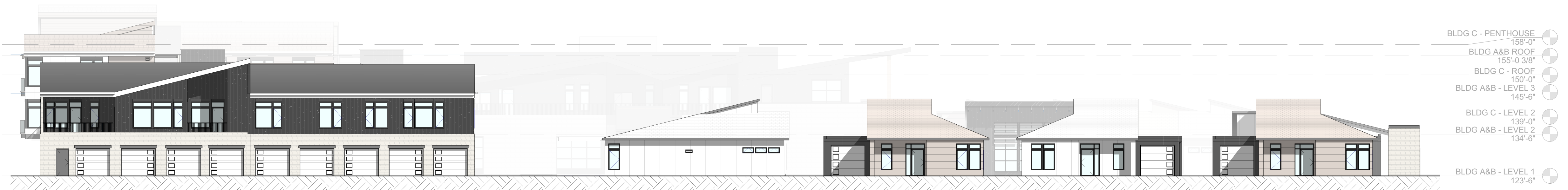
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1/16" = 1'-0"



2 SITE ELEVATION - EAST
1/16" = 1'-0"



3 SITE ELEVATION - SOUTH
1/16" = 1'-0"



4 SITE ELEVATION - WEST
1/16" = 1'-0"

**PERKINS —
EASTMAN**
1809 7th Ave., Suite 800
Seattle, WA 98101
T. +1 206 284 5624

Owner:

Structural

Mechanical & Plumbing

Electrical:

Lighting Consultant

Food Service:

Interior Design:

Lighting Consultant

BLDG C - PENTHOUSE
158'-0"

BLDG A&B ROOF
155'-0 3/8"

BLDG C - ROOF
150'-0"

BLDG A&B - LEVEL 3
145'-6"

BLDG C - LEVEL 2
139'-0"

BLDG A&B - LEVEL 2
134'-6"

BLDG C - LEVEL 1
124'-0"

PROJECT TITLE:

JCC CASCADE
VILLAGE

#####

PROJECT No: #####

DRAWING TITLE:
ELEVATIONS - SITE
ELEVATIONS

SCALE: 1/16" = 1'-0"

A3111

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MATERIALS & FINISHES

KEYNOTE	TEXTURE	DESCRIPTION	FINISH
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C-1.2		COMPOSITE FIBER CEMENT SIDING	DARK GRAY
C-2.1		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	WHITE
C-2.2		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	DARK GRAY
C-3		STONE VENEER	GRAY
C-4.1		BRAKE METAL PANEL	DARK GRAY
C-4.2		BRAKE METAL PANEL	BLACK
C-5		WOOD - DOUGLAS FIR	

KEYNOTE	TEXTURE	DESCRIPTION	FINISH
GR-1		GUARD RAIL	DARK GRAY
WD-1		WOOD STRUCTURAL MEMBER	
GL-0		GLAZING	
GDR-01		GARAGE DOOR	

GENERAL NOTES

MATERIAL AND FINISH COMBINATIONS VARY PER BUILDING. SEE ELEVATIONS FOR LOCATION

[illegible]

REAL



1 BUILDING A - NORTH ELEVATION
1/8" = 1'-0"

$$1/8'' = 1'-0''$$


2 BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"

$$1/8'' = 1'-0''$$

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4/4/2025 4:01:48 PM

KEY PLAN

**PERKINS —
EASTMAN**
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Owner:

Structural

Mechanical & Plumbing

Electrical

Lighting Consultant

Food Service

Interior Design:

Lighting Consultant

PROJECT TITLE:

JCC CASCADE
VILLAGE

#####

PROJECT No: #####

DRAWING TITLE:
ELEVATIONS - BLDG
A

SCALE: As indicated

.A3000

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KEYNOTE	TEXTURE	DESCRIPTION	FINISH
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C-1.2		COMPOSITE FIBER CEMENT SIDING	DARK GRAY
C-2.1		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	WHITE
C-2.2		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	DARK GRAY
C-3		STONE VENEER	GRAY
C-4.1		BRAKE METAL PANEL	DARK GRAY
C-4.2		BRAKE METAL PANEL	BLACK
C-5		WOOD - DOUGLAS FIR	

[illegible]

MATERIAL AND FINISH COMBINATIONS VARY PER BUILDING. SEE ELEVATIONS FOR LOCATION



**PERKINS —
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T. +1 206 284 5624

Owner:

Structural:

Mechanical & Plumbing:

Electrical:

Lighting Consultant:

Food Service:

Interior Design:

Lighting Consultant:



#####

PROJECT No: #####

DRAWING TITLE:

ELEVATIONS - BLDG A

SCALE: As indicated

.A3101

#####

KEYNOTE	TEXTURE	DESCRIPTION	FINISH
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C-2.1		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	WHITE
C-2.2		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	DARK GRAY
C-3		STONE VENEER	GRAY
C-4.1		BRAKE METAL PANEL	DARK GRAY
C-4.2		BRAKE METAL PANEL	BLACK
C-5		WOOD - DOUGLAS FIR	

[illegible]

MATERIAL AND FINISH COMBINATIONS VARY PER BUILDING. SEE ELEVATIONS FOR LOCATION


$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$

KEY PLAN

Owner:

Structural

Mechanical & Plumbing

Electrical

Lighting Consultant

Food Service

Interior Design:

Lighting Consultant

PROJECT TITLE:

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PROJECT No: #####

DRAWING TITLE

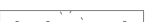
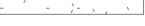
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MATERIALS & FINISHES

KEYNOTE	TEXTURE	DESCRIPTION	FINISH
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C-2.1		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	WHITE
C-2.2		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	DARK GRAY
C-3		STONE VENEER	GRAY
C-4.1		BRAKE METAL PANEL	DARK GRAY
C-4.2		BRAKE METAL PANEL	BLACK
C-5		WOOD - DOUGLAS FIR	

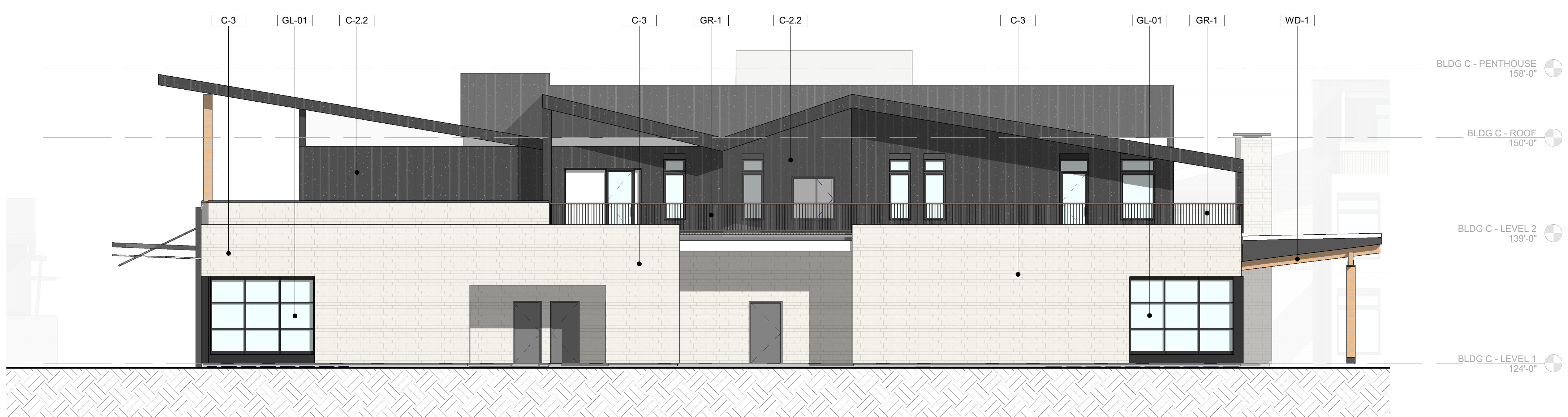
KEYNOTE	TEXTURE	DESCRIPTION	FINISH
GR-1		GUARD RAIL	DARK GRAY
WD-1		WOOD STRUCTURAL MEMBER	
GL-0		GLAZING	
GDR-01		GARAGE DOOR	

GENERAL NOTES

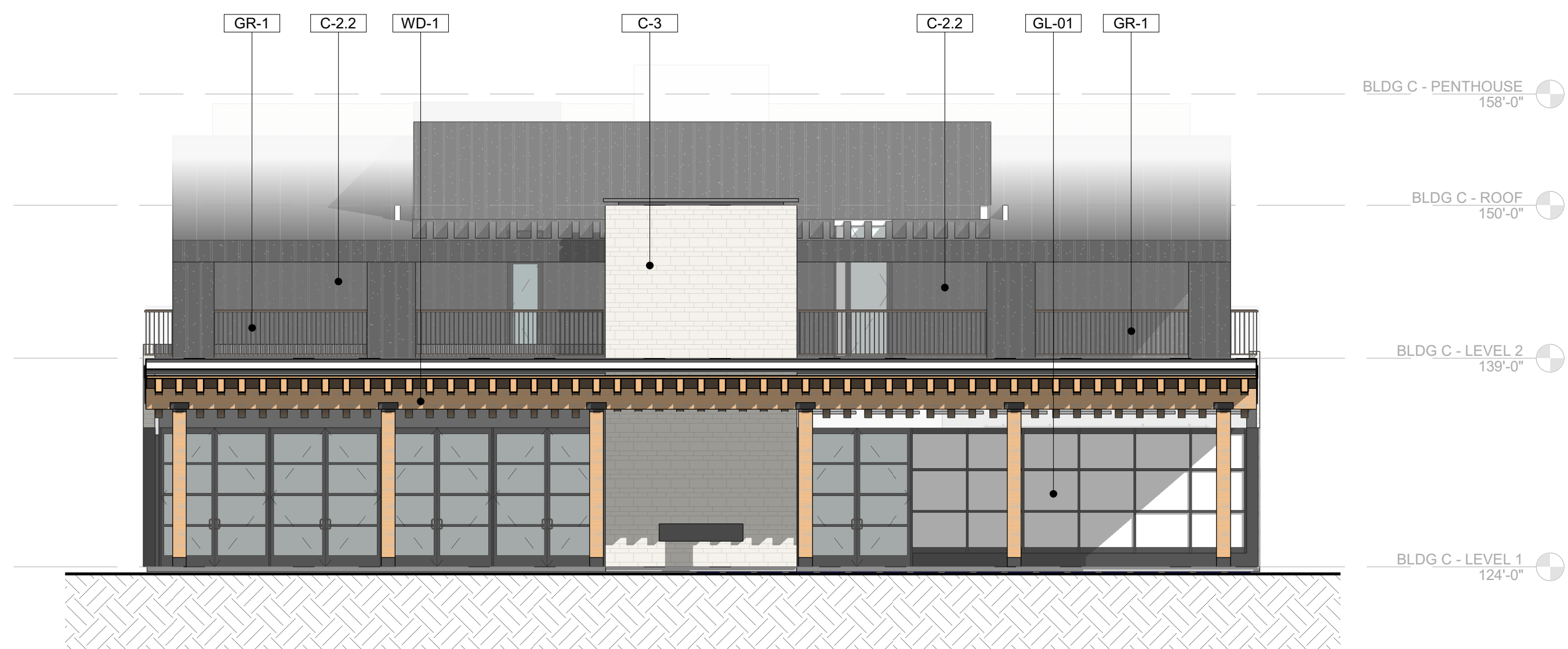
MATERIAL AND FINISH COMBINATIONS VARY PER BUILDING. SEE ELEVATIONS FOR LOCATION



3 BLDG C - SOUTH ELEVATION
1/8" = 1'-0"



2 BLDG C - EAST ELEVATION
1/8" = 1'-0"



1 BLDG C - NORTH ELEVATION
1/8" = 1'-0"



4 BLDG C - WEST ELEVATION
1/8" = 1'-0"

[illegible]

REAL

KEY PLAN

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Lighting Consultant

PROJECT TITLE:

JCC CASCADE
VILLAGE

#####

PROJECT No: #####

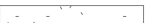
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ELEVATIONS - BLDG
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SCALE: As indicated

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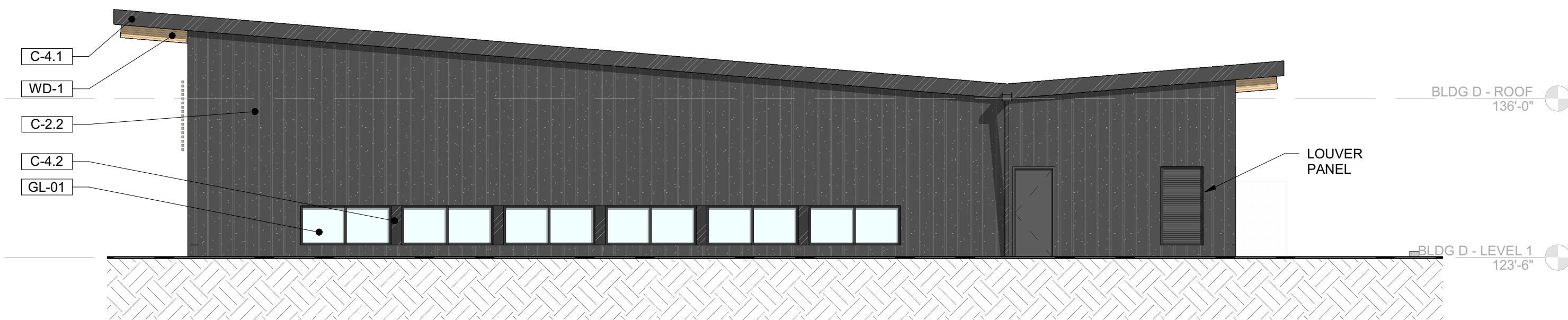
MATERIALS & FINISHES

KEYNOTE	TEXTURE	DESCRIPTION	FINISH
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C-1.2		COMPOSITE FIBER CEMENT SIDING	DARK GRAY
C-2.1		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	WHITE
C-2.2		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	DARK GRAY
C-3		STONE VENEER	GRAY
C-4.1		BRAKE METAL PANEL	DARK GRAY
C-4.2		BRAKE METAL PANEL	BLACK
C-5		WOOD - DOUGLAS FIR	

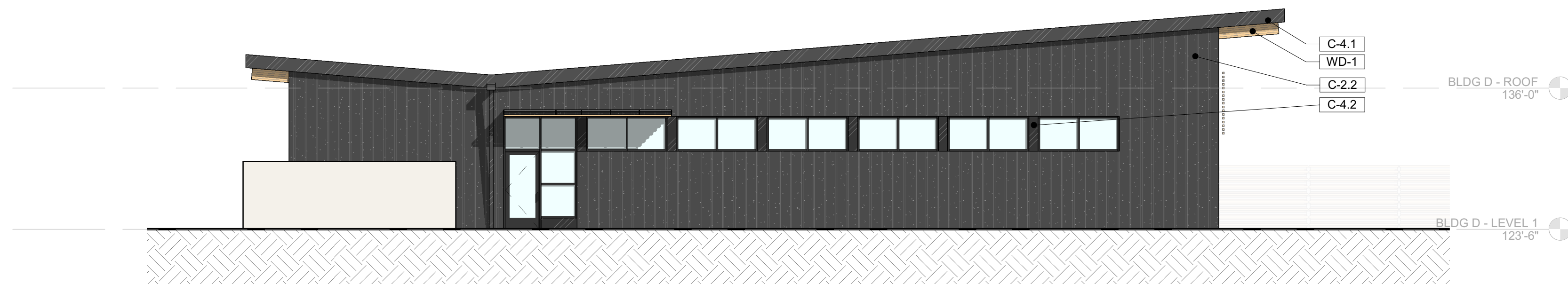
KEYNOTE	TEXTURE	DESCRIPTION	FINISH
GR-1 WD-1 GL-0 GDR-01		GUARD RAIL WOOD STRUCTURAL MEMBER GLAZING GARAGE DOOR	DARK GRAY

GENERAL NOTES

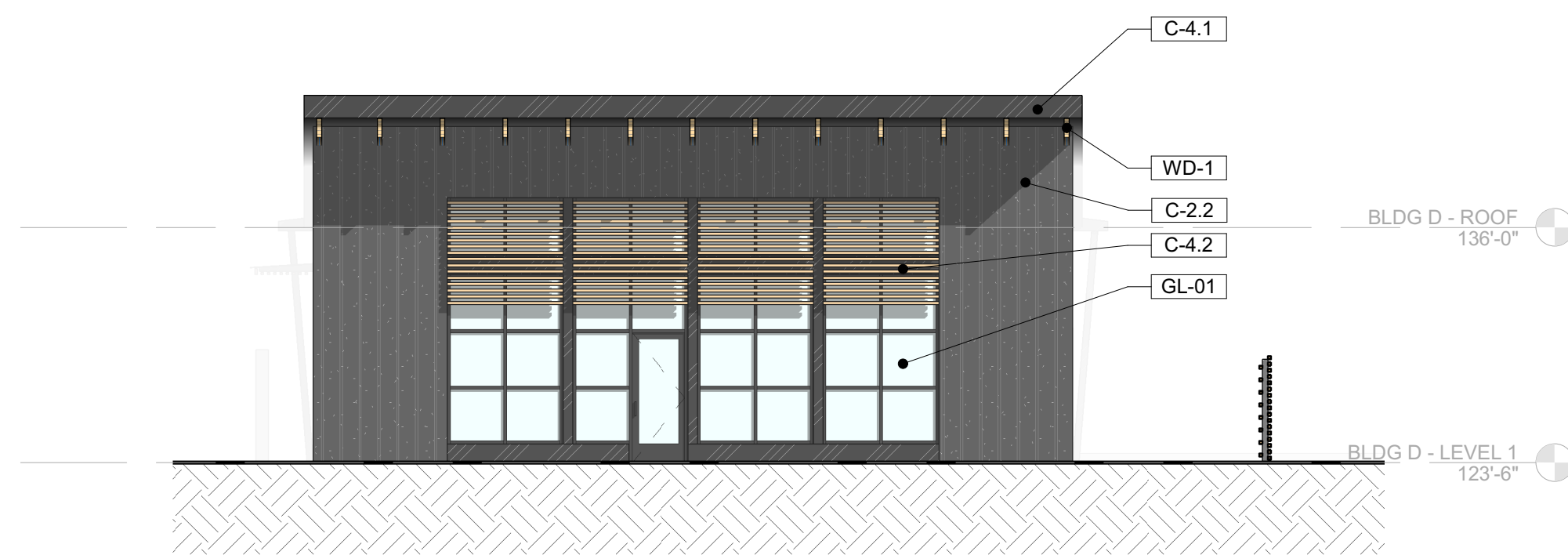
MATERIAL AND FINISH COMBINATIONS VARY PER BUILDING. SEE ELEVATIONS FOR LOCATION



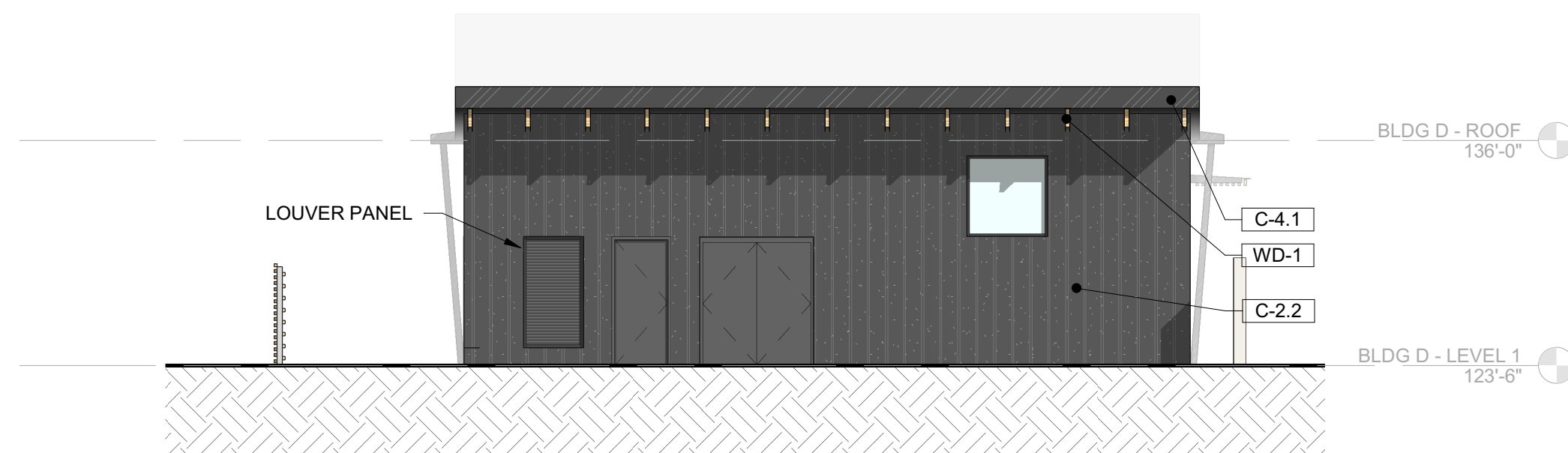
3 BLDG D - SOUTH ELEVATION
1/8" = 1'-0"



1 BLDG D - NORTH ELEVATION
1/8" = 1'-0"



4 BLDG D - WEST ELEVATION
1/8" = 1'-0"



2 BLDG D - EAST ELEVATION
1/8" = 1'-0"

[illegible]

REAL

KEY PLAN

**PERKINS —
EASTMAN**
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T. +1 206 284 5624

Owner:

Structural

Mechanical & Plumbing

Electrical

Lighting Consultant

Food Service

Interior Design:

Lighting Consultant

PROJECT TITLE:

JCC CASCADE
VILLAGE

#####

PROJECT No: #####

DRAWING TITLE

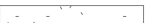
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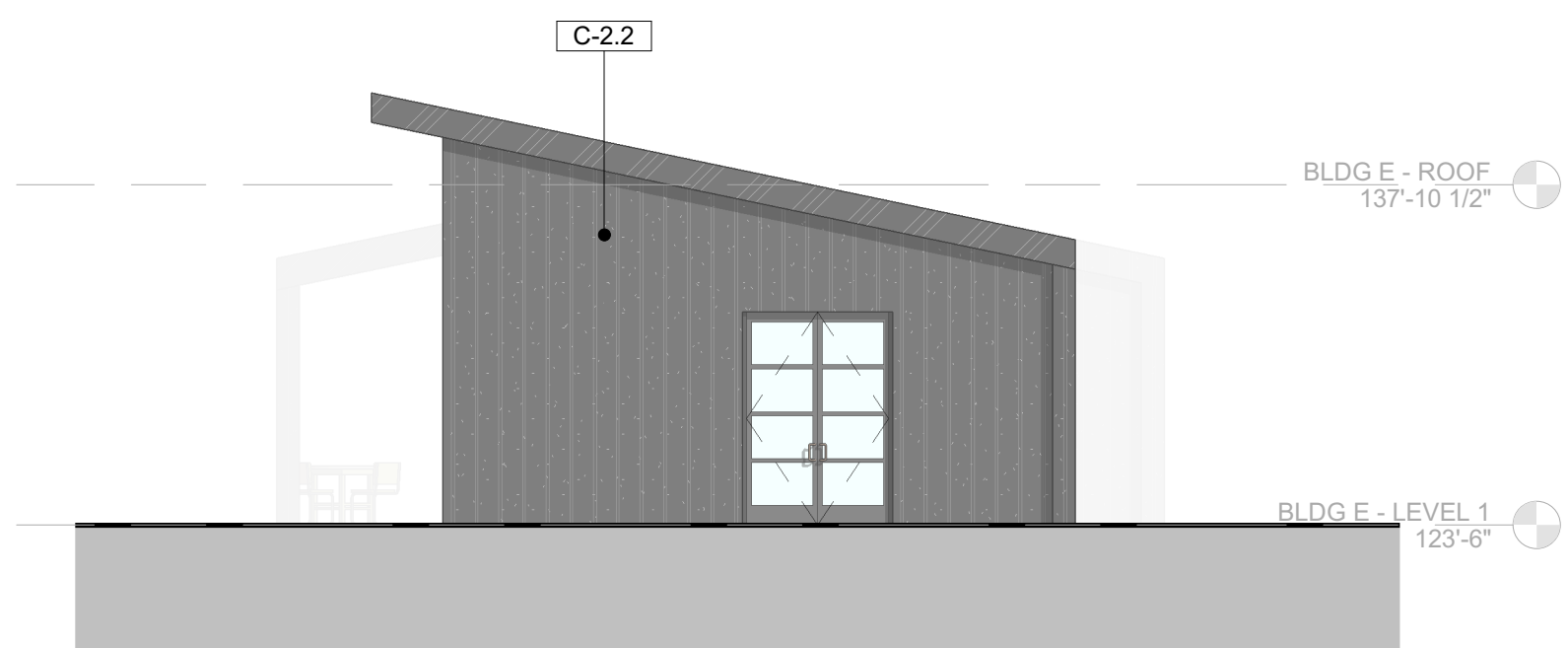
MATERIALS & FINISHES

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C-1.2		COMPOSITE FIBER CEMENT SIDING	DARK GRAY
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C-2.2		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	DARK GRAY
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C-4.2		BRAKE METAL PANEL	BLACK
C-5		WOOD - DOUGLAS FIR	

KEYNOTE	TEXTURE	DESCRIPTION	FINISH
GR-1		GUARD RAIL	DARK GRAY
WD-1		WOOD STRUCTURAL MEMBER	
GL-0		GLAZING	
GDR-01		GARAGE DOOR	

GENERAL NOTES

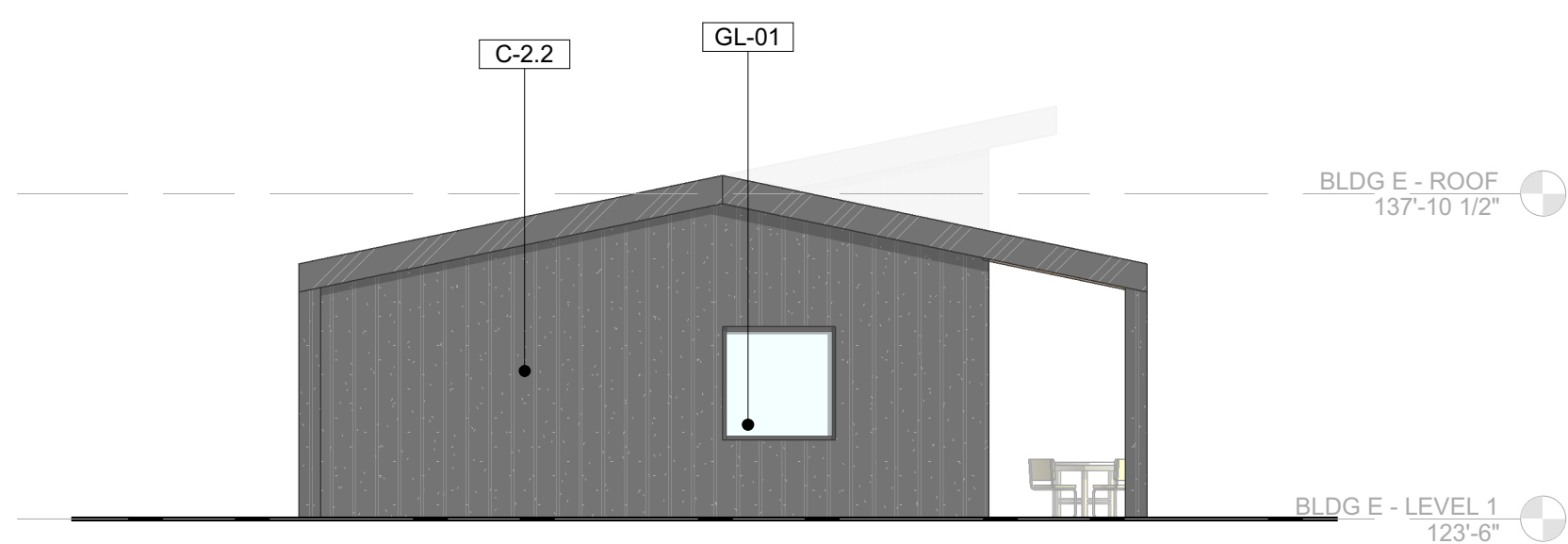
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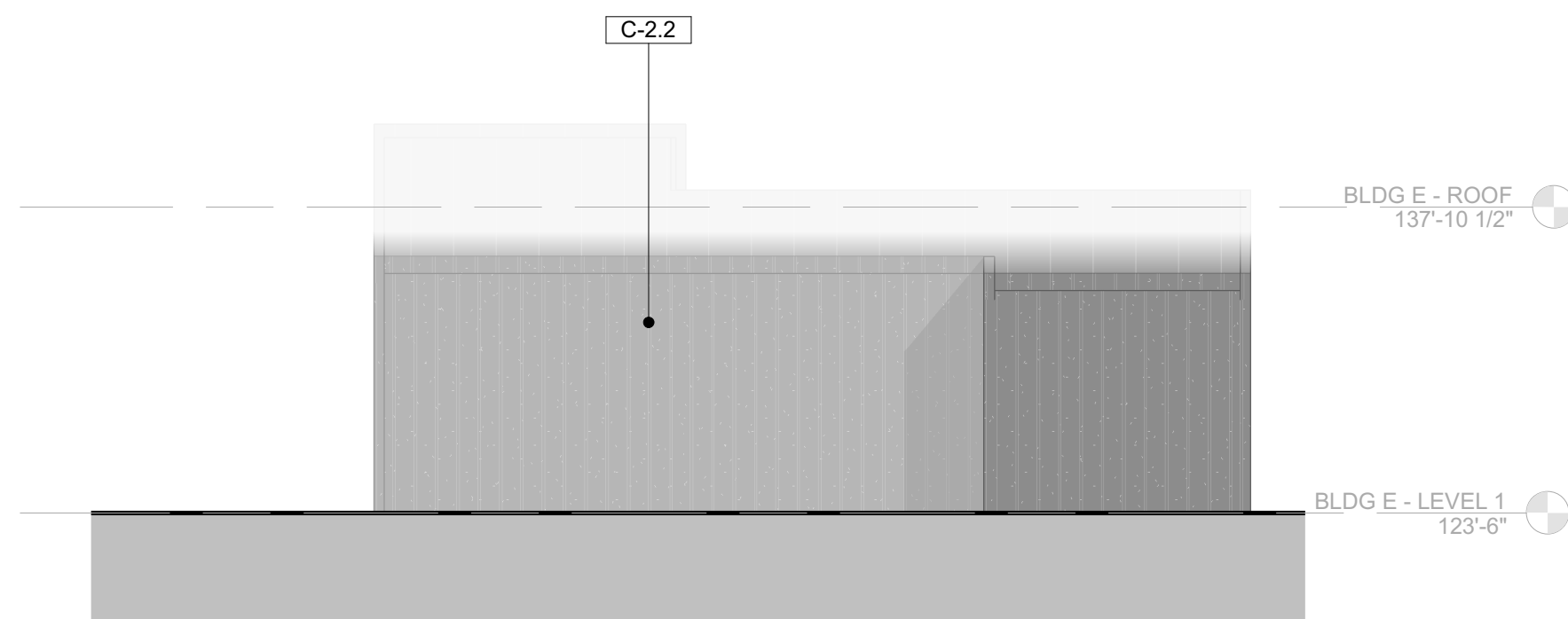
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1/8" = 1'-0"



2 BUILDING E - EAST ELEVATION
1/8" = 1'-0"



3 BUILDING E - SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING E - WEST ELEVATION
1/8" = 1'-0"

[illegible]

REAL

KEY PLAN

**PERKINS —
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Owner:

Structural

Mechanical & Plumbing

Electrical:

Lighting Consultant:

Food Service:

Interior Design:

Lighting Consultant:

PROJECT TITLE:

JCC CASCADE
VILLAGE

#####

PROJECT No: #####

DRAWING TITLE

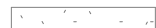
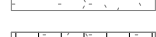
ELEVATIONS - BLDG

SCALE: As indicated

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MATERIALS & FINISHES

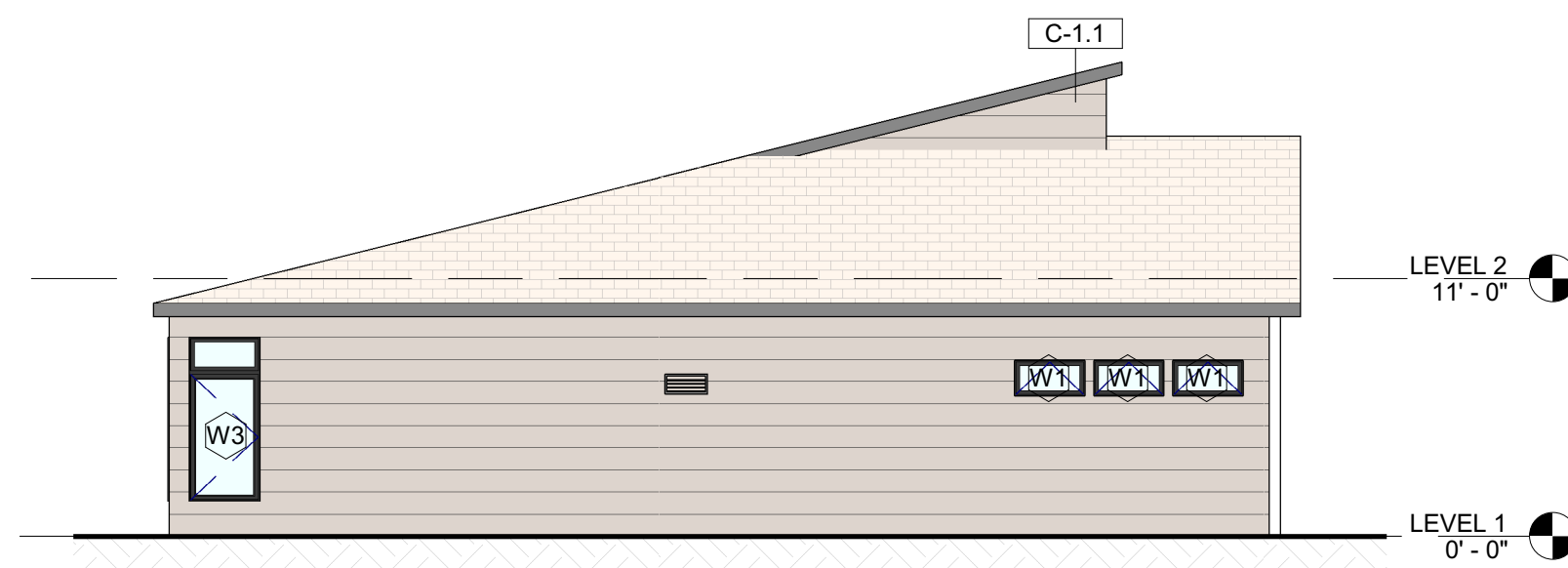
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C-1.2		COMPOSITE FIBER CEMENT SIDING	DARK GRAY
C-2.1		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	WHITE
C-2.2		COMPOSITE FIBER CEMENT SIDING - BOARD & BATTEN	DARK GRAY
C-3		STONE VENEER	GRAY
C-4.1		BRAKE METAL PANEL	BLACK
C-5		WOOD - DOUGLAS FIR	TBD
GR-1		GUARD RAIL	DARK GRAY

GENERAL NOTES

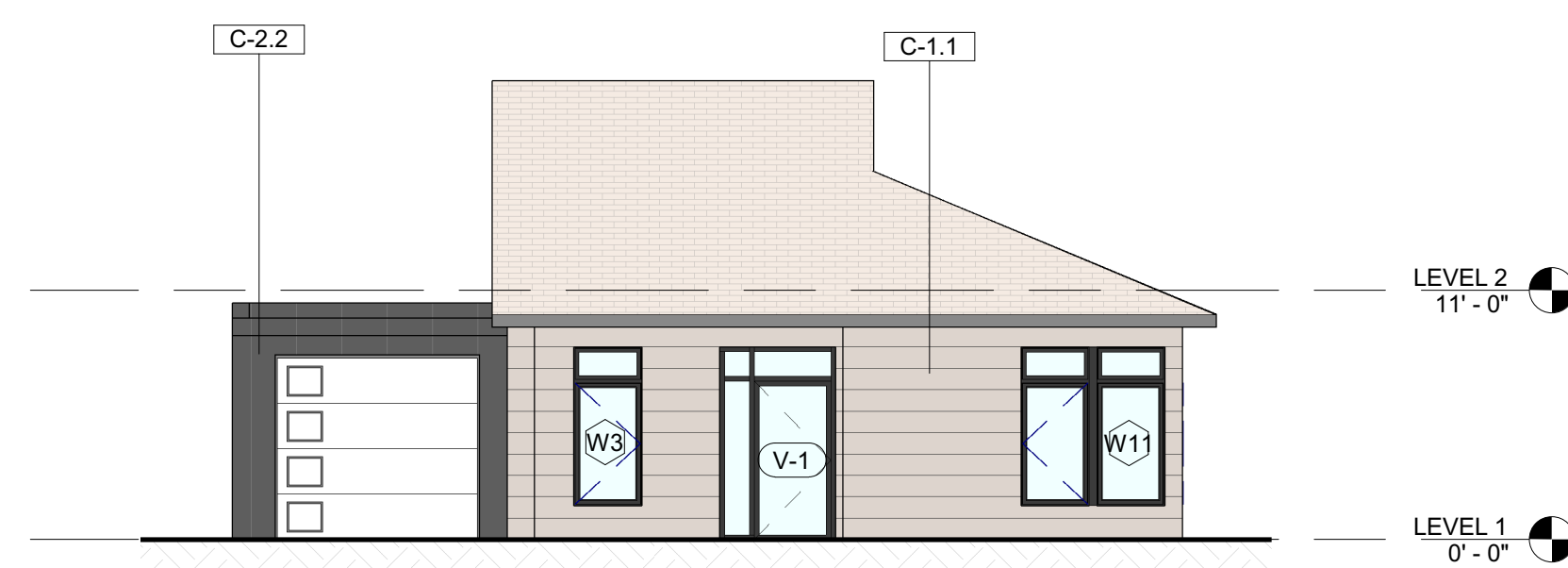
MATERIAL AND FINISH COMBINATIONS VARY PER BUILDING. SEE ELEVATIONS FOR LOCATION.



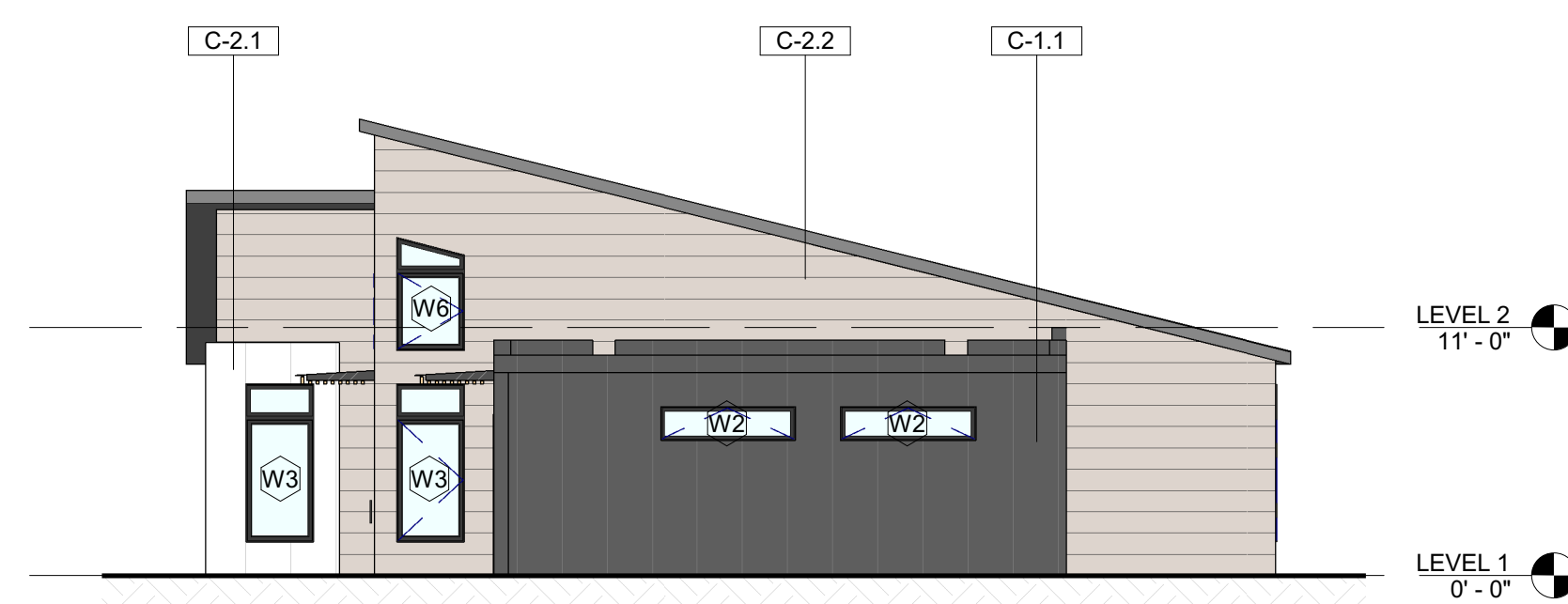
1 VILLA BACK ELEVATION



2 VILLA RIGHT ELEVATION



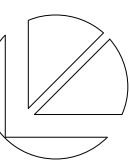
3 VILLA FRONT ELEVATION



4 VILLA LEFT ELEVATION
1/8" = 1'-0"

[illegible]

SEAL



KEY PLAN

**PERKINS —
EASTMAN**
1809 7th Ave., Suite 800
Seattle, WA 98101
T. +1 206 284 5624

Owner

Structural

Mechanical & Plumbing

Electrical

Lighting Consultant

Food Service

Interior Design:

Lighting Consultant

PROJECT TITLE:

#####

#####

PROJECT No: #####

DRAWING TITLE

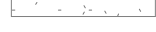
ELEVATIONS

SCALE: As indicated

A3000

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MATERIALS & FINISHES

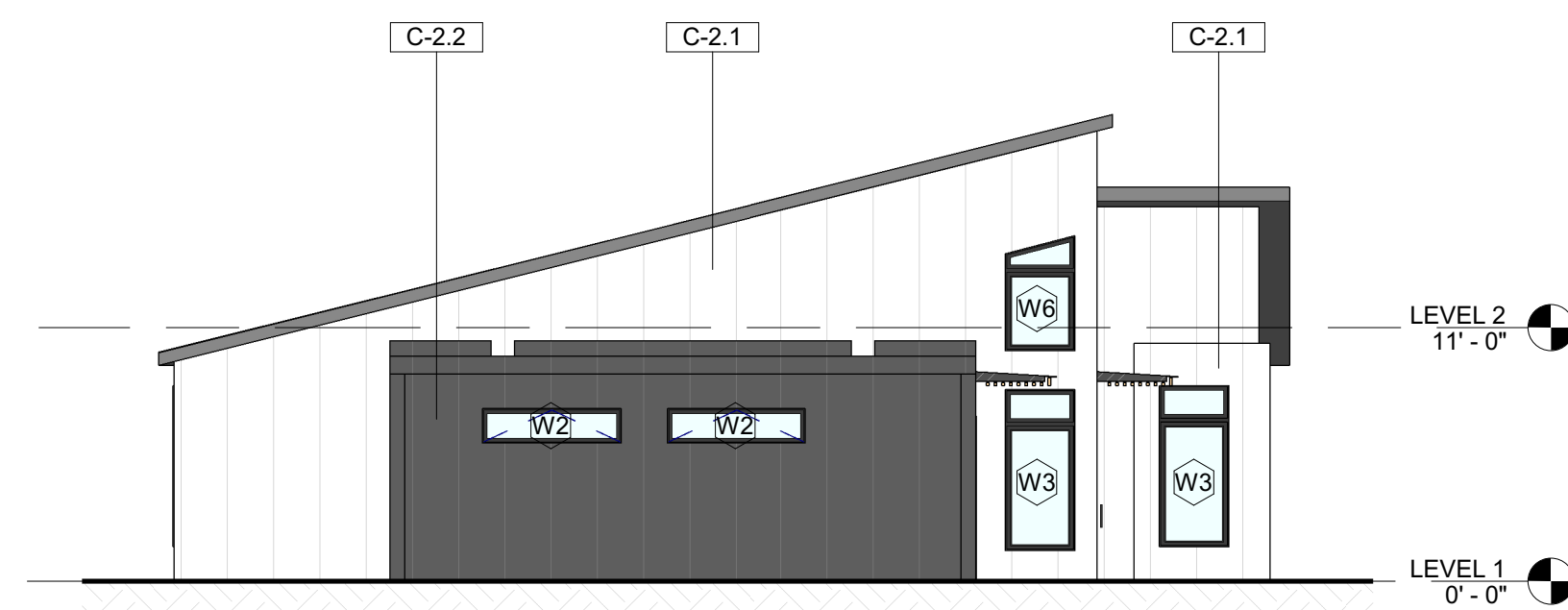
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C-3		STONE VENEER	GRAY
C-4.1		BRAKE METAL PANEL	BLACK
C-5		WOOD - DOUGLAS FIR	TBD
GR-1		GUARD RAIL	DARK GRAY

GENERAL NOTES

MATERIAL AND FINISH COMBINATIONS VARY PER BUILDING. SEE ELEVATIONS FOR LOCATION.



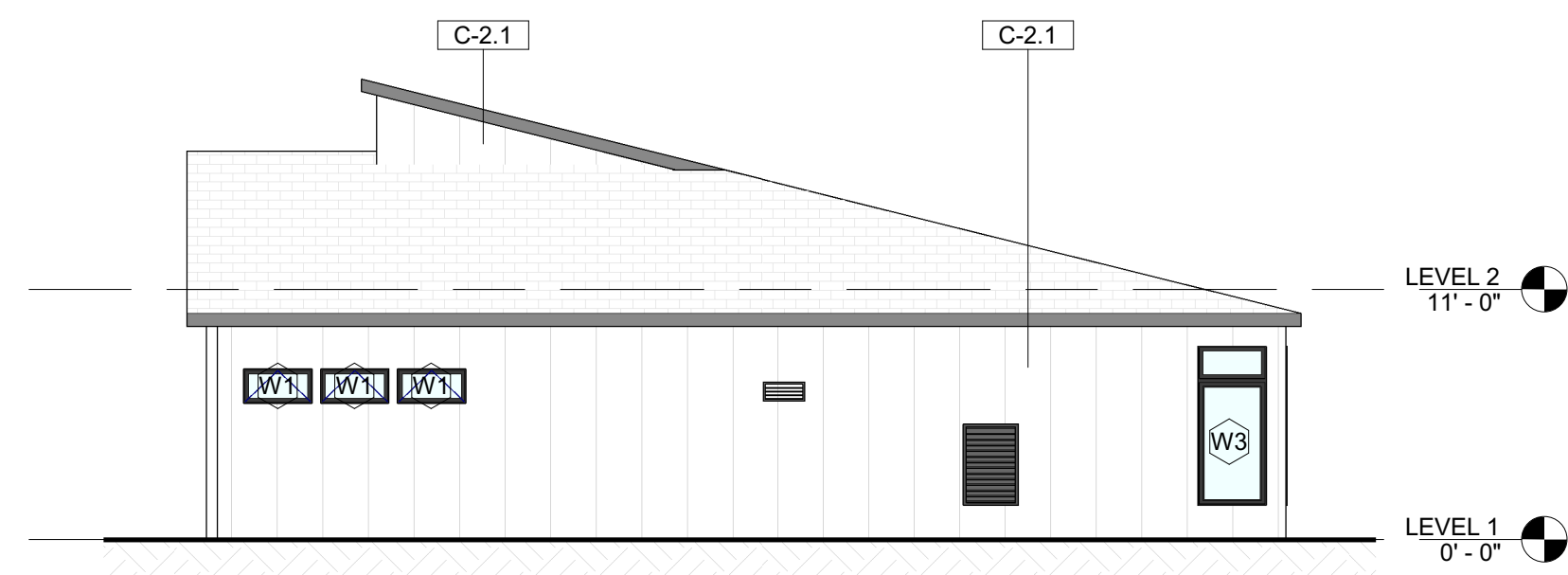
3 VILLA FRONT ELEVATION
1/8" = 1'-0"



4 VILLA RIGHT ELEVATION
1/8" = 1'-0"



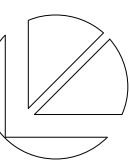
2 VILLA BACK ELEVATION



1 VILLA LEFT ELEVATION
1/8" = 1'-0"

[illegible]

SEAL



KEY PLAN

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1809 7th Ave., Suite 800
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Owner:

Structural

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Food Service

Interior Design:

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PROJECT TITLE:

#####

#####

PROJECT No: #####

DRAWING TITLE

ELEVATIONS

SCALE: As indicated

A3000

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Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 5, 2025
SUBMITTED BY:	Angela Gemmer, Community Development
ITEM TYPE:	Discussion Item
AGENDA SECTION:	Discussion Items
SUBJECT:	Unit Lot Subdivisions - Policy Discussion
SUGGESTED ACTION:	Discussion only. No action requested at this time.

SUMMARY:

In April 2023, Washington State adopted [Senate Bill \(SB\) 5258](#) which includes various provisions pertaining to condominiums and townhouses and requires that jurisdictions allow for unit lot subdivisions as part of their short plat regulations. SB 5258, which is codified in [RCW 58.17.060\(3\)](#), took effect on July 23, 2023 states:

“All cities, towns, and counties shall include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. Portions of the parent lot not subdivided for individual lots shall be owned in common by the owners of the individual unit lots, or by a homeowners’ association comprised of the owners of the individual unit lots.”

A Unit Lot Subdivision (ULS) is a subdivision process that allows for the subdivision of a parent lot (i.e. original lot or parcel) into “unit lots” (i.e. child lots). In a ULS, the structure(s) are on a parent lot which is required to meet all applicable dimensional (i.e. setback, building coverage) standards while the individual “unit lots” are not required to. ULS are most often used to subdivide townhouses and other attached units along the walls that separate the units; however, the ULS process can also be used for the subdivision of multiple detached structures located on a parent lot (e.g. cottages, accessory dwelling units, a house and a duplex, etc.). ULS allow for the creation of individual, fee simple legal lots, which can be sold separately. To use the ULS process, the proposed unit lots must occupy their own foundation area on the land. In other words, ULS cannot be used for vertically stacked dwelling units; the condominium process must be used if separate ownership of vertically stacked units is desired.

The State's Unit Lot Subdivision requirements are separate standards that are relate to the Middle Housing standards and will be brought forward in an overall package with the Middle Housing standards. At this time, the City is required to allow ULS as part of their short subdivision regulations (i.e. up to 9 lots) and to allow for Middle Housing; however, recent legislation is expected to require that ULS be allowed for both short subdivisions and subdivisions in 2027. The attached memo provides an overview of ULS, along with a summary of what other jurisdictions are doing, and policy considerations for which City Council direction is requested.

Staff respectfully requests that City Council review the materials for this workshop item and consider the questions that staff seeks policy direction on. Policy direction from City Council will enable staff to complete work on the Unit Lot Subdivision standards, which are anticipated to be presented to City Council at the July work session.

ATTACHMENTS:

[Memo Unit Lot Subdivisions - Policy Discussion](#)

MEMORANDUM

DATE: May 5, 2025

TO: City Council

FROM: Angela Gemmer, Principal Planner

SUBJECT: Unit Lot Subdivisions

ECC: Jennifer Stapleton, City Administrator
Jeff Wilson, Interim Community Development Director
Chris Holland, Planning Manager

Attached:

Exhibit 1	Senate Bill (SB) 5258
Exhibit 2	MRSC Unit Lot Subdivision Article
Exhibit 3	Department of Commerce – Unit Lot Subdivision Fact Sheet
Exhibit 4	Department of Commerce – Middle Housing User Guide
Exhibit 5	Examples of Unit Lot Subdivisions allowed by neighboring cities
Exhibit 6	Senate Bill (SB) 5559

Introduction

In April 2023, Washington State adopted [Senate Bill \(SB\) 5258](#) (**Exhibit 1**) which includes various provisions pertaining to condominiums and townhouses, and requires that jurisdictions allow for unit lot subdivisions as part of their short plat regulations. SB 5258, which is codified in [RCW 58.17.060\(3\)](#), took effect on July 23, 2023 states:

“All cities, towns, and counties shall include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. Portions of the parent lot not subdivided for individual lots shall be owned in common by the owners of the individual unit lots, or by a homeowners’ association comprised of the owners of the individual unit lots.”

This memo provides an overview of Unit Lot Subdivisions, which is based on **Exhibit 3**¹, along with a summary of what other jurisdictions are doing, and policy considerations.

What are Unit Lot Subdivisions?

A Unit Lot Subdivision (ULS) is a subdivision process that allows for the subdivision of a parent lot (i.e. original lot or parcel) into “unit lots” (i.e. child lots). In a ULS, the structure(s) are on a parent lot which is required to meet all applicable dimensional (i.e. setback, building coverage) standards while the individual “unit lots” are not required to. ULS are most often used to subdivide townhouses and other attached units along the walls that separate the units; however, the ULS process can also be used for the subdivision of multiple detached structures located on a parent lot (e.g. cottages, accessory dwelling units, a house and a duplex, etc. as shown in **Figure 1** on the following page). ULS allow for the creation of individual, fee simple legal lots, which can be sold separately. To use the ULS process, the proposed

¹ Please refer to Exhibit 2 for further detail on some of the general Unit Lot Subdivision information contained in this memo.

unit lots must occupy their own foundation area on the land. In other words, ULS cannot be used for vertically stacked dwelling units; the condominium process must be used if separate ownership of vertically stacked units is desired.

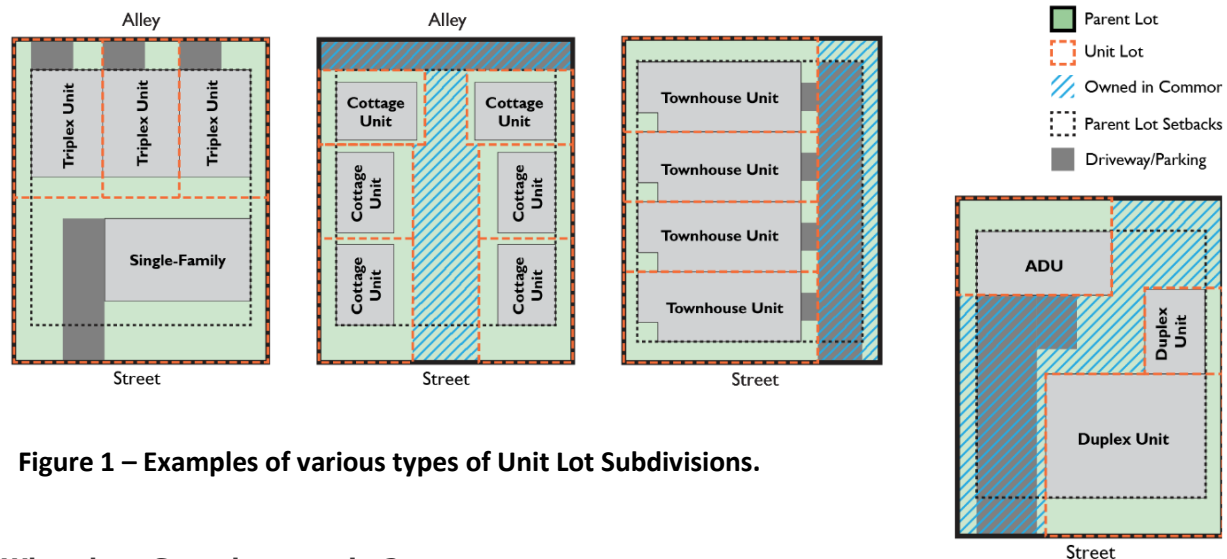


Figure 1 – Examples of various types of Unit Lot Subdivisions.

What does State law require?

Currently, State law requires that ULS be included in the short plat process. This means that a ULS must be allowed up to the number of lots allowed through the jurisdiction's short plat process. The City of Marysville allows short plats up to nine (9) lots, so must also allow ULS up to 9 lots. Portions of the subdivided parent lot not subdivided into unit lots are required to be owned in common by the individual unit lot owners or a homeowners' association (see areas with light blue diagonal lines shown in **Figure 1** above).

What are the similarities and differences between condominiums and Unit Lot Subdivisions?

	Unit Lot Subdivision *	Condominium *
Options for ownership of underlying land	Individual Combination of individual and common interest	Common interest
Options for management of common area(s)	HOA Other formal common arrangement such as plat restrictions/notes	HOA
Allows separate ownership of ADUs	Yes	Yes
Warranty **	Not required	Four-year implied warranty of quality
Processing	Short plat through jurisdiction	State process with notice to County auditor May require jurisdiction process***
Typical Processing Steps	City/county platting process: - Application - Notice, if applicable - Preliminary approval - Final approval - Recording	- Check with local jurisdiction for any processing requirements - Housing code inspection - Issuance of a Notice of Condominium Conversion

		- Public offering statement - Selling units to individual buyers - Filing a declaration with the local government
*A condominium and ULS can also be combined in cases where a unit lot has stacked units and separate unit ownership is desired. **In Washington state, a condominium warranty includes a two-year materials and labor warranty, a five-year building envelope warranty, and a 10-year structural defects warranty. ***Some jurisdictions require condominium conversions to be reviewed through a local process, such as a binding site plan. The application and review processes should be clearly defined in a jurisdiction's code. Marysville does not currently require a local review. Source: Commerce's Unit Lot Subdivision Fact Sheet		

What types of subdivisions can occur with the Unit Lot Subdivision process?

Unit Lot Subdivisions can be used to subdivide attached or detached housing where the dwelling units are not stacked since a ULS divides the land. A condominium is needed to allow for individual sale of stacked units. In Washington state, it appears that ULS have most commonly been used to enable zero-lot line subdivision of townhouses and cottage housing.

Middle Housing. Jurisdictions subject to the Middle Housing statute ([House Bill 1110](#) codified in [RCW 36.70A.635](#)) are required to allow zero-lot line ULS up to the Middle Housing density required of the jurisdiction. For Marysville, this is two (2) units on any lot primarily designated for residential, or four (4) units on any lot primarily designated for residential when a) one dedicated affordable housing unit is provided, or b) the lot is within ¼ mile of a major transit stop.

Accessory Dwelling Units. The Accessory Dwelling Unit statute ([House Bill 1337](#) codified in [RCW 36.70A.681](#)) mandates that at least two accessory dwelling units (ADUs) be allowed on all lots that are located in residential zones that allow single family residences. This statute also indicates that a jurisdiction cannot prohibit the sale or conveyance of a condominium unit for a residence that was originally an accessory dwelling unit. Therefore, accessory dwelling units must be allowed to be subdivided using either the ULS or condominium process. The allowed number of accessory dwelling units would be based on the parent lot.

Detached Single Family Residences. ULS can also be used to subdivide detached single-family residences. For example:

- The retention of an SFR or construction of a new SFR when infill housing (e.g. Middle Housing or ADUs) are built on the lot; and
- Constructing multiple detached units (e.g. cottage, duplexes) on a parent lot.

How are dimensional standards applied to Unit Lot Subdivisions?

In a Unit Lot Subdivision, the dimensional standards for the zone in which the property is located apply to the parent lot. The development of the parent lot as a whole must meet the required dimensional standards. Dimensional standards that apply to the parent lot, but not the individual unit lot, include:

- Lot size and width
- Setbacks (front, side, rear, street) and projections (e.g. eaves, bay windows, etc.)
- Building and impervious surface allowances

Individual unit lots are still subject to maximum building height requirements and the underlying density for the parent lot. To ensure that the dimensional limitations for the parent lot are complied with,

Commerce recommends that restrictions be placed on the plat indicating that “subsequent additions or modifications to structure(s) shall not create a nonconformity of the parent lot.”

How are common areas treated?

Pursuant to RCW 58.17.060(3), the “portions of the parent lot not subdivided for individual lots shall be owned in common by the owners of the individual unit lots, or by a homeowners’ association comprised of the owners of the individual unit lots.” Common areas include access, open space, and similar areas, and are legal lots of record. It is important to document how common areas may be used; how maintenance and repair should be addressed; and how financial responsibilities such as utility bills and taxes should be handled. Additional discussion on this along with Homeowners’ Association, Common Ownership arrangements, access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) is provided in **Exhibit 3**.

How is off-street parking provided?

Off-street parking may be in a common area on the parent lot, on the unit lot with the respective dwelling unit, or on a different unit lot than the one with the dwelling unit. For parking located on a different unit lot, easements must be provided.

How are utilities handled?

Commerce advises flexibility in the provision of water, sewer, stormwater, electrical, and other utility connections (see **Exhibit 3**). Based on discussions with Marysville Public Works staff, it is recommended that Middle Housing (including ADUs) be required to provide separate water and sewer connections so that if the units are subdivided the owner retains control and maintenance responsibilities over their personal utility connection. This would also allow for individual utility bills so that each owner or tenant is only responsible for their personal utility bills. Further discussion with Public Works regarding the treatment of stormwater facilities.

What is the review and approval process for Unit Lot Subdivisions?

Commerce recommends that Unit Lot Subdivisions be processed through the same application, review and approval procedures as a short subdivision. In staff’s research on ULS, the codes of several Snohomish County and a couple King County jurisdictions were reviewed (as described further below). Most jurisdictions do not currently appear to have a limit on the number of units that can be created through the ULS process (i.e. they do not limit the number of units that can be created to nine (9)).

Other jurisdictions’ ULS codes are either largely stand-alone codes that fully address the ULS process, or are short code sections that specifically address ULS and supplement the jurisdiction’s standard short subdivision or subdivision codes. Most jurisdictions’ codes direct the reader to follow their standard short subdivision process when between four (4) and nine (9) unit lots² are proposed to be created, or to the standard subdivision process when the unit lots proposed for creation exceed the short plat threshold.

When an application is received, it is reviewed for consistency with code. After required infrastructure improvements are made, a final plat map is recorded with the County Auditor’s Office. It should be noted that jurisdictions can elect to allow the ULS to be recorded (e.g. to subdivide off a lot for sale) prior to infrastructure improvements being made.

What jurisdictions currently have ULS regulations and what do they allow?

The codes of 21 jurisdictions (all Snohomish County cities plus four King County cities) were reviewed to determine whether they currently have ULS provisions in place and, if so, what their codes allow. Half of Snohomish County cities currently have ULS provisions and half do not.³ Some sample Unit Lot Subdivision projects from surrounding cities is attached (see **Exhibit 5**).

² Jurisdictions may elect to either allow short plats up to four (4) or nine (9) lots. Marysville allows short plats up to 9 lots.

³ In Snohomish County, Arlington, Bothell, Edmonds, Everett, Granite Falls, Lake Stevens, Lynnwood, Mountlake Terrace, and Snohomish allow Unit Lot Subdivisions, while Brier, Gold Bar, Kirkland, Mill Creek, Monroe, Stanwood, Sultan, and Woodway do not appear to have Unit Lot Subdivision standards at this time. In King County, Bellevue, Redmond, and Renton allow Unit Lot Subdivisions, while Kirkland does not appear to.

- **Lot Limit.** For both counties, among all of the jurisdictions whose codes were reviewed, there does not appear to be any jurisdictions that cap the amount of unit lots which can be created. This is despite jurisdictions currently being able to limit ULS to their short plat threshold (of 4 or 9 lots).
- **Access.** It appears that most cities allowing ULS allow the access to be a private drive aisle; however, both public and private roads, and alleys are mentioned in some cities' codes as providing access.
- **Eligible Unit Types.** Currently several cities allowing ULS limit them to divisions involving townhouses or cottages; however, other cities allow a variety of attached and detached housing types to be unit lot subdivided. The [Department of Commerce – Middle Housing User Guide \(Exhibit 4\)](#) indicates that ULS will need to be allowed up to the Middle Housing density allowances and up to a City's short subdivision threshold, so it is anticipated that revisions to these cities codes are being prepared.
- **Townhouse Unit Width.** Most cities also do not appear to have minimum widths for individual townhouse units (i.e. how wide the unit is when viewed from the front of the unit) that will be unit lot subdivided; however, one jurisdiction mentioned that they would be potentially implementing townhouse minimum unit width. Currently townhouses that are subdivided onto individual lots in Marysville are required to be 25 feet wide while the development community has expressed interest in units ranging from 18 to 20 feet wide.

What are potential opportunities and challenges of allowing Unit Lot Subdivisions?

Unit Lot Subdivisions (ULS) have several positive attributes; however, there are aspects of ULS that may result in more intense development than current Marysville Municipal Codes (MMC) and require thoughtful preparation of codes and standards. Below is an overview of potential opportunities and challenges when allowing ULS.

Opportunities

The following are some potential opportunities when allowing Unit Lot Subdivisions (ULS):

- **Fee Simple Ownership.** Allows for the subdivision of attached dwelling units into individual fee simple⁴ units that can be separately owned. Fee simple ownership affords more loan/financing options than condominium ownership.⁵
- **Lower Barrier to Homeownership.** Lowers the barrier to homeownership as attached units are typically less expensive than detached single family units.
- **Land Cost.** Reduces land costs for each home since attached homes use less land than detached homes. This helps promote more affordable home ownership.
- **Infill.** Enables infill development on underutilized lots.

Challenges

The following are some potential challenges of allowing Unit Lot Subdivisions (ULS):

⁴ Fee simple is the highest form of ownership and grants title to the property, the land, and any improvements to the land in perpetuity. Encumbrances can still be placed on the land. With condominiums, you own your individual housing unit; however, common areas such as open space and parking are typically owned collectively by the condominium owners and management occurs through a Homeowners' Association.

⁵ Fee simple owned units are eligible for the same loan products as single family homes. These include government-backed loans like FHA, FHA 203K, and VA loans along with a wide variety of conventional conforming and non-conforming products, both private and retail. For condominium units, there are fewer financing options and obtaining government-back financing can be more difficult. Source: [Townhouse Financing | Fee-Simple vs Condo Ownership](#)

- **Density.** Allowing ULS over nine (9) lots could have the effect of encouraging greater density in the form of larger townhouse and similar attached dwelling unit developments. This could be mitigated in part by continuing to require a townhouse unit width (i.e. width of the unit when viewed from the front façade).

- **Roads vs. Drive Aisles.** Currently in Marysville, single family detached residences and attached single family residences (i.e. townhouses) on individual lots are served by public roads, which are dedicated to and maintained by the City. Multi-family residences and townhouses located on the same lot are served by private drive aisles.

Drive aisles are typically narrower than public roads and lack on-street parking. Drive aisles are, however, expected to meet engineering design standards for fire access.

There may also be an expectation when there is fee simple ownership of a residence that the roads will be dedicated to and maintained by the City; however, drive aisles are not.

If Unit Lot Subdivisions in excess of nine (9) lots are proposed to be allowed, coordination with Public Works will need to occur to determine what type of access should be required to serve the lots. Access concerns could potentially be mitigated by requiring a public road with a narrower cross section than a typical subdivision road, or requiring a drive aisle to be built with more integrity (i.e. more substantial subbase) than a typical private drive aisle.

- **Sanitation.** Townhouse developments are typically served by individual solid waste toters, which need to be placed along the public street for pick up due to the difficulty in accessing the toters on the drive aisle interior to a project. Individual waste toters also require more time to pick up then consolidated waste collection facilities. These impacts could be mitigated by providing consolidated pads for placement of waste toters, or requiring a public road to be built.

- **Parking.** House Bill 1110 limits parking for Middle Housing to between 0 and 2 parking spaces depending on the lot circumstances. [Senate Bill 5184](#), once signed by the Governor, will limit parking to 0.5 parking space per multi-family unit and 1 parking space per single family residence. Currently staff is working with Transpo to evaluate the safety implications of these parking standards, and endeavor to obtain approval from Commerce to allow Marysville to require more parking than the new, State-mandated minimums. The level of parking mandated by these statutes would result in inadequate parking and safety issues if an applicant elects to construct such limited amounts of parking – particularly since drive aisles do not include ‘on-street’ parking.

Is there more pending legislation pertaining to Unit Lot Subdivisions?

[Senate Bill \(SB\) 5559 \(Exhibit 6\)](#), once signed by the Governor, will require that cities allow Unit Lot Subdivisions (ULS) for both subdivisions and short subdivisions within two years of the bill’s effective date, which is likely the late spring of 2027. Therefore, it appears that the City will ultimately need to allow ULS with no cap on the number of units that can be subdivided.

Options

At this time, City Council could elect to pursue the following options related to Unit Lot Subdivisions:

Option A – Adopt an ULS code allowing for unit lot subdivisions up to nine (9) lots as required by State law;

Option B – Adopt an ULS code allowing for a higher number of lots (e.g. 20 lots); or

Option C – Adopt an ULS code that does not cap the number of lots that can be created through this process.

Staff Recommendation

Given the various new Middle Housing codes that staff will need to administer, staff recommends that City Council Option A at this time for the following reasons:

- Various new codes addressing Middle Housing and Accessory Dwelling Units will be concurrently adopted, which staff will need to work with, and fine-tune if/as issues come up. Allowing larger ULS at the same time would contribute to a steeper learning curve;
- Community Development and Public Works staff will need to coordinate and prepare an access standard that best fits the needs of the City and its residents;
- Currently a parking study is being prepared to pursue relief from the lower parking requirements mandated by the State and the associated traffic and safety issues. Since there is uncertainty about what parking will ultimately be allowed, and since an alternate access standard has not yet been prepared, a conservative approach is proposed so that parking issues are not inadvertently created in the interim; and
- Considering SB 5559, it appears that ULS without a maximum number of units will ultimately be required sometime in 2027.

At the May 5th City Council work session, staff will provide a brief overview of Unit Lot Subdivisions and respectfully requests that City Council provide direction on which approach to ULS is preferred at this time.

A PORTION OF SE 1/4 OF SEC 20, TWN 29N, RGE 6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

FAGERLIE SUBDIVISION

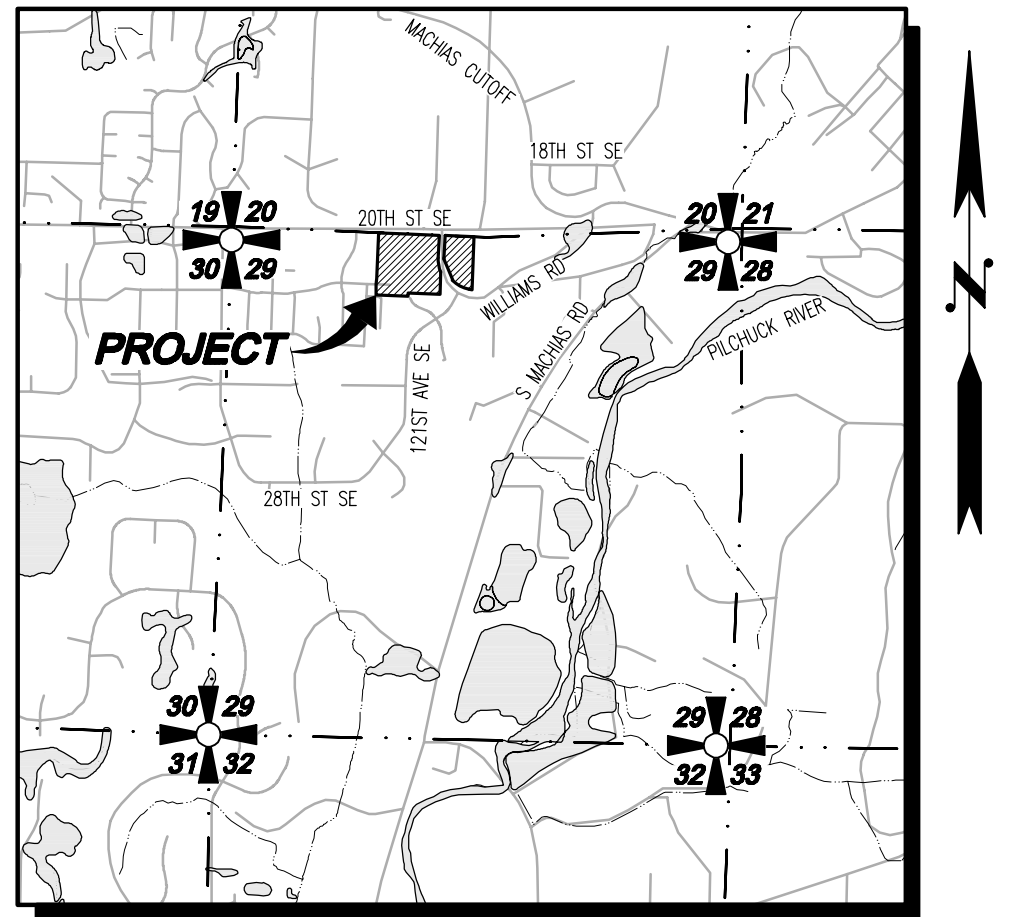
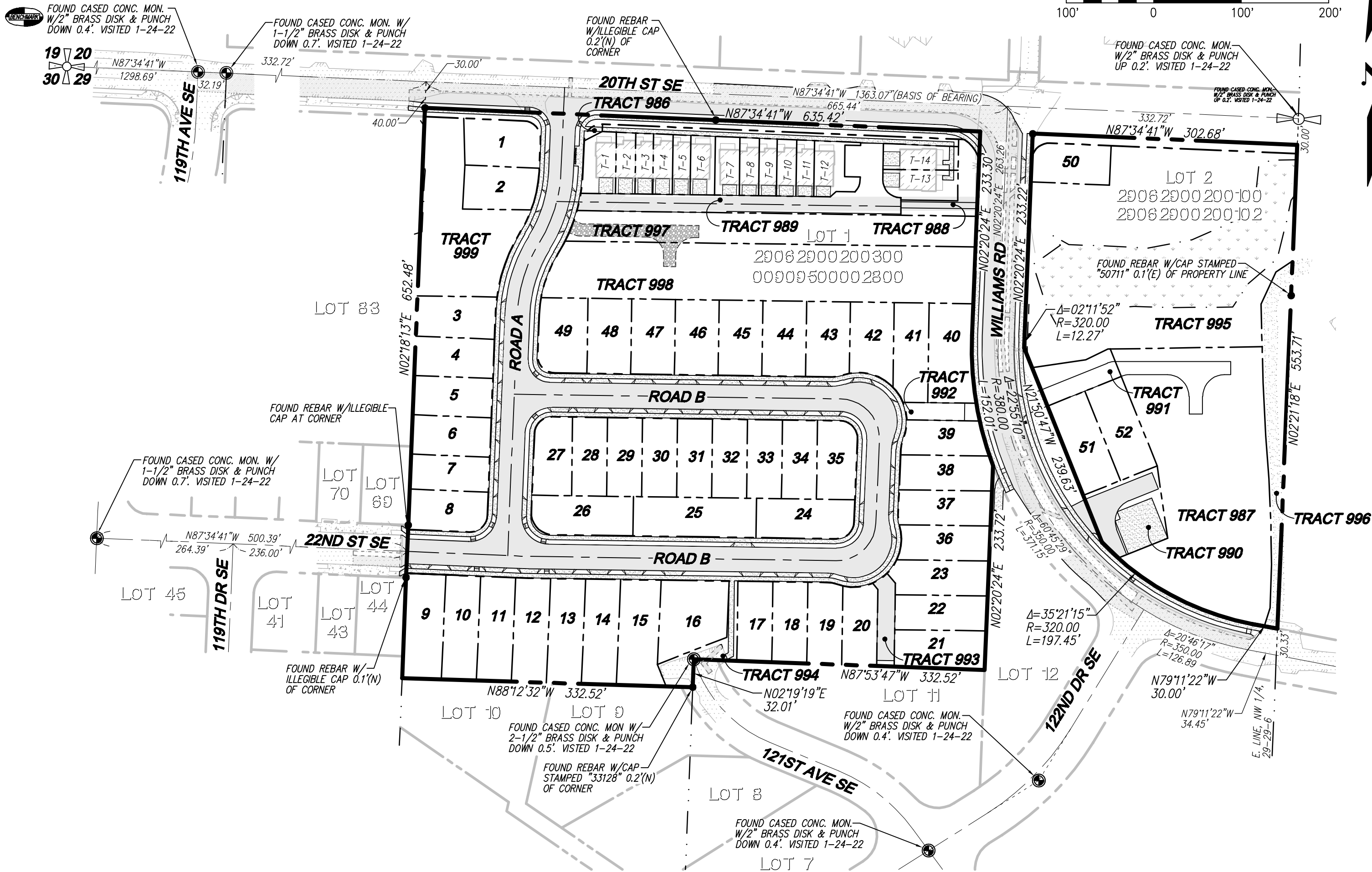
PRELIMINARY PLAT

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"	CB	CATCH BASIN
○	EXISTING REBAR W/CAP, AS NOTED	CL	CENTERLINE
⊙	FOUND CONCRETE MONUMENT, AS NOTED	CMP	CORRUGATED METAL PIPE
⊥	SIGN	CP	CONCRETE PIPE
⊕	CATCH BASIN	EL	ELEVATION
⊖	STORM MANHOLE	EXIST.	EXISTING
∨	CULVERT	FL	FLOWLINE
⊕	FIRE HYDRANT	IE	INVERT ELEVATION
⊖	GUY ANCHOR	LOPE	LINED CORRUGATED POLYETHYLENE PIPE
⊕	UTILITY/POWER POLE	PL	PROPERTY LINE
⊖	SEWER MANHOLE	PP	POWER POLE
⊕	WATER VALVE	PVC	POLYVINYL CHLORIDE PIPE
⊖	POWER VAULT	R/W	RIGHT-OF-WAY
⊕	MAILBOX	STA	STATION
⊖	CONIFEROUS TREE	SD	STORM DRAIN
⊕	DECIDUOUS TREE	SS	SANITARY SEWER
CW	COTTONWOOD TREE	SSMH	SANITARY SEWER MANHOLE
C	CEDAR TREE	SWPE	SOLID WALL POLYETHYLENE PIPE
F	FIR TREE	TYP	TYPICAL
LOC.	BLACK LOCUST TREE	TBR	TO BE REMOVED
×	PK NAIL		

PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	SD CAP	⊕	WATER METER
⊖	TYPE 1 CATCH BASIN, GRATED LID	⊕	WATER VALVE (FLxFL)
⊖	TYPE 1 CATCH BASIN, SOLID LID	⊕	WATER VALVE (FLxMJ)
⊖	TYPE 2 CATCH BASIN, GRATED LID	⊕	WATER VALVE (MJxMJ)
⊖	TYPE 2 CATCH BASIN, SOLID LID	⊕	REDUCER (FLxFL)
⊖	BEEHIVE MANHOLE COVER	⊕	REDUCER (FLxMJ)
⊖	SQUARE YARD DRAIN	⊕	REDUCER (MJxMJ)
⊖	ROUND YARD DRAIN	⊕	CHECK VALVE
⊖	STORM CLEAN OUT	⊕	PRV
⊖	STORM PIPE	⊕	AIR/VAC

PROPOSED SEWER SYMBOLS		PROPOSED SURVEY SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	SEWER CAP	⊕	SURVEY MONUMENT
⊖	SEWER CLEANOUT	⊕	IN PROPOSED ROAD
●	SEWER MANHOLE		
⊖	SEWER PIPE		



SURVEY INFORMATION

LEGAL DESCRIPTION

LOT 1:
LOT 28, WHITE OAKS RIDGE, DIVISION IV, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 200006085003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

LOT 2:
PARCEL A:
THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., LYING NORTHERLY AND EASTERLY OF WILLIAMS ROAD;

EXCEPT THE NORTH 30 FEET THEREOF DEEDED FOR COUNTY ROAD;

ALSO EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY UNDER AUDITOR'S FILE NUMBERS 1829367 AND 200005170215.

PARCEL B:
PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NUMBER 05-117257 RECORDED UNDER AUDITOR'S FILE NO. 200511180662 AND BEING LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HORIZONTAL DATUM:

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988
NAVD88-3.671=NGVD29

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 20TH ST. S.E.,
AS THE BEARING OF N 87°34'41" W.

BENCHMARK

FOUND CASED CONC. MON. AT THE INTERSECTION OF 20TH ST. S.E. & 119TH AVE. S.E.

ELEV. = 404.54'
PER GPS OBSERVATIONS

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

REFERENCES

(R1) PLAT OF WHITE OAKS RIDGE DIV. IV - A.F.#200006085003

(R2) PLAT OF PASADENA HEIGHTS PHASE I - A.F.#200610185155

SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.

2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN FEBRUARY 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

(LUA2023-0035)



Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

PROJECT INFORMATION

TAX PARCELS: 00909500002800, 29062900200300
29062900200100, 29062900200102

SITE ADDRESS: 12014 20TH ST SE
LAKE STEVENS, WA 98258

GROSS SITE AREA: 552,924 SF (12.69 AC)
NET SITE AREA: 414,693 SF (9.52 AC)
(OBTAINED BY REMOVING 25% PER 14.48.085)

CURRENT ZONING: R8-12 (PLANNED RESIDENTIAL DEVELOPMENT (PRD))
CURRENT LAND USE: HIGH DENSITY RESIDENTIAL (HDR)
PROPOSED HOMES: 66 LOTS
MINIMUM LOT AREA: 3,600 SF (BASE 4,000)
MINIMUM LOT WIDTH: 40 FT
DETACHED MINIMUM LOT WIDTH: 45 FT INTERNAL, 50 FT CORNER LOT
PROPOSED TOWNHOMES: 14 TOWNHOMES
(THROUGH UNIT LOT SUBDIVISION PER LSMC 14.18.320)

MINIMUM TOWNHOME WIDTH: 16 FT
MAXIMUM DRIVEWAY WIDTH: 20 FT
BUILDING SETBACKS: 15' FRONT
20' GARAGE
5' SIDE
10' REAR
10' BUFFER

WATER: SNOHOMISH COUNTY PUD
SEWER: LAKE STEVENS SEWER DISTRICT
POWER: SNOHOMISH COUNTY PUD
GAS: PUGET SOUND ENERGY
TELEPHONE: VERIZON
CABLE: COMCAST
SCHOOL DISTRICT: SNOHOMISH SCHOOL DISTRICT 201
FIRE DISTRICT: SNOHOMISH REGIONAL FIRE & RESCUE

EARTHWORK QUANTITIES

CUT: 64,200 CY
FILL: 45,500 CY
NET: 18,700 CY (CUT)
DISTURBED AREA: 552,539 SF (12.68 AC)
THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

TABLE OF CONTENTS

1 COVER SHEET
2 PRELIMINARY PLAT

PRD CALCULATIONS (PER LSMC 14.18.300):

MAX BASE DENSITY: 104 HOMES
MAX PRD DENSITY: 124 HOMES
PROPOSED UNIT COUNT: 66 HOMES
MINIMUM SINGLE FAMILY DETACHED HOMES: 41 (60%)
PROPOSED SINGLE FAMILY HOMES: 52
10% OF GROSS SITE AREA MINUS EASEMENTS TO REMAIN AND CRITICAL AREA/BUFFERS = (552,924 SF - 164,774 SF) X 10% = 38,815 SF
REQUIRED OPEN SPACE: 47,652 SF (TR 998, 997)

PROPOSED OPEN SPACE:

CONTACT LIST

OWNER/APPLICANT:
JMT HOLDINGS, LLC.
C/O LAND PRO GROUP, INC.
10515 20TH ST SE, STE 202
LAKE STEVENS, WASHINGTON 98258
CONTACT: PATRICK MCCOURT
PHONE: (425) 551-7600
FAX: (425) 645-8103
EMAIL: pmccourt@landprogrp.com

SURVEYOR:
PACIFIC COAST SURVEYS, INC.
16300 MILL CREEK BLVD, SUITE G4
MILL CREEK, WASHINGTON 98082
CONTACT: DARREN J. RIDDLE
PHONE: (425) 508-4951
EMAIL: darren@pcs-surveys.net

CIVIL ENGINEER:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvillwock@ldccorp.com

LANDSCAPE ARCHITECT:
ORIGIN DESIGN GROUP
1031 185TH AVENUE NE
SNOHOMISH, WASHINGTON 98290
CONTACT: KRYSTAL LOWE
PHONE: (425) 346-9105
EMAIL: origindg@gmail.com

REVISIONS		DESCRIPTION
NO.	DATE	
1	5-24-23	REVISIONS PER CITY COMMENTS DATED 4-14-23
2	6-22-23	REVISION PER COE TL CROSSING SWP
3	8-15-23	REVISION PER CITY COMMENTS DATED 8-8-23 AND CORRECTING IF APPROVAL DATED 8-8-23 SWP
4	9-7-23	REVISED PER DEVELOPER STANDARDS SWP

Surveying
Engineering
Planning

LDC

Kent
1851 Central Pl S, #101
Kent, WA 98030
T 425.806.1869
www.LDCcorp.com

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869

FAGERLIE SUBDIVISION

LAND PRO GROUP

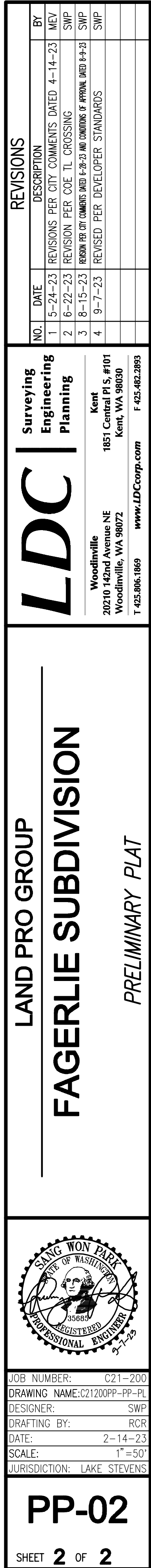
COVER SHEET



JOB NUMBER: C21-200
DRAWING NAME: C21200PP-PP-CS
DESIGNER: SWP
DRAFTING BY: RCR
DATE: 2-14-23
SCALE: 1"=100'
JURISDICTION: LAKE STEVENS

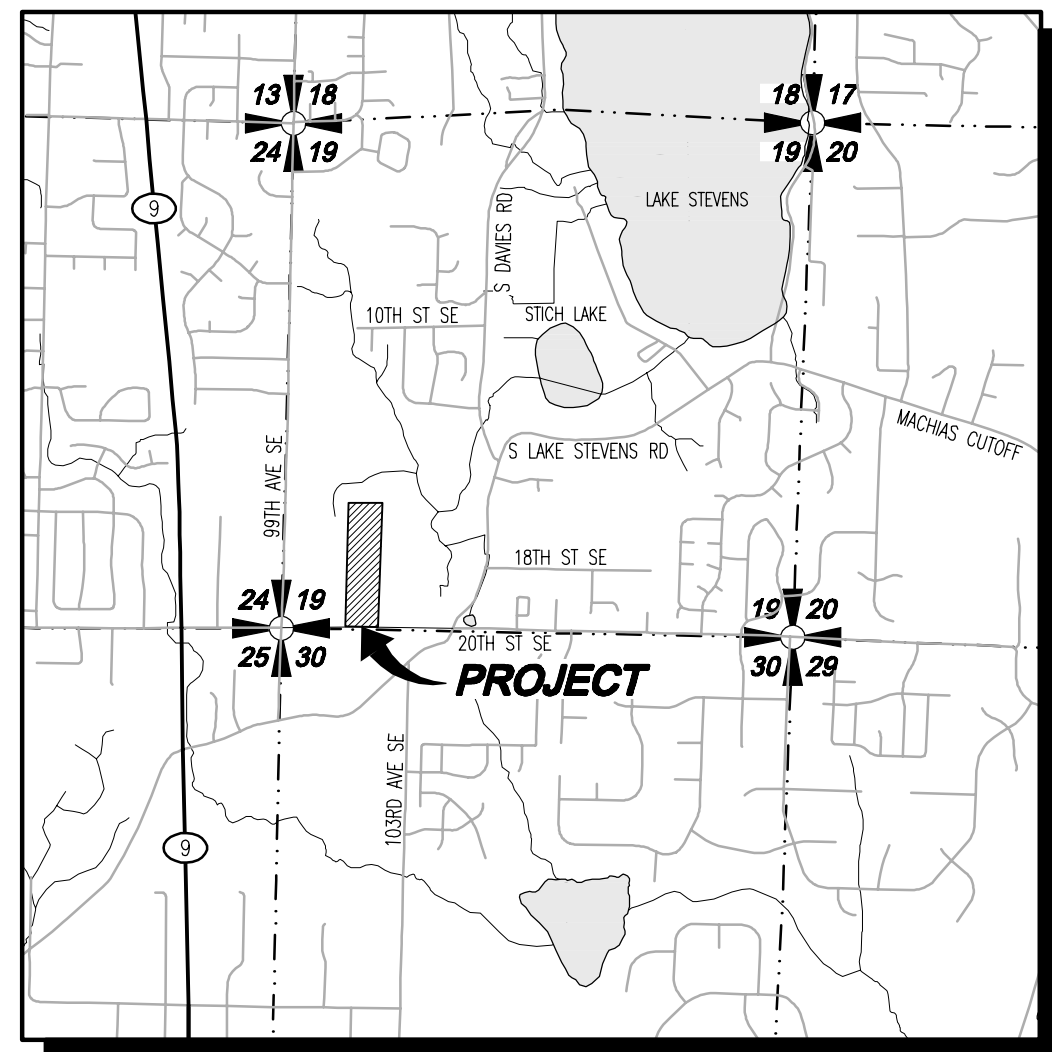
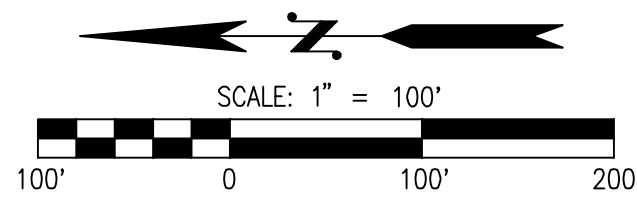
PP-01

SHEET 1 OF 2



2BR DEVELOPMENT 20TH ST

PRELIMINARY PLAT



VICINITY MAP
SCALE: 1"=200'

SURVEY INFORMATION

LEGAL DESCRIPTION

THE WEST HALF OF THE EAST HALF OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., EXCEPT THE SOUTH 30 FEET FOR ROAD PURPOSES, AS CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 32209, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200711300265.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

NAVD 88
FOUND CASED CONC. MON. W/ 3" BRASS DISK, DOWN 0.6'. SNO. CO. #345. ELEV. = 384.84'
NAVD 88 = 3.68' = NGVD 1929 (MSL)

EQUIPMENT AND PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS-15I ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 3.32-130-090

BASIS OF BEARING:
THE MONUMENTED SOUTH LINE OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., AS THE BEARING OF N 88°56'52" W.

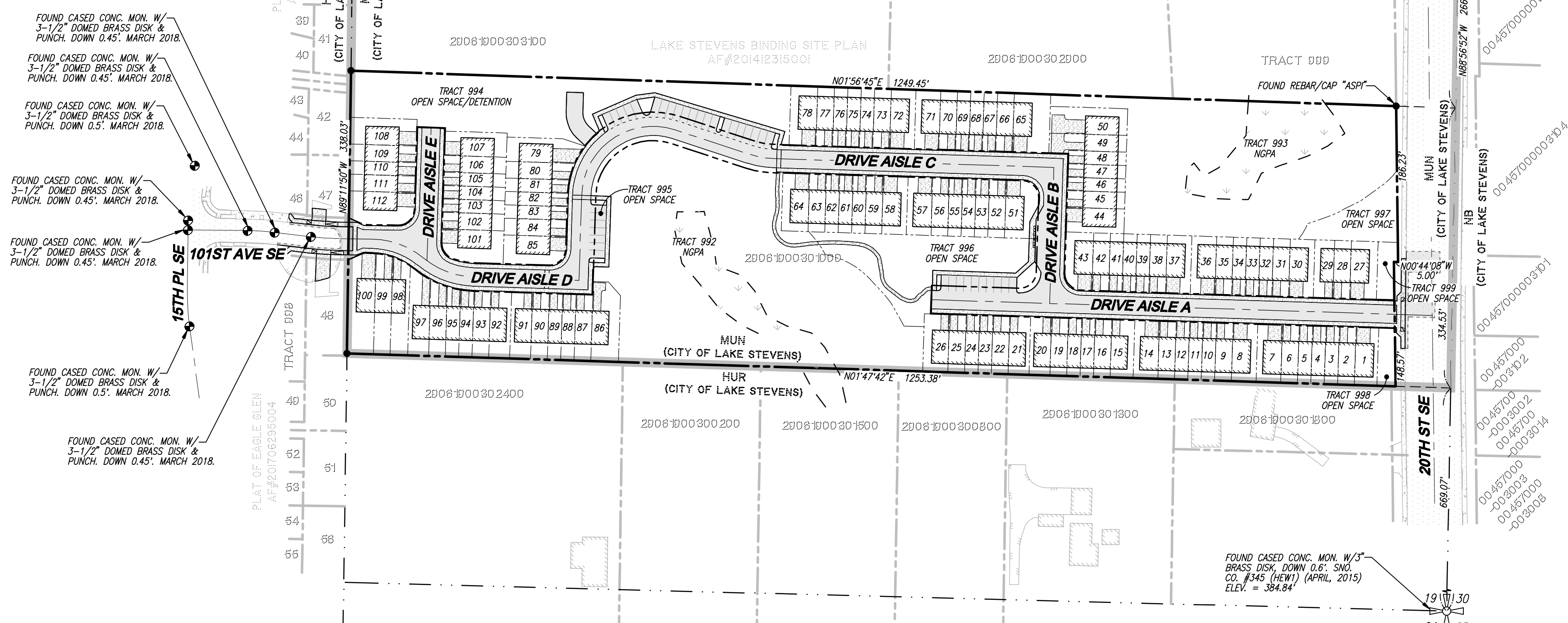
SURVEY REFERENCES

- CITY OF LAKE STEVENS BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 201412135001
- RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201101135004
- RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201308025001
- SNOHOMISH COUNTY DEPT. OF PUBLIC WORKS RIGHT-OF-WAY PLAN - 20TH STREET S.E., SURVEY NO. 3691 & 3735.

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	ABBREVIATIONS
SYMBOL	DESCRIPTION
	SECTION CORNER
	SECTION QTR CORNER
	MONUMENT IN CASE
	SET 1/2"x24" REBAR W/CAP STAMPED "PCS 37536"
	EXISTING REBAR & CAP, AS NOTED
	SIGN POST
	MAILBOX
	CATCH BASIN
	STORM MANHOLE
	CULVERT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	IRRIGATION CONTROL VALVE
	GAS VALVE
	GUY ANCHOR
	UTILITY/POWER POLE
	POWER VAULT
	POWER TRANSFORMER
	SANITARY SEWER MANHOLE
	CONIFEROUS TREE
	DECIDUOUS TREE
	METAL FENCING
	GAS PAINT MARK
	TELEPHONE PAINT MARK
	POWER PAINT MARK
	WATER PAINT MARK
	SEWER PAINT MARK
	UNDERGROUND POWER

PROPOSED WATER SYMBOLS	DESCRIPTION
	FIRE HYDRANT



EARTHWORK QUANTITIES

CUT: 22,889 CY
FILL: 25,736 CY
NET: 2,847 CY (FILL)
DISTURBED AREA: 322,579 SF (7.40 AC)

IMPERVIOUS AREAS

ONSITE: 4.91 AC
OFFSITE FRONTAGE: 0.10 AC
TOTAL PROJECT: 5.02 AC

EXISTING GROUND COVER

COMBINATION OF TREES, UNDERBRUSH, AND VEGETATION CONSISTENT WITH TWO EXISTING WETLANDS.

PROPOSED GROUND COVER

COMBINATION OF TREES, LANDSCAPING AND IMPERVIOUS SURFACES ASSOCIATED WITH 112 TOWNHOME UNITS, WETLANDS AND ASSOCIATED NATIVE VEGETATION TO REMAIN.

CONTACT LIST

OWNER/DEVELOPER:
LAND PRO GROUP
10515 20TH ST SE, SUITE 202
LAKE STEVENS, WASHINGTON 98258
CONTACT: PATRICK MCCOURT
PHONE: (425) 308-5101
FAX: (425) 645-8103
EMAIL: pmccourt@landprogroup.com

SURVEYOR:
PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILL CREEK, WASHINGTON 98082
CONTACT: DARREN J. RIDGLE, PLS
PHONE: (425) 508-4951
FAX: (425) 357-3577
EMAIL: darren@pcssurvey.net

WETLAND BIOLOGIST:
WETLAND RESOURCES
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
CONTACT: JOHN LAUFENBURG
PHONE: (425) 337-3174
FAX: (425) 337-3045
EMAIL: john@wetlandresources.com

STRUCTURAL ENGINEER:
SITE STRUCTURES/KOSNIK
ENGINEERING, PC
10511 19TH AVE SE
EVERETT, WA 98208
CONTACT: DAN KOSNIK, SE
PHONE: (425) 357-9600
EMAIL: dan@kosnik.com

ENGINEER:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLIWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvilliwock@ldcorp.com

LANDSCAPE ARCHITECT:
ORIGIN DESIGN GROUP
1031 185TH AVE NE
SNOHOMISH, WASHINGTON 98290
CONTACT: KRISTAL LOWE
PHONE: (425) 346-1905
EMAIL: origindg@gmail.com

GEOTECH ENGINEER:
TERRA ASSOCIATES
12220 113TH AVE NE, STE 130
KIRKLAND, WA 98034
CONTACT: CAROLYN DECKER, PE
PHONE: (425) 821-7777
FAX: (425) 821-4334
EMAIL: cdecke@terra-associates.com

CESCL:
TERRA ASSOCIATES
12220 113TH AVE NE, STE 130
KIRKLAND, WA 98034
CONTACT: KACEY SIMON
CESCL #: EF8182212 (EXP 12/2019)
PHONE: (425) 821-7777
FAX: (425) 821-4334
EMAIL: ksimon@terra-associates.com

TABLE OF CONTENTS

1	PRELIMINARY PLAT COVER SHEET
2-3	PRELIMINARY PLAT

PROJECT INFORMATION

SITE ADDRESS: 10117 20TH STREET SE
LAKE STEVENS, WASHINGTON 98258
29081900301000
SITE AREA: 420,979 SF (9.66 AC)
ROAD AREA: 63,429 SF
CRITICAL AREA & BUFFER: 117,999 SF
NET SITE AREA: 238,914 SF
EXISTING USE: UNDEVELOPED
PROPOSED ZONING: MIXED USE NEIGHBORHOOD (MUN)
WATER: SNOHOMISH COUNTY PUD
SEWER: LAKE STEVENS SEWER DISTRICT
POWER: SNOHOMISH COUNTY PUD
PIUET SOUND ENERGY
TELEPHONE: VERIZON
CABLE: COMCAST
SCHOOL DISTRICT: LAKE STEVENS SCHOOL DISTRICT #04
FIRE DISTRICT: FIRE DISTRICT #08
ROADS: 1,923 LF
TOTAL UNITS: 112
MIN PARKING PER UNIT: 2 STALLS PER UNIT PROVIDED ON EACH LOT
GUEST PARKING PROPOSED: 38 STALLS OR 1 PER 2.9 UNITS
TOTAL OPEN SPACE: 52,134 SF OR 21.82% OF NET SITE AREA
TOTAL OPEN SPACE INCLUDING CRITICAL AREA AFTER MITIGATION: 176,099 SF OR 41.83% OF GROSS SITE AREA

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC.; LDC, INC.; (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

LUA2019-0055

CITY OF LAKE STEVENS

SECTION 10 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

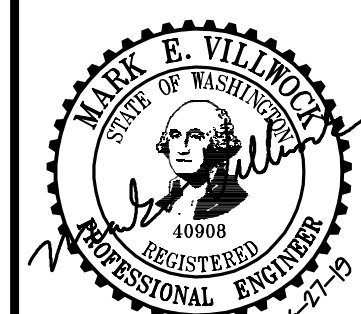
THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF LAKE STEVENS CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS THAT MAY INCLUDE, BUT ARE NOT LIMITED TO, WORK HYDRAULIC PROJECT APPROVAL (HPPA), WASHINGTON STATE ECOLOGY'S NOTICE OF INTENT (NOI), NPDES CONSTRUCTION STORMWATER GENERAL PERMIT, ALL U.S. ARMY CORPS OF ENGINEERS FILL PERMITS, AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS _____ DAY OF _____, 20____
BY: _____
CITY ENGINEER/PUBLIC WORKS DIRECTOR

LAND PRO GROUP, INC

2BR DEVELOPMENT 20TH ST

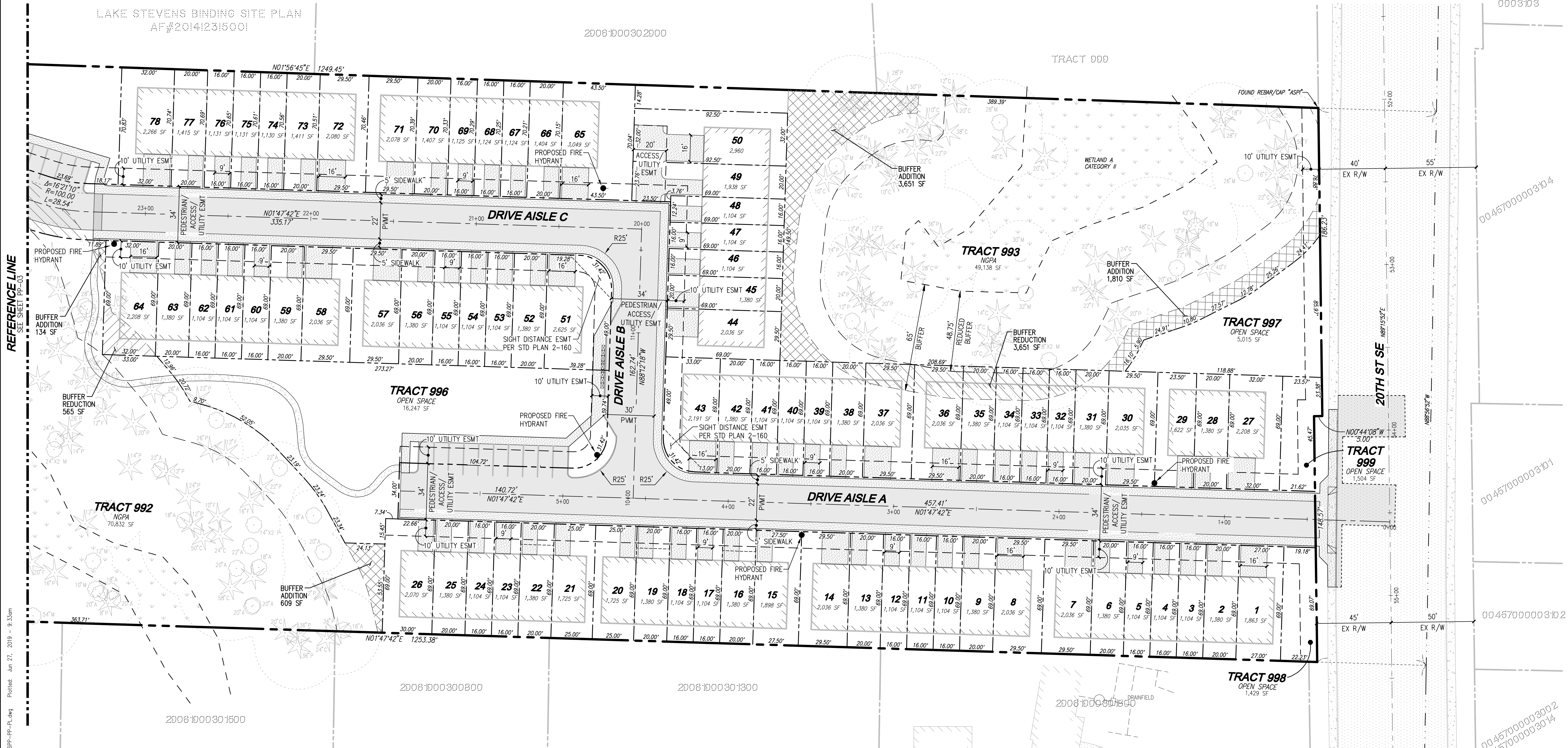
COVER SHEET

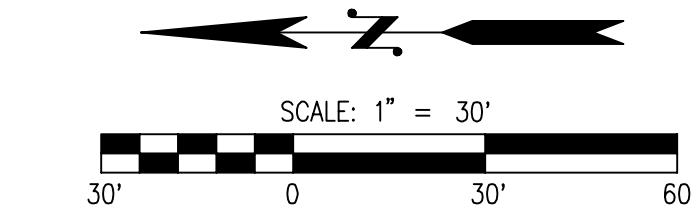


JOB NUMBER: 16156PP
DRAWING NAME: 16156PP-CS-PL
DESIGNER: MEV
DRAFTING BY: JDC
DATE: 3-1-19
SCALE: 1"=100'
JURISDICTION: LAKE STEVENS

PP-01

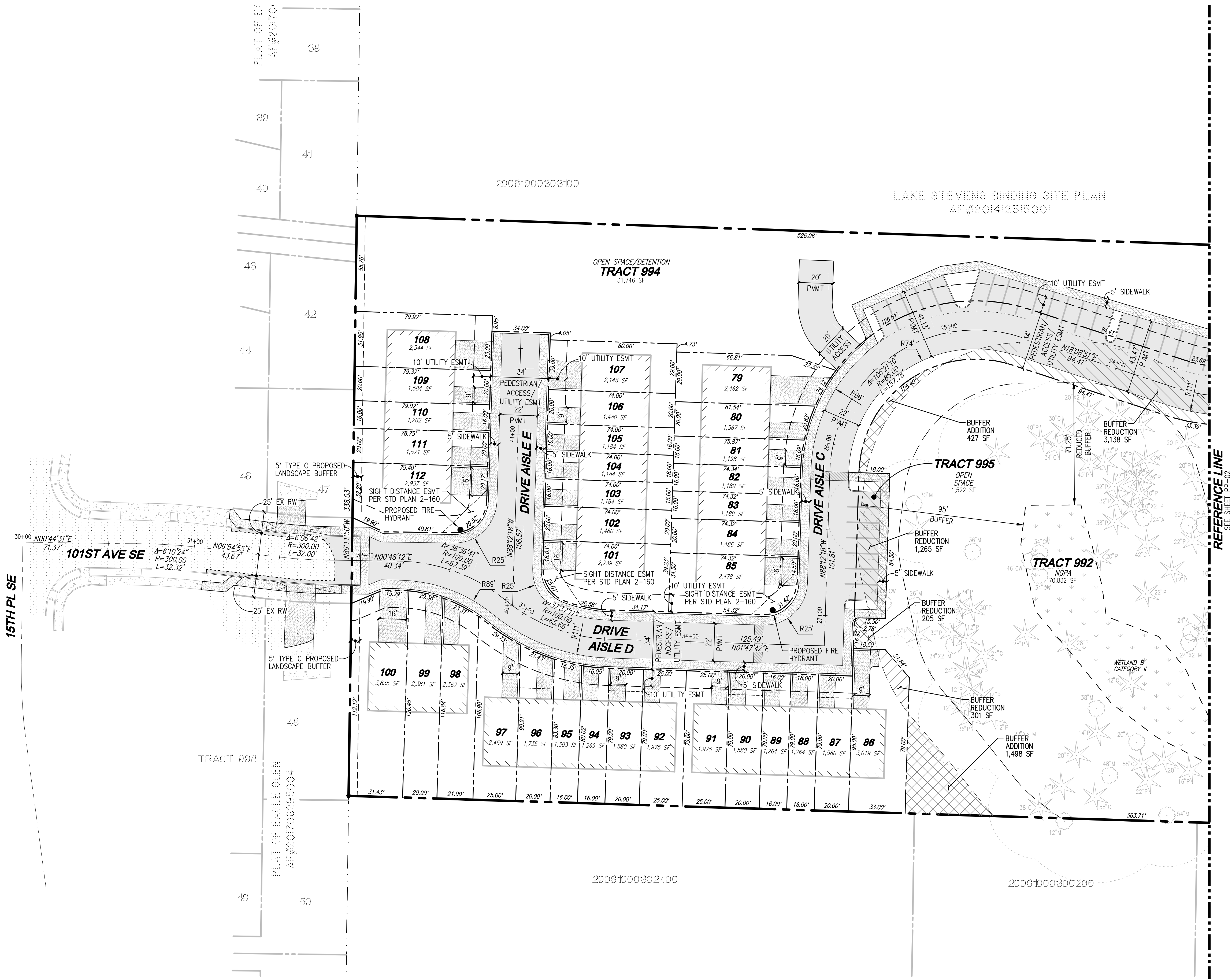
SHEET 1 OF 3





LEGEND

- WETLAND BUFFER ADDITION
- WETLAND BUFFER REDUCTION



DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

LUA2019-0055

CITY OF LAKE STEVENS
SECTION 10 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

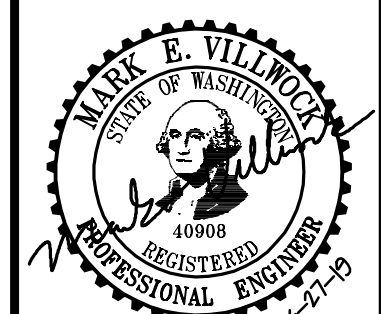
THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF LAKE STEVENS CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS THAT MAY INCLUDE, BUT ARE NOT LIMITED TO, WORK HYDRAULIC PROJECT APPROVAL (HPPA), WASHINGTON STATE ECOLOGY'S NOTICE OF INTENT (NOI), NPDES CONSTRUCTION STORMWATER GENERAL PERMIT, ALL U.S. ARMY CORPS OF ENGINEERS FILL PERMITS, AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS _____ DAY OF _____, 20____
BY: _____
CITY ENGINEER/PUBLIC WORKS DIRECTOR

NO.	DATE	DESCRIPTION
1	6-27-19	REVISED PER CITY FIRST REVIEW

Surveying Engineering Planning	Kent 1851 Central Pl S, #401 Woodinville, WA 98050 T: 425.806.1889 www.LDCcorp.com F: 425.482.2883
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LAND PRO GROUP, INC
2BR DEVELOPMENT 20TH ST
PRELIMINARY PLAT



JOB NUMBER: 16156PP
DRAWING NAME: 16156PP-PP-PL
DESIGNER: MEV
DRAFTING BY: JDC
DATE: 3-1-19
SCALE: 1"=30'
JURISDICTION: LAKE STEVENS

PP-03
SHEET 3 OF 3

PERMIT NUMBER: PLN #1000

LEGEND AND ABBREVIATIONS

31052400300800

31052400300700

31052400300701

FOUND REBAR W/ CAP ILLEGIBLE 0.1(S) & 0.7(E) OF CORNER FENCE CORNER IS 0.2(E) OF CORNER

FOUND REBAR W/ CAP ILLEGIBLE 0.3(S) & 1.3(W) OF CORNER FENCE CORNER IS 0.1(S) & 1.1(W) OF CORNER

WEST LINE OF EAST 1/2 OF SE 1/4 OF SW 1/4

N89°12'34"W 331.60'

31052400301000

PARCEL A

31052400300900

PARCEL B

36 35 34 33 32

STORM DETENTION / ACTIVE OPEN SPACE

TRACT 996

OPEN SPACE/CAPA

TRACT 995

CONCEPTUAL FUTURE CONNECTION

31052400300800

402°33'18"E 644.33'

ROAD B

31 30 29 28 27 26

DRIVE A

19 20 21 22 23 24 25

ACTIVE OPEN SPACE

TRACT 997

31052400300700

31052400300701

102°35'48"E 644.12'

ROAD A

18 17 16 15 14 13 12 11 10

DRIVE B

ACCESS & UTILITIES

TRACT 998

STORM DETENTION / ACTIVE OPEN SPACE

TRACT 999

1 2 3 4 5 6 7 8 9

DRIVE A

N89°14'56"W 2649.00'W (2648.96'W)

(BASIS OF BEARING)

N89°14'56"W 331.13'

172ND ST NE (SISCO HEIGHTS RD)

31052500200100

NORTH-SOUTH CENTERLINE OF SECTION 24

FOUND INVERTED NAIL IN 4" CONC. MON. VISITED DECEMBER 2021 ELEVATION: 464.46'

23 24

26 25

SCALE: 1" = 60'

60' 0 60' 120'

USA

MIN

UNIT

3.2

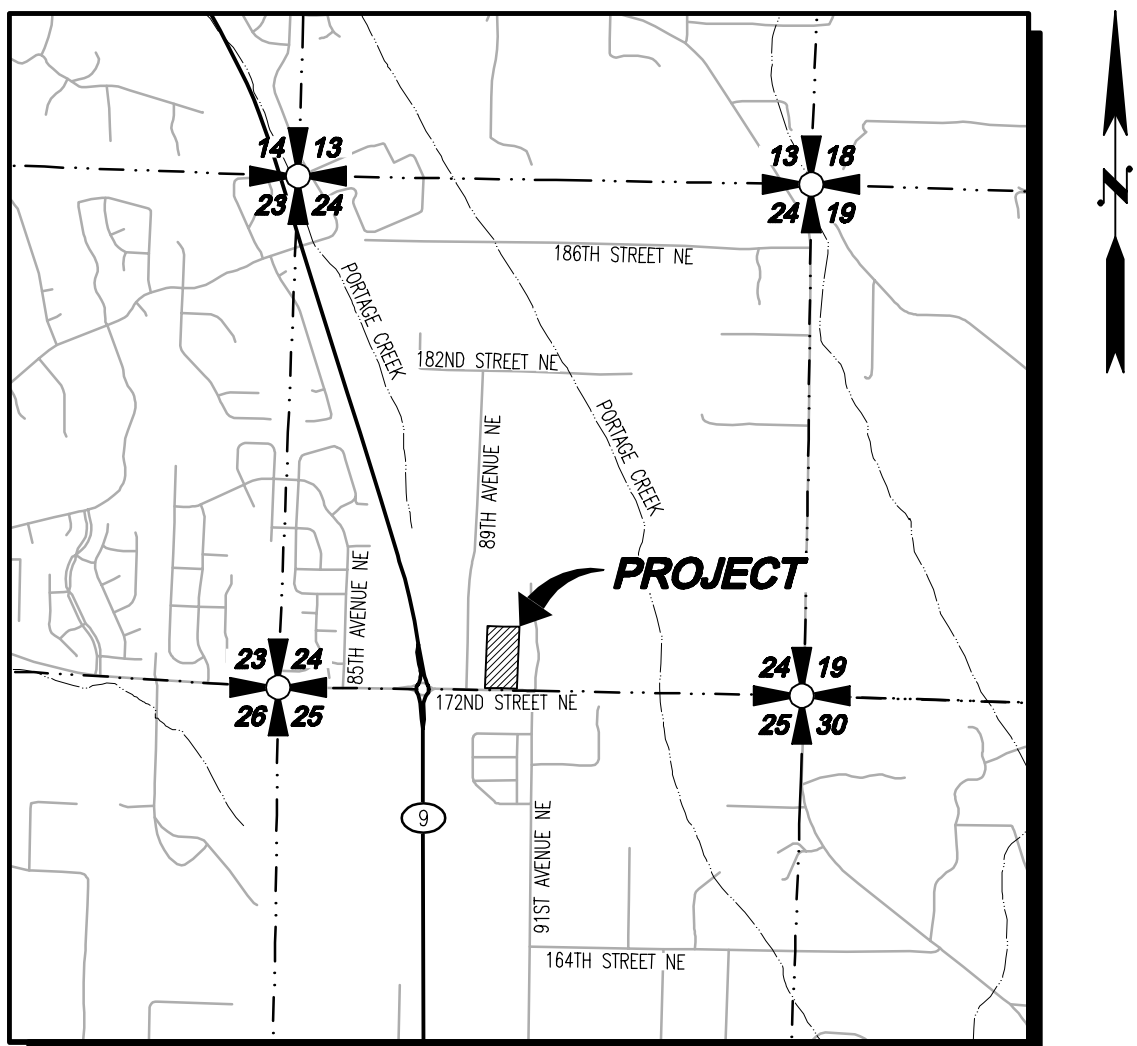
MIN

MIN

PRO

PRO

PRO



VICINITY MAP
SCALE: 1"=2000'

MINI-PARK AND OPEN SPACE

MINI PARK REQUIREMENT 20.52.010	
UNIT COUNT:	36 UNITS
3.2 PERSONS PER UNIT:	115.2 PERSONS
MINI-PARK AREA (115.2 x 65 SF/PERSON):	7,488 SF REQUIRED
MINI-PARK AREA PROVIDED	8,249 SF

USABLE OPEN SPACE REQUIREMENT 20.52,030	
5.0% TOTAL DEVELOPMENT AREA REQUIRED	
DEVELOPMENT AREA:	96,778 SF (PRIOR TO BUFFER AVERAGING)
TOTAL USABLE OPEN SPACE REQUIRED:	4,839 SF
OPEN SPACE PROVIDED:	9,816 SF (10.1%)

PARKING SPACE REQUIREMENTS

REQUIRED SPACES:	81 (2 SPACES PER UNIT PLUS 1 ADDITIONAL SPACE EVERY 4 UNITS)
PROVIDED UNIT SPACES:	72
PROVIDED GUESTS SPACES:	10
PROVIDED TOTAL SPACES:	82

CONTACT LIST

OWNER/APPLICANT: LAND PRO GROUP 10515 20TH ST SE, SUITE #202 LAKE STEVENS, WASHINGTON 98258 CONTACT: RYAN LARSEN PHONE: (360) 631-1820 EMAIL: rlarson@landprogr.com	CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072 CONTACT: TOM ABBOTT, PE PHONE: (425) 806-1869 FAX: (425) 482-2893
--	---

SURVEYOR:	GEOTECHNICAL ENGINEER:
PACIFIC COAST SURVEYS, INC.	COBALT GEOSCIENCES, LLC
P.O. BOX 13619	P.O. BOX 1792
MILL CREEK, WASHINGTON 98082	NORTH BEND, WASHINGTON 98045
CONTACT: DARREN RIDDLE, PLS	CONTACT: PHIL HABERMAN, PE
PHONE: (425) 512-7079	PHONE: (206) 331-1097
FX: (425) 357-3577	EMAIL: phil@cobaltgeo.com
EMAIL: darren@pcsurveys.net	

LANDSCAPE ARCHITECT:
ORIGIN DESIGN GROUP
1031 185TH AVENUE NE
SNOHOMISH, WASHINGTON 98290
CONTACT: KRYSTAL LOWE
PHONE: (425) 346-9105
EMAIL: origindg@gmail.com

PROJECT INFORMATION

TAX PARCELS:	31052400301000, 31052400300900
SITE ADDRESS:	8927 172ND STREET NE ARLINGTON, WA 98223
SITE AREA:	213,367 SF (4.89 AC)
CURRENT ZONING:	RESIDENTIAL HIGH CAPACITY
ZONING:	RESIDENTIAL HIGH CAPACITY
USE:	36 TOWNHOMES
NET DEVELOPABLE AREA:	96,778 SF (2.22 AC)
PROPOSED NET DENSITY:	18.22 DU/AC
MINI-PARK AREA PROVIDED:	11,049 SF (0.25 AC)
WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
POWER:	SNOHOMISH COUNTY PUD
GAS:	CASCADE NATURAL GAS
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ARLINGTON SCHOOL DISTRICT NO. 16
FIRE DISTRICT:	NORTH COUNTY FIRE & EMS
AIRPORT PROTECTION DISTRICT:	SUB-DISTRICT D
REQUIRED MINIMUM SETBACKS:	
FRONT:	20'
REAR:	15'

TABLE OF CONTENTS

1-2 COVER SHEET
3 PRELIMINARY UNIT LOT SUBDIVISION

NOTES

1. SEE SHEET PP-02 FOR SURVEY INFORMATION

EARTHWORK QUANTITIES

CUT:	5,000 CY
FILL:	8,000 CY
DISTURBED/CLEARING AREA:	128,512 SF (2.95 AC)

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

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REVISIONS			BY
NO.	DATE	DESCRIPTION	
1	9-18-23	REVISED PER CITY 1ST COMMENTS	TPA
2	10-4-23	REVISED PER 2ND CITY COMMENTS	TPA

LDC | Surveying
Engineering
Planning

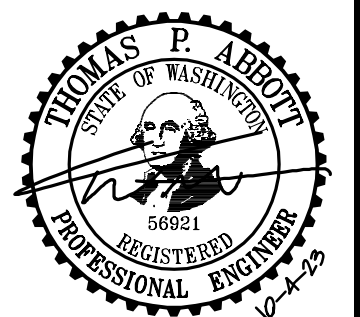
Kent Woodville Olympia
20210 142nd Avenue NE
Woodinville, WA 98072

T 425.806.1869 www.LDCcorp.com F 425.482.2893

JM1 HOLDINGS, LLC.

ALLEN TOWNHOMES

COVER SHEET



JOB NUMBER:	C21-213
DRAWING NAME:	C21213P-CS-ASP
DESIGNER:	TPA
DRAFTING BY:	BJN
DATE:	10-10-22
SCALE:	1'=60"
JURISDICTION:	ARLINGTON

PP-01

SHEET **1** OF **3**

PROJECT NAME: ALLEN TOWNHOMES

SE 1/4, SW1/4, SEC 24, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

PERMIT NUMBER: PLN #1000

PRIVATE OPEN SPACE TABLE

Lot	Lot Area SF	Private Open Space (Yard) SF	Total Private Open Space SF	Private Open Space % of Lot
1	1,495	320	320	21%
2	1,040	205	205	20%
3	1,040	205	205	20%
4	1,040	205	205	20%
5	1,495	290	290	19%
6	1,495	290	290	19%
7	1,040	205	205	20%
8	1,040	205	205	20%
9	2,061	330	330	16%
10	1,861	1,038	1038	56%
11	1,040	205	205	20%
12	1,040	205	205	20%
13	1,040	205	205	20%
14	1,495	290	290	19%
15	1,495	290	290	19%
16	1,040	205	205	20%
17	1,040	205	205	20%
18	1,948	990	990	51%
19	1,955	1,020	1020	52%
20	1,050	205	205	20%
21	1,050	205	205	20%
22	1,510	290	290	19%
23	1,510	290	290	19%
24	1,050	205	205	20%
25	1,489	262	262	18%
26	1,501	516	516	34%
27	1,031	205	205	20%
28	1,579	290	290	18%
29	1,579	290	290	18%
30	1,031	205	205	20%
31	1,916	987	987	52%
32	1,658	700	700	42%
33	1,153	286	286	25%
34	1,153	286	286	25%
35	1,150	286	286	25%
36	1,957	982	982	50%

PROJECT INFORMATION

TAX PARCELS: 31052400301000, 31052400300900
SITE ADDRESS: 8927 172ND STREET NE
ARLINGTON, WA 98223
213,367 SF (4.89 AC)
CURRENT ZONING: RESIDENTIAL HIGH CAPACITY
ZONING: RESIDENTIAL HIGH CAPACITY
USE: 36 TOWNHOMES
NET DEVELOPABLE AREA: 96,778 SF (2.22 AC)
PROPOSED NET DENSITY: 16.22 DU/AC
MINI-PARK AREA PROVIDED: 11,049 SF (0.25 AC)
WATER: CITY OF ARLINGTON
SEWER: CITY OF ARLINGTON
POWER: SNOHOMISH COUNTY PUD
GAS: CASCADE NATURAL GAS
TELEPHONE: COMCAST
CABLE: COMCAST
SCHOOL DISTRICT: ARLINGTON SCHOOL DISTRICT NO. 16
FIRE DISTRICT: NORTH COUNTY FIRE & EMS
AIRPORT PROTECTION DISTRICT: SUB-DISTRICT D
REQUIRED MINIMUM SETBACKS:
FRONT: 20'
REAR: 15'

MINI-PARK AND OPEN SPACE

MINI PARK REQUIREMENT 20.52.010
UNIT COUNT: 36 UNITS
3.2 PERSONS PER UNIT: 115.2 PERSONS
MINI-PARK AREA (115.2 x 65 SF/PERSON): 7,488 SF REQUIRED
MINI-PARK AREA PROVIDED: 8,249 SF

USABLE OPEN SPACE REQUIREMENT 20.52.030

5.0% TOTAL DEVELOPMENT AREA REQUIRED
DEVELOPMENT AREA: 96,778 SF (PRIOR TO BUFFER AVERAGING)
TOTAL USABLE OPEN SPACE REQUIRED: 4,839 SF
OPEN SPACE PROVIDED: 9,816 SF (10.1%)

PARKING SPACE REQUIREMENTS

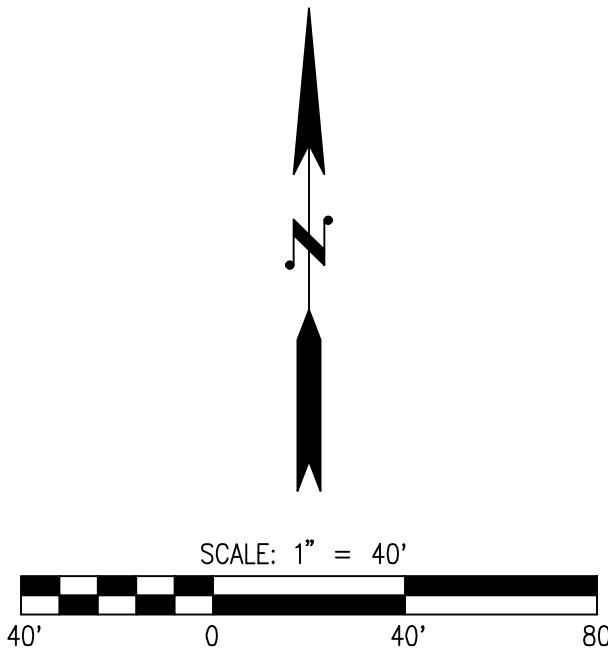
REQUIRED SPACES: 81 (2 SPACES PER UNIT PLUS 1
ADDITIONAL SPACE EVERY 4 UNITS)
PROVIDED UNIT SPACES: 72
PROVIDED GUESTS SPACES: 10
PROVIDED TOTAL SPACES: 82

ROW DEDICATION

ROW DEDICATION AREA: 18,067 SF (0.41 AC)

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- NGPA FENCING AND SIGNAGE
- RETAINING WALL
- MONUMENT
- "NO-PARKING FIRE LANE" SIGN
- STREET LIGHT
- CONCRETE
- FULL DEPTH ASPHALT PAVEMENT
- GRIND AND OVERLAY

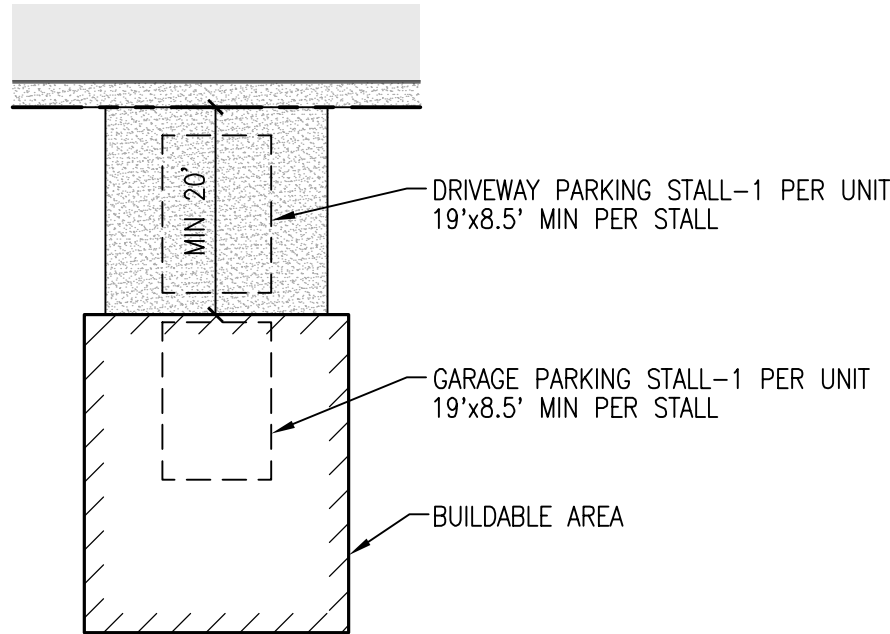


PARKING NOTE:

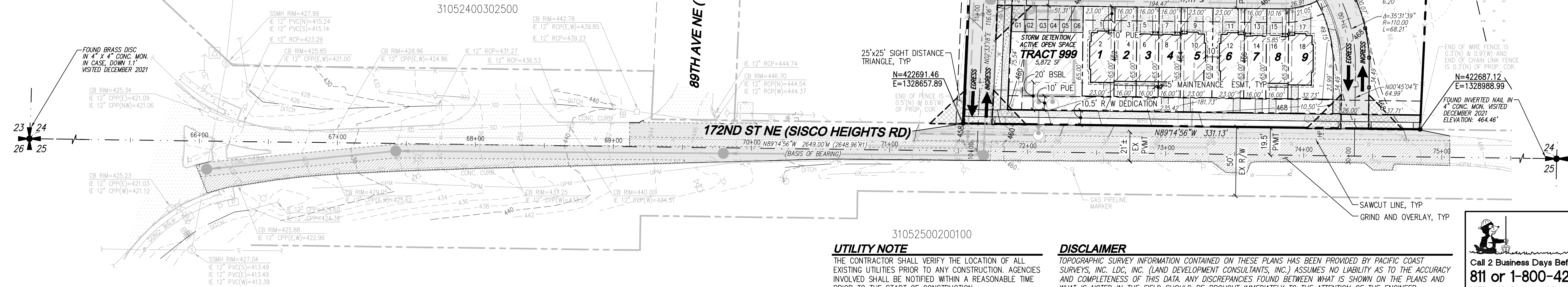
TANDEM STALLS ARE PROPOSED TO MEET PARKING COUNTS. ONE STALL PER UNIT IS TO BE LOCATED WITHIN THE PROPOSED GARAGE AND ONE STALL IS TO BE LOCATED ON THE PROPOSED DRIVEWAY.

PRIVATE OPEN SPACE NOTE:

PRIVATE OPEN SPACE INCLUDES 5'x6' FRONT PORCH AREA. SEE BUILDING PERMIT PLANS FOR DETAILS OF PORCH AREA.



PARKING SPACE DETAIL
NOT TO SCALE



UTILITY NOTE

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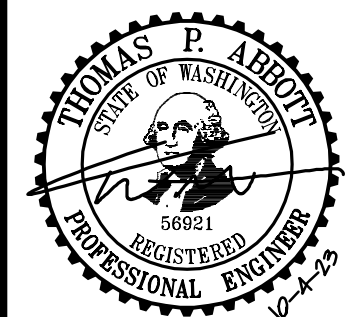


REVISIONS

NO.	DATE	DESCRIPTION
1	9-18-23	REVISED PER CITY 1ST COMMENTS
2	10-4-23	REVISED PER 2ND CITY COMMENTS

Surveying
Engineering
Planning
Kent
Woodinville
Woodinville, WA 98072
T 425.806.1869 www.LDCcorp.com F 425.482.2893

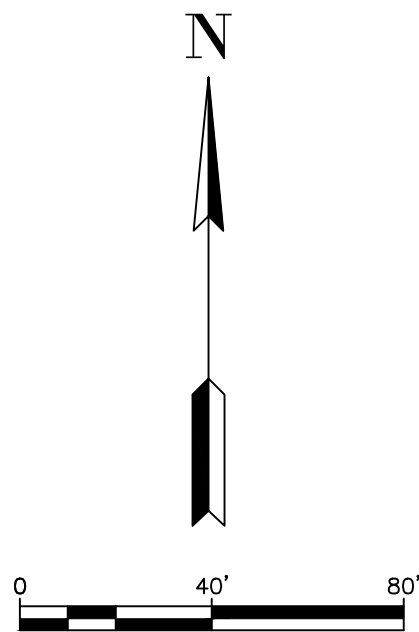
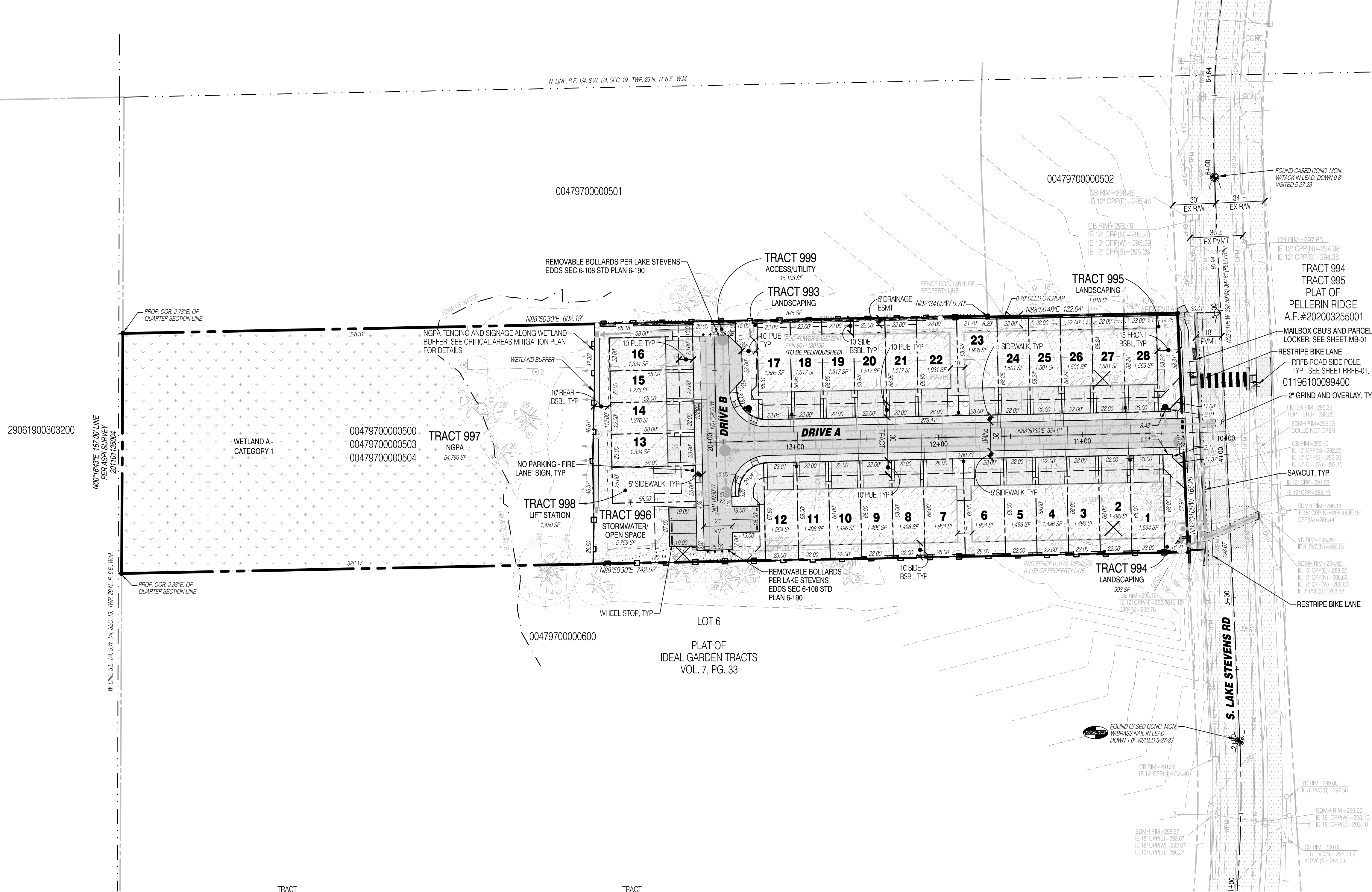
JM1 HOLDINGS, LLC.
ALLEN TOWNHOMES
PERLIMINARY UNIT LOT SUBDIVISION



JOB NUMBER: C21-213
DRAWING NAME: C21213P-ASP-PL
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 10-10-22
SCALE: 1"=40'
JURISDICTION: ARLINGTON

PP-03
SHEET 3 OF 3

PORTION OF THE SE 1/4 OF THE SW 1/4 OF SEC 19, TWN 29N, RGE 6E, W.M., CITY OF LAKE STEVENS, WASHINGTON



LEGEND

- PROPOSED FIRE HYDRANT
- NGPA FENCING
- 'NO PARKING - FIRE LANE' SIGN
- TO BE REMOVED
- EX TREE TO BE REMOVED

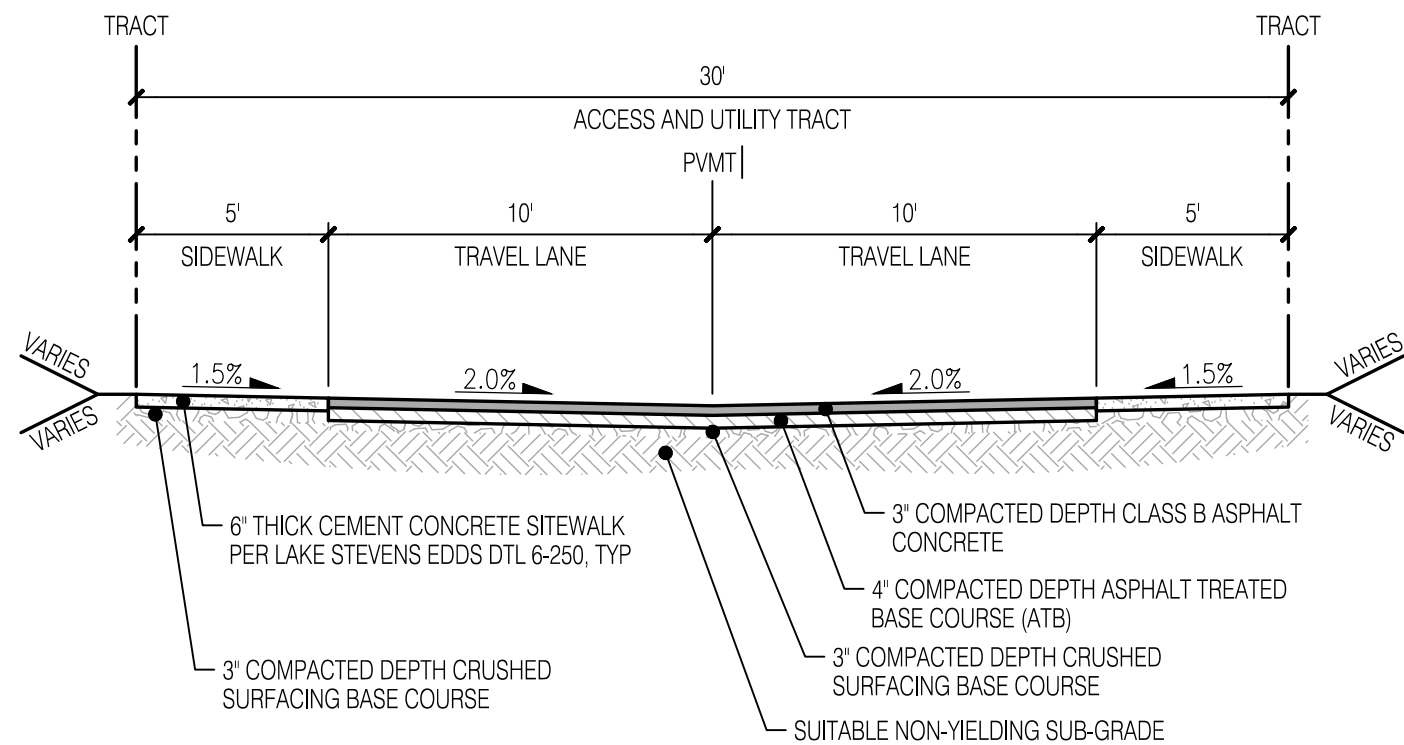
DENSITY CALCULATIONS (PER LSMC 14.48.056)

MAX BASE DENSITY: (NET SITE AREA / MIN LOT SIZE)
= 92,382 SF / 2,800 SF = 33 UNITS
PROPOSED UNIT COUNT: 28 UNITS

OPEN SPACE/PARKING CALCULATIONS

GROSS SITE AREA: 123,177 SF
CRITICAL AREAS+BUFFERS: 54,796 SF
REQUIRED OPEN SPACE: (123,177 SF - 54,796 SF) x 10% = 6,838 SF
PROVIDED OPEN SPACE: 8,158 SF

PARKING CALCULATIONS (PER LSMC 14.56.165)
GUEST PARKING REQUIRED: (1 SPACE / 5 UNITS) = 28 UNITS / 5 = 5.6 = 6 SPACES
GUEST PARKING PROVIDED: 6 SPACES (4 PERPENDICULAR, 2 PARALLEL)
TOTAL PARKING PROVIDED: 56 + 6 = 62 SPACES



TYPICAL DRIVE AISLE SECTION (PRIVATE)

SCALE: 1"=5'

CLASSIFICATION: RESIDENTIAL
DESIGN SPEED: 15 MPH

UTILITY NOTE

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SURVEY DISCLAIMER

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LUA# 2023-0196, 2023-0197, 2023-0198

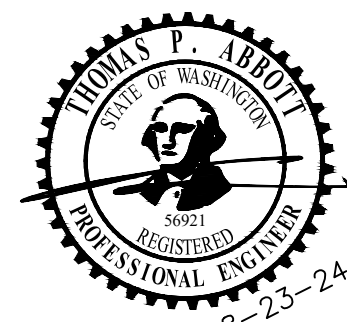
CITY OF LAKE STEVENS

SECTION 10 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF LAKE STEVENS CODE AND ORDINANCES. CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES REQUIRED OTHER COUNTRY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS THAT MAY INCLUDE, BUT ARE NOT LIMITED TO, WDFW HYDRAULIC PROJECT APPROVAL (HPA), WASHINGTON STATE ECOLOGY'S NOTICE OF INTENT (NOI), NPDES CONSTRUCTION STORMWATER GENERAL PERMIT, ALL U.S. ARMY CORPS OF ENGINEERS FILL PERMITS, AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS 25th DAY OF September, 2024

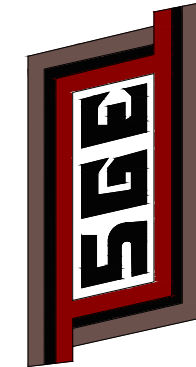
BY: Aaron Halverson
PUBLIC WORKS DIRECTOR



ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION
1	4-12-24	REVISED PER CITY COMMENTS DATED 3-20-24
2	6-19-24	REVISED PER 2ND CITY COMMENTS
3	7-24-24	REVISED FRONTAGE WALL
4	7-29-24	REVISED RFBF PLAN AND DETAILS
5	8-23-24	REVISED PER CITY COMMENTS DATED 8-21-24



Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

SOUTH LAKE RIDGE, LLC
DAWSON TOWNHOMES
CITY OF LAKE STEVENS, WASHINGTON

DRAWN BY: KMW
CHECKED BY: TPA
DATE: 1-15-24
JURISDICTION: LAKE STEVENS
JOB NUMBER: 23-0005

SP-01
5 OF 19



Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2025

SUBMITTED BY: Parks Director Tara Mizell, Legal

ITEM TYPE: Discussion Item

AGENDA SECTION: **Discussion Items**

SUBJECT: Drones

SUGGESTED ACTION: Discussion only. No action requested at this time.

SUMMARY: The use of drones, both for recreational and commercial purposes, is becoming more commonplace, and the City has therefore seen an increase in the use of drones in City parks (and in other locations of the City). This has raised potential safety and privacy concerns for our citizens.

Our code does not directly address the use of drones in the City. Therefore, staff would like to discuss this topic and potential options with Council.

ATTACHMENTS: