EST. 1891
MARYSVILLE
WASHINGTON

CITY COUNCIL REGULAR MEETING
MONDAY, NOVEMBER 4, 2024 – 7:00 PM
501 DELTA AVENUE
MARYSVILLE, WA 98270

AGENDA

To listen to the meeting without providing public comment:
Join Zoom Meeting
https://us06web.zoom.us/j/86246307568
Or
Dial toll-free US: 888 475 4499
Meeting ID: 862 4630 7568

Call to Order

Invocation

Pledge of Allegiance

Roll Call

Approval of the Agenda

Presentations

A. Proclamation Declaring November 2024 as Native American Indian Heritage Month in Marysville
PROCLAMATION Native American Indian Heritage Month 2024.pdf

Public Comment

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

Consent

1. October 23, 2024 Claims in the Amount of $2,046,785.35 Paid by EFT Transactions and Check Numbers 173230 through 173370 with Check Numbers 156677, 156723, 156816, 156865, 157186, 157220, 157234, 157329, 157350, 157578, 157936, 158170, 158188, 158196, 158337, 158410, 158491, 158765, 158829, 159175, 159275, 159344, 159447, 159895, 159980, 160016, 160019, 160020, 160064, 160246 and 172646 Voided
102324.rtf

2. October 25, 2024 Payroll in the Amount of 1,964,895.33 Paid by EFT Transactions and Check Numbers 35485 through 35493

Review Bids

Public Hearings

3. Consider an Ordinance to adopt the 2025-2026 Biennial Budget.
Action will be requested at the November 25, 2024, City Council meeting.
Ordinance - Budget 2025-26.pdf

4. Consider an Ordinance setting the Regular Property Tax Levy for all Real, Personal, and Utility Property subject to taxation within the corporate limits of the City of Marysville for the year 2025.
Action will be requested at the November 25, 2024, City Council meeting.
Regular levy ordinance 2025.11.4.24.docx

5. An **Ordinance** of the City of Marysville to Set Water, Sewer, and Surface Water Utility Rates.
Recommended Motion: I move to adopt Ordinance No. _____.
Ordinance - Water Sewer Surface Water Rates 2025-26.pdf

New Business

6. An **Ordinance** to Repealing Chapter 3.66 of the Municipal Code, Water and Sewer Utility Tax
Recommended Motion: I move to adopt Ordinance No._____.
Ordinance - Repealing in lieu of tax charge chapter 3.66.pdf

7. 2024 - 2029 School District Capital Facilities Plans for Lake Stevens and Lakewood School Districts
No action requested at this time.
Memo and 2024 - 2029 Lake Stevens and Lakewood School District CFPs

8. 2024 Comprehensive Plan Update
No action requested at this time.
Memo re. 2024 Comprehensive Plan Update - Part 1
Exhibit 1 - 2024 Marysville Comprehensive Plan - Part 1
Exhibit 2 -2024 Comprehensive Plan general code amendments
Exhibit 3 Memo re Flex amendment.pdf
Exhibit 6 - PSRC comment letter, VISION 2050 Consistency Checklist, and Goals and Policies Addressing PSRC or State Requirements
Exhibit 7 - Department of Commerce Compliance Checklist Comments, Email Response, and DRAFT Land Capacity Analysis
Exhibit 8 - Master Builders Association letter and City's email response
Exhibit 9 - Other comment letters
2024 Comprehensive Plan Update - City Council Presentation

9 An **Ordinance** Amending Section 6.01.130 of the Municipal Code, Defining

Malicious Mischief as a Public Disorder Crime, and Setting Mandatory Minimum Sentences for Certain Crimes.
Recommended Motion: I move to adopt Ordinance No. _____.
Ordinance - Mandatory Minimum Sentences 10-30-24.pdf

10. Emergency Management Performance Grant (E25-099)
Recommended Motion: I move to authorize the Mayor to sign and execute the Emergency Management Performance Grant agreement (E25-099).
E25-099 City of Marysville 24EMPG.pdf

11. 2025 LifeWise Assurance Stop Loss Insurance Renewal
Recommended Motion: I move to authorize the Mayor to sign and execute the LifeWise Assurance Company services renewal.
R0125 - Stoploss Exhibit - City of Marysville.pdf

Legal

Mayor's Business

12. 2025 State and Federal Legislative Priorities Packets
2025 State Legislative Packet_Final_2024OCT21.pdf
2025 Federal Legislative Packet_Final_2024OCT03.pdf

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 ITEM NO. A.

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 4, 2024

SUBMITTED BY: Communications Officer Connie Mennie, Executive

ITEM TYPE: Proclamation

AGENDA SECTION: **Presentations**

SUBJECT: Proclamation Declaring November 2024 as Native American Indian Heritage Month in Marysville

SUGGESTED ACTION:

SUMMARY:

ATTACHMENTS:
PROCLAMATION Native American Indian Heritage Month 2024.pdf

PROCLAMATION

Declaring November 2024 as Native American Indian Heritage Month in Marysville

WHEREAS, Native American traditions and beliefs have long helped to shape our country's communities and shared values, and during National Native American Indian Heritage Month, we celebrate and honor the first Americans to call this land home; and

WHEREAS, the greater Puget Sound is the ancestral home to many Coast Salish tribes whose people and customs are strongly interwoven into the fabric of our collective Pacific Northwest culture; and

WHEREAS, Marysville's roots are in Indian Country, as the city was first established by founder James Comeford in 1872 as a trading post on the Tulalip Indian Reservation, and moved five years later to what is now the Marysville Ebey Waterfront area; and

WHEREAS, through the generations the Tulalip Tribes and tribal members – direct descendants of and successors to the Snohomish, Snoqualmie, Skykomish and other allied bands recognized by the Treaty of Point Elliott -- have improved our community with valuable perspectives and contributions in art, history, environment, culture and economic development; and

WHEREAS, the historic Qwuloolt Estuary Restoration Project was a remarkable effort led by the Tulalip Tribes in partnership with the city and many other local, state and federal entities that restored important salmon habitat and is now reconnecting residents and visitors with the waterfront through the city's development of the Ebey Waterfront Park and Trail; and

WHEREAS, the City of Marysville and the Tulalip Tribes enjoy a collaborative and congenial relationship working together on issues of mutual community interest including transportation, environment and economy, and we greatly appreciate the traditions and contributions of Tulalip tribal members to the Marysville Tulalip community;

NOW, THEREFORE I, JON NEHRING, MAYOR, on behalf of the City Council and our community, do hereby proclaim November 2024 as

NATIVE AMERICAN INDIAN HERITAGE MONTH

in the City of Marysville, and extend a message of gratitude and brotherhood to our Tulalip friends and neighbors.

Under my hand and seal this fourth day of November, 2024.

THE CITY OF MARYSVILLE

_____

Jon Nehring, Mayor

AGENDA ITEM NO. 1.

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 4, 2024

SUBMITTED BY: Accounting Technician Shauna Crane, Finance

ITEM TYPE: Claims

AGENDA SECTION: **Consent**

SUBJECT: October 23, 2024 Claims in the Amount of $2,046,785.35 Paid by EFT Transactions and Check Numbers 173230 through 173370 with Check Numbers 156677, 156723, 156816, 156865, 157186, 157220, 157234, 157329, 157350, 157578, 157936, 158170, 158188, 158196, 158337, 158410, 158491, 158765, 158829, 159175, 159275, 159344, 159447, 159895, 159980, 160016, 160019, 160020, 160064, 160246 and 172646 Voided

SUGGESTED ACTION:

SUMMARY:

ATTACHMENTS:
102324.rtf

CITY OF MARYSVILLE
INVOICE LIST

FOR INVOICES FROM 10/23/2024 TO 10/23/2024

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
173230	REVENUE, DEPT OF	UNCLAIMED PROPERTY NOV 24	INTERGOVERNMENTAL	6.50
	REVENUE, DEPT OF		MUNICIPAL COURTS	10.00
	REVENUE, DEPT OF		GARBAGE-SERVICES	21.05
	REVENUE, DEPT OF		RECREATION SERVICES	24.00
	REVENUE, DEPT OF		PARKS-RECREATION	40.00
	REVENUE, DEPT OF		COMMUNITY DEVELOPMENT	50.00
	REVENUE, DEPT OF		PARKS-RECREATION	50.00
	REVENUE, DEPT OF		W/S-OTHER MISC REV	55.36
	REVENUE, DEPT OF		GENL FUND BUS LIC &	65.00
	REVENUE, DEPT OF		PARKS-RECREATION	75.00
	REVENUE, DEPT OF		EXECUTIVE ADMIN	125.00
	REVENUE, DEPT OF		NON-DEPARTMENTAL	178.08
	REVENUE, DEPT OF		NON-BUS LICENSES AND	220.00
	REVENUE, DEPT OF		PARKS-RECREATION	242.00
	REVENUE, DEPT OF		GENERAL FUND	250.00
	REVENUE, DEPT OF		GARBAGE	280.78
	REVENUE, DEPT OF		PARK & RECREATION FAC	437.45
	REVENUE, DEPT OF		UTILITY LOCATING	776.16
	REVENUE, DEPT OF		WATER/SEWER OPERATION	899.68
	REVENUE, DEPT OF		WATER/SEWER OPERATION	1,682.36
173231	REVENUE, DEPT OF	EXCISE TAXES SEPT 2024	RECREATION SERVICES	10.83
	REVENUE, DEPT OF		POLICE ADMINISTRATION	27.51
	REVENUE, DEPT OF		GENERAL FUND	670.09
	REVENUE, DEPT OF		GOLF ADMINISTRATION	1,264.94
	REVENUE, DEPT OF		STORM DRAINAGE	7,366.89
	REVENUE, DEPT OF		GOLF COURSE	25,149.44
	REVENUE, DEPT OF		SOLID WASTE OPERATIONS	42,126.66
	REVENUE, DEPT OF		UTIL ADMIN	106,960.17
173232	REVENUE, DEPT OF	3RD QTR LEASEHOLD TAX 2024	GENERAL FUND	1,020.81
	REVENUE, DEPT OF		GOLF COURSE	2,423.55
173233	PREMERA BLUE CROSS	CLAIMS PAID 9/29 TO 9/30/24	MEDICAL CLAIMS	51,247.83
	PREMERA BLUE CROSS	CLAIMS PAID 10/1 TO 10/5/24	MEDICAL CLAIMS	82,880.18
173234	RAPID FINANCIAL SOL	JURY FUNDS/LOAD FEE	COURTS	5.88
	RAPID FINANCIAL SOL		COURTS	318.39
173235	FIRST AMERICAN TITLE	CLOSING FUNDS	GMA - STREET	27,664.46
173236	911 SUPPLY INC.	UNIFORM - FAKKEMA	POLICE PATROL	917.32
	911 SUPPLY INC.	UNIFORM - THOMPSON	POLICE PATROL	964.16
173237	A & A LANGUAGE SERVICE	INTERPRETER SERVICE	COURTS	75.00
	A & A LANGUAGE SERVICE		COURTS	75.00
	A & A LANGUAGE SERVICE		COURTS	170.00
	A & A LANGUAGE SERVICE		COURTS	170.00
	A & A LANGUAGE SERVICE		COURTS	170.00
	A & A LANGUAGE SERVICE		COURTS	170.00
	A & A LANGUAGE SERVICE		COURTS	170.00
	A & A LANGUAGE SERVICE		COURTS	172.01
173238	AKAU, DEVIN	REIMBURSEMENT LICENSE FEE	PARK & RECREATION FAC	75.00
173239	AM TEST INC	CARBON WATER SAMPLE	WASTE WATER TREATMENT	35.00
173240	ANDERSON, KRISTEN	PROTEM SERVICE	MUNICIPAL COURTS	1,480.00
173241	ARG INDUSTRIAL	TRAFFIC CONTROL SUPPLIES	TRAFFIC CONTROL DEVICES	112.72
173242	BACKFLOW APPARATUS	BACK FLOW ASSEMBLY PARTS	SEWER LIFT STATION	1,127.80
	BACKFLOW APPARATUS	PARTS FOR BACK FLOW ASSEMBLIES	WASTE WATER TREATMENT	3,065.39
173243	BICKFORD FORD	SENSOR - P218	EQUIPMENT RENTAL	56.67
	BICKFORD FORD	VEHICLE PURCHASE	EQUIPMENT RENTAL	63,721.53
173244	BILLING DOCUMENT SPE	BILL PRINTING	UTILITY BILLING	2,747.25
173245	BLACKBURN, COURTNEY	PROTEM SERVICE	MUNICIPAL COURTS	92.50

CITY OF MARYSVILLE
INVOICE LIST

FOR INVOICES FROM 10/23/2024 TO 10/23/2024

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
173246	BLEACHERS GRILL	SENIOR LUNCH	RECREATION SERVICES	437.60
173247	BROOKS, DIANE E	INSTRUCTOR PAYMENT	RECREATION SERVICES	738.00
173248	CANON FINANCIAL	GIS PLOTTER SERVICE	GIS SERVICES IS	267.80
173249	CARDWELL, IRATXE	INTERPRETER SERVICE	COURTS	143.40
173250	CARVER, VICKI	INSTRUCTOR PAYMENT	RECREATION SERVICES	666.00
173251	CASCADE COLUMBIA	POLY ALUMINUM CHLORIDE	WASTE WATER TREATMENT	17,797.19
173252	COMCAST	ACCT #8498310020341322	COMPUTER SERVICES	727.22
173253	CORE & MAIN LP	HYDRANT REPAIR PARTS	HYDRANTS	501.99
	CORE & MAIN LP	HYDRANT REPLACEMENT	HYDRANTS	4,302.14
	CORE & MAIN LP	WATER METERS	METER READING	83,831.58
173254	COUNTRY GREEN TURF	SOD	GMA-PARKS	157.25
173255	CTS LANGUAGE LINK	INTERPRETER SERVICE	COURTS	18.43
	CTS LANGUAGE LINK		COURTS	196.47
173256	CUDA WASHINGTON	PARTS WASHER	EQUIPMENT RENTAL	16,952.62
173257	DESANTIS, ANNE	INTERPRETER SERVICE	COURTS	164.84
173258	DUKE'S ROOT CONTROL	SEWER ROOT CONTROL	STORM DRAINAGE	7,089.97
173259	E&E LUMBER	FASTENERS, WOOD, DOOR PULL	WATER DIST MAINS	185.41
	E&E LUMBER	STAIN	ROADSIDE VEGETATION	313.04
	E&E LUMBER	ENAMEL PAINT	HYDRANTS	1,414.32
173260	EAST JORDAN IRON WORK	VALVE BOX SECTIONS	WATER DIST MAINS	724.63
173261	EAST JORDAN IRON WORK		WATER DIST MAINS	313.66
	EAST JORDAN IRON WORK	REPLACEMENT	WATER CAPITAL PROJECTS	3,438.99
173262	ECOLOGY, DEPT. OF	NPDES PERMIT	STORM DRAINAGE	27,461.50
	ECOLOGY, DEPT. OF		STORM DRAINAGE	30,821.00
173263	ELLIS, BRANDY	REIMBURSEMENT MILEAGE, FILING FEE	GMA - STREET	19.38
173264	EMPLOYMENT SECURITY	Q2 2024 BENEFIT INTEREST	EMPLOYEE BENEFIT	278.56
173265	ENTERPRISE FM TRUST	LEASE CHARGE	EQUIPMENT RENTAL	20,074.25
173266	EVERETT FARMERS MARK	FARMERS MARKET SUPPLIES	PLANNING & COMMUNITY DEV	5,000.00
173267	EVERETT MUNICIPAL	BAIL	GENERAL FUND	1,500.00
173268	FELDMAN & LEE P.S.	PUBLIC DEFENSE CONTRACT	PUBLIC DEFENSE	62,000.00
173269	GENT, ROBERT VAN	APPRAISAL FEE	GMA - STREET	450.00
173270	GOVCONNECTION INC	ETHERNET SWITCH	WATER FILTRATION PLANT	2,034.57
173271	GRAINGER	GLOVES, DRY WIPE	SOLID WASTE OPERATIONS	309.70
173272	GRANITE CONST	ASPHALT	WATER SERVICES	291.72
	GRANITE CONST		ROADWAY MAINTENANCE	636.19
	GRANITE CONST		GMA-PARKS	8,674.54
173273	GUPTA, PREMCHAND	INTERPRETER SERVICE	COURTS	150.00
	GUPTA, PREMCHAND		COURTS	204.94
173274	HD FOWLER COMPANY	HYDRANT REPLACEMENT	MAINTENANCE	428.44
	HD FOWLER COMPANY	GASKET PVC PIPE	STORM DRAINAGE	1,116.74
173275	HEDMAN, ERIC & NOMA	UB REFUND	WATER/SEWER OPERATION	6.66
173276	HERC RENTALS INC	CONCRETE BRICK SAW	GMA-PARKS	770.40
173277	HOME DEPOT PRO	CREDIT FOR SHOVELS	ER&R	-99.09
	HOME DEPOT PRO	WIRE BRUSHES	ER&R	7.85
	HOME DEPOT PRO	BRUSHES, RAGS	ER&R	16.74
	HOME DEPOT PRO	FIRST AID KITS	ER&R	109.95
	HOME DEPOT PRO	BBP KITS	ER&R	184.12
	HOME DEPOT PRO	WYPALLS, STRAPS, RAGS, CLEANER	ER&R	609.49
173278	HYLARIDES, LETTIE	INTERPRETER SERVICE	COURTS	162.50
	HYLARIDES, LETTIE		COURTS	162.50
173279	INTERMOUNTAIN LOCK	PADLOCKS	ER&R	563.72
173280	JALILI, BIJAN	PROTEM SERVICE	MUNICIPAL COURTS	185.00
	JALILI, BIJAN		MUNICIPAL COURTS	370.00
	JALILI, BIJAN		MUNICIPAL COURTS	740.00

CITY OF MARYSVILLE
INVOICE LIST

FOR INVOICES FROM 10/23/2024 TO 10/23/2024

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
173281	JENKS, JORDAN & SHIT	UB REFUND	WATER/SEWER OPERATION	635.57
173282	JJ POLYGRAPH SERVICE	PRE-EMPLOYMENT POLYGRAPHS	POLICE ADMINISTRATION	825.00
173283	JULZ ANIMAL HOUZ	SUPPLIES FOR COMFORT DOG	K9 PROGRAM	79.55
173284	KBHPNW LLC	UB REFUND	WATER/SEWER OPERATION	38.50
173285	KBHPNW LLC		WATER/SEWER OPERATION	72.38
173286	KBHPNW LLC		WATER/SEWER OPERATION	68.88
173287	KBHPNW LLC		WATER/SEWER OPERATION	68.88
173288	KBHPNW LLC		WATER/SEWER OPERATION	93.38
173289	KENDALL CHEVROLET	RELAY	ER&R	129.92
	KENDALL CHEVROLET	RELAY/BRAKE PADS	ER&R	530.27
173290	KUSSY, KAREN	REIMBURSEMENT WELLNESS SUPPLIES	MEDICAL CLAIMS	114.15
173291	LABOR & INDUSTRIES	L&I 3RD QTR 2024	OPERA HOUSE	0.44
	LABOR & INDUSTRIES		MUNICIPAL COURTS	44.64
	LABOR & INDUSTRIES		RECREATION SERVICES	168.44
	LABOR & INDUSTRIES		POLICE PATROL	562.37
173292	LAKE STEVENS SCHOOL	MITIGATION FEES	SCHOOL MITIGATION FEES	482,596.00
173293	LAKESIDE INDUSTRIES	ASPHALT	STORM DRAINAGE	519.87
173294	LANGUAGE LINE	INTERPRETER SERVICE	POLICE INVESTIGATION	40.96
173295	LAWSON PRODUCTS, INC	MASTER A/C O'RING ASSORTMENT	EQUIPMENT RENTAL	241.53
173296	LINC NW	MOTEL CONTRACT	COUNTY HM GRANT	12,287.23
	LINC NW		COUNTY HM GRANT	13,382.27
173297	MALLORY SAFETY	GLOVES	PARK & RECREATION FAC	129.09
173298	MARYFEST	TOURISM REIMBURSEMENT	HOTEL/MOTEL TAX	60,000.00
173299	MARYSVILLE, CITY OF	6621 GROVE ST IRRIGATION	PARK & RECREATION FAC	811.66
173300	MCKETTA, TOSH	REIMBURSEMENT - MILEAGE	GIS SERVICES IS	88.44
173301	MCLOUGHLIN & EARDLEY	WIRED DASH REMOTE - J053	EQUIPMENT RENTAL	151.01
173302	MILES SAND & GRAVEL	GRAVEL	SIDEWALK MAINTENANCE	794.81
173303	MILNER, JACOB	REIMBURSEMENT MILEAGE	GIS SERVICES IS	309.54
173304	MOUNTAIN MIST	WATER COOLER/BOTTLED	SOLID WASTE OPERATIONS	3.14
	MOUNTAIN MIST		SEWER MAIN COLLECTION	3.15
	MOUNTAIN MIST		SOLID WASTE OPERATIONS	7.93
	MOUNTAIN MIST		SEWER MAIN COLLECTION	7.93
	MOUNTAIN MIST	WATER COOLER CHARGE	SEWER MAIN COLLECTION	21.88
	MOUNTAIN MIST		WASTE WATER TREATMENT	46.82
	MOUNTAIN MIST	WATER COOLER/BOTTLED	WASTE WATER TREATMENT	59.13
	MOUNTAIN MIST		WASTE WATER TREATMENT	90.91
173305	MULLER, STEVE	REIMBURSEMENT - NLC SUMMIT	CITY COUNCIL	485.08
173306	NAPA AUTO PARTS	AIR FILTER	EQUIPMENT RENTAL	24.10
	NAPA AUTO PARTS	CAR WASH SOAP	ER&R	27.40
	NAPA AUTO PARTS	TIRE FOAM, CLEANING SUPPLIES	ROADWAY MAINTENANCE	48.44
	NAPA AUTO PARTS	GLASS CLEANER	ER&R	63.67
	NAPA AUTO PARTS	TRANSMISSION FILTER KIT	EQUIPMENT RENTAL	65.65
	NAPA AUTO PARTS	CAR WASH SOAP, ARMOR ALL	ER&R	82.08
	NAPA AUTO PARTS	SHOP STOCK DEF	ROADSIDE VEGETATION	120.23
	NAPA AUTO PARTS	DEF FLUID	WATER SERVICES	142.11
	NAPA AUTO PARTS	FUEL CONDITIONER	WATER DIST MAINS	165.63
	NAPA AUTO PARTS	OIL, OIL/AIR FILTERS, WIPERS	ER&R	367.45
	NAPA AUTO PARTS	AIR/FUEL/OIL FILTERS, WIPER BLADES	ER&R	415.92
	NAPA AUTO PARTS	OIL/AIR/FUEL FILTERS	ER&R	1,904.86
173307	NATURAL RESOURCES	FOREST/LAND ASSESSMENT	STORM DRAINAGE	503.61
173308	NC MACHINERY	MIRROR ASSEMBLY - H013	EQUIPMENT RENTAL	115.40
	NC MACHINERY	MULCHER RENTAL	SOURCE OF SUPPLY	4,204.44
173309	NCSI	BACKGROUND SCREENING	PERSONNEL ADMINISTRATION	37.00
	NCSI		PERSONNEL ADMINISTRATION	203.50
173310	OBRIEN, J	UB REFUND	GARBAGE	251.02

CITY OF MARYSVILLE
INVOICE LIST

FOR INVOICES FROM 10/23/2024 TO 10/23/2024

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
173311	OREILLY AUTO PARTS	PINION SEAL - J014	EQUIPMENT RENTAL	12.83
	OREILLY AUTO PARTS	LIFT SUPPORT - J055	EQUIPMENT RENTAL	37.48
	OREILLY AUTO PARTS	BATTERY	EQUIPMENT RENTAL	49.15
	OREILLY AUTO PARTS	REBUILD KIT - J014	EQUIPMENT RENTAL	224.95
	OREILLY AUTO PARTS	HYDRAULIC FILTER	ER&R	388.38
173312	PACIFIC COAST SURVEY	SURVEY REVISIONS	STORM DRAINAGE	3,000.00
173313	PACIFIC PLUMBING	HANDLE KIT	PARK & RECREATION FAC	121.11
173314	PACIFIC TOPSOILS	TOPSOIL DELIVERY	GMA-PARKS	55.94
	PACIFIC TOPSOILS		GMA-PARKS	55.94
	PACIFIC TOPSOILS	BRUSH DUMP	PARK & RECREATION FAC	74.10
	PACIFIC TOPSOILS	DUMP BRUSH	PARK & RECREATION FAC	197.60
173315	PALAMERICAN SECURITY	SECURITY SERVICE	MUNICIPAL COURTS	-49.28
	PALAMERICAN SECURITY		PROBATION	-16.42
	PALAMERICAN SECURITY		PROBATION	1,265.50
	PALAMERICAN SECURITY		MUNICIPAL COURTS	3,796.50
173316	PAPE MACHINERY	PARTS - H005	EQUIPMENT RENTAL	133.67
	PAPE MACHINERY	FILTERS	ER&R	142.17
173317	PAUL, CORRINA	UB REFUND	WATER/SEWER OPERATION	646.93
173318	PERTEET ENGINEERING	PROFESSIONAL SERVICE	CAPITAL EXPENDITURES	1,883.75
173319	PETERSON, MELANIE	UB REFUND	WATER/SEWER OPERATION	269.55
173320	PETROCARD SYSTEMS	FUEL CONSUMED	EQUIPMENT RENTAL	20.87
	PETROCARD SYSTEMS		STORM DRAINAGE	31.41
	PETROCARD SYSTEMS		DEVELOPMENT SERVICES	151.71
	PETROCARD SYSTEMS		ENGR-GENL	157.19
	PETROCARD SYSTEMS		COMMUNITY	241.12
	PETROCARD SYSTEMS		CUSTODIAL SERVICES	282.30
	PETROCARD SYSTEMS		PARK & RECREATION FAC	2,403.70
	PETROCARD SYSTEMS		GENERAL	3,671.36
	PETROCARD SYSTEMS		MAINT OF EQUIPMENT	6,584.15
	PETROCARD SYSTEMS		SOLID WASTE OPERATIONS	6,939.57
	PETROCARD SYSTEMS		POLICE PATROL	10,084.64
173321	PGC INTERBAY LLC	GOLF PAYROLL REIMBURSEMENT	PRO-SHOP	13,845.29
	PGC INTERBAY LLC		MAINTENANCE	19,488.75
173322	PHAM, JOSEPH	INTERPRETER SERVICE	COURTS	155.46
173323	PHIPPS, KEVIN	REIMBURSEMENT - CDL	SOLID WASTE OPERATIONS	102.00
173324	PLATT ELECTRIC	WIRE	SOURCE OF SUPPLY	413.37
173325	POSTAL SERVICE	POSTCARD - PERMIT #80 STANDARD	RECREATION SERVICES	7,791.02
173326	PRO-VAC, LLC	VIDEO OF SEWER LATERAL	STORM DRAINAGE	1,061.10
	PRO-VAC, LLC	CCTV	STORM DRAINAGE	1,633.50
173327	PUBLIC FINANCE	LID 71 ADMINISTRATION 4TH QTR 24	INTEREST & OTHER DEBT	921.00
173328	PUBLIC SAFETY PSYCHO	PRE-EMPLOYMENT SCREENING	POLICE ADMINISTRATION	900.00
173329	PUBLIC SAFETY TESTING	Q3 SUBSCRIPTION FEES 2024	PERSONNEL ADMINISTRATION	400.00
	PUBLIC SAFETY TESTING		PERSONNEL ADMINISTRATION	1,035.00
173330	PUD	ACCT #223806431	SEWER LIFT STATION	9.44
	PUD	ACCT #202461026	MAINT OF GENL PLANT	36.96
	PUD	ACCT #220681340	STORM DRAINAGE	36.96
	PUD	ACCT #201346665	SEWER LIFT STATION	40.43
	PUD	ACCT #204259469	TRAFFIC CONTROL DEVICES	40.43
	PUD	ACCT #204260343	TRAFFIC CONTROL DEVICES	40.43
	PUD	ACCT #204262620	TRAFFIC CONTROL DEVICES	40.43
	PUD	ACCT #205195373	PARK & RECREATION FAC	40.43
	PUD	ACCT #200973956	SEWER LIFT STATION	45.49
	PUD	ACCT #200501617	TRANSPORTATION	52.05
	PUD	ACCT #203500020	STREET LIGHTING	69.75

CITY OF MARYSVILLE
INVOICE LIST

FOR INVOICES FROM 10/23/2024 TO 10/23/2024

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION		ITEM AMOUNT
173330	PUD	ACCT #200448801	TRANSPORTATION		71.10
	PUD	ACCT #202294245	SEWER LIFT STATION		71.89
	PUD	ACCT #223945742	TRAFFIC CONTROL DEVICES		72.63
	PUD	ACCT #202794657	TRANSPORTATION		75.01
	PUD	ACCT #202288585	TRANSPORTATION		80.30
	PUD	ACCT #223514563	TRANSPORTATION		83.12
	PUD	ACCT #222664310	TRANSPORTATION		87.04
	PUD	4708 78TH AVE NE	PARK & RECREATION FAC		90.34
	PUD	ACCT #202303301	SEWER LIFT STATION		92.07
	PUD	ACCT #221115934	MAINT OF GENL PLANT		95.17
	PUD	ACCT #201628880	WASTE WATER TREATMENT		96.76
	PUD	ACCT #222664740	TRANSPORTATION		96.76
	PUD	ACCT # 224101675	ROADWAY MAINTENANCE		97.42
	PUD	ACCT #202426482	PUBLIC SAFETY BLDG		98.90
	PUD	ACCT # 222772634	TRANSPORTATION		100.54
	PUD	ACCT #202011813	PUMPING PLANT		109.01
	PUD	ACCT #222663973	TRANSPORTATION		136.37
	PUD	ACCT #205419765	PUBLIC SAFETY BLDG		144.29
	PUD	ACCT #201909637	SEWER LIFT STATION		145.32
	PUD	ACCT #203291216	GENERAL		155.41
	PUD	ACCT #204821227	TRAFFIC CONTROL DEVICES		264.31
	PUD	ACCT #201247699	STREET LIGHTING		296.67
	PUD	ACCT #201617479	CITY HALL		388.16
	PUD	ACCT #220824148	WASTE WATER TREATMENT		450.49
	PUD	ACCT #201675634	WASTE WATER TREATMENT		461.83
	PUD	ACCT #202177333	MAINT OF GENL PLANT		688.63
	PUD	ACCT #201639689	MAINT OF GENL PLANT		1,054.79
	PUD	ACCT #200021871	COURT FACILITIES		1,068.56
	PUD	ACCT #200824548	MAINT OF GENL PLANT		1,100.28
	PUD	ACCT #221320088	SUNNYSIDE FILTRATION		2,772.76
	PUD	ACCT #201420635	WASTE WATER TREATMENT		10,071.43
	PUD	ACCT #202075008	WASTE WATER TREATMENT		15,496.78
	PUD	ACCT #201721180	WASTE WATER TREATMENT		31,848.99
173331	PULTE HOMES OF WA	UB REFUND	WATER/SEWER OPERATION		134.43
173332	PULTE HOMES OF WA		WATER/SEWER OPERATION		118.99
173333	QUADIENT FINANCE USA	USPS POSTAGE MACHINE	PERSONNEL ADMINISTRATION		1.79
	QUADIENT FINANCE USA		PARK & RECREATION FAC		1.79
	QUADIENT FINANCE USA		EXECUTIVE ADMIN		12.52
	QUADIENT FINANCE USA		COMMUNITY		21.29
	QUADIENT FINANCE USA		UTIL ADMIN		31.11
	QUADIENT FINANCE USA		LEGAL-GENL		61.99
	QUADIENT FINANCE USA		UTILITY BILLING		195.10
	QUADIENT FINANCE USA		POLICE ADMINISTRATION		504.31
	QUADIENT FINANCE USA		FINANCE-GENL		789.77
	QUADIENT FINANCE USA		MUNICIPAL COURTS		2,430.33
173334	REECE TRUCKING	DUMP CLEAN/WET DIRT	STORM DRAINAGE		29.58
	REECE TRUCKING		STORM DRAINAGE		75.04
	REECE TRUCKING		STORM DRAINAGE		147.14
	REECE TRUCKING	DEBRIS DISPOSAL	STORM DRAINAGE		317.50
173335	RF DUNCAN AND ASSOC	APPRAISAL REVIEW	GMA-PARKS		1,500.00
173336	ROYAL, WILLIAM	UB REFUND	WATER/SEWER OPERATION		214.97
173337	RWC INTERNATIONAL	FUEL FILTERS	ER&R		49.62
173338	SAFETY, HEALTH AND E	CONFINED SPACE CERTIFICATION	UTIL ADMIN		194.44
	SAFETY, HEALTH AND E		UTIL ADMIN	194.44	
	SAFETY, HEALTH AND E		SOLID WASTE OPERATIONS	194.44	

CITY OF MARYSVILLE
INVOICE LIST

FOR INVOICES FROM 10/23/2024 TO 10/23/2024

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
	SAFETY, HEALTH AND E		PERSONNEL ADMINISTRATION	194.44
	SAFETY, HEALTH AND E		UTIL ADMIN	388.89
	SAFETY, HEALTH AND E		EQUIPMENT RENTAL	583.35
173339	SCORE	INMATE HOUSING-MEDICAL	DETENTION & CORRECTION	573.78
173340	SECURITY SOLUTIONS	MCC SERVER ROOM MAINTENANCE	CIVIC CENTER	2,428.68
	SECURITY SOLUTIONS	CAMERAS	IS REPLACEMENT ACCOUNTS	19,787.18
173341	SHREAVES, MAE	UB REFUND	WATER/SEWER OPERATION	125.13
173342	SISKUN POWER EQUIPMENT	TRIMMER PARTS, ENGINE OIL	ER&R	162.61
173343	SMITH, JASON	UB REFUND	WATER/SEWER OPERATION	209.28
173344	SMOKEY POINT CONCRETE	REFUND - HYDRANT METER RENTAL	WATER-UTILITIES/ENVIRONMN	-558.50
	SMOKEY POINT CONCRETE		WATER/SEWER OPERATION	1,150.00
173345	SNO CO AUDITOR	RECORDING FEE	GMA - STREET	306.50
173346	SOUND EQUIPMENT	EXCAVATOR RENTAL	GMA-PARKS	2,817.05
173347	SOUND SAFETY	UNIFORM - SZECHENYI	PARK & RECREATION FAC	138.24
173348	SPRAGUE PEST SOLUTION	RODENT EXTERIOR SERVICE	SOLID WASTE OPERATIONS	84.24
	SPRAGUE PEST SOLUTION		MAINT OF GENL PLANT	84.24
173349	SPRINGBROOK NURSERY	MEDIUM BARK	PARK & RECREATION FAC	32.90
	SPRINGBROOK NURSERY		PARK & RECREATION FAC	46.53
	SPRINGBROOK NURSERY	BRUSH DUMP	PARK & RECREATION FAC	48.00
	SPRINGBROOK NURSERY		PARK & RECREATION FAC	48.00
	SPRINGBROOK NURSERY	MEDIUM BARK	PARK & RECREATION FAC	62.04
	SPRINGBROOK NURSERY		PARK & RECREATION FAC	62.04
	SPRINGBROOK NURSERY		PARK & RECREATION FAC	62.04
	SPRINGBROOK NURSERY	TOPSOIL	ROADWAY MAINTENANCE	240.07
	SPRINGBROOK NURSERY	ROCK	STORM DRAINAGE	1,566.00
	SPRINGBROOK NURSERY	MEDIUM BARK	PARK & RECREATION FAC	11,946.48
173350	STRATEGIES 360	PROFESSIONAL SERVICE	GENERAL	1,050.00
	STRATEGIES 360		WASTE WATER TREATMENT	1,050.00
	STRATEGIES 360		UTIL ADMIN	1,400.00
173351	SUPERIOR RESTROOMS	PORTABLE RESTROOM CLEANING	ROADSIDE VEGETATION	142.22
	SUPERIOR RESTROOMS	PORTABLE RESTROOM RENTAL	PARK & RECREATION FAC	455.00
	SUPERIOR RESTROOMS	RESTROOM RENTAL CLEANING	PARK & RECREATION FAC	780.00
173352	THOMSON REUTERS	COURT RULES	PROBATION	1,665.06
	THOMSON REUTERS	WA CRIMINAL PRACTICE	PROBATION	2,063.28
173353	TRILOGY MEDWASTE	MEDICAL WASTE DESTRUCTION	DETENTION & CORRECTION	91.40
173354	TRIVETT, MARK A	PROTEM SERVICE	MUNICIPAL COURTS	740.00
173355	TRUE NORTH EQUIPMENT	CREDIT FOR A16880	ER&R	-641.05
	TRUE NORTH EQUIPMENT	CREDIT ON A16889	ER&R	-26.42
	TRUE NORTH EQUIPMENT	PIVOT PIN	ER&R	335.02
	TRUE NORTH EQUIPMENT	GRIP ARM	ER&R	408.39
173356	TURNER, MEGAN & JOSH	UB REFUND	WATER/SEWER OPERATION	332.80
173357	TURNER, MEGAN & JOSH		WATER/SEWER OPERATION	277.13
173358	ULINE	EVIDENCE SUPPLIES	POLICE PATROL	561.98
173359	UNIVAR SOLUTIONS USA	LIQUID CHLOR SOD HYPO	WATER FILTRATION PLANT	1,623.11
173360	VESTIS GROUP INC.	UNIFORM CLEANING/RENTALS	EQUIPMENT RENTAL	38.34
	VESTIS GROUP INC.	UNIFORM CLEANING/SHOP RENTALS	EQUIPMENT RENTAL	38.59
	VESTIS GROUP INC.		EQUIPMENT RENTAL	58.80
	VESTIS GROUP INC.	UNIFORM CLEANING/RENTALS	EQUIPMENT RENTAL	60.19
173361	VESTIS GROUP INC.	CUSTODIAL SUPPLIES/RENTALS	CIVIC CENTER	23.40
	VESTIS GROUP INC.		CIVIC CENTER	23.40
	VESTIS GROUP INC.		CUSTODIAL SERVICES	136.19
	VESTIS GROUP INC.		CUSTODIAL SERVICES	136.19
173362	VESTIS GROUP INC.	LINEN SERVICE	OPERA HOUSE	231.68
173363	WASTE MANAGEMENT	RECYCLING/YW SERVICE	RECYCLING OPERATION	505,369.68

CITY OF MARYSVILLE
INVOICE LIST

FOR INVOICES FROM 10/23/2024 TO 10/23/2024

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
173364	WEISER, LISA D	INSTRUCTOR PAYMENT	RECREATION SERVICES	344.40
173365	WHITE CAP	VALVE MAINTENANCE	WATER DIST MAINS	251.79
	WHITE CAP	BOTTLED WATER	MAINT OF GENL PLANT	917.12
173366	ZABOROWSKI, MICHAYLA	REFUND - KINDERMUSIK	PARKS-RECREATION	125.00
173367	ZIPLY FIBER	ACCT #3606575532	OPERA HOUSE	164.09
173368	ZIPLY FIBER	ACCT #3606585292	PERSONNEL ADMINISTRATION	31.75
	ZIPLY FIBER		MUNICIPAL COURTS	112.57
173369	ZIPLY FIBER	ACCT #3606589493	POLICE INVESTIGATION	47.19
	ZIPLY FIBER		RECREATION SERVICES	47.19
173370	ZIPLY FIBER	ACCT #4253357893	SUNNYSIDE FILTRATION	127.28
	ZIPLY FIBER		SUNNYSIDE FILTRATION	137.89

WARRANT TOTAL: **2,049,631.32**

MEGAN GEPNER	156677	UNCLAIMED PROPERTY	40.00
POWELL, KEVIN & GRETCHEN	156723	UNCLAIMED PROPERTY	133.12
REILEAH BORESMA	156816	UNCLAIMED PROPERTY	65.00
JENNIFER JONES	156865	UNCLAIMED PROPERTY	50.00
HATCH, TYLER & JANET	157186	UNCLAIMED PROPERTY	158.28
MELISSA OWEN	157220	UNCLAIMED PROPERTY	75.00
SCOLLARD, HAROLD	157234	UNCLAIMED PROPERTY	182.09
KING JR, CATRINA & RAYMOND	157329	UNCLAIMED PROPERTY	66.13
OTNESS, MICHAEL	157350	UNCLAIMED PROPERTY	216.46
BROWN, MARVN & KATE	157578	UNCLAIMED PROPERTY	97.01
CONROY, DALLAS	157936	UNCLAIMED PROPERTY	157.13
ANDERSON, TYLER & DANIELLE	158170	UNCLAIMED PROPERTY	12.33
BOGART, DON	158188	UNCLAIMED PROPERTY	76.63
CLEMENTS, ANGELA	158196	UNCLAIMED PROPERTY	92.00
MCKINNEY, STEVEN P	158337	UNCLAIMED PROPERTY	20.13
BALLOU, JESSE	158410	UNCLAIMED PROPERTY	24.34
LANGUAGE EXCHANGE	158491	UNCLAIMED PROPERTY	125.00
SMITH, BRANDON	158765	UNCLAIMED PROPERTY	197.85
HAYMOND, DAVIS	158829	UNCLAIMED PROPERTY	14.67
STRAUSS, CALEB	159175	UNCLAIMED PROPERTY	24.53
WANG, MING	159275	UNCLAIMED PROPERTY	26.92
CAROLE GALLIMORE	159344	UNCLAIMED PROPERTY	50.00
LOWES INC	159447	UNCLAIMED PROPERTY	437.45
DICKSON NATALIE	159895	UNCLAIMED PROPERTY	12.00
GILL, HARPAL S	159980	UNCLAIMED PROPERTY	342.49
DICKSON NATALIE	160016	UNCLAIMED PROPERTY	12.00
KATIE NEWELL	160019	UNCLAIMED PROPERTY	8.00
CHRISTINA NICHOLS	160020	UNCLAIMED PROPERTY	20.00
CRISTIE SMITH	160064	UNCLAIMED PROPERTY	20.00
CALLAGHAN, WILLIAM R	160246	UNCLAIMED PROPERTY	13.47
TRUE NORTH EQUIPMENT	172646	VOID - LOST CHECK	75.94

REASON FOR VOIDS:

INITIATOR ERROR

CHECK LOST/DAMAGED

UNCLAIMED PROPERTY

WARRANT TOTAL: **$2,046,785.35**

AGENDA ITEM NO. 2.

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	Senior Accounting Technician Shannon Early, Finance
ITEM TYPE:	Payroll
AGENDA SECTION:	**Consent**
SUBJECT:	October 25, 2024 Payroll in the Amount of 1,964,895.33 Paid by EFT Transactions and Check Numbers 35485 through 35493
SUGGESTED ACTION:	
SUMMARY:	

ATTACHMENTS:

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	Jennifer Ferrer-Santa Ines, Finance
ITEM TYPE:	Ordinance
AGENDA SECTION:	**Public Hearings**
SUBJECT:	Consider an Ordinance to adopt the 2025-2026 Biennial Budget.
SUGGESTED ACTION:	**Action will be requested at the November 25, 2024, City Council meeting.**
SUMMARY:	This is Public Hearing #1 on the Mayor's 2025-2026 Proposed Biennial Budget.

ATTACHMENTS:
Ordinance - Budget 2025-26.pdf

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, ADOPTING A BIENNIAL BUDGET FOR THE CITY OF MARYSVILLE FOR THE PERIOD OF JANUARY 1, 2025, THROUGH DECEMBER 31, 2026, SETTING FORTH IN SUMMARY FORM THE TOTALS OF ESTIMATED REVENUES AND APPROPRIATIONS FOR EACH SEPARATE FUND AND THE AGGREGATE TOTALS OF ALL SUCH FUNDS COMBINED AND ESTABLISHING COMPENSATION LEVELS AS PRESCRIBED BY RCW 35A.34.120 and MMC 2.50.030.

WHEREAS, Ordinance No. 2958 established a biennial budget process for the City as provided for in RCW 35A.34.040 ; and

WHEREAS, the City Council has conducted public hearings on the preliminary biennial budget for January 1, 2025, through December 31, 2026, on November 4, 2024, and November 25, 2024, and the preliminary budget has been filed with the city clerk.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of RCW 35A.34.120, the City of Marysville's 2025-2026 Biennial Budget, a summary of which is attached as Exhibit A, is adopted by reference, after the public hearings and after the preliminary budget has been filed with the city clerk.

SECTION 2. The totals of estimated revenues and appropriations for each separate Fund and the aggregate totals for all Funds combined are set forth in summary form in attached as Exhibit A.

SECTION 3. The city clerk is directed to keep on file a certified copy of the complete Budget which is adopted by this ordinance.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION 5. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or

clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

SECTION 6. Effective Date. The city clerk will cause a summary of this ordinance to be published and this ordinance shall become effective January 1, 2025.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2024.

CITY OF MARYSVILLE

By_____
JON NEHRING, MAYOR

Attest:

By_____
_____, DEPUTY CITY CLERK

Approved as to form:

By_____
JON WALKER, CITY ATTORNEY

Date of publication:_____
Effective Date January 1, 2025

EXHIBIT A

2025-2026 BIENNIAL BUDGET SUMMARY - ALL FUNDS

	DEPARTMENT	BEGINNING FUND BALANCE	2025-2026 REVENUE	2025-2026 EXPENDITURES	ENDING FUND BALANCE
001	General Fund	18,481,554	134,044,936	140,940,636	11,585,854
005	General Cum. Reserve	206,297	-	-	206,297
101	City Street	943,682	2,744,000	2,600,000	1,087,682
103	Drug Enforcement	73,364	16,000	16,000	73,364
104	Tribal Gaming Fund	272	-	-	272
105	Hotel/Motel Tax Fund	382,222	533,180	228,672	686,730
108	I/NET	664,406	200,000	42,000	822,406
109	CDBG Program	3,307	817,914	817,914	3,307
110	GMA--REET I	390,724	4,195,320	4,462,263	123,781
111	GMA--REET II	144,192	4,195,320	4,262,263	77,249
114	TBD	7,833,941	9,131,625	7,550,086	9,415,480
115	Affordable House	490	189,205	180,000	9,695
116	School Mitigation	-	2,000,000	2,000,000	-
206	LTGO Debt Service	168,069	11,120,888	11,125,888	163,069
271	LID 71 Debt Service	59,072	624,000	676,936	6,136
299	LID Guaranty Fund	670,397	-	20,000	650,397
305	Street Capital Imprvmnts	56,260	26,946,491	26,444,491	558,260
310	Parks Capital Imprvmnts	573,933	4,898,273	4,248,101	1,224,105
314	City Facilities	-	219,580	219,580	-
401	Water/Sewer Operating	14,849,081	71,779,186	82,487,595	4,140,672
402	Utility Construction	16,257,652	15,731,344	16,354,985	15,634,011
410	Garbage & Refuse	5,146,940	32,773,136	32,559,951	5,360,125
420	Golf Course Operating	1,069,950	7,050,189	7,131,714	988,425
450	Utility Debt Service Fund	2,766,710	7,897,926	7,899,526	2,765,110
501	Fleet Services	191,952	8,522,810	8,522,810	191,952
502	Facilities Maintenance	3,999	2,842,225	2,842,225	3,999
503	Information Services	207,057	7,615,151	7,563,151	259,057
510	Unemployment Insurance	150,688	163,687	50,000	264,375
511	Liability Insurance	3,043,785	2,112,060	3,902,100	1,253,745
512	Medical Insurance	2,842,535	14,588,946	16,158,594	1,272,887
TOTAL ALL FUNDS		**77,182,531**	**372,953,392**	**391,307,481**	**58,828,442**
TOTAL BUDGET			**450,135,923**		**450,135,923**

AGENDA ITEM NO. 4.

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	Jennifer Ferrer-Santa Ines, Finance
ITEM TYPE:	Public Hearing
AGENDA SECTION:	**Public Hearings**
SUBJECT:	Consider an Ordinance setting the Regular Property Tax Levy for all Real, Personal, and Utility Property subject to taxation within the corporate limits of the City of Marysville for the year 2025.
SUGGESTED ACTION:	**Action will be requested at the November 25, 2024, City Council meeting.**
SUMMARY:	The 2025 regular Property Tax Levy will be the same as the previous year plus the value of new construction. Approval of this Ordinance is necessary to balance the budget.

ATTACHMENTS:
Regular levy ordinance 2025.11.4.24.docx

DRAFT
CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, SETTING THE REGULAR PROPERTY TAX LEVY FOR ALL REAL, PERSONAL, AND UTILITY PROPERTY SUBJECT TO TAXATION WITHIN THE CORPORATE LIMITS OF THE CITY OF MARYSVILLE, WASHINGTON FOR THE YEAR 2025.

WHEREAS, the City Council of the City of Marysville has met and considered its budget for the calendar year 2025; and

WHEREAS, the City Council has properly given notice of the public hearing held on November 4, 2024 by publishing notice on October 19, 2024 and October 26, 2024 to consider public comment on the levy for all real, personal, and utility property subject to taxation; and

WHEREAS, the population of the City of Marysville is more than 10,000; and

WHEREAS, the City of Marysville's actual regular levy amount from the previous year was $11,490,438.69.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. That the City will not increase the regular property tax levy on taxable property within the City authorized for the levy to be collected in the 2025 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be $0 which is a percentage increase of 0% from the previous year.

SECTION 2. This levy is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, solar biomass, and geothermal facilities, and any increase in the value of state assessed property, any annexations that have occurred and refunds made.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION 5. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this 25th day of November, 2024.

CITY OF MARYSVILLE

By_____
JON NEHRING, MAYOR

Attest:

By_____
TINA BROCK, CITY CLERK

Approved as to form:

By_____
JON WALKER, CITY ATTORNEY

Date of publication:_____
Effective Date (5 days after publication):_____

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	Jennifer Ferrer-Santa Ines, Finance
ITEM TYPE:	Ordinance
AGENDA SECTION:	**Public Hearings**
SUBJECT:	An **Ordinance** of the City of Marysville to Set Water, Sewer, and Surface Water Utility Rates.
SUGGESTED ACTION:	Recommended Motion: I move to adopt Ordinance No. _____.
SUMMARY:	The proposed rate increase of 5% for water, sewer, and surface water utility rates for 2025 and 2026 is necessary to cover increased costs due to inflation and cost of operations.

ATTACHMENTS:
Ordinance - Water Sewer Surface Water Rates 2025-26.pdf

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. 3321

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, INCREASING WATER, SEWER, AND SURFACE WATER UTILITY RATES BY FIVE PERCENT.

WHEREAS, the city council is authorized to adjust water, sewer, and surface water rates under sections 14.07.075 and 14.19.060 of the municipal code; and

WHEREAS, city staff have reviewed operational costs and determined that those costs have increased by more than five percent primarily due to inflation and that an increase of at least five percent in rates is necessary to cover these increased costs; and

WHEREAS, water, sewer, and surface water utility rates should be increased by five percent to maintain financial stability and provide appropriate reserves for the respective utilities.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. Section 14.07.060 of the municipal code is amended as set forth in Exhibit A.

SECTION 2. Section 14.07.070 of the municipal code is amended as set forth in Exhibit B.

SECTION 3. Section 14.19.050 of the municipal code is amended as set forth in Exhibit C.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION 5. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

SECTION 6. Effective Date. This ordinance shall be published by summary and become effective January 1, 2025.

PASSED by the City Council and APPROVED by the Mayor this 4th day of November, 2024.

CITY OF MARYSVILLE

By_____
JON NEHRING, MAYOR

Attest:

By_____
_____, DEPUTY CITY CLERK

Approved as to form:

By_____
JON WALKER, CITY ATTORNEY

Date of publication:_____
Effective Date: January 1, 2025

EXHIBIT A

14.07.060 Water rates.

(1) Definitions.

(a) "Water rates," as used herein, shall refer to the charge assessed by the city for all water consumed or used on property connected to the city water system. The rates shall be based upon the quantity of water passing through the water meter during each billing period.

(b) The normal "billing period" shall be a two-month cycle and shall be that period falling between two consecutive meter read dates. Charges for periods of less than two months shall be prorated both as to minimum charge and as to consumption; provided, however, the city may, at its discretion, elect to use a monthly billing period for selected accounts. If a monthly billing period is used, the consumption allowance and rate shall be one half that set forth in the bimonthly rate schedule.

(c) Billing Increments. Charges for water shall be computed on the nearest 1,000 gallons of consumption.

(d) "City rates" are those which shall be charged to all properties connected to the water system which are located within the city limits of Marysville.

(e) "CWSP rates" are those which shall be charged to all properties connected to the water system which are located outside the city limits of Marysville but are within the coordinated water system planning boundary.

(f) "OCWSP rates" are those which shall be charged to all properties connected to the water system which are located outside the city's coordinated water system planning boundary.

(g) "Multiple residential units" shall be defined as attached dwelling units which share a common water meter, including duplexes, townhouses, apartments and condominiums, and shall be defined as including mobile home parks.

(h) "Single-family residential units" shall refer exclusively to detached single-family dwelling units.

(2) Bimonthly Minimum Water Rates. Minimum charges for each billing period, and consumption allowances for such minimums, are established as follows:

Effective January 1, 2021:

Effective January 1, 2025:

Meter Size	AWWA Meter Factor	City Rate	Rural Rate	Outside UGA Rate
Tier = factor *base rate				
Multiple Residential Units (Per Unit)	N/A	$27.33	$41.01	$54.67
5/8"	1	$27.33	$41.01	$54.67
3/4"	1.5	$41.01	$61.50	$81.99
1"	2.5	$68.34	$102.51	$136.68
1-1/2"	5	$136.68	$205.02	$273.37
2"	8	$218.67	$328.03	$437.35
3"	16	$437.35	$656.04	$874.72
4"	25	$683.39	$1025.08	$1366.76
6"	50	$1366.76	$2050.13	$2733.49
8"	80	$2186.79	$3280.21	$4373.62
10"	115	$3143.53	$4715.30	$6287.06
12"	200	$5467.00	$8200.50	$10934.01

Residential & Multi-Family	City Rate	Rural Rate	Outside UGA Rate
Volume Tiers (1,000 gal)			
0 to 6	$1.47	$2.21	$2.94
7 to 20	$5.15	$7.72	$10.30
21 to 30	$5.88	$8.81	$11.78
31 and higher	$6.62	$9.93	$13.24

Commercial	City Rate	Rural Rate	Outside UGA Rate
Volume Tiers (1,000 gal)			
0 to 6	$1.47	$2.21	$2.94
7 and higher	$3.68	$5.52	$7.34

Effective January 1, 2026:

	AWWA			Outside

Meter Size	Meter Factor	City Rate	Rural Rate	UGA Rate
Tier = factor *base rate				
Multiple Residential Units (Per Unit)	N/A	$28.70	$43.06	$57.40
5/8"	1	$28.70	$43.06	$57.40
3/4"	1.5	$43.06	$64.58	$86.09
1"	2.5	$71.76	$107.64	$143.51
1-1/2"	5	$143.51	$215.27	$287.04
2"	8	$229.60	$344.43	$459.22
3"	16	$459.22	$688.84	$918.46
4"	25	$717.56	$1076.33	$1435.10
6"	50	$1435.10	$2152.64	$2870.16
8"	80	$2296.13	$3444.22	$4592.30
10"	115	$3300.71	$4951.07	$6601.41
12"	200	$5740.35	$8610.53	$11480.71

Residential & Multi-Family	City Rate	Rural Rate	Outside UGA Rate
Volume Tiers (1,000 gal)			
0 to 6	$1.54	$2.32	$3.09
7 to 20	$5.41	$8.11	$10.82
21 to 30	$6.17	$9.25	$12.37
31 and higher	$6.95	$10.43	$13.90

Commercial	City Rate	Rural Rate	Outside UGA Rate
Volume Tiers (1,000 gal)			
0 to 6	$1.54	$2.32	$3.09
7 and higher	$3.86	$5.80	$7.71

(3) Calculation of Water Bill for Multiple Residential Units. In calculating the water bill for multiple residential units, the total number of dwelling units served by a water connection shall be divided into the water consumption for each billing period, expressed in gallons, to determine the average consumption per dwelling unit. The water rates shall be based upon the average consumption per unit during the billing period multiplied by the total number of units.

(4) Calculation of Water Bill for Mobile Home Parks. The total water bill for mobile home parks shall be calculated by applying the rate schedule to the total number of pads or mobile home sites on the premises which are in a condition ready for occupancy, regardless of whether the same are occupied during the billing period or not; provided, that for the first 24 months after a mobile home park, or a new addition thereto, is opened and connected to city utilities, its water bill shall be calculated by applying the rates only to such pads or mobile home sites as are actually occupied by mobile homes during each billing period; provided, however, for mobile home parks whose utility meter with the city was first activated less than three years preceding June 9, 1997, the effective date of Ordinance 2130, and for which billing on all pads or mobile home sites has occurred for less than two years preceding June 9, 1997, such mobile home parks shall be granted an additional 12 months from June 9, 1997, to pay only for such pads or mobile home sites which are actually occupied during each billing period; provided, further, that all fees, charges and rates paid by such mobile home parks to the city under prior provisions of this subsection and MMC 14.07.070(4) as such subsections originally read or as subsequently amended, shall be nonrefundable notwithstanding the provisions of this subsection.

(5) Private Fire Protection Rates. Private fire protection rates for properties inside or outside of the corporate limits of the city shall be as follows:

Effective January 1, 2025:

(a) Private hydrants, each: $50.25 per year;

(b) Wet standpipe systems: $50.25 per year;

(c) Dry standpipe systems: None;

(d) Automatic sprinkler systems:

(i) Each owner of an automatic sprinkler system shall be charged a monthly rate based upon the size of the water service line that serves the system. The following are the bimonthly rates:

Effective January 1, 2025:

Size of Line	Bimonthly Charge
2-inch	$57.37
3-inch	$70.63
4-inch	$86.77
6-inch	$108.83
8-inch	$142.71
10-inch	$179.46
12-inch	$207.29

Effective January 1, 2026:

Size of Line	Bimonthly Charge
2-inch	$60.24
3-inch	$74.16
4-inch	$91.11
6-inch	$114.27
8-inch	$149.85
10-inch	$188.43
12-inch	$217.65

(ii) As of January 1, 2010, automatic sprinkler systems without a separate meter and where the line is under two inches, will become part of the minimum water rate as a result of the rate restructuring.

(iii) As of January 1, 2023, residential lots constructed with automatic sprinkler systems shall be charged a bimonthly water rate equal to the rate for a 5/8" meter, regardless of the size of meter installed.

(6) Reduced Utility Charges in Special Cases. Upon application by a utility customer, the chief administrative officer or designee shall have the discretion to make reasonable and equitable reduction in utility accounts, on a case-by-case basis, in the following circumstances:

(a) If a private water line, valve, fixture, or other appurtenance is verified to be leaking as a result of accidental damage or natural deterioration of the same, and not as a result of abuse or willful neglect, the water bill for the subject property during the period of the leak may be reasonably and equitably reduced; provided, that a customer shall be required to pay the base rate plus at least 50 percent of the applicable overage rate for all water which was lost by reason of the leak. The sewer bill for the subject property during the period of the leak may also be reasonably and equitably reduced to an amount not less than the bill charged for the corresponding period the previous year.

(7) Calculation of Water Bill for School Facilities. The city rate for water as set forth in subsection (2) of this section shall apply to all school facilities, whether such facilities are within the city limits or not.

(8) Rate Relief. Low-income senior citizens and low-income disabled persons may be eligible for water and/or sewer rate relief pursuant to Chapter 3.63 MMC.

EXHIBIT B

14.07.070 Sewer rates.

(1) Definitions.

(a) The normal "billing period" shall be a two-month cycle and shall be that period falling between two consecutive water meter read dates. Charges for periods of less than two months shall be prorated; provided, however, the city may, at its discretion, elect to use a monthly billing period for selected accounts. If a monthly billing period is used, the rate shall be one-half that set forth in the bimonthly rate schedule.

(b) "City rates" are those which shall be charged to all properties connected to the sewer system which are located within the city limits of Marysville.

(c) "UGA rates" are those which shall be charged to all properties connected to the sewer system which are located outside of the city limits of Marysville but are within the urban growth area of the city of Marysville or that portion of the city of Arlington urban growth area which Marysville has agreed by interlocal agreement to provide service.

(d) "OUGA rates" are those which shall be charged to all properties connected to the sewer system which are located outside the Marysville city limits and outside the area where "UGA rates" apply.

(e) "Single-family residences" shall refer exclusively to detached single-family dwelling units.

(f) "Multiple residential units" shall be defined as attached dwelling units which share a common water meter, including duplexes, townhouses, apartments, and condominiums, and shall be defined as including mobile home parks.

(g) "Commercial/industrial" refers to all nonresidential land uses which are not specifically itemized or defined as being included within other classifications.

(h) "Satellite system rate" refers to that rate charged to the city by Lake Stevens Sewer District for the "overlap" area as described in the interlocal agreement between the parties dated April 22, 1999, plus an administrative overhead cost of 15 percent.

(2) Calculation of Commercial/Industrial Sewer Rates. Commercial/industrial sewer rates shall be based upon the quantity of water consumed or used on the premises during the billing period, as determined by the water meter reading and the strength of the discharge as measured by total suspended solids (TSS) and biochemical oxygen demand (BOD); provided, that a property owner may, at his own expense, arrange the plumbing on commercial premises so as to separate water which will be discharged into the sewer system from water which will not be so discharged, and a separate meter shall be installed to measure the amount of actual sewage

discharged. In such a case the sewer rate shall be based only on the actual sewer use. The installation of such plumbing and meters must be inspected and approved by the city utility department.

Where a commercial property is connected to sewer service but not to water service, the city council shall determine the sewer rate to be charged on a case-by-case basis, using an estimated figure for water consumption.

(3) Sewer Rates. Bimonthly sewer rates are established as follows:

Effective January 1, 2025:

Classification	City Rate	Rural Rate	Outside UGA Rate
Single-family residential	$101.90	$152.87	$203.83
Multiple residential units per unit	$96.90	$145.34	$193.82
Hotels/Motels per unit	$71.38	$107.08	$142.76
Commercial Minimum	$101.90	$152.87	$203.83
Class 1 (31 to 100 mg/l) per 1,000 gallons	$2.14	$3.21	$4.26
Class 2 (101 to 200 mg/l) per 1,000 gallons	$2.94	$4.41	$5.88
Class 3 (201 to 300 mg/l) per 1,000 gallons	$3.77	$5.64	$7.52
Class 4 (301 to 400 mg/l) per 1,000 gallons	$4.57	$6.85	$9.14
Class 5 (401 to 500 mg/l) per 1,000 gallons	$5.38	$8.05	$10.74
Class 6 (501 to 600 mg/l) per 1,000 gallons	$7.81	$11.72	$15.60
Overnight camping	$0.00	$0.00	$0.00
Individual connections per unit	$71.38	$107.08	$142.76
Other connections each	$96.90	$145.34	$193.81
Schools	$0.00	$0.00	$0.00
Minimum	$101.90	$0.00	$0.00
Per 1,000 Gallons	$5.80	$0.00	$0.00
Restaurants w/o grease trap surcharge	$4.89	$0.00	$0.00

Effective January 1, 2026:

Classification	City Rate	Rural Rate	Outside UGA Rate
Single-family residential	$107.00	$160.51	$214.02
Multiple residential units per unit	$101.75	$152.61	$203.51
Hotels/Motels per unit	$74.95	$112.43	$149.90
Commercial Minimum	$107.00	$160.51	$214.02
Class 1 (31 to 100 mg/l) per 1,000 gallons	$2.25	$3.37	$4.47
Class 2 (101 to 200 mg/l) per 1,000 gallons	$3.09	$4.63	$6.17
Class 3 (201 to 300 mg/l) per 1,000 gallons	$3.96	$5.92	$7.90
Class 4 (301 to 400 mg/l) per 1,000 gallons	$4.80	$7.19	$9.60
Class 5 (401 to 500 mg/l) per 1,000 gallons	$5.65	$8.45	$11.28
Class 6 (501 to 600 mg/l) per 1,000 gallons	$8.20	$12.31	$16.38
Overnight camping	$0.00	$0.00	$0.00
Individual connections per unit	$74.95	$112.43	$149.90
Other connections each	$101.75	$152.61	$203.50
Schools	$0.00	$0.00	$0.00
Minimum	$107.00	$0.00	$0.00
Per 1,000 Gallons	$6.09	$0.00	$0.00
Restaurants w/o grease trap surcharge	$5.13	$0.00	$0.00

(4) Calculation of Sewer Rates for Mobile Home Parks. The total sewer bill for mobile home parks shall be calculated by applying the rate schedule above to the total number of pads or mobile home sites on the premises which are in a condition ready for occupancy, regardless of whether the same are occupied during the billing period; provided, that for the first 24 months after a mobile home park, or a new addition thereto, is opened and connected to city utilities, the sewer bill shall be calculated by applying the rates only to such pads or mobile home sites as are actually occupied by mobile homes during each billing period; provided, however, for mobile home parks whose utility meter with the city was first activated less than three years preceding June 9, 1997, the effective date of Ordinance 2130, and for which billing on all pads or mobile home sites has occurred for less than two years preceding June 9, 1997, such mobile home parks

shall be granted an additional 12 months from June 9, 1997, to pay only for such pads or mobile home sites which are actually occupied during each billing period; provided further, that all fees, charges and rates paid by such mobile home parks to the city under prior provisions of this section and MMC 14.07.060, as such sections originally read or as subsequently amended, shall be nonrefundable notwithstanding the provisions of this subsection.

(5) Restaurants, for the purpose of sewer rates, shall be classified as Class 3 strength as described in subsection (3) of this section. Restaurants without approved grease traps, including those restaurants where a variance has been granted eliminating the necessity of a grease trap, shall be surcharged, effective January 1, 2022, $4.47 per 1,000. Effective January 1, 2023, $4.56 per 1,000. Effective January 1, 2024, $4.65 per 1,000.

(6) Satellite System Rate. Notwithstanding any other rate established by this section, for that area defined as the satellite system area, the city shall charge the same rate as charged by Lake Stevens Sewer District plus an administrative fee of 15 percent. This rate shall be in effect for such properties until such time as the city's sewer collection system is constructed and sewer flows are diverted from the Lake Stevens Sewer District system to the city's sewer collection system.

(7) Calculation for Sewer Rates for Schools. Schools' sewer rates shall be based upon the quantity of water consumed or used on the premises during the billing period, as determined by the water meter reading; provided, if the water service is supplied to a school by other than the City of Marysville water system, the school district shall notify the City billing department of the total consumption as billed by other such water purveyor. The city rate for sewer as set forth in subsection (3) of this section shall apply to all school facilities, whether such facilities are within the city limits or not and whether public or privately operated.

(8) Rate Relief. Low-income senior citizens and low-income disabled persons may be eligible for water and/or sewer rate relief pursuant to Chapter 3.63 MMC.

EXHIBIT C

14.19.050 Surface water utility rates.

Surface water utility rates shall be based on a commonly accepted rate unit for surface water utilities, the equivalent residential unit (ERU). The ERU is used to relate a base rate fee charged to a single-family residential parcel to that which is charged to a nonresidential parcel. The ERU is determined by using the current best available method, which may include analyzing digital photographs, utilizing satellite imagery, performing field checks for verification purposes of a representative sample of single-family residences within the city limits and/or utilizing civil design and construction plans or record drawings. Using this methodology, the director shall determine the amount of impervious area on each nonresidential parcel. The city's standard ERU amount is 3,200 square feet of impervious surface area. The specific ERU calculation for each parcel will be rounded to the nearest one hundredth, will be established for each such parcel as the impervious surface information becomes available for such parcel, and will be calculated in accordance with the following table:

Effective January 1, 2025:

Customer Class	Rate Calculation 1 ERU = 3,200 Sq Ft of Impervious Surface	2025 Bi-Monthly Rate
Single Family Residential	1 ERU	$27.70
All Other Property Types	Total Impervious Surface / 3,200 = Billable ERUs	$27.70 Per ERU

Effective January 1, 2026:

Customer Class	Rate Calculation 1 ERU = 3,200 Sq Ft of Impervious Surface	2026 Bi-Monthly Rate
Single Family Residential	1 ERU	$29.08
All Other Property Types	Total Impervious Surface / 3,200 = Billable ERUs	$29.08 Per ERU

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	Jennifer Ferrer-Santa Ines, Finance
ITEM TYPE:	Ordinance
AGENDA SECTION:	**New Business**
SUBJECT:	An **Ordinance** to Repealing Chapter 3.66 of the Municipal Code, Water and Sewer Utility Tax
SUGGESTED ACTION:	Recommended Motion: I move to adopt Ordinance No._____.
SUMMARY:	This section of the Code was adopted by City Council in 1979 to assess an "in lieu of tax" on the City's water and sewer utilities. The City Council adopted a gross receipts tax on the City's water and sewer utilities in 1990. Section 3.66 of the Municipal Code is no longer necessary and shall be repealed.

ATTACHMENTS:

Ordinance - Repealing in lieu of tax charge chapter 3.66.pdf

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, REPEALING CHAPTER 3.66 OF THE MUNICIPAL CODE, WATER AND SEWER UTILITY TAX.

WHEREAS, a "in lieu of tax" charge imposed on the city's water and sewer utilities, was adopted by the city council in 1979 and codified at chapter 3.66 of the municipal code; and

WHEREAS, a gross receipts tax on the city's water and sewer utilities was adopted by the city council in 1990, and codified at chapter 3.65 of the municipal code; and

WHEREAS, the "in lieu of tax" charge is no longer widely used by city utilities and is not consistent with modern municipal financial practices; and

WHEREAS, the "in lieu of tax" charge should be repealed; and

WHEREAS, the gross receipts tax provides greater transparency and financial stability and should be retained.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. Chapter 3.66 of the municipal code, Water and Sewer Utility Tax, is repealed.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION 3. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

SECTION 4. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 20_____.

CITY OF MARYSVILLE

By_____
JON NEHRING, MAYOR

Attest:

By_____
_____, DEPUTY CITY CLERK

Approved as to form:

By_____
JON WALKER, CITY ATTORNEY

Date of publication:_____
Effective Date (5 days after publication):_____

AGENDA ITEM NO. 7.

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	Principal Planner Angela Gemmer, Community Development
ITEM TYPE:	Discussion Item
AGENDA SECTION:	**New Business**
SUBJECT:	2024 - 2029 School District Capital Facilities Plans for Lake Stevens and Lakewood School Districts
SUGGESTED ACTION:	No action requested at this time.
SUMMARY:	Pursuant to Section MMC 22D.040.030(1), *Capital facilities plan required*, any district serving the City of Marysville shall be eligible to receive school impact fees upon adoption of a Capital Facilities Plan (CFP) as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan. School District CFPs are reviewed and adopted on a biennial basis. The Marysville School District has been experiencing declining enrollment so did not submit a CFP. The Planning Commission (PC) held a public workshop on September 24, 2024, and a duly advertised public hearing on October 22, 2024, to review the Lake Stevens and Lakewood School District's 2024 – 2029 CFPs, and received testimony from staff and school district representatives. There was no public testimony provided at the public hearing. Following the public hearing, the PC made a motion to recommend the Lake Stevens and Lakewood School Districts 2022 – 2029 CFPs to Marysville City Council for adoption by ordinance.

ATTACHMENTS:

Memo and 2024 - 2029 Lake Stevens and Lakewood School District CFPs

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 651-5099 FAX

MEMORANDUM

DATE: November 4, 2024

TO: City Council

FROM: Angela Gemmer, Principal Planner

SUBJECT: 2024 – 2029 School District Capital Facilities Plans for Lake Stevens and Lakewood School Districts (CPA24-001)

CC: Haylie Miller, Community Development Director
Chris Holland, Planning Manager

Exhibits:

1. Lake Stevens School District CFP with board resolution and SEPA determination
2. Lakewood School District CFP with board minutes and SEPA determination
3. Marysville School District Enrollment Forecast Memo
4. Planning Commission Minutes – September 24, 2024[1]

Pursuant to MMC 22D.040.030(1), any district serving the City of Marysville shall be eligible to receive school impact fees upon adoption by Marysville City Council of a Capital Facilities Plan (CFP) for the district as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan. Districts' CFPs are reviewed and adopted on a biennial basis. This cycle, the Lake Stevens and Lakewood School Districts have submitted CFPs; however, only Lake Stevens is requesting school impact fees for 2025 – 2026. Due to declining enrollment, the Marysville School District has not submitted a CFP and will also not be requesting impact fees; however, the district furnished an Enrollment Forecast Memo (**Exhibit 3**).

Upon receipt of a district's CFP, the Community Development Department must determine:

1. That the analysis contained within the CFP is consistent with current data developed pursuant to the requirements of the Growth Management Act (GMA).
2. That any school impact fee proposed in the District's CFP has been calculated using the formula contained in MMC 22D.040.050 Table 1.
3. That the CFP has been adopted by the District's board of directors.

[1] Please note that the October 22, 2024 PC minutes are pending. They will be provided at the December 9th City Council meeting together with the Planning Commission's signed recommendation.

Based on a review of the Districts' CFPs, it appears each plan has been prepared pursuant to the requirements of the GMA (RCW 36.70A), the impact fees for Lake Stevens have been calculated using the formula contained in MMC 22D.040.050 Table 1, and the CFPs have been adopted by each district's board of directors.

The following is a breakdown of current and proposed impact fees, as outlined in the Districts' CFPs, applying the 50 percent pursuant to MMC 22D.040.050(1).

Lake Stevens School District	**2022 - 2027 (current)**	**2024 - 2029 (proposed)**	**Difference**
Single-family	$11,434.00	**$13,730.00**	**+$2,296.00**
Townhouse/Multiplex	$2,526.00	$2,627.00	**+$101.00**
Multi-family (studio or one bedroom unit)	$0.00	$0.00	$0.00
Multi-family (two or more bedroom unit)	$2,526.00	$741.00	-$1,785.00
Lakewood School District	**2022 - 2027 (current)**	**2024 - 2029 (proposed)**	**Difference**
Single-family	$0.00	$0.00	$0.00
Multi-family (studio or one bedroom unit)	$0.00	$0.00	$0.00
Multi-family (two or more bedroom unit)	$0.00	$0.00	$0.00

Staff respectfully requests that the City Council affirm the recommendation of the Planning Commission and adopt the Lake Stevens and Lakewood School Districts' 2024 – 2029 CFPs by Ordinance at the December 9, 2024 City Council meeting.

2024 – 2029 CAPITAL FACILITIES PLAN
LAKE STEVENS SCHOOL DISTRICT NO. 4

prepared for:

Snohomish County

And

City of Lake Stevens
City of Marysville

Final
July 10, 2024

CAPITAL FACILITIES PLAN
LAKE STEVENS SCHOOL DISTRICT NO. 4

BOARD OF DIRECTORS

Mari Taylor, President
David Iseminger, Vice President
Nina Kim Hanson
Vildan Kirby
Paul Lund

SUPERINTENDENT

Mary Templeton, Ed.D.

This plan is not a static document. It will change as demographics, information and District plans change. It is a "snapshot" of one moment in time.

For information on the Lake Stevens School District Capital Facilities Plan contact Robb Stanton at the District (425) 335-1500

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Appendix A: Impact Fee Calculations

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SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next twenty years (2044), with a more detailed schedule and financing program for capital improvements over the next six years (2024-2029). This CFP is based in large measure on the *2024 Facilities Needs Plan for the Lake Stevens School District*.

When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan[1]. This part of the plan establishes the criteria for all future updates of the District CFP, which is to occur every two years. This CFP updates the GMA-based Capital Facilities Plan last adopted by the District in 2022.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following required elements:

Element	See Page	Table
Future enrollment forecasts for each grade span (elementary, middle, mid-high and high).	17	5-2
An inventory of existing capital facilities owned by the District, showing the locations and student capacities of the facilities.	12	4-1
A forecast of the future needs for capital facilities and school sites; distinguishing between existing and projected deficiencies.	19 20	6-1 6-2
The proposed capacities of expanded or new capital facilities.	22	6-3

[1] See Appendix F of this CFP

Element	See Page	Table
A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.	22	6-3
A calculation of impact fees to be assessed and support data substantiating said fees.	Appendix A	
A report on fees collected through December 2023 and how those funds were used.	24	6-4

In developing this CFP, the guidelines of Appendix F of the General Policy Plan[2] were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the State Office of Financial Management (OFM) population forecasts and those of Snohomish County.
- Chapter 30.66C SCC requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP by FLO Analytics (See Appendix C).
- The CFP complies with RCW 36.70A (the Growth Management Act) and, where impact fees are to be assessed, RCW 82.02.
- The calculation methodology for impact fees meets the conditions and test of RCW 82.02. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources if impact fees are not available due to action by the state, county or the cities within their district boundaries.

Adoption of this CFP by reference by the County and cities of Marysville and Lake Stevens constitutes approval of the methodology used herein by those entities.

Overview of the Lake Stevens School District

The Lake Stevens School District is located six miles east of downtown Everett and encompasses most of the City of Lake Stevens as well as portions of unincorporated Snohomish County and a small portion of the City of Marysville. The District is located south of the Marysville School District and north of the Snohomish School District.

The District currently serves a student population of 9,423[3] with seven elementary schools, two middle schools, one mid-high school, one high school and one homeschool partnership program (HomeLink).

[2] See Appendix G of this CFP

[3] March 2024 Headcount Report

Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six and seven, the mid-high serves grades eight and nine and the high school serves grades ten through twelve. HomeLink provides programs for students from kindergarten through eighth grade. The District employs over 600 certificated staff members and over 600 classified staff for a total of over 1,200.

Significant Issues Related to Facility Planning in the Lake Stevens School District

The most significant issues facing the Lake Stevens School District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Continued housing growth in the District.
- The need to have unhoused students before becoming eligible for state construction funding.
- The implementation of reduced class sizes at the K-3 level at all elementary schools.
- Uneven distribution of growth across the district and an imbalance in growth in the north and south ends of the district, requiring facilities to balance enrollment.
- Increased critical areas regulations, decreasing the amount of developable area on school sites.
- Discounted school impact fees and changes to how and when these fees are calculated and paid, none of which supports mitigating the true impact of development.
- The need for additional property and lack of suitable sites within Urban Growth Area (UGA) boundaries to accommodate school facilities.
- The elimination of the ability to develop schools outside of UGAs.
- The inability to add temporary capacity with portable classrooms on school sites without costly stormwater and infrastructure improvements.
- Aging school facilities.
- Projected permanent capacity shortfall by 2029 for K-5 of 1,249 students (with no improvements).

These issues are addressed in greater detail in this Capital Facilities Plan.

SECTION 2: DEFINITIONS

Note: Definitions of terms proceeded by an asterisk (*) are provided in Chapter 30.9SCC. They are included here, in some cases with further clarification to aid in the understanding of this CFP. Any such clarifications provided herein in no way affect the legal definitions and meanings assigned to them in Chapter 30.9 SCC.

*Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

*Average Assessed Value average assessed value by dwelling unit type for all residential units constructed within the district. These figures are provided by Snohomish County. The current average assessed value for 2024 is $621,496 for single-family detached residential dwellings; $175,173 for one-bedroom (*Small*) multi-family units, and $242,411 for two or more bedroom *(Large)* multi-family units.

*Boeckh Index (See Construction Cost Allocation)

*Board means the Board of Directors of the Lake Stevens School District ("School Board").

Capital Bond Rate means the annual percentage rate computed against capital (construction) bonds issued by the District. For 2024, a rate of 3.48% is used. (See also "Interest Rate")

*Capital Facilities means school facilities identified in the District's capital facilities plan that are "system improvements" as defined by the GMA as opposed to localized "project improvements."

*Capital Facilities Plan (CFP) means the District's facilities plan adopted by its school board consisting of those elements required by Chapter 30.66C SCC and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to *this* document, which is consistent with the adopted *"2024 Facilities Needs Plan for the Lake Stevens School District,"* which is a separate document.

Construction Cost Allocation (formerly the Boeckh Index) means a factor used by OSPI as a guideline for determining the area cost allowance for new school construction. The Index for the 2024 Capital Facilities Plan is $375.00, as provided by OSPI.

*City means City of Lake Stevens and/or City of Marysville.

*Council means the Snohomish County Council and/or the Lake Stevens or Marysville City Council.

*County means Snohomish County.

*Commerce means the Washington State Department of Commerce.

*Developer means the proponent of a development activity, such as any person or entity that owns or holds purchase options or other development control over property for which development activity is

proposed.

*Development means all subdivisions, short subdivisions, conditional use or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar uses) and other applications requiring land use permits or approval by Snohomish County, the City of Lake Stevens and/or City of Marysville.

*Development Activity means any residential construction or expansion of a building, structure or use of land or any other change of building, structure or land that creates additional demand and need for school facilities but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units. Also excluded from this definition is "Housing for Older Persons" as defined by 46 U.S.C. § 3607, when guaranteed by a restrictive covenant, and new single-family detached units constructed on legal lots created prior to May 1, 1991.

*Development Approval means any written authorization from the County and/or City, which authorizes the commencement of a development activity.

*Director means the Director of the Snohomish County Department of Planning and Development Services (PDS), or the Director's designee.

District means Lake Stevens School District No. 4.

*District Property Tax Levy Rate (Capital Levy) means the District's current capital property tax rate per thousand dollars of assessed value. For this Capital Facilities Plan, the assumed levy rate is .00120.

*Dwelling Unit Type means (1) single-family detached residences, (2) townhomes and multiplex units (duplexes, triplexes and quadplexes) and (3) multi-family apartment or condominium units.

*Encumbered means school impact fees identified by the District to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

*Estimated Facility Construction Cost means the planned costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs. If the District does not have this cost information available, construction costs of school facilities of the same or similar grade span within another District are acceptable.

*FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at the District's schools. A student is considered one FTE if they are enrolled for the equivalent of a full schedule each full day.

*GFA (per student) means the Gross Floor Area per student.

*Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle, mid-high and high school).

Growth Management Act (GMA) - means the Growth Management Act (RCW 36.70A).

*Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index. For this Capital Facilities Plan an assumed rate of 3.48% is used, as provided by Snohomish County. (See also "Capital Bond Rate")

*Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the District. In 2024 the District estimates land costs to average $200,000 per acre.

*Multi-Family Dwelling Unit means any residential dwelling unit that is not a single-family unit as defined by Chapter 30.66C. SCC[3]

*OFM means Washington State Office of Financial Management.

*OSPI means Washington State Office of the Superintendent of Public Instruction.

*Permanent Facilities means school facilities of the District with a fixed foundation.

*R.C.W. means the Revised Code of Washington (a state law).

*Relocatable Facilities (also referred to as temporary classrooms or portables) means factory-built structures, transportable in one or more sections, which are designed to be used as an education space and are needed:

- to prevent the overbuilding of school facilities,
- to meet the needs of service areas within the District, or
- to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

*Relocatable Facilities Cost means the total cost, based on actual costs incurred by the District, for purchasing and installing portable classrooms.

*Relocatable Facilities Student Capacity means the rated capacity for a typical portable classroom used for a specified grade span.

*School Impact Fee means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve the new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

*SEPA means the State Environmental Policy Act (RCW 43.21C).

*Single-Family Dwelling Unit means any detached residential dwelling unit designed for occupancy by a single-family or household.

*Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population and other factors as identified in the District's capital facilities plan. The District's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities that are used as temporary facilities or from any specialized facilities housed in relocatable facilities.

*State Match Percentage means the proportion of funds that are provided to the District for specific capital projects from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the maximum percentage of the total project eligible to be paid by the State.

*Student Factor (Student Generation Rate [SGR]) means the number of students of each grade span (elementary, middle, mid-high and high school) that the District determines are typically generated by different dwelling unit types within the District[4]. Each District will use a survey or statistically valid methodology to derive the specific student generation rate, provided that the survey or methodology is approved by the Snohomish County Council as part of the adopted capital facilities plan for each District. (See Appendix C)

*Subdivision means all small and large lot subdivisions as defined in Section 30.41 of the Snohomish County Code.

*Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time, at least a full class of up to 30 students. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

*Unhoused Students means District enrolled students who are housed in portable or temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

*WAC means the Washington Administrative Code.

[4] For purposes of calculating Student Generation Rates, assisted living or senior citizen housing are not included.

SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards that typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). Educational Program Standards are the same as the minimum level of service as required by Appendix F of the Growth Management Comprehensive Plan.

In addition, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, English as a second language, remediation, alcohol and drug education, preschool and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Examples of special programs offered by the Lake Stevens School District at specific school sites include:

- Behavioral Program
- Bilingual Program
- Career and Technical Education
- Community Education
- Conflict Resolution
- Contract-Based Learning
- Credit Retrieval
- Drug Resistance Education
- Early Learning Center, which includes ECEAP and developmental preschool
- Full-day Kindergarten
- Highly Capable
- Home School Parent Partnership (HomeLink)
- Language Assistance Program (LAP)
- Life Skills Self-Contained Program
- Multi-Age Instruction
- Multi-tiered Systems of Support
- Occupational and Physical Therapy
- Online Distance Learning
- Running Start
- Speech and Language Pathologists
- Structured Learning Center Self-Contained Program
- Summer School
- Title 1
- Title 2

Variations in student capacity between schools are often a result of what special or nontraditional

programs are offered at specific schools. These special programs require classroom space, which can reduce the regular classroom capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program requirements will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, state funding levels and use of new technology, as well as other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

In addition, districts are wrestling with the outcomes from the McCleary decision and additional funding and requirements from OSPI and the state Legislature. Many of these outcomes, like full-day kindergarten and reduced class sizes at the elementary level and new graduation requirements at the high school level can have significant impacts to the use of facilities. These will need to be incorporated into the District's facility capacities and uses.

The District's minimum educational program requirements, which directly affect school capacity, are outlined below for the elementary, middle, mid-high and high school grade levels.

Educational Program Standards for Elementary Grades

- Average class size for kindergarten should not exceed **23** students.
- Average class size for grades 1-3 should not exceed **25** students.
- Average class size for grades 4-5 should not exceed **27** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is **12** students.
- All students will be provided music instruction in a separate classroom.
- Optimum design capacity for new elementary schools is 650 students. However, the actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards for Middle, Mid-High and High Schools

- Class size for secondary grade (6-12) regular classrooms should not exceed **30** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is 12 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 83% at the high school, mid-high and middle school levels.
- Some Special Education services for students will be provided in a self-contained classroom.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
    - Resource Rooms (i.e., computer labs, study rooms).
    - Special Education Classrooms.

- Program Specific Classrooms:
    - Music
    - Physical Education
    - Drama
    - Family and Consumer Sciences
    - Art
    - Career and Technical Education

Optimum design capacity for new middle schools is 750 students. Optimum design capacity for new high schools is 2,000 students. The actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Program Standards

The Lake Stevens School District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system.

The Lake Stevens School District has set minimum educational program standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are 27 or fewer students in a majority of K-5 classrooms, the standards have been met; if there are 30 or fewer students in a majority of 6-12 classrooms, the minimum standards have been met. The Lake Stevens School District meets these standards at all grade levels.

Table 3-1 – Minimum Educational Program Standards (MEPS) Met

Grade Level	Classrooms Meeting MLOS	Total Classrooms	% Meeting MEPS
Total Elementary	180	186	97%
Total Secondary	188	196	96%
District Total	368	382	96%

It should be noted that the minimum educational program standard is just that, a minimum, and not the desired or accepted operating standard. Also, portables are used to accommodate students within District standards, but are not considered a permanent solution. (See Chapter 4).

SECTION 4: CAPITAL FACILITIES INVENTORY

Capital Facilities

Under GMA, public entities are required to inventory capital facilities used to serve the existing populations. Capital facilities are defined as any structure, improvement, piece of equipment, or other major asset, including land that has a useful life of at least ten years. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate future demand (student enrollment) at acceptable or established levels of service. This section provides an inventory of capital facilities owned and operated by the Lake Stevens School District including schools, portables, developed school sites, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3). A map showing locations of District school facilities is provided as Figure 1.

Schools

The Lake Stevens School District includes: seven elementary schools grades K-5, two middle schools grades 6-7, one mid-high school grades 8-9, one high school grades 10-12, and an alternative K-8 home school partnership program (HomeLink).

The Office of the Superintendent of Public Instruction (OSPI) calculates school capacity by dividing gross square footage of a building by a standard square footage per student. This method is used by the State as a simple and uniform approach for determining school capacity for purposes of allocating available State Match Funds to school districts for school construction. However, this method is not considered an accurate reflection of the capacity required to accommodate the adopted educational program of each individual district. For this reason, school capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted education program. These capacity calculations were used to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 4-1.

Table 4-1 – School Capacity Inventory

School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations - Regular	Teaching Stations - SPED	Perm. Student Capacity*	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Elementary Schools								
Glenwood Elementary	9.0	50,513	22	2	474	599	1992	Yes
Highland Elementary	8.7	53,725	20	2	440	590	1999	Yes
Hillcrest Elementary	15.0	55,571	22		484	779	2008	Yes
Mt. Pilchuck Elementary	22.0	55,282	22	2	490	565	2008	Yes
Skyline Elementary	15.0	52,417	19	4	439	539	1992	Yes
Stevens Creek Elementary	20.0	83,244	26	2	574	624	2018	Yes
Sunnycrest Elementary	15.0	50,592	24		519	619	2009	Yes
Elementary Total	104.7	401,344	155	12	3,420	4,315		
Middle Schools								
Lake Stevens Middle School	25.0	86,206	26	5	637	829	1996	Yes
North Lake Middle School	15.0	91,516	34	2	787	887	2001	Yes
Middle School Total	40.0	177,722	60	7	1,424	1,716		
Mid-High								
Cavelero Mid-High School	37.0	225,612	62	8	1,484	1,529	2007	Yes
Mid-High Total	37.0	225,612	62	8	1,484	1,529		
High Schools								
Lake Stevens High School	38.0	312,598	86	6	1,997	1,997	2021	Yes
High School Total	38.0	312,598	86	6	1,997	1,997		
District Totals	219.7	1,117,276	363	33	8,325	9,557		

*Note: Student Capacity is exclusive of portables and includes adjustments for special programs.

Leased Facilities

The District does not lease any permanent classrooms.

Relocatable Classrooms (Portables)

Portables are used as temporary classroom space to house students until funding can be secured to construct permanent classroom facilities. Portables are not viewed by the District as a solution for housing students on a permanent basis. The Lake Stevens School District currently uses 92 portable classrooms at various school sites throughout the District to provide temporary capacity for K-12 students. This compares with 75 portables used in 2020. A typical portable classroom can provide capacity for a full-size class of students. Current use of portables throughout the District is summarized in Table 4-2.

Table 4-2 – Portables

School Name	Portable Classrooms	Capacity in Portables	Remaining Useful Life	Portable Area (ft^2)
ELEMENTARY SCHOOLS				
Glenwood	10	125	Good/excellent	8,960
Highland	10	150	Good	8,960
Hillcrest	21	295	Good/excellent	18,816
Mt. Pilchuck	9	75	Good	8,064
Skyline	11	100	Good/excellent	9,856
Stevens Creek	2	50	Excellent	1,792
Sunnycrest	7	100	Good	6,272
Elementary Total	70	895		62,720
MIDDLE SCHOOLS				
Lake Stevens Middle	11	192	Good	9,856
North Lake Middle	9	100	Good	8,064
Middle Schools Total	20	292		17,920
MID-HIGH SCHOOL				
Cavelero Mid-High	2	45	Excellent	1,792
Mid-High Total	2	45		1,792
HIGH SCHOOL				
Lake Stevens High School	0	0		0
High School Total	0	0		0
District K-12 Total	92	1,232		82,432

The District will continue to purchase or move existing portables, as needed, to cover the gap between the time that families move into new residential developments and the time the District is able to complete construction on permanent school facilities.

Support Facilities

In addition to schools, the Lake Stevens School District owns and operates additional facilities that provide operational support functions to the schools. An inventory of these facilities is provided in Table 4-3.

Table 4-3 – Support Facilities

Facility	Site Acres	Building Area (sq.ft.)
Education Service Center	1.4	14,771
Grounds	1.0	2,788
Maintenance	1.0	5,724
Transportation	6.0	15,589
Support Facility Total	9.4	38,872

Land Inventory

The Lake Stevens School District owns four undeveloped sites described below:

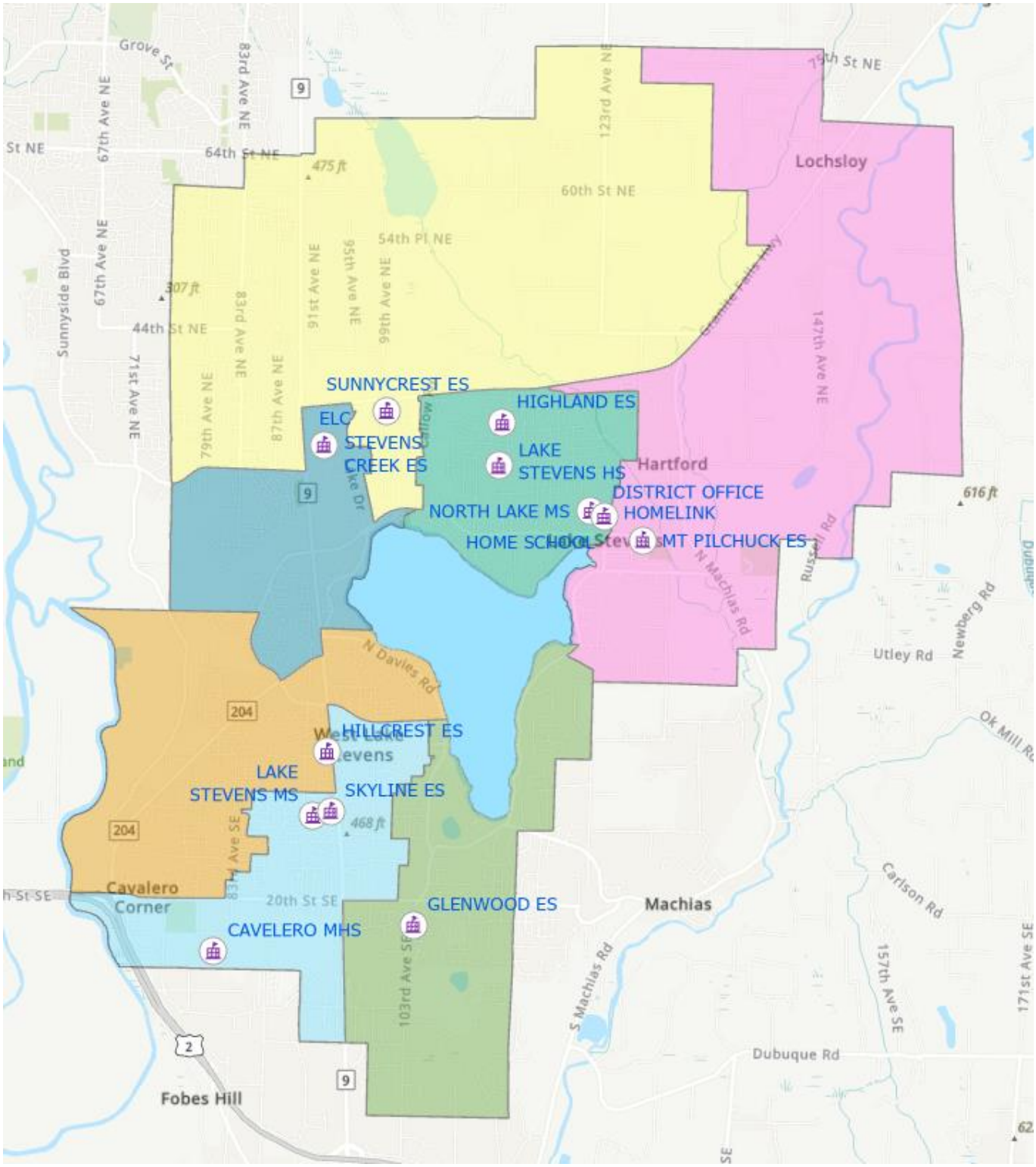
Ten acres located in the northeast area of the District (Lochsloy area), west of Highway 92. This site will eventually be used for an elementary school (beyond the year 2029). It is presently used as an auxiliary sports field.

An approximately 35-acre site northeast of the intersection of Highway 9 and Soper Hill Road bordered by Lake Drive on the east. This is the site of the district's newest elementary school and early learning center. The remainder of the site is planned for a future school.

A parcel of approximately 23 acres located at 20th Street SE and 83rd Street. This property was donated to the School District for an educational facility. The property is encumbered by wetlands and easements, leaving less than 10 available acres. It is planned to be a future elementary school.

A 2.42-acre site (Jubb Field) located in an area north of Highway #92 is used as a small softball field. It is not of sufficient size to support a school.

Figure 1 – Map of District Facilities

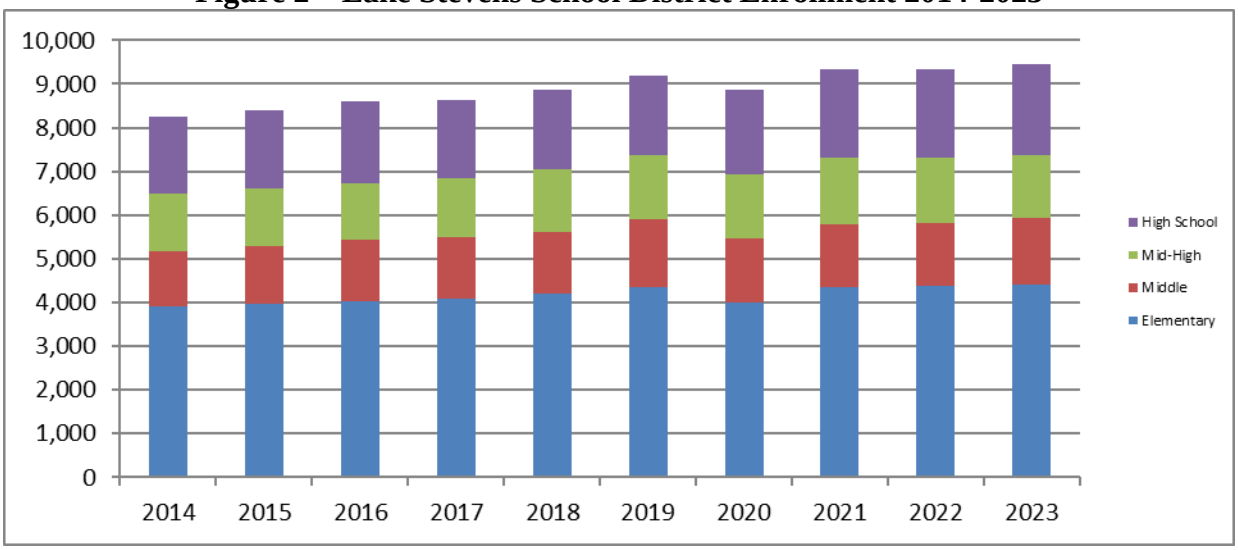


SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Historic Trends and Projections

Student enrollment in the Lake Stevens School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between 2014 and 2023, student enrollment increased by 1,193 students, over 14%. The District has been and is projected to continue to be one of the fastest growing districts in Snohomish County based on the OFM-based population forecast. Population is estimated by the County to rise from 50,461 in 2020 to almost 67,294 in Year 2044, an increase of 33%.

Figure 2 – Lake Stevens School District Enrollment 2014-2023



Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, economic conditions and demographic trends in the area affect the estimates. Monitoring population growth for the area is an essential yearly activity in the ongoing management of the capital facilities plan. In the event enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Table 5-1 shows enrollment growth from 2014 to 2023 according to OSPI and District records.

Table 5-1 - Enrollment 2014-2023

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Elementary	3,917	3,971	4,030	4,083	4,207	4,362	3,998	4,354	4,372	4,397
Middle	1,261	1,314	1,398	1,405	1,414	1,556	1,468	1,426	1,450	1,527
Mid-High	1,318	1,331	1,312	1,344	1,426	1,448	1,476	1,524	1,497	1,447
High School	1,757	1,776	1,871	1,814	1,828	1,834	1,912	2,021	2,020	2,075
Total	**8,253**	**8,392**	**8,611**	**8,646**	**8,875**	**9,200**	**8,854**	**9,325**	**9,339**	**9,446**

Note that the District's enrollment dropped by 346 students (3.8%) in 2020. In 2020, education was mostly held remotely due to the COVID-19 pandemic, and many districts experienced enrollment

declines. Unlike many districts, however, enrollment in Lake Stevens bounced back up by 471 students (5.3%) in 2021 and enrollment has continued to grow since.

The District has used either a Ratio Method for its projections or accepted the projections from the State Office of the Superintendent of Public Instruction (OSPI). The Ratio Method (See Appendix C) estimates future enrollments as a percentage of total population, which is tracked for past years, with assumptions being made for what this percentage will be in future years. Between 2010-2023, the average percentage was 18.46%. For future planning, a level rate of 17.41% was used through 2029 and for Year 2044. These assumptions recognize a trend toward lower household sizes offset by significant growth anticipated in the Lake Stevens area. OSPI methodology uses a modified cohort survival method which is explained in Appendix B.

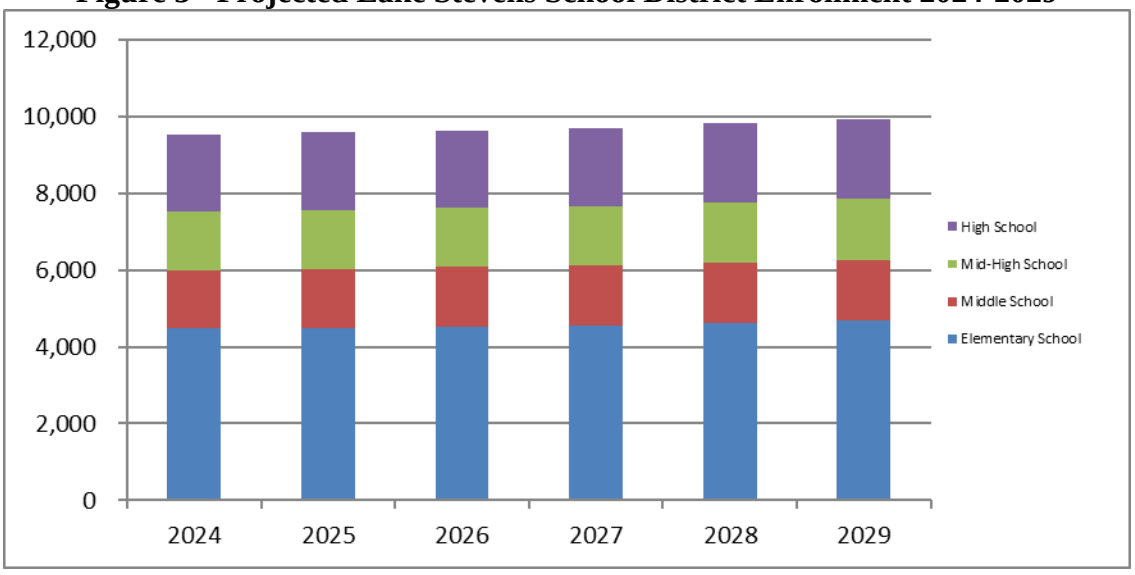
Ratio Method estimates are found in Table 5-2. These have been adopted as part of this Capital Facilities Plan.

Table 5-2 - Projected Enrollment 2024-2029

	2023*	2024	2025	2026	2027	2028	2029
Elementary School	4,397	4,469	4,499	4,528	4,557	4,613	4,669
Middle School	1,527	1,521	1,531	1,541	1,551	1,570	1,589
Mid-High School	1,447	1,521	1,531	1,541	1,551	1,570	1,589
High School	2,075	1,997	2,010	2,023	2,036	2,061	2,086
Total	9,446	9,508	9,571	9,633	9,695	9,814	9,933

*October 2023 Headcount

Figure 3 - Projected Lake Stevens School District Enrollment 2024-2029



In summary, the Ratio Method estimates that headcount enrollment will total 9,933 students in 2029. This represents a 5.2% increase over 2023. The District accepts the Ratio Method estimate for its 2024 CFP planning.

2044 Enrollment Projection

The District projects a 2044 student enrollment of 11,716 based on the Ratio method. (OSPI does not

forecast enrollments beyond 2029). The forecast is based on the County's OFM-based population forecast of 67,294 in the District. Although student enrollment projections beyond 2029 are highly speculative, they are useful for developing long-range comprehensive facilities plans. These long-range enrollment projections may also be used in determining future site acquisition needs.

Table 5-3 - Projected 2044 Enrollment

Grade Span	Projected 2044 FTE Student Enrollment
Elementary (K-5)	5,467
Middle (6-7)	1,883
Mid-High (8-9)	1,878
High (10-12)	2,488
District Total (K-12)	11,716

The 2044 estimate represents a 24% increase over 2023 enrollment levels. The total population in the Lake Stevens School District is forecasted to rise by 24%. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle school, mid-high school and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle, mid-high and high school levels.

Again, the 2044 estimates are highly speculative and are used only for general planning purposes. Analysis of future facilities and capacity needs is provided in Section 6 of this Capital Facilities Plan.

SECTION 6: CAPITAL FACILITIES PLAN

Existing Deficiencies

Current enrollment at each grade level is identified in Table 5-2. The District currently (2023) has 977 unhoused students at the elementary level, 103 unhoused students at the middle school level and 78 unhoused students at the high school level. It has excess capacity (37) at the mid-high school.

Facility Needs (2024-2029)

Projected available student capacity was derived by subtracting projected student enrollment from 2023 permanent school capacity (excluding portables) for each of the six years in the forecast period (2024-2029). The District's enrollment projections in Table 5-2 have been applied to the existing capacity (Table 4-1). If no capacity improvements were to be made by the year 2029 the District would be over capacity at the elementary level by 1,249 students, 165 students at the middle school level, 105 students at the mid-high school and 89 students at the high school.

These projected future capacity needs are depicted on Table 6-1. This table compares actual future space needs with the portion of those needs that are "growth related." RCW 82.02 and Chapter 30.66C SCC mandate that new developments cannot be assessed impact fees to correct existing deficiencies. Thus, any capacity deficiencies existing in the District in 2021 must be deducted from the total projected deficiencies before impact fees are assessed.

Table 6-1 - Projected Additional Capacity Needs 2024 – 2029

Grade Span	2023 *	2024	2025	2026	2027	2028	2029
Elementary (K-5)							
Permanent capacity	3,420	3,420	3,420	3,420	3,420	3,420	3,420
Enrollment	4,397	4,469	4,498	4,528	4,557	4,613	4,669
Capacity Surplus/(Deficit)	(977)	(1,049)	(1,078)	(1,108)	(1,137)	(1,193)	(1,249)
Growth Related		(72)	(101)	(131)	(160)	(216)	(272)
Middle School (6-7)							
Permanent capacity	1,424	1,424	1,424	1,424	1,424	1,424	1,424
Enrollment	1,527	1,521	1,531	1,541	1,551	1,570	1,589
Capacity Surplus/(Deficit)	(103)	(97)	(107)	(117)	(127)	(146)	(165)
Growth Related		0	(4)	(14)	(24)	(43)	(62)
Mid-High (8-9)							
Permanent capacity	1,484	1,484	1,484	1,484	1,484	1,484	1,484
Enrollment	1,447	1,521	1,531	1,541	1,551	1,570	1,589
Capacity Surplus/(Deficit)	37	(37)	(47)	(57)	(67)	(86)	(105)
Growth Related		(74)	(84)	(94)	(104)	(123)	(142)
High School (10-12)							
Permanent capacity	1,997	1,997	1,997	1,997	1,997	1,997	1,997
Enrollment	2,075	1,997	2,010	2,023	2,036	2,061	2,086
Capacity Surplus/(Deficit)	(78)	0	(13)	(26)	(39)	(64)	(89)
Growth Related		0	0	0	0	0	(11)

* October 2023 enrollment

Figures assume no capital improvements.

Forecast of Future Facility Needs through 2044

Additional elementary, middle, mid-high and high school classroom space will need to be constructed between 2022 and 2044 to meet the projected student population increase. The District will have to purchase additional school sites to facilitate growth during this time frame. By the end of the six-year forecast period (2027), additional permanent student capacity will be needed as follows:

Table 6-2 –Additional Capacity Need 2029 & 2044

Grade Level	2024 Capacity	2029 Enrollment	2029 Additional Capacity Needed	2044 Enrollment	2044 Additional Capacity Needed
Elementary	3,420	4,669	1,249	5,467	2,047
Middle School	1,424	1,589	165	1,883	459
Mid-High	1,484	1,589	105	1,878	394
High School	1,997	2,086	89	2,488	491
Total	8,325	9,933	1,608	11,716	3,391

Planned Improvements (2024-2029)

The following is a brief outline of those projects likely needed to accommodate unhoused students in the Lake Stevens School District through the Year 2029 based on OSPI enrollment projections.

Elementary Schools: Based upon current enrollment estimates, elementary student population will increase to the level of requiring two new elementary schools. The CFP reflects acquisition of land for two schools and the construction of one new elementary and expansion of two existing elementaries in 2026 and 2027, although the exact timing is unknown at this time.

Middle Schools: Based upon current enrollment estimates, middle school student population will increase to the level of requiring an expansion of an existing middle school. The CFP reflects the expansion of a middle school in 2027, although the exact timing is unknown at this time.

Interim Classroom Facilities (Portables): Additional portables will be purchased in future years, as needed. However, it remains a District goal to house all students in permanent facilities.

Site Acquisition and Improvements: Two additional elementary school sites will be needed in areas where student growth is taking place. The 10-acre Lochsloy property is in the far corner of the district, not in an area of growth and will not meet this need. Affordable land suitable for school facilities will be difficult to acquire.

Support Facilities

The District has added a satellite pupil transportation lot at Cavelero Mid High to support the growing needs for the district. This is a temporary measure until a site can be acquired and a new, larger pupil transportation center can be built.

Capital Facilities Six-Year Finance Plan

The Six Year Finance Plan shown on Table 6-3 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2024-2029. The financing components include bond issue(s), state match funds, school mitigation and impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since the latter are generally not appropriate for impact fee funding. The financing plan and impact fee calculation formula also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.

Table 6-3 – 2024-2029 Capital Facilities Plan

Estimated Project Cost by Year (In $Millions)	2024	2025	2026	2027	2028	2029	Total	Local Cost*	State Match
Improvements Adding Student Capacity									
Elementary									
Site Acquisition									
Acres				20			20		
Purchase Cost				$ 4.00			$ 4.00	$ 4.00	$ -
Capacity Addition				1300			1300		
Relocatable Facilities Cost							$ -	$ -	
Capacity Addition							0		
Construction Cost			$148.90	$ 70.70			$219.60	$187.10	$32.50
Capacity Addition			850	125			975		
Middle									
Site Acquisition									
Acres							-		
Purchase Cost							$ -	$ -	$ -
Capacity Addition							-		
Relocatable Facilities Cost		$ 0.25	$ 0.25				$ 0.50	$ 0.50	$ -
Capacity Addition		50	50				100		
Construction Cost				$ 98.80			$ 98.80	$ 71.50	$27.30
Capacity Addition				200			200		
Mid-High									
Site Acquisition									
Acres							-		
Purchase Cost							$ -	$ -	$ -
Capacity Addition							-		
Relocatable Facilities Cost		$ 0.25		$ 0.50			$ 0.75	$ 0.75	$ -
Capacity Addition		50		100			150		
Construction Cost							$ -	$ -	$ -
Capacity Addition							-		
High School									
Site Acquisition									
Acres							-		
Purchase Cost							$ -	$ -	$ -
Capacity Addition							-		
Relocatable Facilities Cost							$ -	$ -	$ -
Capacity Addition							0		
Construction Cost				$ 27.70			$ 27.70	$ 27.70	$ -
Capacity Addition				200			200		
Student Capacity Total Cost	$-	$ -	$ 148.9	$ 201.2	$-	$-	$ 350.1	$ 290.3	$ 59.8
Improvements Not Adding Student Capacity									
Elementary									
Construction Cost							$ -	$ -	$ -
Middle									
Construction Cost							$ -	$ -	$ -
Mid-High									
Construction Cost							$ -	$ -	$ -
High School									
Construction Cost							$ -	$ -	$ -
District-wide Improvements									
Construction Cost		$13.30	$ 7.40	$ 7.00			$ 27.70	$ 27.70	$ -
Non-Student Capacity Total Cost	$-	$13.30	$ 7.40	$ 7.00	$-	$-	$ 27.70	$ 27.70	$ -
Elementary (including land acquisition)	$-	$ -	$148.90	$ 74.70	$-	$-	$223.60	$191.10	$32.50
Middle	$-	$ 0.25	$ 0.25	$ 98.80	$-	$-	$ 99.30	$ 72.00	$27.30
Mid-High	$-	$ 0.25	$ -	$ 0.50	$-	$-	$ 0.75	$ 0.75	$ -
High School	$-	$ -	$ -	$ 27.70	$-	$-	$ 27.70	$ 27.70	$ -
District Wide	$-	$13.30	$ 7.40	$ 7.00	$-	$-	$ 27.70	$ 27.70	$ -
Annual Total	$-	$13.80	$156.55	$208.70	$-	$-	$379.05	$319.25	$59.80

*Local Costs include funds currently available, impact fees to be collected and bonds or levies not yet approved.

General Obligation Bonds: Bonds are typically used to fund the construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. A capital improvements bond for $116,000,000 was approved by the electorate in February 2016. Funds have been used to construct a new elementary school and modernize Lake Stevens High School, as well as fund other non-growth-related projects.

The total costs of the growth-related projects outlined in Table 6-3 represent recent and current bids per information obtained through OSPI, the District's architect and neighboring school districts that have recently or are planning to construct classroom space. An escalation factor of 5.5% per year has been applied out to 2029.

State Match Funds: State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominately from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for State matching funds for a specific capital project. To qualify, a project must first meet State-established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State for eligible projects.

State Match Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because state matching funds are dispersed after a district has paid its local share of the project, matching funds from the State may not be received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the project with local funds. When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing state match, the District has historically received approximately 30% of the actual cost of school construction in state matching funds. For its 2024 CFP, the District assumes a 30% match.

School Impact Fees: Development impact fees have been adopted by several jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificates of occupancy are issued.

Impact fees have been calculated utilizing the formula in Chapter 30.66C SCC. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (portables). Credits have also

been applied in the formula to account for state match funds to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity or which address existing deficiencies have been eliminated from the variables used in the calculations. Only capacity improvements are eligible for impact fees.

Shown on Table 6-4, since 2012 the Lake Stevens School District has collected and expended the following impact fees:

Table 6-4 – Impact Fee Revenue and Expenditures

Year	Revenue	Expenditure
2023	$ 2,782,209	$ 1,889,623
2022	$ 3,007,540	$ 2,204,707
2021	$ 3,855,167	$ 4,334,823
2020	$ 4,438,497	$ 5,235,528
2019	$ 4,483,964	$ 4,177,428
2018	$ 1,760,609	$ 4,076,918
2016	$ 1,595,840	$ 1,872,014
2014	$ 698,188	$ 1,389,784
2013	$ 1,005,470	$ 22,304
2012	$ 1,526,561	$ -
Total	**$25,154,045**	**$25,203,129**

The law allows ten years for collected dollars to be spent.

By ordinance, new developments cannot be assessed impact fees to correct existing deficiencies. Thus, existing capacity deficiencies must be deducted from the total projected deficiencies in the calculation of impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since non-capacity improvements are not eligible for impact fee funding. The financing plan and impact fee calculation also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs (Table 6-1). From this process, the District can develop a plan that can be translated into a bond issue package for submittal to District voters, if deemed appropriate.

Table 6-5 presents an estimate of the permanent capacity impacts of the proposed capital construction projects. This does not take into consideration temporary facilities for the reasons stated earlier.

Table 6-5 – Projected Growth-Related Capacity (Deficit) After Programmed Improvements

2023	Elementary	Middle	Mid-High	High School
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity				
Capacity After Improvement	3,420	1,424	1,484	1,997
Current Enrollment	4,397	1,527	1,447	2,075
Surplus (Deficit) After Improvement	(977)	(103)	37	(78)
2024	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,420	1,424	1,484	1,997
Projected Enrollment	4,469	1,521	1,521	1,997
Surplus (Deficit) After Improvement	(1,049)	(97)	(37)	0
2025	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,420	1,424	1,484	1,997
Projected Enrollment	4,498	1,531	1,531	2,010
Surplus (Deficit) After Improvement	(1,078)	(107)	(47)	(13)
2026	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity	850	200	0	0
Capacity After Improvement	4,270	1,624	1,484	1,997
Projected Enrollment	4,528	1,541	1,541	2,023
Surplus (Deficit) After Improvement	(258)	83	(57)	(26)
2027	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	4,270	1,624	1,484	1,997
Programmed Improvement Capacity	125	0	0	200
Capacity After Improvement	4,395	1,624	1,484	2,197
Projected Enrollment	4,557	1,551	1,551	2,036
Surplus (Deficit) After Improvement*	(162)	73	(67)	161
2028	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	4,395	1,624	1,484	2,197
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	4,395	1,624	1,484	2,197
Projected Enrollment	4,613	1,570	1,570	2,061
Surplus (Deficit) After Improvement*	(218)	54	(86)	136
2029	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	4,395	1,624	1,484	2,197
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	4,395	1,624	1,484	2,197
Projected Enrollment	4,669	1,589	1,589	2,086
Surplus (Deficit) After Improvement	(274)	35	(105)	111

Impact Fee Calculation Criteria

1. Site Acquisition Cost Element

Site Size: The site size given the optimum acreage for each school type based on studies of existing school sites OSPI standards. Generally, districts will require 11-15 acres for an elementary school; 25-30 acres for a middle school or junior high school; and 40 acres or more for a high school. Actual school sites may vary in size depending on the size of parcels available for sale and other site development

constraints, such as wetlands. It also varies based on the need for athletic fields adjacent to the school along with other specific planning factors.

This space for site size on the Variable Table contains a number only when the District plans to acquire additional land during the six-year planning period, 2024 - 2029. As noted previously,the District will need to acquire two additional elementary school sites between 2024 and 2029.

Average Land Cost Per Acre: The cost per acre is based on estimates of land costs within the District, based either on recent land purchases or by its knowledge of prevailing costs in the particular real estate market. Prices per acre will vary throughout the County and will be heavily influenced by the urban vs. rural setting of the specific district and the location of the planned school site. The Lake Stevens School District estimates its vacant land costs to be $200,000 per acre. Until a site is located for acquisition, the actual purchase price is unknown. Developed sites, which sometimes must be acquired adjacent to existing school sites, can cost well over the $200,000 per acre figure.

Facility Design Capacity (Student FTE): Facility design capacities reflect the District's optimum number of students each school type is designed to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The Lake Stevens School District designs new elementary schools to accommodate 650 students, new middle schools 750 students and new high schools 2,000 students.

Student Factor: The student factor (or student generation rate) is the average number of students generated by each housing type – in this case: single-family detached dwellings and multiple- family dwellings. Multiple-family dwellings, which may be rental or owner-occupied units within structures containing two or more dwelling units, were broken out into townhomes/multiplexes and multifamily apartment and condominium units. Pursuant to a requirement of Chapter 30.66C SCC, each school district was required to conduct student generation studies within their jurisdictions. A description of this methodology is contained in Appendix C. FLO Analytics performed the analysis. The student generation rates for the Lake Stevens School District are shown on Table 6-6.

Table 6-6 – Student Generation Rates

2024

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family Detached	0.370	0.110	0.090	0.117	0.687
Townhome/Multiplex (2,3,4)	0.086	0.025	0.012	0.018	0.141
Multifamily, 0-1 bedroom	0.000	0.000	0.000	0.000	0.000
Multifamily, 2+ bedroom	0.035	0.015	0.004	0.027	0.081

2022

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.348	0.091	0.090	0.101	0.630
Multiple Family, 0-1 Bedroom	0.000	0.000	0.000	0.000	0.000
Multiple Family, 2+ Bedroom	0.092	0.031	0.000	0.023	0.146

Note: Townhomes were included in the Multifamily 2+ category prior to 2024.

The table also shows the Student Generation rates from the 2022 CFP. Per the report from FLO Analytics: "The multifamily category includes all structures with five or more housing units and

structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code." After several years of decline in the student generation rates, the 2024 report shows an increase in most grade levels for most housing types.

2. School Construction Cost Variables

Additional Building Capacity: These figures are the actual capacity additions to the Lake Stevens School District that will occur because of improvements listed on Table 6-3 (Capital Facilities Plan).

Current Facility Square Footage: These numbers are taken from Tables 4-1 and 4-2. They are used in combination with the "Existing Portables Square Footage" to apportion the impact fee amounts between permanent and temporary capacity figures in accordance with Chapter 30.66C. SCC.

Estimated Facility Construction Cost: The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. The facility cost is the total cost for construction projects as defined on Table 6-3, including only capacity related improvements and adjusted to the "growth related" factor. Projects or portions of projects that address existing deficiencies (which are those students who are un-housed as of October 2023) are not included in the calculation of facility cost for impact fee calculation.

Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary and can represent 10% or more of the total building construction cost.

3. Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of portables to help relieve capacity deficiencies on a temporary basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent versus temporary space allocations by the district.

Existing Units: This is the total number of existing portables in use by the district as reported on Table 4-2.

New Facilities Required Through 2029: This is the estimated number of portables to be acquired.

Cost Per Unit: This is the average cost to purchase and set up a portable. It includes site preparation but does not include moveable furnishings in the unit.

Relocatable Facilities Cost: This is simply the total number of needed units multiplied by the cost per unit. The number is then adjusted to the "growth-related" factor.

For districts, such as Lake Stevens, which do not credit any portable capacity to the permanent capacity total (see Table 4-1), this number is not directly applicable to the fee calculation and is for information only. The impact fee allows a general fee calculation for portables; however, the amount is adjusted to the proportion of total square footage in portables to the total square footage of permanent and portable space in the district.

4. Fee Credit Variables

Construction Cost Allocation: This number is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State and is adjusted every year for inflation. The current allocation is $375.00 (July 2024) up from $246.83 in 2022.

State Match Percentage: The State match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates the District's assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percentage of the total project to be paid by the State.

Because of the method of computing state match, the District has historically received approximately 30% of the actual cost of school construction in state matching funds. For its 2024 CFP, the District assumes a 30% match.

5. Tax Credit Variables

Under Chapter 30.66C SCC, a credit is granted to new development to account for taxes that will be paid to the school district over the next ten years. The credit is calculated using a "present value" formula.

Interest Rate (20-year GO Bond): This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The current assumed interest rate is 3.48%.

Levy Rate (in mils): The Property Tax Levy Rate (for bonds*)* is determined by dividing the District's average capital property tax rate by one thousand. The current levy rate for the Lake Stevens School District is 0.00120.

Average Assessed Value: This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple family). The average assessed values are based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value for 2024 for single-family detached residential dwellings is $621,496, up from $485,760 in 2020 and $423,231 in 2020); $175,173 for one-bedroom multi-family unit ($169,461 in 2022; $125,314 in 2020), and $242,411 for townhomes/multi-plexes and two or more bedroom multi-family units (2022: $239,226; 2020: $178,051).

6. Adjustments

Growth Related Capacity Percentage: Only the portions of projects addressing new unhoused need are included in the impact fee calculations. The percentage is determined by the number of new unhoused students divided by the number of students for which the project would provide additional capacity.

Fee Discount: In accordance with Chapter 30.66C SCC, all fees calculated using the above factors are to be reduced by 50%.

Table 6-7 - Impact Fee Variables

Criteria	Elementary	Middle	Mid-High	High
Growth-Related Capacity Deficiencies	272	62	142	11
Discount (Snohomish County, Lake Stevens and Marysville)	50%	50%	50%	50%
Student Factor	**Elementary**	**Middle**	**Mid-High**	**High**
Single Family Detached	0.370	0.110	0.090	0.117
Townhome/Multiplex	0.086	0.025	0.012	0.018
Multifamily, 0-1 bedrooms	0.000	0.000	0.000	0.000
Multifamily, 2+ bedrooms	0.035	0.015	0.004	0.027
Site Acquisition Cost Element	**Elementary**	**Middle**	**Mid-High**	**High**
Site Needs (acres)	20	0	0	0
Growth Related	4.18	0	0	0
Cost Per Acre	$200,000.00	$200,000.00	$200,000.00	$200,000.00
Additional Capacity	1300	0	0	0
Growth Related	272	62	142	11
School Construction Cost Element	**Elementary**	**Middle**	**Mid-High**	**High**
Estimated Facility Construction Cost	$219,600,000	$98,800,000	$0	$27,700,000
Growth Related	$61,262,769	$30,628,000	$0	$1,523,500
Additional Capacity	975	200	0	200
Growth Related	272	62	142	11
Current Facility Square Footage	401,344	177,722	225,612	312,598
Relocatable Facilities Cost Element	**Elementary**	**Middle**	**Mid-High**	**High**
Relocatable Facilities Cost	$250,000	$250,000	$250,000	$250,000
Growth Related	$250,000	$250,000	$250,000	$250,000
Relocatable Facilities Capacity/Unit	25	27	27	27
Growth Related	25	27	27	27
Existing Portable Square Footage	62,720	17,920	1,792	0
State Match Credit	**Elementary**	**Middle**	**Mid-High**	**High**
Cost Construction Allocation	$375.00	$375.00	$375.00	$375.00
School Space per Student (OSPI)	90	117	117	130
State Match Percentage	30.0%	30.0%	30.0%	30.0%
Tax Payment Credit	**Elementary**	**Middle**	**Mid-High**	**High**
Interest Rate	3.48%	3.48%	3.48%	3.48%
Loan Payoff (Years)	10	10	10	10
Property Tax Levy Rate (Bonds)	0.00120	0.00120	0.00120	0.00120
Average AV per DU Type	**SFD**	**Small MF**	**Large MF**	
	$621,496	$175,173	$242,411	
		"small unit"	*"large unit"*	

Proposed Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Lake Stevens School District are summarized in Table 6-8 (refer to Appendix A for worksheets).

Table 6-8 - Calculated Impact Fees

Housing Type	Impact Fee Per Unit	Discounted (50%) Impact Fee Per Unit
Single Family Detached	$27,460	$13,730
Townhome/Multiplex	$5,253	$2,627
Multifamily, 0-1 bedroom	$0	$0
Multifamily, 2+ bedrooms	$1,481	$741

Appendix A
Impact Fee Calculations

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

SINGLE-FAMILY DETACHED

SITE ACQUISITION COST

acres needed	4.18	x	$	200,000	/	capacity (# students)	1,300	x	student factor	0.370	=	$238	(elementary)
acres needed	0.00	x	$	200,000	/	capacity (# students)	0	x	student factor	0.110	=	$0	(middle)
acres needed	0.00	x	$	200,000	/	capacity (# students)	0	x	student factor	0.090	=	$0	(mid-high)
acres needed	0.00	x	$	200,000	/	capacity (# students)	0	x	student factor	0.117	=	$0	(high school)
TOTAL SITE ACQUISITION COST											=	$238	

SCHOOL CONSTRUCTION COST

total const. cost	$61,262,769	/			capacity (# students)	975	x	student factor	0.370	=	$23,248	(elementary)
total const. cost	$30,628,000	/			capacity (# students)	200	x	student factor	0.110	=	$16,845	(middle)
total const. cost	$0	/			capacity (# students)	0	x	student factor	0.090	=	$0	(mid-high)
total const. cost	$1,523,500	/			capacity (# students)	200	x	student factor	0.117		$891	(high school)
								Subtotal			$40,985	
Total Square Feet of Permanent Space (District)	1,117,276	/ Total Square Feet of School Facilities (000)				1,199,708				=	93.13%	
TOTAL FACILITY CONSTRUCTION COST										=	$38,169	

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 250,000	/	25	facility size	x student factor	0.370			=	$3,700	(elementary)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.110			=	$1,019	(middle)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.090			=	$833	(mid-high)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.117			=	$1,083	(high school)
							Subtotal			$6,635	
Total Square Feet of Portable Space (District)	82,432	/ Total Square Feet of School Facilities (000)				1,199,708			=	6.87%	
TOTAL RELOCATABLE COST ELEMENT									=	$456	

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

CCA Index	$ 375.00	x OSPI Allowance	90.00	x	State Match %	30.00%	x	student factor	0.370	=	$3,746	(elementary)
CCA Index	$ 375.00	x OSPI Allowance	117.00	x	State Match %	30.00%	x	student factor	0.110	=	$1,448	(middle)
CCA Index	No projects	x OSPI Allowance	117.00	x	State Match %	30.00%	x	student factor	0.090	=	$0	(mid-high)
CCA Index	Not eligible	x OSPI Allowance	130.00	x	State Match %	30.00%	x	student factor	0.117	=	$0	(high school)

TOTAL STATE MATCH CREDIT = $5,194

TAX PAYMENT CREDIT

[((1+ interest rate 3.48%) ^ 10 years to pay off bond) - 1] / [interest rate 3.48% x

(1 + interest rate 3.48%)^ 10 years to pay off bond] x 0.00120 capital levy rate x

assessed value 621,496.00 tax payment credit = $ 6,209

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$238
FACILITY CONSTRUCTION COST	$38,169
RELOCATABLE FACILITIES COST (PORTABLES)	$456
(LESS STATE MATCH CREDIT)	($5,194)
(LESS TAX PAYMENT CREDIT)	($6,209)

	Non-Discounted	50% Discount
SINGLE FAMILY RESIDENTIAL FINAL IMPACT FEE PER UNIT	**$27,460**	**$13,730**

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

TOWNHOMES AND MULTIPLEXES

SITE ACQUISITION COST

acres needed	4.18	x	$ 200,000	/	capacity (# students)	1300	x	student factor	0.086	=	$55	(elementary)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.025	=	$0	(middle)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.012	=	$0	(mid-high)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.018	=	$0	(high school)

TOTAL SITE ACQUISITION COST = $55

SCHOOL CONSTRUCTION COST

total const. cost	$61,262,769	/		capacity (# students)	975	x	student factor	0.086	=	$5,404	(elementary)
total const. cost	$30,628,000	/		capacity (# students)	200	x	student factor	0.025	=	$3,829	(middle)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.012	=	$0	(mid-high)
total const. cost	$1,523,500	/		capacity (# students)	200	x	student factor	0.018	=	$137	(high school)
							Subtotal			$9,369	

Total Square Feet of Permanent Space (District)	1,117,276	/ Total Square Feet of School Facilities (000)	1,199,708	=	93.13%

TOTAL FACILITY CONSTRUCTION COST = $ 8,726

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 250,000	/	25	facility size	x student factor	0.086			=	$860	(elementary)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.025			=	$231	(middle)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.012			=	$111	(mid-high)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.018			=	$167	(high school)
							Subtotal			$1,369	

Total Square Feet of Portable Space (District)	82,432	/ Total Square Feet of School Facilities (000)	1,199,708	=	6.87%

TOTAL RELOCATABLE COST ELEMENT = $94

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	$ 375.00	x OSPI Allowance	90	x	State Match %	30.00%	x	student factor	0.086	=	$871	(elementary)
BOECKH Index	$ 375.00	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.025	=	$329	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.012	=	$0	(mid-high)
BOECKH Index	Not eligible	x OSPI Allowance	130	x	State Match %	30.00%	x	student factor	0.018	=	$0	(high school)

TOTAL STATE MATCH CREDIT = $1,200

TAX PAYMENT CREDIT

[((1+ interest rate 3.48%) ^ 10 years to pay off bond) - 1] / [interest rate 3.48% x

(1 + interest rate 3.48%)^ 10 years to pay off bond] x 0.0012 capital levy rate

assessed value 242,411.00 tax payment credit = $ (2,422)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$55
FACILITY CONSTRUCTION COST	$8,726
RELOCATABLE FACILITIES COST (PORTABLES)	$94
(LESS STATE MATCH CREDIT)	($1,200)
(LESS TAX PAYMENT CREDIT)	($2,422)

	Non-Discounted	50% Discount
TOWNHOMES AND MULTI-PLEXES FINAL IMPACT FEE PER UNIT	**$5,253**	**$2,627**

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL, 0-1 BEDROOMS

SITE ACQUISITION COST

acres needed	4.18	x	$ 200,000	/	capacity (# students)	1300	x	student factor	0.000	=	$0	(elementary)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.000		$0	(middle)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.000	=	$0	(mid-high)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.000	=	$0	(high school)

TOTAL SITE ACQUISITION COST = $0

SCHOOL CONSTRUCTION COST

total const. cost	$61,262,769	/		capacity (# students)	975	x	student factor	0.000	=	$0	(elementary)
total const. cost	$30,628,000	/		capacity (# students)	200	x	student factor	0.000	=	$0	(middle)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.000	=	$0	(mid-high)
total const. Cost	$1,523,500	/		capacity (# students)	200	x	student factor	0.000	=	$0	(high school)
										$0	

Total Square Feet of Permanent Space (District)	1,117,276	/ Total Square Feet of School Facilities (000)	1,199,708	=	93.13%

TOTAL FACILITY CONSTRUCTION COST = $ -

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 250,000	/	25	facility size	x student factor	0.000		=	$0	(elementary)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.000		=	$0	(middle)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.000		=	$0	(mid-high)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.000		=	$0	(high school)
							Subtotal		$0	

Total Square Feet of Portable Space (District)	82,432	/ Total Square Feet of School Facilities (000)	1,199,708	=	6.87%

TOTAL RELOCATABLE COST ELEMENT = $0

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	$ 375.00	x OSPI Allowance	90	x	State Match %	30.00%	x	student factor	0.000	=	$0	(elementary)
BOECKH Index	$ 375.00	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.000	=	$0	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.000	=	$0	(mid-high)
BOECKH Index	Not eligible	x OSPI Allowance	130	x	State Match %	30.00%	x	student factor	0.000	=	$0	(high school)

TOTAL STATE MATCH CREDIT = $0

TAX PAYMENT CREDIT

[((1+ interest rate 3.48%) ^ 10 years to pay off bond) - 1] / [interest rate 3.48% x

(1 + interest rate 3.48%)^ 10 years to pay off bond] x 0.00120 capital levy rate

assessed value 175,173.00 tax payment credit = $ 1,750

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$0
FACILITY CONSTRUCTION COST	$0
RELOCATABLE FACILITIES COST (PORTABLES)	$0
(LESS STATE MATCH CREDIT)	$0
(LESS TAX PAYMENT CREDIT)	($1,750)

	Non-Discounted	50% Discount
MULTIPLE FAMILY RESIDENTIAL -- 0-1 BDRM FINAL IMPACT FEE PER UNIT	**$0**	**$0**

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL, 2+ BEDROOMS

SITE ACQUISITION COST

acres needed	4.18	x	$ 200,000	/	capacity (# students)	1300	x	student factor	0.035	=	$23	(elementary)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.015		$0	(middle)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.004	=	$0	(mid-high)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.027	=	$0	(high school)

TOTAL SITE ACQUISITION COST = $23

SCHOOL CONSTRUCTION COST

total const. cost	$61,262,769	/		capacity (# students)	975	x	student factor	0.035	=	$2,199	(elementary)
total const. cost	$30,628,000	/		capacity (# students)	200	x	student factor	0.015	=	$2,297	(middle)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.004	=	$0	(mid-high)
total const. Cost	$1,523,500	/		capacity (# students)	200	x	student factor	0.027	=	$206	(high school)
										$4,702	

Total Square Feet of Permanent Space (District)	1,117,276	/ Total Square Feet of School Facilities (000)	1,199,708	= 93.13%

TOTAL FACILITY CONSTRUCTION COST = $ 4,379

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 250,000	/	25	facility size	x student factor	0.035		=	$350	(elementary)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.015		=	$139	(middle)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.004		=	$37	(mid-high)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.027		=	$250	(high school)
							Subtotal		$776	

Total Square Feet of Portable Space (District)	82,432	/ Total Square Feet of School Facilities (000)	1,199,708	= 6.87%

TOTAL RELOCATABLE COST ELEMENT = $53

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	$ 375.00	x OSPI Allowance	90	x	State Match %	30.00%	x	student factor	0.035	=	$354	(elementary)
BOECKH Index	$ 375.00	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.015	=	$197	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.004	=	$0	(mid-high)
BOECKH Index	Not eligible	x OSPI Allowance	130	x	State Match %	30.00%	x	student factor	0.027	=	$0	(high school)

TOTAL STATE MATCH CREDIT = $552

TAX PAYMENT CREDIT

[((1+ interest rate 3.48%) ^ 10 years to pay off bond) - 1] / [interest rate 3.48% x

(1 + interest rate 3.48%)^ 10 years to pay off bond] x 0.00120 capital levy rate

assessed value 242,411.00 tax payment credit = $ 2,422

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$23
FACILITY CONSTRUCTION COST	$4,379
RELOCATABLE FACILITIES COST (PORTABLES)	$53
(LESS STATE MATCH CREDIT)	($552)
(LESS TAX PAYMENT CREDIT)	($2,422)

	Non-Discounted	50% Discount
MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE FINAL IMPACT FEE PER UNIT	**$1,481**	**$741**

Appendix B
OSPI Enrollment Forecasting Methodology

OSPI PROJECTION OF ENROLLMENT DATA
Cohort-Survival or Grade-Succession Technique

Development of a long-range school-building program requires a careful forecast of school enrollment indicating the projected number of children who will attend school each year. The following procedures are suggested for determining enrollment projections:

1. Enter in the lower left corner of the rectangle for each year the number of pupils actually enrolled in each grade on October 1, as reported on the October Report of School District Enrollment, Form M-70, column A. (For years prior to October 1, 1965, enter pupils actually enrolled as reported in the county superintendent's annual report, Form A-1.)
2. In order to arrive at enrollment projections for kindergarten and/or grade one pupils, determine the percent that the number of such pupils each year was of the number shown for the immediately preceding year. Compute an average of the percentages, enter it in the column headed "Ave. % of Survival", and apply such average percentage in projecting kindergarten and/or grade one enrollment for the next six years.
3. For grade two and above determine the percent of survival of the enrollment in each grade for each year to the enrollment. In the next lower grade during the preceding year and place this percentage in the upper right corner of the rectangle. (For example, if there were 75 pupils in actual enrollment in grade one on October 1, 1963, and 80 pupils were in actual enrollment in grade two on October 1, 1964, the percent of survival would be 80/75, or 106.7%. If the actual enrollment on October 1, 1965, in grade three had further increased to 100 pupils, the percent of survival to grade three would be 100/80 or 125 %.). Compute an average of survival percentages for each year for each grade and enter it in the column, "Ave. % of Survival".
4. In order to determine six-year enrollment projections for grade two and above, multiply the enrollment in the next lower grade during the preceding year by 7 the average percent of survival. For example, if, on October 1 of the last year of record, there were 100 students in grade one and the average percent of survival to grade two was 105, then 105% of 100 would result in a projection of 105 students in grade two on October 1 of the succeeding year.
5. If, after calculating the "Projected Enrollment", there are known factors which will further influence the projections, a statement should be prepared showing the nature of those factors, involved and their anticipated effect upon any portion of the calculated projection.

*Kindergarten students are projected based on a regression line.

Table C-1
LAKE STEVENS SCHOOL DISTRICT
STUDENT ENROLLMENT BY GRADE SPAN 2023-2029

School Type	Grade Level	School Year						
		2023	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**
Elementary	K	672	686	683	680	677	674	671
	1	722	696	710	707	704	701	698
	2	826	736	710	724	721	718	715
	3	727	840	749	722	736	733	730
	4	699	741	856	763	736	750	747
	5	751	712	755	872	777	750	764
	K-5 Headcount	**4397**	**4411**	**4463**	**4468**	**4351**	**4326**	**4325**
Middle	6	768	767	728	772	891	794	766
	7	759	777	776	736	781	901	803
	6-7 Headcount	**1527**	**1544**	**1504**	**1508**	**1672**	**1695**	**1569**
Mid High	Grade 8	717	770	789	788	747	793	914
	Grade 9	730	716	769	788	787	746	792
	8-9 Headcount	**1447**	**1486**	**1558**	**1576**	**1534**	**1539**	**1706**
Sr. High	Grade 10	752	722	708	760	779	778	738
	Grade 11	685	694	666	653	701	719	718
	Grade 12	638	660	669	642	630	676	693
	10-12 Headcount	**2075**	**2076**	**2043**	**2055**	**2110**	**2173**	**2149**
	K-12 Headcount	**9446**	**9517**	**9568**	**9607**	**9667**	**9733**	**9749**

Source: Snohomish County, Lake Stevens School District and OSPI

Appendix C
OFM Ratio Method – 2044 Enrollment Estimate

Enrollment Forecasts
OSPI and OFM Ratio Methods

The Growth Management Act requires that capital facilities plans for schools consider enrollment forecasts that are related to official population forecasts for the district. The OFM ratio method computes past enrollment as a percentage of past population and then estimates how those percentage trends will continue.

Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. SCC 30.66C requires that these official OFM/County population forecasts be used in the capital facilities plans. Each district is responsible for estimating the assumed percentage of population that, in turn, will translate into enrollments.

The District's assumed percentage trends are applied to these County population forecasts. This is known as the Ratio Method. The District then decides to use either it or the six-year forecast (2024-2029) prepared by the State Office of the Superintendent of Public Instructions (OSPI) for use in the facilities plan. Whichever is used for the 2024-2029 planning period, OSPI does not forecast enrollments for Year 2044, so the Ratio Method is used for that purpose, regardless.

2024			
Year	Population	Enrollment	Ratio
2010	**39,977**	**7,913**	19.79%
2011	*41,025*	7,985	19.46%
2012	*42,074*	7,987	18.98%
2013	*43,122*	8,126	18.84%
2014	*44,171*	8,253	18.68%
2015	*45,219*	8,392	18.56%
2016	*46,267*	8,611	18.61%
2017	*47,316*	8,646	18.27%
2018	*48,364*	8,875	18.35%
2019	*49,413*	9,200	18.62%
2020	**50,461**	**8,854**	17.55%
2021	*52,181*	9,325	17.87%
2022	*53,450*	9,339	17.47%
2023	*54,256*	9,446	17.41%
2024	*54,614*	*9,508*	17.41%
2025	*54,972*	*9,571*	17.41%
2026	*55,329*	*9,633*	17.41%
2027	*55,687*	*9,695*	17.41%
2028	*56,370*	*9,814*	17.41%
2029	*57,052*	*9,933*	17.41%
2044	*67,294*	*11,716*	17.41%

The table above shows actual enrollments and population estimates from 2010-2023, and their resulting ratio (the 2010 and 2020 population totals are official census figures).

Until 2015 the trend was a declining ratio of students to population. The ratio leveled off in the years 2016 through 2019. In 2020, school closures and online learning caused enrollment to drop. Then enrollment rebounded in 2021 and returned to pre-pandemic levels. The district projects that the ratio will level off for the projection period and average around 17.41%.

2044 Enrollment Estimate

The District's 2024 CFP ratio of 17.41% is used for the 2044 enrollment estimate. Using that number against the County's 2044 population estimate of 67,294 produces a projected enrollment number of 11,716 students in 2044.

Appendix D
Student Generation Rates

MEMORANDUM

To: Robb Stanton
Lake Stevens School District
12309 22nd Streat NE
Lake Stevens, WA 98258

From: Alex Brasch
Senior Population Geographer

Date: April 1, 2024

Project No.: F2714.01.001

Re: 2023–24 Student Generation Rates—Lake Stevens School District

At the request of the Lake Stevens School District (LSSD/District), FLO Analytics (FLO) estimated student generation rates (SGRs) for residential housing units built in the district boundary between 2015 and 2022. The SGRs represent the average number of LSSD K–12 students (2023–24 headcount) residing in new single-family (SF) detached, townhome/duplex, and multifamily (MF) housing units. This memo details the methodology FLO used to create the SGRs and presents the findings by grade group, individual grade, and housing type.

Methods

As described by Snohomish County Planning & Development Services (2022 Biennial Update to School District Capital Facilities Plans), Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act under Chapter 36.70A RCW. School districts that wish to collect impact fees must provide a school board adopted Capital Facilities Plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code. One requirement of CFPs is "impact fee support data required by the formula in Chapter 30.66C SCC, including a district-specific analysis to determine the student generation rate component of the fee calculation".

As defined in Snohomish County code 30.91S.690, "SGRs mean the number of students of each grade span (elementary, middle/jr. high, high school) that a school district determines are typically generated by different dwelling unit types within the district." In other words, SGRs represent the number of students residing in housing constructed within the most recent five-to-eight-year period by housing type and grade group (i.e., elementary, middle, and high school).

SGR calculations are based on housing information and student residences. FLO obtained and processed the necessary housing data from the Snohomish County Assessor's Office and Information Technology Department, as well as the Puget Sound Regional Council, including parcel/tax lot boundaries with essential attributes—housing type, number of housing units, and year built. Housing units constructed in 2023 were excluded from the analysis, because they may not have been completed and occupied by October 2023. To link the housing information to LSSD students, the District provided FLO with 2023–24 headcount enrollment, which FLO geocoded to represent student residences. The student residences were then spatially matched to residential housing built in the district boundary between 2015 and 2022.

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With this combination of information, SGRs were calculated by dividing the number of students per grade group by the total number of housing units for each housing type. SGRs were calculated for the types of housing built in the district within the analysis period; namely, SF detached, townhome/duplex, and MF units. The townhome/duplex category includes the following structure types: SF attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units in the townhome/duplex category, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household. The MF category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Results

Table 1 includes the number of housing units and SGRs for SF detached, townhome/duplex, and MF housing types, as well as the number of students by grade group that have addresses matching the housing units. Table 2 includes the same housing information as Table 1, with the number of students and SGRs by individual grade. Table 3 includes the unit counts, number of students, and SGRs for individual MF structures.

Of the 9,053 students residing within the district, 2,031 live in the 2,957 SF detached units that were built between 2015 and 2022, while 23 live in the 163 townhomes/duplexes and 21 live in the 260 MF units built in the same period. On average, each SF detached unit yields 0.687 K–12 students, each townhome/duplex yields 0.141 K–12 students, and each MF unit yields 0.081 K–12 students.

Table 1: K–12 Students by Grade Group per Housing Unit Built 2015–2022

Housing Type	Housing Units	Students					SGRs				
		K–5	6–7	8–9	10–12	K–12	K–5	6–7	8–9	10–12	K–12
Single-family Detached	2,957	1,095	325	265	346	2,031	0.370	0.110	0.090	0.117	0.687
Townhome / Duplex (a)	163	14	4	2	3	23	0.086	0.025	0.012	0.018	0.141
Multifamily (b)	260	9	4	1	7	21	0.035	0.015	0.004	0.027	0.081

Notes
Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023.
(a) The townhome/duplex category includes the following structure types: single-family attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household.
(b) The multifamily category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Sources
Lake Stevens School District 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

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Table 2: K–12 Students by Individual Grade per Housing Unit Built 2015–2022

Grade	Single-family Detached			Townhome / Duplex [a]			Multifamily [b]		
	Housing Units	Students	SGR	Housing Units	Students	SGR	Housing Units	Students	SGR
K		178	0.060		2	0.012		3	0.012
1		200	0.068		2	0.012		3	0.012
2		196	0.066		3	0.018		1	0.004
3		175	0.059		2	0.012		2	0.008
4		163	0.055		1	0.006		0	--
5		183	0.062		4	0.025		0	--
6	2,957	177	0.060	163	2	0.012	260	2	0.008
7		148	0.050		2	0.012		2	0.008
8		144	0.049		1	0.006		1	0.004
9		121	0.041		1	0.006		0	--
10		133	0.045		2	0.012		3	0.012
11		105	0.036		0	--		3	0.012
12		108	0.037		1	0.006		1	0.004
K–12	**2,957**	**2,031**	**0.687**	**163**	**23**	**0.141**	**260**	**21**	**0.081**

Notes

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023.

(a) The townhome/duplex category includes the following structure types: single-family attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household.

(b) The multifamily category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Sources

Lake Stevens School District 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

Appendix E
Board Resolution

LAKE STEVENS SCHOOL DISTRICT NO. 4
RESOLUTION NO. 15-24
ADOPTION OF 2024-2029 CAPITAL FACILITIES PLAN

WHEREAS, the Lake Stevens School District is required by RCW 36.70 (the Growth Management Act) and the Snohomish County General Policy Plan to adopt a Capital Facilities Plan; and

WHEREAS, development of the Capital Facilities Plan was carried out by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

WHEREAS, impact fee calculations are consistent with methodologies meeting the conditions and tests of RCW 82.02 and Snohomish County Code; and

WHEREAS, the District finds that the methodologies accurately assess necessary additional capacity which address only growth-related needs; and

WHEREAS, a draft of the Plan was submitted to Snohomish County for review with changes having been made in accordance with County comments; and

WHEREAS, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02; and

WHEREAS, a review of the Plan was carried out pursuant to RCW 43.21C (the State Environmental Policy Act). A Determination of Non Significance has been issued.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Lake Stevens School District hereby adopts the Capital Facilities Plan for the years 2024-2029, pursuant to the requirements of RCW 36.70A and the Snohomish County General Policy Plan. The Snohomish County Council, the City of Lake Stevens and the City of Marysville are hereby requested to adopt the Plan as an element of their general policy plans and companion ordinances.

ADOPTED, by the Board of Directors of the Lake Stevens School District No. 4, Snohomish County, state of Washington, at a regular meeting thereof held this 10th day of July 2024.

LAKE STEVENS SCHOOL DISTRICT NO. 4
BOARD OF DIRECTORS

President

ATTEST:

Superintendent:

Appendix F
Determination of Nonsignificance

DETERMINATION OF NONSIGNIFICANCE

Lake Stevens School District No. 4
Capital Facilities Plan 2024-2029

DESCRIPTION OF PROPOSAL: The proposed action is the adoption of the Lake Stevens School District No. 4 Capital Facilities Plan, 2024-2029. Board adoption is scheduled to occur on July 10, 2024. This Capital Facilities Plan has been developed in accordance with the requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards and uses six-year enrollment projections to quantify capital facility needs for years 2024-2029.

PROPONENT: Lake Stevens School District No. 4

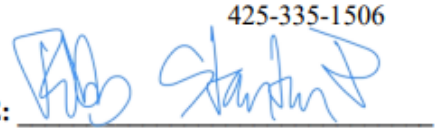
LOCATION OF PROPOSAL: Lake Stevens School District No. 4
Snohomish County, Washington

LEAD AGENCY: Lake Stevens School District No. 4

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the published date below. Comments may be submitted to the Responsible Official as named below.

RESPONSIBLE OFFICIAL: **Robb Stanton**
POSITION/TITLE: **Executive Director, Operations**
ADDRESS: Lake Stevens School District No. 4
12309 22nd Street NE
Lake Stevens, WA 98258
PHONE: 425-335-1506

SIGNATURE: 

PUBLISHED: **The Everett Herald – June 25, 2024**

There is no administrative agency appeal.

Appendix G
Snohomish County General Policy Plan -- Appendix F

Appendix F
REVIEW CRITERIA FOR SCHOOL DISTRICT CAPITAL FACILITY PLANS

Required Plan Contents

1. Future Enrollment Forecasts by Grade Span, including:
   - a 6-year forecast (or more) to support the financing program;
   - a description of the forecasting methodology and justification for its consistency with OFM population forecasts used in the county's comprehensive plan.

2. Inventory of Existing Facilities, including:
   - the location and capacity of existing schools;
   - a description of educational standards and a clearly defined minimum level of service such as classroom size, school size, use of portables, etc.;
   - the location and description of all district-owned or leased sites (if any) and properties;
   - a description of support facilities, such as administrative centers, transportation and maintenance yards and facilities, etc.; and
   - information on portables, including numbers, locations, remaining useful life (as appropriate to educational standards), etc.

3. Forecast of Future Facility Needs, including:
   - identification of new schools and/or school additions needed to address existing deficiencies and to meet demands of projected growth over the next 6 years; and
   - the number of additional portable classrooms needed.

4. Forecast of Future Site Needs, including:
   - the number, size, and general location of needed new school sites.

5. Financing Program (6-year minimum Planning Horizon)
   - estimated cost of specific construction and site acquisition and development projects proposed to address growth-related needs;
   - projected schedule for completion of these projects; and
   - proposed sources of funding, including impact fees (if proposed), local bond issues (both approved and proposed), and state matching funds.

6. Impact Fee Support Data (where applicable), including:
   - an explanation of the calculation methodology, including description of key variables and their computation;
   - definitions and sources of data for all inputs into the fee calculation, indicating that it:
     a) is accurate and reliable and that any sample data is statistically valid;
     b) accurately reflects projected costs in the 6-year financing program; and
   - a proposed fee schedule that reflects expected student generation rates from, at minimum, the following residential unit types: single-family, multifamily/studio or 1-bedroom, and multi-family/2-bedroom or more.

Plan Performance Criteria

1. School facility plans must meet the basic requirements set down in RCW 36.70A (the Growth Management Act). Districts proposing to use impact fees as a part of their financing program must also meet the requirements of RCW 82.02.

2. Where proposed, impact fees must utilize a calculation methodology that meets the conditions and tests of RCW 82.02.

3. Enrollment forecasts should utilize established methods and should produce results which are not inconsistent with the OFM population forecasts used in the county comprehensive plan. Each plan should also demonstrate that it is consistent with the 20-year forecast in the land use element of the county's comprehensive plan.

4. The financing plan should separate projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects which address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.

5 Plans should use best-available information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. District-generated data may be used if it is derived through statistically reliable methodologies.

6. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.

7. Repealed effective January 2, 2000.

Plan Review Procedures

1. District capital facility plan updates should be submitted to the County Planning and Development Services Department for review prior to formal adoption by the school district.

2. Each school district planning to expand its school capacity must submit to the county an updated capital facilities plan at least every 2 years. Proposed increases in impact fees must be submitted as part of an update to the capital facilities plan and will be considered no more frequently than once a year.

3. Each school district will be responsible for conducting any required SEPA reviews on its capital facilities plan prior to its adoption, in accordance with state statutes and regulations.

4. School district capital facility plans and plan updates must be submitted no later than 180 calendar days prior to their desired effective date.

5. District plans and plan updates must include a resolution or motion from the district school board adopting the plan before it will become effective.

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2024-2029

Adopted: July 17, 2024

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2024-2029

BOARD OF DIRECTORS
CATHERINE "SANDY" GOTTS, PRESIDENT
LEAH TOCCO
DANA KRIEGER
STEVEN LARSON
DAWN TAYLOR

SUPERINTENDENT

DR. ERIN MURPHY

For information regarding the Lakewood School District Capital Facilities Plan, contact the Office of the Superintendent, Lakewood School District, 17110 16th Drive NE, Marysville, WA 98271. (Tel: (360) 652-4500)

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INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the "GMA") includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Lakewood School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Snohomish County (the "County") and the cities of Arlington and Marysville with a description of facilities needed to accommodate projected student enrollment and a schedule and financing program for capital improvements over the next six years (2024-2029).

In accordance with the Growth Management Act, adopted County Policy, the Snohomish County Ordinance Nos. 97-095 and 99-107, the City of Arlington Ordinance No. 1263, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As relevant, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management ("OFM") population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state,

county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

- The methodology used to calculate impact fees also complies with the criteria and the formulas established by the County.

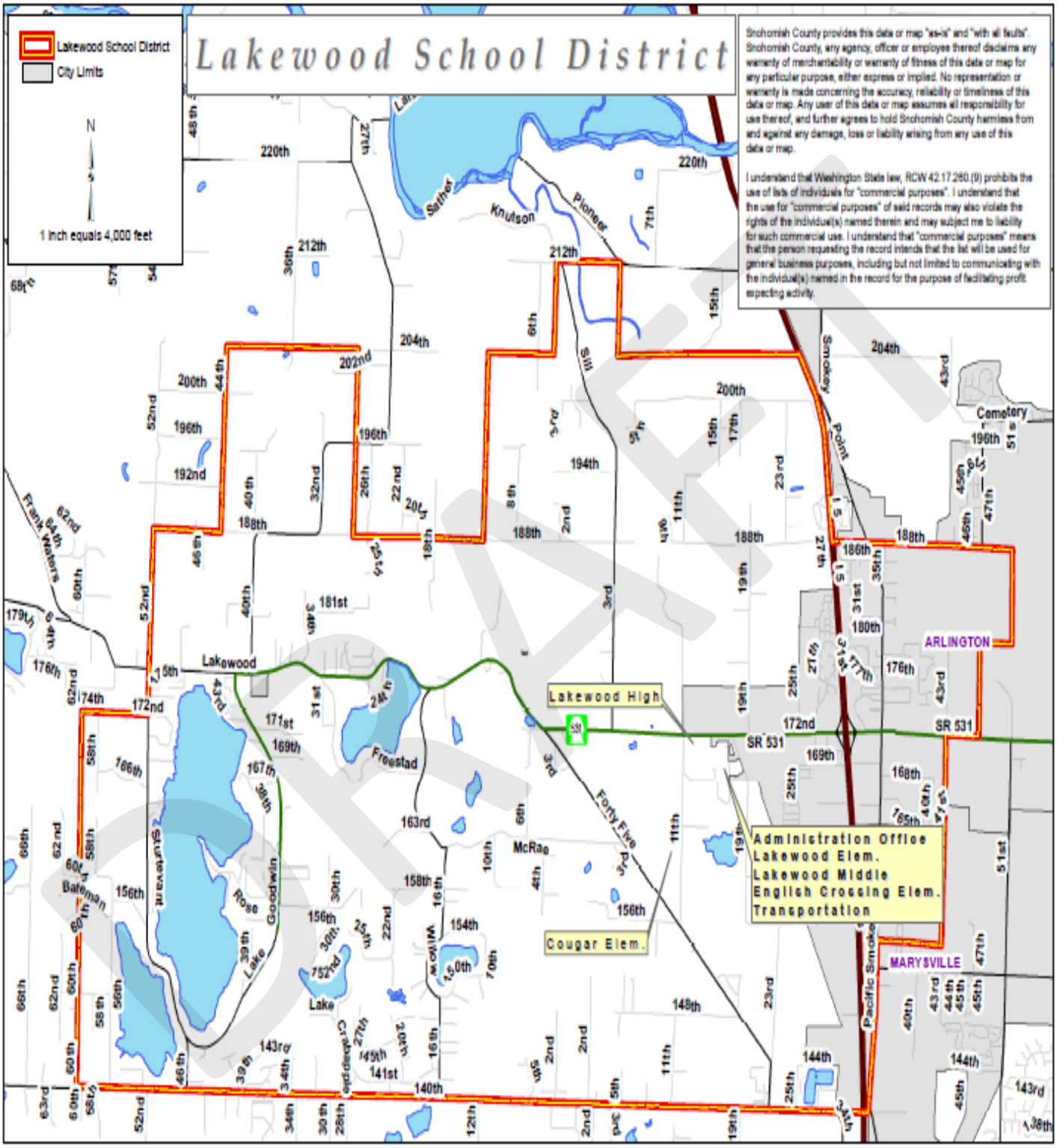
Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs" and "work with school districts to plan for the siting and improvement of school facilities." Policy ED-11 and Policy PS-21. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

B. Overview of the Lakewood School District

The Lakewood School District is located along Interstate 5, north of Marysville, Washington, primarily serving unincorporated Snohomish County and a part of the City of Arlington and the City of Marysville. The District is bordered on the south by the Marysville School District, on the west and north by the Stanwood School District, and on the east by the Arlington School District.

The District serves a population of 2,614 headcount students, with an FTE enrollment of 2,534 (October 1, 2023, reported OSPI enrollment). The District has three elementary schools, one middle school, and one high school.

FIGURE 1
MAP OF FACILITIES



SECTION 2
DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables), as well as specific and unique physical structure needs required to meet the needs of students with special needs.

In addition to factors which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional, or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, AIDS education, preschool and daycare programs, computer labs, music programs, and others. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities, and upon planning for future needs.

The educational program standards contained in this CFP reflect the District's implementation of requirements for full-day kindergarten and reduced K-3 class size.

Special programs offered by the District at specific school sites include, but are not limited to:

Lakewood Elementary School (Preschool through 5th Grades)

- Multilingual Education Program
- Title 1/Learning Assistance Program
- K – 5th Grade Counseling Services
- Speech and Language Therapy Services
- Early Childhood Education and Assistance Program (ECEAP)
- Developmental Preschool Program - Ages 3 to 5 (District Program)
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Highly Capable Program
- Occupational Therapy Services
- Transitional Kindergarten Program

English Crossing Elementary School (Kindergarten through 5th Grades)

- K – 5th Grade Special Education Resource Room Program
- Multilingual Education Program
- K – 5th Grade Counseling Services
- Speech and Language Therapy Services
- Occupational Therapy Services
- Special Education Achieve Program (District Program)

- K – 5th Grade Highly Capable Program
- Title 1/Learning Assistance Program

Cougar Creek Elementary School (Kindergarten through 5th Grades)

- Multilingual Education Program
- Title 1/Learning Assistance Program
- Speech and Language Therapy Services
- Occupational Therapy Services
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Comprehensive Skills Program (District Program)
- K – 5th Grade Counseling Services
- K – 5th Grade Highly Capable Program

Lakewood Middle School (6th through 8th Grades)

- Speech and Language Therapy Service
- 6th – 8th Grade Special Education Program
- 6th – 8th Grade Special Education Comprehensive Skills Program (District Program)
- Multilingual Education Program
- Occupational Therapy Services
- 6th – 8th Grade Achieve Program (District Program)
- 6th – 8th Grade Counseling Services
- 6th – 8th Grade Highly Capable Program
- Career and Technical Education

Lakewood High School

- 9th – 12th Grade Special Education Program
- 9th – 12th Grade Special Education Comprehensive Skills Program (District Program)
- Multilingual Education Program
- Occupational Therapy Services
- Speech and Language Therapy Services
- 9th – 12th Grade Counseling Program
- Adult Special Education Independent Living Program (District Program)
- 9th – 12th Grade Highly Capable Program
- Career and Technical Education

Variations in student capacity between schools may result from the special or nontraditional programs offered at specific schools. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. New schools are designed to accommodate many of these programs. However, existing schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may affect the overall classroom capacities of the buildings.

District educational program standards may change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, use of new technology, and other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards for Elementary Schools

- Class size for grades K – 3rd will not exceed 19 students.
- Class size for grades 4th and 5th will not exceed 24 students.
- All students will be provided library/media services in a school library.
- Special Education for students may be provided in, inclusion, self-contained or specialized classrooms.
- All students will be provided music instruction in a separate classroom (except LES due to capacity).
- Each classroom will have access to computers and related educational technology.
- Optimum design capacity for new elementary schools is 475 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- All students will be provided physical education instruction in a gym/multipurpose room.

Educational Program Standards for Middle and High Schools

- Class size for middle school grades will not exceed 27 students.
- Class size for high school grades will not exceed 29 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. In updating this Capital Facility Plan, a building review of classroom use was conducted in order to reflect the actual classroom utilization in the high school and middle school. Therefore, classroom capacity should be adjusted using a utilization factor of 95% at the middle school and 85% at the high school to reflect the use of classrooms for teacher planning. Special Education for students will be provided in self-contained or specialized classrooms. Inclusion model for qualified students on IEP's.
- Each classroom is equipped with access to computers and related educational-technology.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:

  Counseling Offices
  Resource Rooms (i.e. computer labs, study rooms)
  Special Education Classrooms
  Program Specific Classrooms (i.e. music, drama, art, physical education, Industrial Arts and Agricultural Sciences, STEM).

- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's minimum level of service ("MLOS") is as follows: on average, K-5 classrooms have no more than 26 students per classroom, 6-8 classrooms have no more than 28 students per classroom, and 9-12 classrooms have no more than 30 students per classroom. The District sets minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-4 classrooms have more than 26 students per classroom, 5-8 classrooms have more than 28 students per classroom, or 9-12 classrooms more than 30 students per classroom. The term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom. The MLOS is not the District's desired or accepted operating standard.

For 2021-22 and 2022-23, the District's compliance with the MLOS was as follows (with MLOS set as applicable for those school years):

2021-22 School Year						
LOS Standard	**MINIMUM LOS# Elementary**	**REPORTED LOS Elementary**	**MINIMUM LOS Middle**	**REPORTED LOS Middle**	**MINIMUM LOS High**	**REPORTED LOS High**
	26	20.09	28	21.63	30	24.85

2022-23 School Year						
LOS Standard	**MINIMUM LOS# Elementary**	**REPORTED LOS Elementary**	**MINIMUM LOS Middle**	**REPORTED LOS Middle**	**MINIMUM LOS High**	**REPORTED LOS High**
	26	19.92	28	22.19	30	24.94

* The District determines the reported LOS by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations (excludes portables).

SECTION 3
CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. Facility capacity is based on the space required to accommodate the District's adopted educational program standards. *See* Section 2. Attached as Figure 1 (page 3) is a map showing locations of District facilities.

A. Schools

The District maintains three elementary schools, one middle school, and one high school. Lakewood Elementary School accommodates grades P-5, Cougar Creek Elementary School accommodates grades K-5, and English Crossing Elementary School accommodates grades K-5. Lakewood Middle School serves grades 6-8, and Lakewood High School serves grades 9-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 1.

Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities are not included in Table 1.

Table 1
School Capacity Inventory

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
English Crossing	*	41,430	20	403	1994
Cougar Creek	10**	44,217	21	424	2003
Lakewood	*	45,400	16	323	1958, 1997
TOTAL	*****	**131,047**	**57**	**1,150**	

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	*	79,945	27	670	1971, 1994, 2002, 2024

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood High	*	169,000	34	850	2017

*Note: All facilities are located on one 89-acre campus located at Tax Parcel No. 31053000100300.
**The Cougar Creek site is approximately 22 acres located at 16216 11th Ave NE, Arlington, WA 98223. Note that the presence of critical areas on the site does not allow full utilization at this site.

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses 19 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 2. Table 2 includes only those relocatable classrooms used for regular capacity purposes. The average size of a single relocatable classroom is approximately 896 square feet. See page 22 for total square footage by grade level. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly.

Table 2
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatable Classrooms	Interim Capacity
English Crossing	2	40
Cougar Creek	4	80
Lakewood	10	200
SUBTOTAL	**16**	**320**

Middle School	Relocatable Classrooms	Interim Capacity
Lakewood Middle	3	78
SUBTOTAL	**3**	**78**

High School	Relocatable Classrooms	Interim Capacity
Lakewood High	0	0
SUBTOTAL	**0**	**0**

TOTAL	**19**	**398**

C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

Table 3
Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	1,384
Business and Operations	1,152
Storage	2,456
Bus Garage/Maintenance Shop	7,416
Stadium	14,304

The District is also a party to a cooperative agreement for use of the Marysville School District transportation facility (which is owned by the Marysville School District).

D. Land Inventory

The District does not own any sites which are developed for uses other than schools and/or which are leased to other parties.

E. Leased Facilities

The District leases a 900 square foot portable located in the district office compound that hosts the Teaching and Learning Department and Technology Leadership.

SECTION 4
STUDENT ENROLLMENT PROJECTIONS

The District's October 1, 2023, reported enrollment was 2,614 HC students (2,533.64 FTE). Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

A. Six Year Enrollment Projections

Two enrollment forecasts were conducted for the District: an estimate by the Office of the Superintendent of Public Instruction (OSPI) based upon the cohort survival method; and a modified cohort enrollment forecast prepared by a demographer. The District also estimated enrollment based upon adopted Snohomish County population forecasts ("ratio method").

Based on the cohort survival methodology, a total of 2,773 students are expected to be enrolled in the District by 2029, a slight increase from the October 2023 enrollment levels. Notably, the cohort survival method is not designed to anticipate fluctuations in development patterns. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in the 2020-21 school year. Historically the OFM numbers and OSPI cohort percentages are lower than the district projections. See Appendix A-1.

Snohomish County provides OFM population-based enrollment projections for the District using OFM population forecasts as adopted by the County. The County provided the District with the estimated total population in the District by year. In 2023, the District's student enrollment constituted approximately 14.60% of the total population in the District. Assuming that between 2024 and 2029, the District's enrollment will continue to constitute 14.60% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 2,850 students in 2029, or an approximately 9.03% increase.

The District obtained in May 2023 an updated enrollment forecast from a professional demographer, FLO Analytics. They provided a low, middle and high estimate of students using full-time equivalent (FTE) counts. Based on this analysis, and using the middle numbers, a total enrollment of 2,743 FTE students, or 209 additional students, are expected by the 2029-30 school year. This projection is an increase of approximately 8.25% over 2023 enrollment. Growth is projected at the elementary and middle school levels, with some plateau at the high school level during the six-year planning period, but picking up in the immediate years following. The FLO Analytics forecast utilizes historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considers the impacts of the pandemic on enrollment. The detailed FLO Analytics forecast report is on file with the District and a grade level analysis is included in Appendix A-2.

The comparison of OSPI cohort, District projections, and OFM/County projected enrollments is contained in Table 4.

Table 4
Projected Student Enrollment (FTE)
2024-2029

Projection	Oct. 2023*	2024	2025	2026	2029	2028	2029	Change 2024-29	Percent Change 2024-29
OFM/County	**2,614**	**2,653**	**2,692**	**2,731**	**2,770**	**2,809**	**2,850**	**236**	**9.03%**
OSPI Cohort**	**2,614**	**2,623**	**2,666**	**2,678**	**2,732**	**2,753**	**2,773**	**159**	**6.08%**
District***	**2,534**	**2,567**	**2,605**	**2,634**	**2,697**	**2,727**	**2,743**	**209**	**8.25%**

***** Actual reported enrollment, October 2023 (headcount for OFM/OSPI; FTE for District)
**Based upon the cohort survival methodology; complete projections located at Appendix A..
***FLO Analytics using FTE; grade level projections located in Appendix A.

The District is aware of notable pending residential development within the District. Specifically, nearly 1,100 multi-family units are planned for or currently in construction within the District boundaries as well as nearly 500 single family units.

Given the District-specific detailed analysis contained in the FLO Analytics report, the District is relying on the projections in that report for purposes of planning for the District's needs during the six years of this plan period. The District plans to watch enrollment growth closely as new development continues. Future updates to the Plan will continue to revisit enrollment projections and methodologies.

B. 2044 Enrollment Projections

Student enrollment projections beyond 2029 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student HC population of 3,517. This is based on the OFM/County data using total population as related to District enrollment.

Projected enrollment by grade span for the year 2044 is provided in Table 5. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 5
Projected Student Enrollment
2044

Grade Span	HC Enrollment – October 2023	Projected Enrollment 2044*
Elementary (K-5)	1,182	1,590
Middle School (6-8)	616	829
High School (9-12)	816	1,098
TOTAL (K-12)	**2,614**	**3,517**

*Assumes average percentage per grade span remains constant between 2023 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

SECTION 5
CAPITAL FACILITIES NEEDS

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2024-2029).

Capacity needs are expressed in terms of "unhoused students."

Projected future capacity needs are depicted on Table 6-A and are derived by applying the projected enrollment to the capacity existing in the 2023-24 school year. The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor, as applicable, is added later (see Table 7).

This table shows actual space needs and the portion of those needs that are "growth related" for the years 2024-2029. Note that this chart can be misleading as it reads out growth-related capacity needs related to recent growth within the District.

Table 6-A*
Additional Capacity Needs***
2023-2029

Grade Span	2023	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Pct. Growth Related
Elementary (K-5)								
Total	32	18	20	76	92	103	115	
Growth Related	32	--	--	44	60	71	83	72%
Middle School (6-8)								
Total	0	0	0	0	0	0	8	
Growth Related	--	--	--	--	--	--	8	100%
High School								
Total	0	0	0	0	0	0	0	
Growth Related	--	--	--	--	--	--	--	--%

*Please refer to Table 7 for capacity and projected enrollment information.
**Actual October 2023 Enrollment
***Additional "Growth Related Capacity Needs" equal the "Total" for each year less "deficiencies" existing as of 2023. Existing deficiencies as of 2023 include capacity needs related to recent growth from new development through that date.

By the end of the six-year forecast period (2029), additional permanent classroom capacity will be needed as follows:

Table 6-B
Unhoused Students

Grade Span	Unhoused Students /Growth Related in Parentheses)
Elementary (K-5)	115/(83)
Middle School (6-8)	8/(8)
High School (9-12)	-(-)
TOTAL UNHOUSED (K-12)	123/(91)

Again, any planned construction projects are not included in the analysis in Table 6-B. In addition, it is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 6-B. However, Table 6-C incorporates the District's current relocatable capacity (see Table 2) for purposes of identifying available capacity.

Table 6-C
Unhoused Students – Mitigated with Relocatables

Grade Span	2029 Unhoused Students /Growth Related in (Parentheses)	Relocatable Capacity
Elementary (K-5)	115/(83)	320
Middle School (6-8)	8/(8)	78
High School (9-12)	-/(-)	0
Total (K-12)	123(91)	**398**

Importantly, Table 6-C does not include relocatable adjustments that may be made to meet capacity needs. For example, the relocatable classrooms currently designated to serve elementary school needs could be used to serve high school capacity needs. Therefore, assuming no permanent capacity improvements are made, Table 6-C indicates that the District will have adequate interim capacity with the use of relocatable classrooms to house students during this planning period.

Projected permanent capacity needs are depicted in Table 7. They are derived by applying the District's projected number of students to the projected capacity. Planned improvements by the District through 2029 are included in Table 7 and more fully described in Table 8.

Table 7
Projected Student Capacity
2024-2029

Elementary School Surplus/Deficiency

	Oct 2023	2024	2025	2026	2027	2028	2029
Existing Capacity	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Added Permanent Capacity							
Total Permanent Capacity	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Enrollment`	1,182	1,168	1,170	1,226	1,242	1,253	1,265
Surplus (Deficiency)**	(32)	(18)	(20)	(76)	(92)	(103)	(115)

* Reported October 2023 FTE enrollment
** Does not include portable capacity

Middle School Surplus/Deficiency

	Oct 2023*	2024	2025	2026	2027	2028	2029
Existing Capacity	670	670	670	670	670	670	670
Added Permanent Capacity							
Total Permanent Capacity	670	670	670	670	670	670	670
Enrollment	616	650	652	633	632	625	678
Surplus (Deficiency)**	54	20	18	37	38	45	(8)

* Reported October 2023 FTE enrollment
**Does not include portable capacity.

High School Surplus/Deficiency

	Oct 2023*	2024	2025	2026	2027	2028	2029
Existing Capacity	850	850	850	850	850	850	850
Added Permanent Capacity							
Total Permanent Capacity	850	850	850	850	850	850	850
Enrollment	816	749	784	776	823	849	800
Surplus (Deficiency)**	34	101	66	74	27	1	50

* Reported October 2023 FTE enrollment
**Does not include portable capacity

See Appendix A for complete breakdown of enrollment projections.
See Table 6-A for a comparison of additional capacity needs due to growth versus existing deficiencies.
Table 7 does not include existing, relocated, or added portable facilities.

SECTION 6
CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

In March 2000, the voters passed a $14,258,664 bond issue for school construction and site acquisition. A new elementary school and a middle school addition were funded by that bond measure. In April 2014, the District's voters approved a $66,800,000 bond measure to fund improvements, including a capacity addition at Lakewood High School, which opened in the fall of 2017. In the Spring of 2020, the District added a STEM lab and two classrooms at Lakewood Middle School.

Currently, the District is assessing future capacity needs and, at the present time, anticipates adding portable capacity to address short term needs with immediate plans to add portables in the summer of 2024 in the space between Lakewood Middle School and Lakewood Elementary School in order to provide K-5 interim capacity at LES. The District is not planning for permanent capacity improvements as a part of this CFP update. However, the District is considering, based on recommendations of the 2023 Citizens' Facility Advisory Committee, a new middle school with the existing Lakewood Middle School thereafter converted to Lakewood Elementary School to provide additional K-5 capacity. Both facilities would provide capacity to serve growth. The District is in early planning as to this recommendation. Future updates to this CFP, including a potential interim update, will identify updated plans and funding sources.

Based upon current needs, the District anticipates that it may need to consider the following acquisitions and/or improvements within the six years of this Plan.

Projects Adding Permanent/Temporary Capacity:

- Acquisition and siting of portable facilities to accommodate growth needs.

Non-Capacity Adding Projects:

- None planned

Other:

- Land acquisition for future sites.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State School Construction Assistance funds, and impact fees. Where applicable, the potential funding sources are discussed below.

B. Financing for Planned Improvements

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. In March 2000, District voters approved a $14,258,664 bond issue for school construction and site acquisition, which included funding of Cougar Creek Elementary School. In April 2014, the District's voters approved a $66,800,000 bond measure to fund improvements, including a capacity addition, at Lakewood High School. The District does not have current plans for a future bond or capital levy proposal. Future updates to the CFP will include any proposed or in process planning.

2. State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund and is administered by the Office of the Superintendent of Public Instruction (OSPI). The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or OSPI can prioritize projects for funding. School districts may qualify for State School Construction Assistance Program (SCAP) funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance Program (SCAP) funds for certain projects at the 59.01% funding percentage level. The current Construction Cost Allowance, the maximum cost/square foot recognized for SCAP funding, is set in the legislature in the biennial budget and currently is $375.00/eligible square foot. The District does not anticipate being eligible for SCAP funds for the projects planned in this CFP.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

4. Six Year Financing Plan

The Six-Year Financing Plan shown in Table 8 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2024-2029. Where applicable, potential financing components include a bond or capital levy, impact fees, and State School Construction Assistance Program funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 8
Capital Facilities Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary School										
Middle School										
High School										
Portables (all grade levels)	$0.50		$0.50	$0.50	$0.50	$0.75	$2.750	X		X
Site Acquisition			$0.775				$0.775	X		X

Improvements Not Adding Capacity (Costs in Millions)

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary										
Middle School										
High School										

SECTION 7
SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees in Snohomish County

The Snohomish County General Policy Plan ("GPP") which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from at least the following residential dwelling unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District's CFP, become effective following County Council adoption of the District's CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District's cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

- The Site Acquisition Cost, School Construction Cost, and Temporary/Portable Facility Cost factors are based on planned or actual costs of growth-related school capacity (required on-site/off-site improvements). Costs vary with each site and each facility. See Table 8, Finance Plan. The "Permanent Facility Square Footage" is used in combination

with the "Temporary Facility Square Footage" to apportion the impact fee amounts between permanent and temporary capacity figures. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type. A description of the student factor methodology is contained in Appendix B. The District did not update its student generation rates for this CFP given that it is not requesting school impact fees.

- Where applicable, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. See page 18. The tax credit uses the 20-year general obligation bond rate from the Bond Buyer index, the District's current levy rate for bonds, and average assessed value of all residential dwelling units in the District (provided by Snohomish County) by dwelling unit type to determine the corresponding tax credit.

The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a "cost per dwelling unit", an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 6-A. When applicable, the District uses the full project costs in the fee formula when calculating school impact fees. Furthermore, impact fees will not be used to address existing deficiencies. See Table 8 for a complete identification of funding sources.

The District is <u>not</u> requesting school impact fees as a part of this Capital Facilities Plan update.

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family

Elementary	.126
Middle	.079
High	.063
Total	**.268**

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.026
Middle	.000
High	.000
Total	**.026**

Student Generation Factors – Multi Family (2+ Bdrm)

Elementary	.101
Middle	.038
High	.045
Total	**.184**

Projected Student Capacity per Facility

N/A

Required Site Acreage per Facility

Facility Construction/Cost Average

N/A

Permanent Facility Square Footage (LSD Inventory)

Elementary		131,047
Middle		79,945
High		169,000
Total	**96.0%**	**379,992**

Temporary Facility Square Footage (LSD Inventory)

Elementary		14,382
Middle		2,688
High		0
Total	**4.0%**	**17,070**

Total Facility Square Footage

Elementary		145,429
Middle		82,633
High		169,000
Total	**100.00%**	**397,062**

Average Site Cost/Acre

N/A

Temporary Facility Capacity

Capacity	20/26
Cost	$250,000

SCAP Credit (OSPI)

Current Eligible Cost Percentage	59.01%
Current Construction Cost Allocation	375.00

District Average Assessed Value (Snohomish Co.)

Single Family Residence	$615,195

District Average Assessed Value (Snohomish Co.)

Multi Family (1 Bedroom)	$175,173
Multi Family (2+ Bedroom)	$242,411

SPI Square Footage per Student (WAC 392-343-035)

Elementary	90
Middle	108
High	130

Debt Service Tax Rate for Bonds (Snohomish Co.)

Current/$1,000	$1.12394

General Obligation Bond Interest Rate (Bond Buyer)

Bond Buyer Index (avg February 2024)	3.48%

Developer Provided Sites/Facilities

Value	0
Dwelling Units	0

C. Proposed Lakewood School District Impact Fee Schedule

The District does not have permanent capacity projects planned as a part of the 2024 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of school impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and updates to the Capital Facilities Plan will result in a renewed request for impact fees as a part of a future CFP.

Table 9
School Impact Fees
Snohomish County, City of Arlington, City of Marysville*

Housing Type	Impact Fee Per Dwelling Unit
Single Family	$0
Townhome/Duplex	$0
Multi-Family (2+ Bedroom)	$0
Multi-Family (1 Bedroom/less)	$0

**Table 9 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1

ACTUAL STUDENT ENROLLMENT 2018-2023
PROJECTED STUDENT ENROLLMENT 2024-2029
Based on OSPI Cohort Survival* Headcount Enrollment

School District	Grade	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	Survival Percentage	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected
Lakewood	Kindergarten	178	188	128	189	194	164		174	175	175	175	175	176
Lakewood	Grade 1	179	183	191	156	190	213	107.31	176	187	188	188	188	188
Lakewood	Grade 2	190	177	172	209	156	196	101.08	215	178	189	190	190	190
Lakewood	Grade 3	166	194	184	188	209	174	105.37	207	227	188	199	200	200
Lakewood	Grade 4	175	179	189	195	203	206	103.55	180	214	235	195	206	207
Lakewood	Grade 5	223	173	181	208	184	229	103.43	213	186	221	243	202	213
Lakewood	Grade 6	186	235	176	194	222	193	105.18	241	224	196	232	256	212
Lakewood	Grade 7	206	204	232	173	207	211	101.68	196	245	228	199	236	260
Lakewood	Grade 8	185	213	216	217	170	212	100.69	212	197	247	230	200	238
Lakewood	Grade 9	217	192	229	216	230	186	105.33	223	223	208	260	242	211
Lakewood	Grade 10	171	220	182	224	208	227	97.79	182	218	218	203	254	237
Lakewood	Grade 11	203	174	208	188	226	190	98.36	223	179	214	214	200	250
Lakewood	Grade 12	157	182	159	217	184	213	95.49	181	213	171	204	204	191
Lakewood	Total	2,436	2,514	2,447	2,574	2,583	2,614		2,623	2,666	2,678	2,732	2,753	2,773

Source: OSPI Form 1049 (printed Feb. 2024)

Table A-2

PROJECTED ENROLLMENT BY GRADE SPAN
(DISTRICT - FLO Analytics)**

Figure 16: Enrollment (FTE) Forecasts by Individual Grade: Middle Scenario

Grade	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33
K	191.21	193.44	191.01	197.95	202.11	201.39	202.41	204.21	206.02	207.82	209.62
1	188.54	195.95	198.23	195.75	202.85	207.12	206.38	207.43	209.28	211.12	212.97
2	155.00	194.66	201.33	202.69	200.15	207.41	211.77	211.02	212.09	213.98	215.87
3	207.73	158.95	198.65	205.45	206.84	204.24	211.66	216.10	215.34	216.43	218.36
4	203.00	214.60	164.20	203.23	210.19	211.61	208.95	216.54	221.09	220.31	221.42
5	184.94	203.31	214.92	164.45	203.54	210.51	211.93	209.27	216.87	221.42	220.64
6	221.69	193.94	213.20	225.39	172.45	213.44	220.76	222.24	219.46	227.42	232.20
7	205.67	229.24	200.55	220.47	233.06	178.33	220.71	228.28	229.81	226.93	235.17
8	168.02	211.79	236.06	206.51	227.03	240.00	183.63	227.28	235.07	236.65	233.68
9	228.17	172.69	217.67	242.62	212.25	233.33	246.66	188.73	233.59	241.60	243.22
10	207.20	226.23	171.21	215.82	240.55	210.44	231.34	244.56	187.13	231.60	239.54
11	204.03	185.65	202.69	153.40	193.37	215.53	188.55	207.28	219.12	167.66	207.51
12	148.41	172.85	157.27	171.71	129.96	163.81	182.59	159.73	175.60	185.63	142.03
K–5	1,130.42	1,160.91	1,168.35	1,169.51	1,225.67	1,242.28	1,253.10	1,264.57	1,280.68	1,291.08	1,298.88
6–8	595.38	634.97	649.81	652.37	632.54	631.77	625.10	677.80	684.34	691.01	701.05
9–12	787.81	757.40	748.85	783.55	776.12	823.11	849.14	800.30	815.43	826.49	832.31
Total	2,513.61	2,553.28	2,567.02	2,605.43	2,634.34	2,697.16	2,727.35	2,742.68	2,780.45	2,808.57	2,832.24

Lakewood School District October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario). Enrollment values omit students enrolled in Transitional Kindergarten and full-time Running Start.

APPENDIX B

STUDENT GENERATION FACTOR REVIEW

MEMORANDUM

To:	John Poolman Executive Director of Finance Lakewood School District	Date:	April 4, 2022
From:	Tyler Vick Managing Director Benjamin Maloney Demographer/Data Analyst	Project No.:	F1867.01.004

Re: Student Generation Report— Lakewood School District

At the request of the Lakewood School District (District/LSD), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent single-family and multifamily construction (2017–2021) within the district. This document details the methodology FLO used to create the SGRs for LSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of three residential construction developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of three mobile home sites that have been present since at least 2010. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 127 SF units and 6 MF buildings completed between 2017 and 2021 (SF). While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (115 units), other SF use codes were also constructed, including construction classified as 2 Single Family Residences (two detached residences per parcel) and manufactured homes (owned and leased). MF development ranged from 15–20 unit residences to 301+ unit construction. About 87 percent (734 units) of these new MF units were 2+ BR units, while the remainder (114 units) were 0–1 BR units. While considered MF buildings, Cedar Pointe Apartments (Senior Facility) and Holman Recovery Center were removed from the analysis.

All students (grades kindergarten [K] through 12) in the October 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right–of–way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 127 SF units were compared to the 2,602 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	2	0.016
1	5	0.039
2	6	0.047
3	1	0.008
4	1	0.008
5	1	0.008
6	5	0.039
7	3	0.024
8	2	0.016
9	2	0.016
10	3	0.024
11	1	0.008
12	2	0.016
K–5	16	0.126
6–8	10	0.079
9–12	8	0.063
K–12	34	0.263

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

FLO reached out to the building management at the six projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Villas at Arlington, Trailside at the Lodge, and Twin Lakes Landing. Despite numerous attempts, no bedroom information could be received from The Landing at Smokey Pointe for the two students living at units within this building. Based on trends within and surrounding the district, we assumed both students reside within a 2+ BR unit. No students reside at Affinity at Arlington and the unnamed garden style apartment.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 114 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	0	0.000
1	0	0.000
2	1	0.009
3	0	0.000
4	0	0.000
5	2	0.018
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	3	0.026
6–8	0	0.000
9–12	0	0.000
K–12	3	0.026

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 734 2+ BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	16	0.022
1	9	0.012
2	12	0.016
3	11	0.015
4	13	0.018
5	13	0.018
6	11	0.015
7	10	0.014
8	7	0.010
9	12	0.016
10	9	0.012
11	4	0.005
12	8	0.011
K-5	83	0.101
6-8	28	0.038
9-12	33	0.045
K-12	144	0.184

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	PS-5	6-8	9-12	PS-12
Single-family	0.126	0.079	0.063	0.268
Multifamily 0-1 BR	0.026	0.000	0.000	0.026
Multifamily 2+ BR	0.101	0.038	0.045	0.184

Summary of 2017-2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
The Landing at Smokey Pointe	48	English Crossing ES
Villas at Arlington	312	English Crossing ES
Trailside at The Lodge	250	English Crossing ES
Affinity At Arlington	170	Cougar Creek ES
Twin Lakes Landing	50	Cougar Creek ES
Unnamed Garden Style Apartment	18	English Crossing ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
11	23	36	36	21

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

This section does not updated for the 2024-2029 Capital Facilities Plan since the District is not requesting a school impact fee. Future updates to this CFP may include an impact fee.

Regular Board Meeting
Wednesday, July 17, 2024
In-Person: LHS Library, 17023 11th Ave NE, Arlington, WA 98223
Remote Access: https://lwsd306.zoom.us/j/94771014931
Phone Dial-In Access: (253)205-0468
Zoom Webinar ID: 947 7101 4931

Board of Directors Present
Board President Sandy Gotts
Board Vice President Leah Tocco
Board Director Dana Krueger
Board Director Steve Larson
Board Director Dawn Taylor

District Administration Present
Dr. Erin Murphy, Superintendent
Bryan Toutant, Executive Director of Teaching and Learning
Tim Haines, Executive Director of Human Resources and Student Services
James Peckham, Executive Director of Finance
Baldeep Singh, Director of Technology
Kristina Bowman, Communications Specialist-Online

1. OPENING OF MEETING

A. Meeting Called to Order
President Gotts called the meeting to order at 6:00 p.m.

B. Pledge of Allegiance
The Pledge of Allegiance was conducted.

2. RECOGNITION OF GUESTS/REQUEST TO BE HEARD & PUBLIC COMMENT

A. Request to be Heard & Public Comment
No public comment was made.

3. CONSENT AGENDA

The Consent Agenda Included:

A. Staff Status
B. Warrants
- June 28, 2024
- July 3, 2024
- July 17, 2024

C. Payroll for the Month of June 2024
D. Minutes from June 20, 2024

Motion: That the Board approves the Consent Agenda items as presented.

Motion by Director Krueger, second by Director Final Resolution: Motion Carries
Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

4. ADMINISTRATIVE REPORTS

A. Finance Report- James Peckham
James Peckham, Executive Director of Finance, provided an overview of fund balances as of June 2024 and July 2024 enrollment. General Fund, revenue of $2.5 mil, expenditures of $4.1 mil, and ending balance of $5.9 mil; Capital Projects Fund, revenue of $10,193, expenditures of $48,812, and ending balance of $3.1 mil; Debt Service, revenue of $31,197, expenditures of $607,667, and ending balance of $2.8 mil; ASB, revenue of $11,167, expenditures of $9,854 and ending balance of $330,472; Transportation Fund, revenue of $1,193, no expenditures, and balance of $281,064. Staffing and supply expenditures were discussed.

Director Peckham reported enrollment for summer programs included eight students for a total of 4 FTE in Running Start and two students for a total of .66 FTE in Open Doors.

B. Superintendent Report
Superintendent Murphy discussed what's been happening in the district this summer. Cheer practice took place at Lakewood High School, students are having fun creating artwork at Summer Academy, Cougar Creek and English Crossing Elementary were recognized by the Washington School Recognition Program, and our summer meals program is serving breakfast and lunch to children 0-18 through the end of July. It is estimated that the program serves 229 breakfasts per day, and there are also more meals served at lunch. Summer Academy is in full swing, Superintendent Murphy enjoys watching the students' smiles and participating in their activities. Summer Academy staff have been amazing. Here is a quick overview of upcoming July and August events, and July 4 was the only observance.

5. NEW BUSINESS

A. 2024-2029 Lakewood School District Capital Facilities Plan
As required under the Growth Management Act, Alex VanDuine presented a draft Capital Facilities Plan (2024-2029) for board approval. For the next six years (2024-2029), the District must show projected student enrollment numbers in order to determine student capacity requirements, as well as a financing plan including impact fees for capital improvements. A two-year update is required. There was discussion and suggested updates to school program titles.

Motion: That the Board approves the 2024-2029 Lakewood School District Capital Facilities Plan as presented.

Motion by Director Larson, second by Director Taylor
Final Resolution: Motion Carries
Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

6. POLICY REVIEW

A. Revised 3211 Gender Inclusive Schools-First Reading, Tim Haines
Tim Haines, Executive Director of Human Resources and Student Services presented revised board policy 3211, "Gender Inclusive Schools" (previously known as "Transgender Students"). The revisions include several important changes that are intended to better support gender inclusion. This was the first reading for input from the board, no changes were suggested.

B. Revised 3205 Sexual Harassment of Students Prohibited-First Reading, Tim Haines
Tim Haines, Executive Director of Human Resources and Student Services presented revised board policy 3205/3205P, "Sexual Harassment of Students Prohibited."

Title IX of the Education Amendments Act of 1972 prohibits exclusion from education, denial of the benefits thereof, or discrimination under any educational program on the basis of sex. A number of revisions have been made, primarily to administrative procedures. As of August 1, 2024, new U.S. Department of Education rules will be implemented under Title IX of the 1973 Education Amendments. As part of the new Title IX rules, there are prohibitions on sex-based harassment as well as specific requirements for school districts in response to allegations of sex-based discrimination. As a result of these rules, there is a shift in federal guidelines for how schools must respond to sexual harassment, which are in line with the Washington guidelines for sexual harassment. For Washington schools, the most significant impact of the new Title IX rules will likely be a comparatively easier grievance process. No changes were suggested.

C. Corrected Procedures: 5253P Maintaining Professional Staff/Student Boundaries, Tim Haines
Tim Haines, Executive Director of Human Resources and Student Services presented revised board procedures for the maintaining of professional staff/student boundaries policy 5253. The updated procedures reflect who is responsible for the district's human resources.

D. Revised 5001 Hiring of Retired School Employees-First Reading, Erin Murphy
Superintendent Erin Murphy presented updated draft of Board Policy 5001 Hiring of Retired School Employees. This is an essential policy and was most recently updated on 9/5/2012. This policy is part of the 5000 series, which pertains to policies related to Personnel. The policy 5001 Hiring of Retired School Employees refers to how the district can hire retired school personnel. In this policy update, the legal requirements for hiring retirees are clarified in relation to TRS Plan 1, 2, and 3, SERS Plan 2 and 3, and PERS Plan 2. A number of legal references were also updated. Additionally, the update of this policy will eliminate the current procedure - WSSDA does not have a procedure associated with it. No changes were suggested.

E. Revised 5005 Employment: Disclosures, Certification Requirements, Assurances and Approval-First Reading, Erin Murphy
Superintendent Erin Murphy presented updated draft of Board Policy 5005 Employment: Disclosures, Certification Requirements, Assurances and Approval. This is an essential policy and was most recently updated on 9/5/2012. This policy is part of the 5000 series, which pertains to policies related to Personnel. Disclosures, Certification Requirements, Assurances and Approval, Policy 5005, describes district requirements for hiring, including following federal immigration laws, reporting all new employees to state DSHS, requesting staff to sign a release allowing staff to contact prior employers about sexual misconduct, and requiring applicants to disclose criminal history. In addition, the policy discusses requiring certificated staff to hold valid certificates and having a designated person check records. Updates to the policy include the changing of the name to also include volunteers (both in title and many of the requirements) with the new title being, "Policy 5005 Employment and Volunteers: Disclosures, Certification Requirements, Assurances and Approval." More substantive updates included the creation of subtitles within the policy to more clearly delineate sections, the creation of conditional employment and pre-employment drug testing sections, and a number of additional clarifying statements across sections. There were also a number of updates to the legal references connected to this policy. In addition, the update of this policy will lead to the elimination of the current procedure – WSSDA does not have a procedure associated with this policy. No changes were suggested.

F. Revised 5050 Contracts-First Reading, Erin Murphy
Superintendent Erin Murphy presented updated draft of Board Policy 5050 Contracts. This is an essential policy and was most recently updated on 8/15/2018. This policy is part of the 5000 series, which pertains to policies related to Personnel. Policy 5050 Contracts speaks to the development of written contracts for employment for the following groups: certificated staff, classified staff, supplemental contracts, and consultants. Updates to the policy include the delineation of types of certificated staff contracts. The most changes occurring in the section added pertaining to principal and superintendent contracts. Additional changes were made in identified sections in alignment with the WSSDA model policy updates. In addition, the name of a cross-referenced board policy was updated and three legal references were added as well. No changes were suggested.

G. Revised 5201 Drug-Free Schools, Community, and Workplace-First and Final Reading, Erin Murphy
Superintendent Erin Murphy presented updated draft of Board Policy 5201 Drug-Free Schools, Community, and Workplace. This is an essential policy and was most recently updated on 3/16/2016. This policy is part of the 5000 series, which pertains to policies related to Personnel.

Policy 5201 speaks to the safety of the workplace and the prohibition of the use, possession, transmission, or trafficking of illegal and/or controlled substances. The policy also reviews the requirements for staff when taking over-the-counter or prescription medications and possible disciplinary action that could result as a failure to follow the policy. Update of this policy will also lead to the elimination of the procedure as there is no longer a WSSDA procedure for this policy. The other WSSDA recommended updates include the adding of a comma to the title (following Community), and updating the lettering under the "Prohibited Behavior" section. No changes were suggested.

Motion: That the Board approves updated Policy 5201 Drug-Free Schools, Community, and Workplace as presented.

Motion by Director Krueger, second by Director Larson
Final Resolution: Motion Carries
Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

H. Revised 5222 Job-Sharing Staff Members-First Reading, Erin Murphy
Superintendent Erin Murphy presented updated draft of Board Policy 5222 Job-Sharing Staff Members. This is an essential policy and was most recently updated on 11/18/2014. This policy is part of the 5000 series, which pertains to policies related to Personnel. Policy 5222 Job-Sharing Staff Members speaks to the opportunity for two employees to share one position and the conditions under which such job-sharing positions are created. The updates to this policy include the identification of the number of employees who can share a position, language in the reservation of district authority section, the addition of the creation of a written plan annually for employees sharing a position, and board cross references. No changes were suggested.

I. Revised 5240 Evaluation of Staff-First and Final Reading, Erin Murphy
Superintendent Erin Murphy presented updated draft of Board Policy 5240 Evaluation of Staff. This is an essential policy and was most recently updated on 3/16/2016. This policy is part of the 5000 series, which pertains to policies related to Personnel. In Policy 5240, specific information is identified about evaluating certificated teachers and principals, certified support personnel, other administrative staff, and classified staff. Updates only relate to the addition of a new legal reference for school nurses. No changes were suggested.

Motion: That the Board approves updated Policy 5240 Evaluation of Staff as presented.

Motion by Director Larson, second by Director Krueger
Final Resolution: Motion Carries
Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

J. Revised 3225 School-Based Threat Assessment-First and Final Reading, Erin Murphy
Superintendent Erin Murphy presented updated draft of Board Policy 3225 School-Based Threat Assessment. This is an essential policy and was most recently updated on 6/21/2023. This policy is part of the 3000 series, which pertains to policies related to Students. Policy 3225 speaks to the Board and district's commitment to creating a safe and secure learning environment for students and staff and outlines the function of and structure for the threat assessment process. This policy was recently updated, but small updates have taken place since then with the replacement of the word, "expulsion" with "removal," and the removal of the additional word "imposing." In addition, since the most recent update, the Board has approved Policy 2145 and thus this is now cross-referenced and referred to within the policy and an additional policy we do have is now cross-reference (Policy 3143). No changes were suggested.

Motion: That the Board approves updated Policy 3225 School-Based Threat Assessment as presented.

Motion by Director Krueger, second by Director Taylor
Final Resolution: Motion Carries
Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

K. Revised 1220 Board Officers and Duties of Board Members-First and Final Reading, Erin Murphy

Superintendent Erin Murphy presented updated draft of Board Policy 1220 Board Officers and Duties of Board Members. This is a discretionary policy and was most recently updated in February of 2024. This policy is part of the 1000 series, which pertains to policies related to the Board of Directors. Policy 1220 speaks to both the specific roles of board officers and members of the board. The policy outlines the responsibilities of the board chair/president, vice chair/president, and the legislative representative. Additionally, the policy outlines the responsibilities of each board member. The only edit to this policy was to align the election of the board legislative representative to the timeline outlined in Policy 1210 Annual Organizational Meeting, with the addition of "December" to designate the month in which the election will occur. No changes were suggested.

Motion: That the Board approves updated Policy 1220 Board Officers and Duties of Board Members as presented.

Motion by Vice President Tocco, second by Director Krueger
Final Resolution: Motion Carries
Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

L. Revised 1225 School Director Legislative Program-First and Final, Erin Murphy
Superintendent Erin Murphy presented updated draft of Board Policy 1225 School Director Legislative Program. This is a discretionary policy and was adopted in February of 2024. This policy is part of the 1000 series, which pertains to policies related to the Board of Directors. Policy 1225 speaks to the importance of board advocacy in legislative matters at the regional, state, and national levels. Outlined within the policy are commitments to legislative action by the board, most notably of which is the identification of a legislative representative who will provide leadership for the board in supporting legislative action that furthers the mission of public schools and represents the needs and interests of Lakewood School District. The only edit to this policy was to align the election of the board legislative representative to the timeline outlined in Policy 1210 Annual Organizational Meeting, with the addition of "of December" to designate the month in which the election will occur. No changes were suggested.

Motion: That the Board approves updated Board Policy 1225 School Director Legislative Program as presented.

Motion by Director Larson, second by Director Krueger
Final Resolution: Motion Carries
Yea: Leah Tocco, Dana Krueger, Steve Larson, Dawn Taylor, Sandy Gotts

7. ADJOURNMENT

Next Regular Meeting:
August 7, 2024
Lakewood High School Library
17023 11th Ave NE
Arlington, WA 98223

Other Meetings:
Board Retreat, July 31, 2024
4:00 p.m. to 7:00 p.m.
14402 E Lake Goodwin Rd.
Stanwood, WA 98292

President Gotts adjourned the regular meeting at 7:26 p.m.

08 / 09 / 2024
President of the Board Date

Erin Murphy 08 / 08 / 2024
Secretary of the Board Date

DETERMINATION OF NONSIGNIFICANCE
Lakewood School District #306 2024 Six Year Capital Facilities Plan

Description of Proposal: This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Lakewood School District's Capital Facilities Plan 2024-2029 by the Lakewood School District No. 306 for the purposes of planning for the facilities needs of the District; and

2. The proposed amendment of the Comprehensive Plans of Snohomish County and the cities of Arlington and Marysville to include the Lakewood School District's 2024 Capital Facilities Plan as part of the Capital Facilities Element of the Comprehensive Plans of those jurisdictions. The District will forward this request to the relevant jurisdictions for review and potential action.

Proponent: Lakewood School District No. 306

Location of the Proposal: The Lakewood School District includes an area of approximately 25 square miles. Parts of unincorporated Snohomish County and parts of the cities of Arlington and Marysville fall within the District's boundaries.

Lead Agency: Lakewood School District No. 306

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

It is the policy of the District that, when undertaking an action involving the exercise of substantive SEPA authority, the District shall consider, as appropriate under the circumstances, the ramifications of such action as to one or more of the factors listed in Lakewood School District Policy 6890, Substantive Authority.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:30 p.m., July 29, 2024. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:	Dr. Erin Murphy Superintendent Lakewood School District No. 306
Telephone:	(360) 652-4500
Address:	Lakewood School District P.O. Box 220 North Lakewood, WA 98259-0220

You may provide comments regarding this determination in writing with receipt required by 4:30 p.m., July 29, 2024, to Dr. Erin Murphy, Superintendent, Lakewood School District P.O. Box 220, North Lakewood, WA 98259-0220.

Date of Issue: 6/18/2024, 2024
Date Published: _ 6/20/2024, 2024
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SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   The adoption of the Lakewood School District's (the "District") 2024 Capital Facilities Plan ("CFP") for the purposes of planning for the District's facilities needs. Adoption of the CFP is a nonproject proposal.

   The District prepares annual updates to the CFP in accordance with the Washington State Growth Management Act, and the codes of Snohomish County and the cities of Arlington and Marysville. The CFP is a nonproject planning document, covers a six-year planning period, and includes:

   • Future enrollment forecasts for each grade span (elementary, middle and high school).

   • An inventory of existing capital facilities owned by the District, showing the locations and capacities of those facilities

   • A forecast of the future needs for capital facilities and the proposed capacities of expanded or new capital facilities.

   • A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.

   • A calculation of school impact fees to be assessed pursuant to RCW 82.02

   The District's Board of Directors will review and consider approval and adoption of the 2024 CFP. If approved and adopted, the District will send the CFP to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into their respective Comprehensive Plans. A copy of the District's draft Capital Facilities Plan is available for review in the District's office.

2. **Name of applicant:**

   Lakewood School District No. 306

3. **Address and phone number of applicant and contact person:**

   Lakewood School District No. 306
   P.O. Box 220
   North Lakewood, WA 98259

   Contact Person: Alex VanDuine, Facilities Supervisor
   Telephone: (360) 652-4503 Ext 1030

4. **Date checklist prepared:**

   May 24, 2024

5. **Agency requesting checklist:**

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

Lakewood School District No. 306, acting as the lead agency for environmental review and SEPA compliance for this nonproject proposal.

6. **Proposed timing of schedule (including phasing, if applicable):**

   The District's 2024 CFP is scheduled to be considered for adoption by the District School Board on or about August ___, 2024. If the Board of Directors approves and adopts the 2024 CFP, it will be sent to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plans. The potential projects included in the CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   This is a nonproject planning action. The 2024 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. During the six-year planning period, the District may add portables at existing school sites. The District is also considering recent recommendations from the 2023 Citizens' Facility Advisory Committee to construct a new middle school and convert the existing Lakewood Middle School to Lakewood Elementary School. Future CFP updates will include relevant planning.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   As applicable, all potential projects included in the 2024 CFP requiring threshold determinations will undergo environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

   The following environmental information relates to planned projects included in the Capital Facilities Plan for which environmental review is complete: Not applicable.

   Information included in this environmental checklist is from the Capital Facilities Plan 2024, which is incorporated into this review.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   This is a nonproject action and addresses educational planning for the entirety of the Lakewood School District. There are no known applications covering the entire District.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    As a non-project planning document, the 2024 CFP itself does not require permitting. The District anticipates that, following any Board approval and adoption of the CFP, its jurisdictions will consider incorporation of the 2024 CFP by reference in the Capital Facilities Element of each jurisdiction's Comprehensive Plan to inform student enrollment capacity planning related to existing and planned residential development.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning document. This proposal involves the adoption of a six-year Capital Facilities Plan (CFP) by the Lakewood School District to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of Snohomish County and the cities of Arlington and Marysville. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period 2024-2029 to determine whether future school facilities may be needed to accommodate growth from new development. If the Board of Directors approves and adopts the 2024 CFP, it will be sent to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Potential projects included in the CFP will be subject to project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The District updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of the District, with the CFP providing a basis for such collection.

Impact fees included in the CFP, if requested, are based on growth related construction projects. This year's CFP does not request school impact fees.

A copy of the 2024 CFP is available for review upon request to the District.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2024 CFP applies to educational planning within the Lakewood School District boundaries. The District boundaries include an area of approximately 25 square miles. Portions of unincorporated Snohomish County and the cities of Arlington and Marysville fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

This is a non-project action. The geographic area comprising the Lakewood School District includes a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which potential projects included in the 2024 CFP are located will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

b. What is the steepest slope on the site (approximate percent slope)?

N/A. See WAC 197-11-960.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A. See WAC 197-11-960.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

This is a non-project action. Unstable soils may exist within the geographic area comprising the District. Specific soil limitations on individual sites of the potential projects included in the 2024 CFP will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A. See WAC 197-11-960.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

This is a non-project action. It is possible that erosion could occur as a result of the construction of potential projects proposed in the 2024 CFP. The erosion impacts of the individual projects will be evaluated on a site-specific basis at the time of project-specific environmental review at the appropriate time during formal proposal when

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

project specifics are known and able to be analyzed. Individual projects will be subject to all local approval processes.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A. See WAC 197-11-960.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

This is a non-project action. The erosion potential of the proposed projects included in the 2024 CFP and appropriate control measures will be addressed during project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed. Relevant erosion reduction and control requirements will be met.

2. Air

Find help answering air questions[4]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action. Various emissions, many construction-related, may result from individual projects proposed in the 2024 CFP. The air-quality impacts of each potential project will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Please see the Supplemental Sheet for Non-Project Actions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This is a non-project action. Any off-site sources of emissions or odor that may affect the individual projects proposed in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This is a non-project action. The individual potential projects in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed and will be subject to local approval processes. Proposed measures will be identified at that time. The District will be required to comply with all applicable air regulations and air permit requirements.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   This is a non-project action. There is a network of surface water bodies in the geographic area comprising District. The surface water bodies that are in the immediate vicinity of the potential projects included in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. When necessary, the surface water regimes and flow patterns will be researched and incorporated into the designs of the individual projects.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   This is a non-project action. The potential projects included in the 2024 CFP may require work near the surface waters located within the District. Applicable local and/or state approval requirements will be satisfied.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   This is a non-project action. Information with respect to the placement or removal of fill and dredge material as a component of the potential projects included in the 2024 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   This is a non-project action. Any surface water withdrawals or diversions required in connection with the potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   This is a non-project action. The geographic area comprising the District includes 100-year floodplain areas. Review of potential projects within a 100-year floodplain included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   This is a non-project action. Specific information regarding the discharge of waste materials that may be required as a result of the potential projects included in the 2024 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   This is a non-project action. Individual potential projects included in the 2024 CFP may impact groundwater resources. Those impacts will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   This is a non-project action. The discharge of waste material that may take place in connection with the potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Water Runoff (including stormwater):

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   This is a non-project action. Individual potential projects included in the 2024 CFP may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state stormwater regulations.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   This is a non-project action. The potential projects included in the 2024 CFP may result in the discharge of waste materials into ground or surface waters. The specific impacts of each potential project on ground and surface waters will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   This is a non-project action. The specific impacts of each potential project on drainage patterns will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to regulations related to altering or diverting drainage patterns.

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

   This is a non-project action. Specific measures to reduce or control runoff impacts associated with the potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

   ☐ **deciduous tree: alder, maple, aspen, other**

   ☐ **evergreen tree: fir, cedar, pine, other**

   ☐ **shrubs**

   ☐ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

This is a non-project planning document. A variety of vegetative zones are located within the District. Inventories of the vegetation located on the sites of potential projects proposed in the 2024 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. What kind and amount of vegetation will be removed or altered?

This is a non-project planning document. Some of the potential projects included in the 2024 CFP may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects included in the CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. List threatened and endangered species known to be on or near the site.

This is a non-project planning document. The geographic area comprising the District may include threatened and endangered species. An inventory of species that have been observed on or near the sites of the potential projects proposed in the 2024 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's Priority Habitats and Specifies on the Web database.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the potential projects included in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Noxious weeds and invasive species observed on or near the sites of the potential projects proposed in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

This is a non-project planning document. An inventory of species that have been observed on or near the sites of the potential projects proposed in the 2024 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. List any threatened and endangered species known to be on or near the site.

This is a non-project action. Inventories of threatened or endangered species known to be on or near the sites of the projects included in the 2024 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's Priority Habitats and Specifies on the Web database.

c. Is the site part of a migration route? If so, explain.

This is a non-project action. The impacts of the potential projects included in the 2024 CFP on migration routes will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Proposed measures to preserve or enhance wildlife, if any.

This is a non-project action. Appropriate measures to preserve or enhance wildlife will be determined during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. List any invasive animal species known to be on or near the site.

This is a non-project action. Invasive animal species observed on or near the sites of potential projects proposed in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action. The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the potential projects included in the 2024 CFP will be determined at the time of specific engineering and site design planning at the appropriate time when project details are known.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This is a non-project action. The impacts of the potential projects included in the 2024 CFP on the solar potential of adjacent properties will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

This is a non-project action. Energy conservation measures proposed in connection with the potential projects included in the 2024 CFP will be considered during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

N/A. This is a non-project action.

1. Describe any known or possible contamination at the site from present or past uses.

N/A. This is a non-project action.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

This is a non-project action. The potential projects included in the 2024 CFP will comply with all current codes, standards, rules and regulations. Individual projects will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   This is a non-project action. Toxic and hazardous chemicals that may be stored or produced by the potential projects included in the 2024 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Such projects will comply with all current codes, standards, rules and regulations related to hazardous materials.

4. **Describe special emergency services that might be required.**

   This is a non-project action. The need for special emergency services for the potential projects included in the 2024 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   This is a non-project action. Individual potential projects included in the 2024 CFP will be subject to project-specific environmental review impacts for related environmental health hazards at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   This is a non-project action. A variety of noises from traffic, construction, residential, commercial and industrial areas exist within the District. The specific noise sources that may affect the potential projects included in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   This is a non-project action. The potential projects included in the 2024 CFP may create typical construction noises that will exist on a short-term basis. The projects could increase construction-related traffic around the construction sites on a short-term basis. Because the projects will increase the capacity of the District's school facilities, the projects may increase traffic-related or operations-related noise on a

longer-term basis once the new facilities are constructed and opened. Specifics of noise level changes will be evaluated during project-specific review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. **Proposed measures to reduce or control noise impacts, if any:**

   This is a non-project action. The projected noise impacts of the potential projects included in the 2024 CFP will be evaluated and mitigated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   This is a non-project action. There are a variety of land uses within the District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts to nearby or adjacent properties will be evaluated as part of the project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   This is a non-project action. Identification of the use of sites intended for any projects included in the CFP as working farmlands or working forest land will be identified and described during project-level environmental review when appropriate. The proposed projects in the 2024 CFP do not involve sites used for working farmlands or working forest lands.

   1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

      This is a non-project action. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review at the appropriate during when project details are known and able to be analyzed.

c. **Describe any structures on the site.**

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

This is a non-project action. Any structures located on the proposed sites of the potential projects included in the 2024 CFP will be identified and described during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Will any structures be demolished? If so, what?

This is a non-project action. Any structures that will be demolished as a result of the projects included in the CFP, if any, have been or will be identified during project-level environmental review when appropriate.

e. What is the current zoning classification of the site?

This is a non-project action and not specific to any site. There are a variety of zoning classifications throughout the District. Projects proposed in the 2024 Capital Facilities Plan are zoned under applicable zoning codes and identification of the proposed projects or sites does not in itself direct land uses or serve as a basis for project-specific approvals. Rather, site-specific zoning information and requirements for projects proposed for construction activity in the 2024 CFP will be evaluated during project-specific environmental review when appropriate. All sites for potential school capacity projects proposed in the 2024 CFP are currently zoned for the intended school purpose.

f. What is the current comprehensive plan designation of the site?

This is a non-project action. District boundaries span multiple jurisdictions and the District owns facilities or properties in the unincorporated areas of Snohomish County and the cities of Arlington and Marysville. The sites for the potential projects proposed in the 2024 CFP are located among these jurisdictions and subject to the respective codes and comprehensive plans. All sites for potential school capacity projects proposed in the 2024 CFP are permitted by the underlying comprehensive plan designations for the intended school purpose.

g. If applicable, what is the current shoreline master program designation of the site?

This is a non-project action. Shoreline master program designations of the sites for the potential projects included in the 2024 CFP will be identified during project-specific environmental review when appropriate.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action. Any environmentally sensitive areas located on the sites of the potential projects included in the 2024 CFP will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action. The current Lakewood School District student enrollment for the 2023-24 school year is 2,534 FTE students. Enrollment is expected to increase to approximately 2,743 students by the 2029-2030 school year. The District employs approximately 300 people.

j. Approximately how many people would the completed project displace?

This is a non-project action. It is not anticipated that any of the potential projects proposed in the 2024 CFP will displace any people from the sites. Final determination of any displacement caused by any potential project will be evaluated during project-specific environmental review at the appropriate time when project details are known and able to be analyzed.

k. Proposed measures to avoid or reduce displacement impacts, if any.

This is a non-project action. It is not anticipated that any of the potential projects proposed in the 2024 CFP will displace any people from the sites. Individual projects included in this CFP will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be determined at that time, if necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

This is a non-project planning document. The purpose of a school district Capital Facilities Plan is to provide local jurisdictions with a six-year projection of enrollment and school capacity to determine the need for new school facilities to accommodate growth from new development, and to provide a basis for the assessment of school impact fees, if appropriate.

The 2024 CFP has been developed consistent with RCW 36.70A and RCW 82.02.020. If the Board of Directors approves and adopts the 2024 CFP it will be sent to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Compatibility of individual projects included in the 2024 CFP with existing land uses and plans will be assessed during project-specific environmental and permit review.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. The compatibility of the specific projects included in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance has been or will be identified and described during project-level environmental review when appropriate.

9. Housing

Find help answering housing questions[12]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

This is a non-project action. No housing units will be provided in connection with the completion of the potential projects included in the 2024 CFP.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This is a non-project action. It is not anticipated that the potential projects included in the 2024 CFP will eliminate any housing units. The impacts of the potential projects included in the 2024 CFP on existing housing will be evaluated during project-specific environmental review at the appropriate time.

c. Proposed measures to reduce or control housing impacts, if any:

This is a non-project action. Measures to reduce or control any housing impacts caused by the potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time.

10. Aesthetics

Find help answering aesthetics questions[13]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. Related aesthetic impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review, when appropriate.

b. What views in the immediate vicinity would be altered or obstructed?

This is a non-project action. Related aesthetic impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review, when appropriate.

c. Proposed measures to reduce or control aesthetic impacts, if any:

This is a non-project action. Appropriate measures to reduce or control the aesthetic impacts of the potential projects included in the 2024 CFP will be determined on a project-specific basis, when appropriate.

11. Light and glare

Find help answering light and glare questions[14]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

This is a non-project action. The light or glare impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is a non-project action. The light or glare impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. What existing off-site sources of light or glare may affect your proposal?

This is a non-project action. Off-site sources of light or glare that may affect the potential projects included in the 2024 CFP will be evaluated during project-specific environmental review when project details are known and able to be analyzed.

d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. Proposed measures to mitigate the light or glare impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

12. Recreation

Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a non-project action. There are a variety of formal and informal recreational facilities within the District boundaries. These include both District-owned facilities and other public and private recreational facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a non-project action. Proposed new school facilities and modernizations to existing school facilities included in the 2024 CFP may enhance recreational opportunities and uses. Specific recreational impacts of the potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. Adverse recreational impacts of the potential projects included in the 2024 CFP will be subject to mitigation during project-specific environmental review. A school site usually provides recreational facilities to the community in the form of playfields and gymnasiums that may be used outside of school hours.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action. There are no known places or objects listed on, or proposed for, such registers on the sites of the potential projects included in the 2024 CFP. The existence of historic and cultural resources on or next to the sites will be addressed in more detail during project-specific environmental review.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. The geographic area comprising the District may include landmarks, features, or other evidence of Indian or historic use or occupation. An inventory of historical sites at or near the sites of the potential projects included in the 2024 CFP will be developed during project-specific environmental review. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's Washington Information System for Architectural and Archaeological Records Data (WISAARD) resource.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Any landmarks, features, or other evidence of Indian or historic use or occupation, or material evidence, artifacts, or areas of cultural importance, on or near sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate. Appropriate methods will be proposed on a project-specific basis. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's Washington Information System for Architectural and Archaeological Records Data (WISAARD) resource.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. The impact on cultural or historic resources of the individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review when project details are known.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The impact on public streets and highways of the individual, potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

This is a non-project action. The relationship between public transit and individual potential projects in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. District schools are regularly served by District transportation service (yellow bus).

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action. The need for new streets or roads, or improvements to existing streets and roads associated with individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action. Use of water, rail or air transportation associated with individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action. The traffic impacts of individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

appropriate time during formal proposal when project details are known and able to be analyzed. Approved data models will be used to evaluate trips generated by individual projects.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. The traffic impacts of individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

g. Proposed measures to reduce or control transportation impacts, if any:

This is a non-project action. The mitigation of traffic impacts associated with individual potential projects included in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

15. Public services

Find help answering public service questions[17]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the CFP or the CFP itself will significantly increase the need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. Any proposed new school facilities will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems consistent with local and/or state requirements.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

This is a non-project action. Storm, power, and water are currently available to the sites of the potential projects included in the 2024 CFP. Other utilities are either available or the District will apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites will be addressed in detail during project-specific environmental review at the time of formal proposal when project details are fully known.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs will be identified during project-specific environmental review when project details are fully known.

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Type name of signee: Alex VanDuine

Position and agency/organization:

Date submitted: **6/20/2024**

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

APPLICANT/AGENCY ADDED NOTE: The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. However, neither approval of the CFP itself nor its inclusion as a part of any jurisdiction's Comprehensive Plan Capital Facilities Element serves as the basis for approval of any potential project referenced in the CFP that may be proposed for action, nor does it direct a land use approval of any site referenced in the CFP.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects included in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presences of additional students/school operations on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

- **Proposed measures to avoid or reduce such increases are:**

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

Proposed measures to mitigate any such increases described above have been or will be addressed during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. The potential projects included in the 2024 CFP are not likely to generate significant impacts to plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

As needed, specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Applicable code and regulatory provisions protecting/conserving plants, animals, fish, or marine life will be followed.

3. How would the proposal be likely to deplete energy or natural resources?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. Should the potential projects included in the 2024 CFP be constructed, they will require the consumption of energy.

- **Proposed measures to protect or conserve energy and natural resources are:**

  The potential projects included in the CFP will be constructed in accordance with applicable energy efficiency standards and requirements, and proposed measures needed to protect or conserve energy and natural resources have been or will be addressed during project-level environmental review when appropriate.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review and will be consistently addressed with local and/or state requirements.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

  Updates of the CFP will be coordinated with Snohomish County and the cities of Arlington and Marysville, with at least one of the above jurisdictions being the lead

permitting agency for any project proposed in the CFP. Appropriate measures as identified in collaboration with regulatory agencies will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use and, as such, does not in itself dictate certain shoreline and land uses. Any projects included within the CFP and subsequently proposed for project-specific review and permitting will be reviewed for compliance with existing plans.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

  This 2024 CFP is a non-project planning document and does not in itself dictate certain shoreline and land uses. Any projects included within the CFP and subsequently proposed for project-specific review and permitting will be reviewed and conditioned appropriately to avoid or reduce land use impacts.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use and, as such, does not itself create substantial new demands for transportation. The potential projects included in the CFP may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects included in the CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- **Proposed measures to reduce or respond to such demand(s) are:**

  This 2024 CFP is a non-project planning document and, as such, does not itself create substantial new demands for transportation, public services, or utilities. Therefore, no measures to reduce or respond to such demands are proposed at this time. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with as a part of the project.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use and does not conflict with any laws or requirements for the protection of the environment. Specific projects included in the Capital Facilities Plan have been or will be reviewed under project-level environmental review requirements. The Washington Growth Management Act (the GMA)

outlines 15 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District.

MEMORANDUM

To: Dr. Lisa Gonzales
Executive Director – Finance & Operations
Marysville School District
4220 80th Street NE
Marysville, WA 98270

From: Alex Brasch
Senior Population Geographer

Kent Martin
Senior Planner

Date: March 1, 2024

Project No.: F2690.01.001

Re: 2024–25 to 2033–34 Enrollment Forecasts—Marysville School District

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At the request of Marysville School District (MSD/District), FLO Analytics (FLO) prepared enrollment forecasts for grades kindergarten (K) through 12 for the 2024–25 to 2033–34 school years. The study was completed through three main tasks: (1) demographic and residential development analysis, (2) enrollment assessment, and (3) enrollment forecasting. FLO developed three scenarios (low, middle, and high) of district-wide enrollment forecasts, representing the total number of students living within and outside the district boundary and attending district schools and programs. These forecasts are provided as district-wide totals and by individual grade. FLO also prepared more granular forecasts of the number of students enrolled at each of the District's elementary, middle, and high schools and special programs. Because MSD prefers that the low scenario forecasts be used for planning purposes, including individual school forecasts, any figures that focus on a single scenario use the low scenario forecasts.

Demographic and Residential Development Analysis

Understanding the population and housing trends within the geographic area of the district and surrounding region (Figure 1) is an integral part of the enrollment forecasting process. FLO mapped the distribution of student residences (Figure 2); reviewed historical, current, and projected demographic characteristics of the region; and analyzed current land use policies and anticipated residential development.

Population Trends

Figure 3 illustrates the 2000 to 2020 population change for Snohomish County, MSD, the City of Marysville, and unincorporated areas that comprise the district. Snohomish County grew steadily in the 2000s and 2010s, adding 107,311 (17.7 percent) and 114,622 (16.1 percent) residents, respectively. Over the 20-year period, the county grew by 36.6 percent. In comparison, the total population of MSD grew at a higher rate than the county in the 2000s and at a lower rate in the 2010s, adding 11,728 (20.4 percent) and 6,826 (9.9 percent) residents, respectively. That amounts to 32.3 percent growth over the 20-year period, adding a total of 18,554 residents. In 2000, most of

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MSD's population resided in unincorporated Snohomish County (56.5 percent). Between 2000 and 2010, the City of Marysville annexed large portions of unincorporated Snohomish County, contributing to a more than doubling of the city population, increasing from 25,315 to 60,020 (137.1 percent). As a result, in 2010 most of MSD's population resided in Marysville (79.6 percent). The population of the unincorporated portion of the district decreased by 18,321 (56.5 percent) between 2000 and 2010, mostly due to the Marysville annexations. Despite limited annexation between 2010 and 2020, the city's population continued to increase, adding 10,694 residents (17.8 percent) over the 10-year period. The unincorporated portion of the district grew by 718 residents (5.1 percent) between 2010 and 2020.

Although the majority of Marysville is within the district boundary, 13.5 percent of the city's population lives outside of the MSD, in the Arlington, Lakewood, or Lake Stevens school district. Between 2010 and 2020, the city's annual average growth rate (AAGR) of 1.7 percent outpaced Snohomish County's AAGR of 1.5%. In comparison, the portion of Marysville within MSD had a lower AAGR of 1.1 percent, while the unincorporated portion of the district had an even lower AAGR of 0.5 percent.

One factor hindering enrollment growth has been slow growth or decline in the number of children residing in the district. Figure 4 depicts how the proportion of the population under the age of 18 changed in relation to the population over the age of 18. The AAGR of the population aged 18 and older (2.4 percent) outpaced the rate of the population under the age of 18 (0.6 percent) between 2000 and 2010. The AAGR's of both age groups decreased between 2010 and 2020, to 1.4 percent for the population age 18 and older and -0.3 percent for the population under the age of 18. The proportion of the population under the age of 18 decreased from 30 percent in 2000 to 26 percent in 2010 and to 23 percent in 2020.

The Washington Office of Financial Management published population projections (low, medium, and high series) for Snohomish County in December 2022. The medium series projection results in Figure 5 show that the county is expected to continue growing between 2020 and 2040, adding just over 210,000 residents, which is about 11,000 fewer than between 2000 and 2020. However, as the population base increases each decade, the AAGR decreases. AAGRs of 1.2 percent in the 2020s and 1.1 percent in the 2030s indicate an expectation that population growth will slow in comparison to the rates experienced from 2010 to 2020.

Housing Types and Student Generation Rates

Housing type is an important indicator of the expected average number of students generated per housing unit. For instance, on average, single-family (SF) housing units generate more students per unit than multifamily (MF) housing units. Factors that contribute to student generation rates (SGR), or yields, include the size of the housing units, the number of bedrooms, housing costs, neighborhood demographics, and family-friendly amenities such as playgrounds.

Figure 6 includes the SGRs for SF detached, plex/townhome, and MF housing types, based on new residential construction between 2015 and 2022. The plex/townhome category includes the following structure types: duplex, triplex, fourplex, multifamily 2–4 units, townhomes, and single-family attached. Homes built in 2023 are excluded from the analysis, because they may not have been completed and occupied by October 2023. On average, each SF detached housing unit yields 0.446 K–12 students, while each plex/townhome and MF unit yields 0.233 and 0.164 students, respectively. The SGRs are also calculated by grade group (K–5, 6–8, 9–12), which reveals that new single-family housing units yield more elementary students than middle or high school students, because families often move into new housing with younger children.

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Planned Residential Construction

FLO gathered residential development data from the City of Marysville and the Tulalip Tribe to assess housing trends within the district. Key residential development data are presented in Figures 7 and 8. Figure 7 depicts the locations of housing projects that are currently in active construction or in planning stages, and Figure 8 includes details of residential development data, such as development name, anticipated number of units, and current status.

Based on available information in winter 2023–24, nearly 1,000 housing units are being tracked by Marysville and Tulalip planning departments. Considering the current pace of construction and information on permitting, we expect about two-thirds of the units to be built between 2024 and 2028 and one-third to be built between 2028 and 2033. Approximately 850 housing units are expected to be built in the City of Marysville in the 10-year period. About 31 percent will be SF detached units, 25 percent will be plexes/townhomes, and 44 percent will be MF units. Some projects, such as Wyndham Hills PRD2, are already under construction, while others, like Margaret Estates Apartments, are currently under review but are anticipated to be completed within the forecast horizon. The Tulalip Tribe expects one MF apartment building, containing 84 units, and one subdivision of 26 SF detached units to be built within the next five years.

The highest number of new housing units (186 SF detached and 32 plexes/townhomes) are expected in the Sunnyside Elementary School (ES/K–5) attendance area. Other ES attendance areas that are anticipated to experience housing growth of over 100 units include Liberty ES, Marshall ES, Quil Ceda Tulalip ES, and Shoultes ES. Prospective housing units are evenly distributed between the three middle school (MS/6–8) attendance areas—31 percent in Cedarcrest MS, 36 percent in Marysville MS, and 33 percent in Totem MS. The Marysville Pilchuck High School (HS/9–12) attendance area includes 55 percent of prospective housing units, while the remaining 45 percent are in the Marysville Getchell HS attendance area. While it is important to consider the number of units and the pace of construction, it is equally imperative to monitor the number of students living in new housing and changes to SGRs.

Enrollment Assessment

To better understand recent enrollment trends, FLO analyzed historical enrollment (October 2016–17 to 2023–24 headcount) based on the enrollment reports and student information system extracts (SIS) provided by the District. Students attending full-time Running Start are not included in any reported enrollment values. FLO evaluated historical grade progression ratios (GPRs), participation in special or nontraditional programs, and differences in enrollment by residence compared to individual school attendance (i.e., transfer rates).

Enrollment Trends

Figure 9 shows the district-wide enrollment by individual grade. District-wide enrollment decreased by 368 students between 2018–19 and 2019–20 and then decreased by 325 students in 2020–21, largely due to the impacts of COVID-19. Enrollment recovered slightly in 2021–22 by 79 students, followed by a decrease in 2022–23 of 123 students and another substantial decrease of 413 students in 2023–24. Within the historical period of study, grades K–6, 10, and 12 experienced their largest cohorts before 2020–21. Half of the grades (K, 4, 5, 7, 9, and 12) experienced their smallest cohorts in 2023–24.

Figure 10 tabulates enrollment by grade group and school. ES enrollment decreased by 245 students from 2018–19 to 2019–20, followed by another significant decrease of 330 students in

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2020–21. ES enrollment regained 34 students in 2021–22 and continued to increase in 2022–23 by 38 students but decreased by 219 students in 2023–24. Overall, in the six-year period, ES enrollment decreased by 722 students. MS enrollment increased by 58 students between 2018–19 and 2019–20 followed a loss of 21 students in 2020–21. MS enrollment continued to decline in 2021–22, 2022–23, and 2023–24, losing 77, 184, and 5 students, respectively. Over the six-year period, MS enrollment decreased by 229 students. HS enrollment decreased by 181 students from 2018–19 to 2019–20. HS enrollment increased in each of the next three school years by 26, 122, and 23 students, respectively. Those three years of enrollment growth were followed by a considerable enrollment loss of 189 students in 2023–24.

Residence-Attendance Matrices

Based on FLO's analysis of district-wide K–12 transfers (Figure 11), a total of 201 students who live outside the district boundary were enrolled in district schools in 2023–24, representing 2.1 percent of enrollment. Overall, 1,567 students residing within the district boundary transferred to a school or program different from their residence school, which is based on the attendance area in which they live. This amounts to a district-wide intra-district transfer rate of 17.1 percent. The largest percentage of transfers occurs within the 9–12 grade group, with an intra-district transfer rate of 25.6 percent.

As depicted in the residence-attendance matrices (Figures 12 through 14) by grade group, transfer rates also differ by school. For instance, Figure 12 reports transfer-out rates for ES attendance areas ranging from 9.9 percent (Marshall ES-Marysville Co-Op) to 21.0 percent (Cascade ES). From the perspective of individual school enrollment, ES transfer-in rates range from 5.6 percent (Sunnyside ES) to 39.0 percent (Marshall ES-Marysville Co-Op). Schools with higher transfer-in rates are typically due to a preference in programming, location, or relationship with neighboring schools. These transfer rates can help reveal patterns of student choice or quantify District policies. For instance, if a particular school with a high transfer-in rate began to exceed capacity, the District may reconsider transfer policies or programming to alleviate overcrowding.

Figures 13 and 14 show the MS and HS transfer rates and out-of-district totals. MS transfer-out rates range from 10.9 percent (Cedarcrest MS) to 22.7 percent (Marysville MS) and transfer-in rates range from 6.7 percent (Marysville MS) to 14.4 percent (Cedarcrest MS). HS transfer-out rates range from 20.9 percent (Marysville Getchell HS) to 32.2 percent (Marysville Pilchuck HS) and transfer-in rates range from 20.2 percent (Marysville Getchell HS) to 22.2 percent (Marysville Pilchuck HS).

Enrollment Forecasts: Summary

- Figure 15 includes historical and low scenario forecast MSD births, K enrollment, and K-to-birth ratios.
- Figure 16 includes K enrollment forecasts and MSD K-to-birth ratios for the low, middle, and high scenarios.
- Figure 17 includes historical and low scenario forecast GPRs.
- Figure 18 is an overview of the annual district-wide low (preferred), middle, and high forecast scenarios. In the low scenario, K–12 enrollment is expected to decrease by 1,269 students (13.5 percent) from 9,368 in 2023–24 to 8,099 in 2033–34. The middle scenario expects a smaller decrease of 590 students (6.3 percent) in the 10-year horizon, while the high scenario expects a modest increase of 141 students (1.5 percent).

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- Figure 19 disaggregates the annual low scenario forecasts by grade group.
  - K–5 enrollment from 4,357 to 4,158 (4.6 percent decrease)
  - 6–8 enrollment from 2,189 (to 1,799 (17.8 percent decrease)
  - 9–12 enrollment from 2,822 to 2,142 (24.1 percent decrease)
- Figures 20, 21, and 22 include the low, middle, and high scenario enrollment forecasts by individual grade.
- Figure 23 includes the low scenario enrollment forecasts by school.

Enrollment Forecasts: Detailed Results

Historical Births and Kindergarten Enrollment

The number of students enrolled in a district is largely influenced by the number of school-aged children residing in the district. We compared historical birth data (i.e., live births to MSD residents from the Washington Department of Health) to historical K class sizes to determine annual K-to-birth ratios (i.e., the number of kindergarteners who enrolled with MSD in comparison to the number of live births to women residing in the district). These values, in combination with age-group-specific population projections of childbearing-aged women residing in the district, allow us to forecast the number of anticipated births to MSD residents, and thus, the number of kindergarteners anticipated in future school years.

Figure 15 compares the number of births in MSD—aligned to K cohorts—to historical K enrollment and shows how the observed and forecasted number of births from 2023 to 2028 impacts the K forecasts. The number of births to MSD residents increased each year between 2012–13 (911 births) and 2015–16, reaching a peak within the period of analysis of 999 births. From 2015–16 to 2021–22 there was modest year-to-year variation, but generally the number of births declined, returning to a value similar to 2012–13. Over the 10-year period, there was an average of 949 births to MSD residents per year. In the low scenario, district births are expected to remain nearly constant throughout the forecast period averaging 928 births per year from 2022–23 to 2027–28.

K enrollment fluctuated between 2018–19 and 2023–24, including two significant declines. The first, a loss of 125 students, occurred between 2019–20 and 2020–21 and was largely due to the COVID-19 pandemic. K enrollment rebounded in 2021–22 by 74 students and again in 2022–23 by 13 students; however, this was followed by the loss of 106 students between 2022–23 and 2023–24. A key metric is the annual K-to-birth ratio, often referred to as a “capture rate,” which represents a combination of net migration between birth and age five, as well as the share of five-year-old residents enrolled in MSD K classes. Ratios for the District are consistently below 1.00, indicating that fewer kindergarten-aged residents enroll with MSD than the number of births five to six years prior. This indicates that more families with young children move out of the district than into it, and it also accounts for the share of MSD kindergarten-aged residents who enroll in private schools, other districts, or homeschool, rather than with the District. The K-to-birth ratio decreased considerably in 2020–21, mostly likely due to COVID-19, and has not recovered to pre-pandemic levels. In fact, in 2023–24, the ratio decreased to a value even lower than 2020–21. We expect K-to-birth ratios to increase slightly through 2028–29 before stabilizing at 0.77, which is notably lower than the pre-pandemic years of 2018–19 and 2019–20.

Figure 16 illustrates how different rates of population growth and K-to-birth ratios may result in divergent scenarios of future K enrollment. The number of future births differs slightly between the low, middle, and high scenarios based on the population of women in child-bearing ages; adjusting

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the K-to-birth ratios amplifies the differences in K enrollment. In the middle scenario the ratio is expected to increase to 0.73 in 2024–25, increase gradually through 2028–29, and stabilize through 2033–34 at 0.80. The higher ratios result in between 18 and 45 more K students each year than in the low scenario. In the high scenario the ratio is expected to increase to 0.75 in 2024–25, continue to increase gradually through 2028–29, and stabilize through 2033–34 at 0.82. The even higher ratios result in between 37 and 81 more K students each year compared with the low scenario.

Grade Progression Ratios

The progression of students from one grade to the next is a significant determinant of future enrollment, and therefore plays a significant role in FLO's forecasting process. FLO assesses how cohort sizes change over time by calculating GPRs—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. For instance, if 100 kindergarteners in 2018–19 were to become 105 1st graders in 2019–20, the GPR would be 1.05. GPRs quantify how cohort sizes change as students progress to subsequent grades, by considering that not all students advance to the next grade and that new students join existing cohorts. A GPR value greater than 1.00 indicates that the student cohort increased in size from one grade to the next. Such a result may be due to students moving into the district or students choosing to transfer into the district from other districts or nonpublic schools. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next. This may be due to students moving out of the district, students choosing to transfer to other districts or nonpublic schools, or students not advancing to the next grade.

Figure 17 depicts the GPRs for all K–12 students enrolled in the District from 2018–19 to 2023–24. In transition years 2018–19 to 2019–20 and 2019–20 to 2020–21, GPRs for most grades were less than 1.00, indicating a net loss of students by cohort. In contrast, GPRs for most grades were equal to or greater than 1.00 in the 2020–21 to 2021–22 transition year, indicating a net gain of students by cohort. In the 2022–23 to 2023–24 transition year every GPR is less than 1.00, reflecting the loss of enrollment experienced at each grade level. GPRs for the transition from 10th to 11th grade are consistently the lowest value each year; one reason may be enrollment in Running Start programming. The final three columns in Figure 17 show our assumptions for future GPRs in the low scenario enrollment forecast. Generally, forecasted GPRs are closely aligned with the five-year averages experienced per grade between 2018–19 to 2023–24.

District-wide Enrollment Forecasts

As shown in Figure 18 in the low scenario, district-wide enrollment is forecasted to decrease from 9,368 in 2023–24 to 8,099 in 2033–34. Enrollment decline is anticipated in each forecast year, mostly in response to the expectations of a lack of growth in the number of births to MSD residents, lower than pre-pandemic K-to-birth ratios, and most cohorts losing students as they progress through the grades.

In the next five years, FLO expects the number of births to MSD residents to remain nearly constant through 2027–28 as a response to ongoing population growth paired with the counteracting force of lower births rates, in comparison to the previous decade. K enrollment is expected to generally grow in the forecast period as a result of expected increases in the K-to-birth ratio. Forecasted GPRs for most grades are less than 1.00, indicating existing cohorts and incoming K classes will decrease in size as they advance through the grades, and this incremental loss will lead to district-wide enrollment decline throughout the forecast period.

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From a grade group perspective (Figure 19), K–5 enrollment is expected to decrease each year from 2023–24 to 2028–29, losing 337 students over the five-year period. Between 2028–29 and 2033–34, ES enrollment is anticipated to grow each year, but to a lesser extent than the losses in the first five years. Over the 10-year period, ES enrollment is expected to decrease by nearly 200 students (4.6 percent). MS enrollment is also expected to generally decline between 2023–24 and 2028–29, losing 200 students. Losses are anticipated to continue between 2028–29 and 2031–32, but then enrollment is expected to increase in 2032–33 and 2033–34, resulting in a five-year loss of 190 students. Over the 10-year period MS enrollment will decrease by nearly 400 students (17.8 percent). HS enrollment is anticipated to decrease in each year for the forecast period, including potential losses of about 100 students each year in 2025–26 and 2026–27. Over the 10-year period HS enrollment is expected to decrease by 690 students (24.1 percent). These low scenario forecasts for the District are reported by individual grade each year in Figure 20. Figures 21 and 22 report individual grade forecasts for the middle and high scenarios, respectively.

Individual School Enrollment Forecasts

Figure 23 includes enrollment forecasts for the District's schools. Different demographics, rates of residential development, and other factors contribute to differing rates of enrollment decline and growth for each school. All 10 elementary schools with attendance areas are expected to experience enrollment decline in the next five years, with Liberty ES and Quil Ceda Tulalip ES expected to decrease by over 50 students. Enrollment at each of the elementary schools except Liberty ES, is expected to increase between 2028–29 and 2033–34. Despite these gains, enrollment is expected to be lower in 2033–34 than in 2023–24 at each elementary school, except for Allen Creek ES (gain of five students).

The three middle schools with attendance areas are expected to experience enrollment decline between 2023–24 and 2028–29. In the second five-year period, enrollment at all three middle schools will likely continue to decrease, but at a slower rate than the first five years. Over the 10-year period, enrollment at Cedarcrest MS and Marysville MS is expected to decline by approximately 25 percent, while Totem MS enrollment will decline by more than 35 percent, largely due to the introduction of the choir pathway at 10th Street MS. Enrollment at both high schools with attendance areas is expected to decrease between 2023–24 and 2028–29, including losses of 261 and 171 students at Marysville Getchell HS and Marysville Pilchuck HS, respectively. In the second five-year period, enrollment at both high schools will continue to decline, but to a lesser degree than the first five-year period. Over the 10-year period, enrollment at Marysville Getchell HS is anticipated to decrease by about 28 percent, while enrollment at Marysville Pilchuck HS is expected to decrease by 26 percent.

Methodology

District-wide Population and Enrollment Forecasts

To prepare the 10-year forecasts from 2024–25 to 2033–34, FLO forecasts births through 2028. The birth forecasts depend on population forecasts by age and sex and age-specific birth rates for women of childbearing age. Birth rates estimated for 2020 resulted in a total fertility rate (TFR) estimate of 1.88. The TFR is expected to remain constant at 1.86 for all forecast years through 2028.[1] Cohort change ratios based on historical trends are used to forecast 2030 population age

[1] TFR is the number of children that would be born to a woman over her child-bearing years, based on age-specific birth rates at a given time.

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10 and older by five-year age group and sex.[2] Forecasts of population under age 10 in 2030 based on ratios of population to births are added, resulting in 2020 to 2030 population growth of 5,256 in the low scenario, 7,885 in the middle scenario, and 10,397 in the high scenario, compared with 6,826 between 2010 and 2020.

The link between our population forecast and MSD district-wide school enrollment forecast occurs at kindergarten, where we use the forecast of births through 2028 and the K-to-birth ratios described previously in the Historical Births and Kindergarten Enrollment section (within Enrollment Forecasts: Detailed Results). Forecasts for grades 1–12 use GPRs based initially on the average GPRs for school years 2016–17 to 2023–24, excluding 2020–21. GPRs embed implicit assumptions about the level of net migration and choices such as enrollment in secondary schools and participation in special programs.

Forecasts for Individual Schools

Forecasts for each elementary school start with their base year (2023–24) enrollment by individual grade. New K classes each forecast year are initially based on five-year average shares of district-wide K adjusted for the number of additional K students expected based on housing growth. Initial forecasts for grades 1–5 use GPRs unique to each school and grade using a formula based on historical pre-COVID and district-wide GPRs, individually reviewed with respect to outliers and recent GPRs. Initial forecasts for grades 1–5 are also adjusted using expected enrollment impacts of housing growth. Final elementary school forecasts are controlled to match the district-wide K–5 forecasts.

Forecasts for entry grades 6th and 9th initially use GPRs based on the historical relationship between the entry grade and each secondary school's 5th grade and 8th grade feeders. For example, the ratio of 6th grade at Cedarcrest MS to the previous year's 5th grade at Allen Creek ES, Kellogg Marsh ES, and Sunnyside ES. Subsequent grades 8th for MS and 10–12 for HS use GPRs specific to each school and grade. Final MS and HS forecasts are controlled to match the middle scenario district-wide forecasts by individual grade.

Data Sources

FLO used the following data sources to inform the enrollment forecasts:

- Decennial Census and American Community Survey, U.S. Census Bureau
- Birth data, Washington Department of Health
- Population estimates and forecasts, Washington Office of Financial Management
- Enrollment data, MSD
- Land use data, City of Marysville and Tulalip Tribe
- Spatial data, MSD and U.S. Census Bureau

Accuracy

Enrollment projections and forecasts are expected values based on assessment of current and past data, and as such, should be considered as just one of several planning tools, rather than absolute numbers for the allocation of future resources. Unlike measurable data, such as the results of a survey, projections and forecasts do not allow for the estimation of a confidence interval to measure accuracy. The best way to measure error is to compare actual enrollment with previously prepared

[2] Baker, Jack, David A. Swanson, Jeff Tayman, and Lucky M. Tedrow. *Cohort change ratios and their applications*. Springer International Publishing, 2017.

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projections or forecasts that were conducted using similar data and methodologies. Finally, when considering confidence and accuracy, the appropriate use of projections and forecasts includes an understanding that there is likely to be some degree of variation from the anticipated values. It is important that stakeholders monitor and manage the changing conditions that will affect future populations, and that projections or forecasts be updated either at a regular frequency, or when deviation of actual enrollment from the projections or forecasts is significant.

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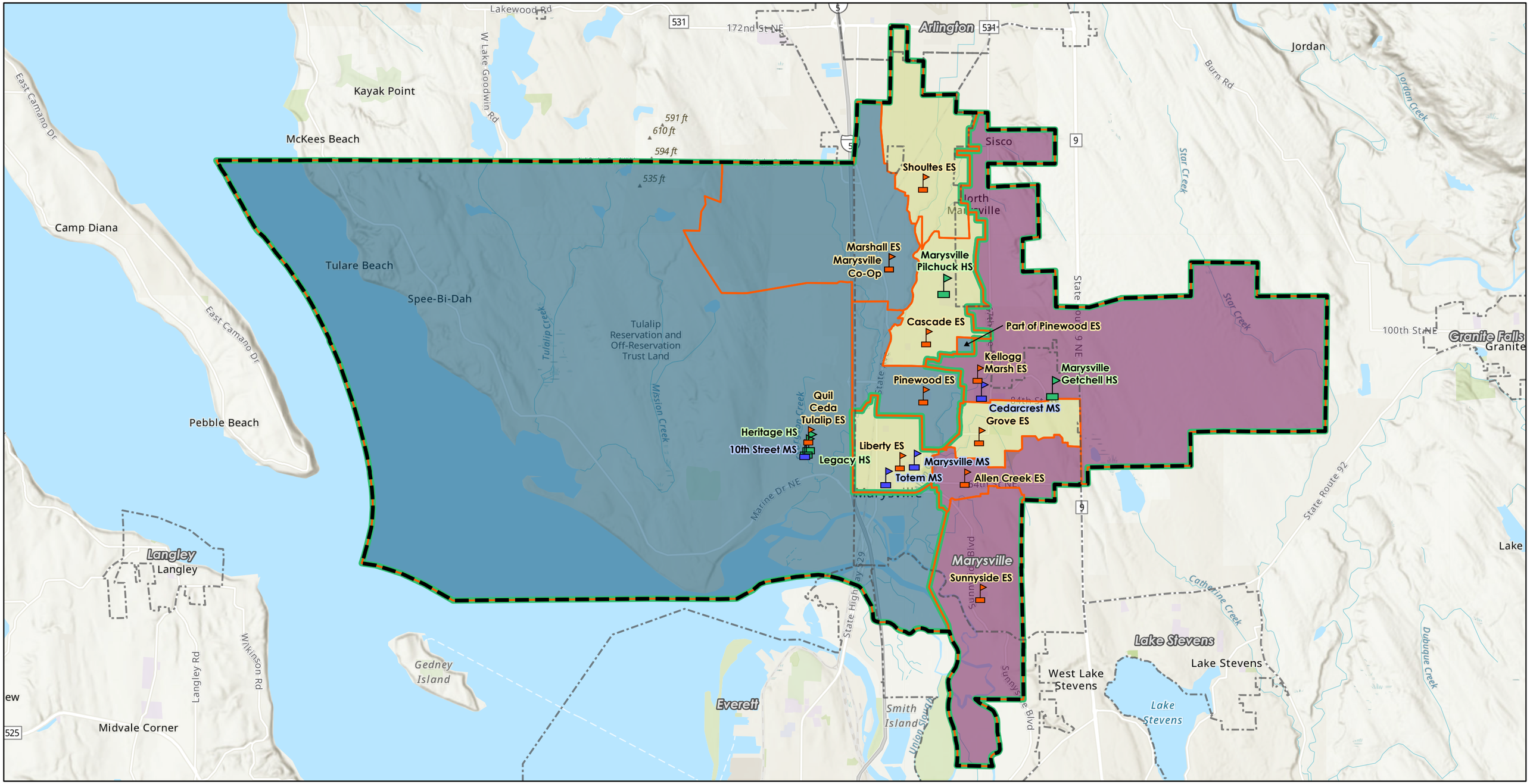
Figure 1: District Overview



FLO Analytics

N

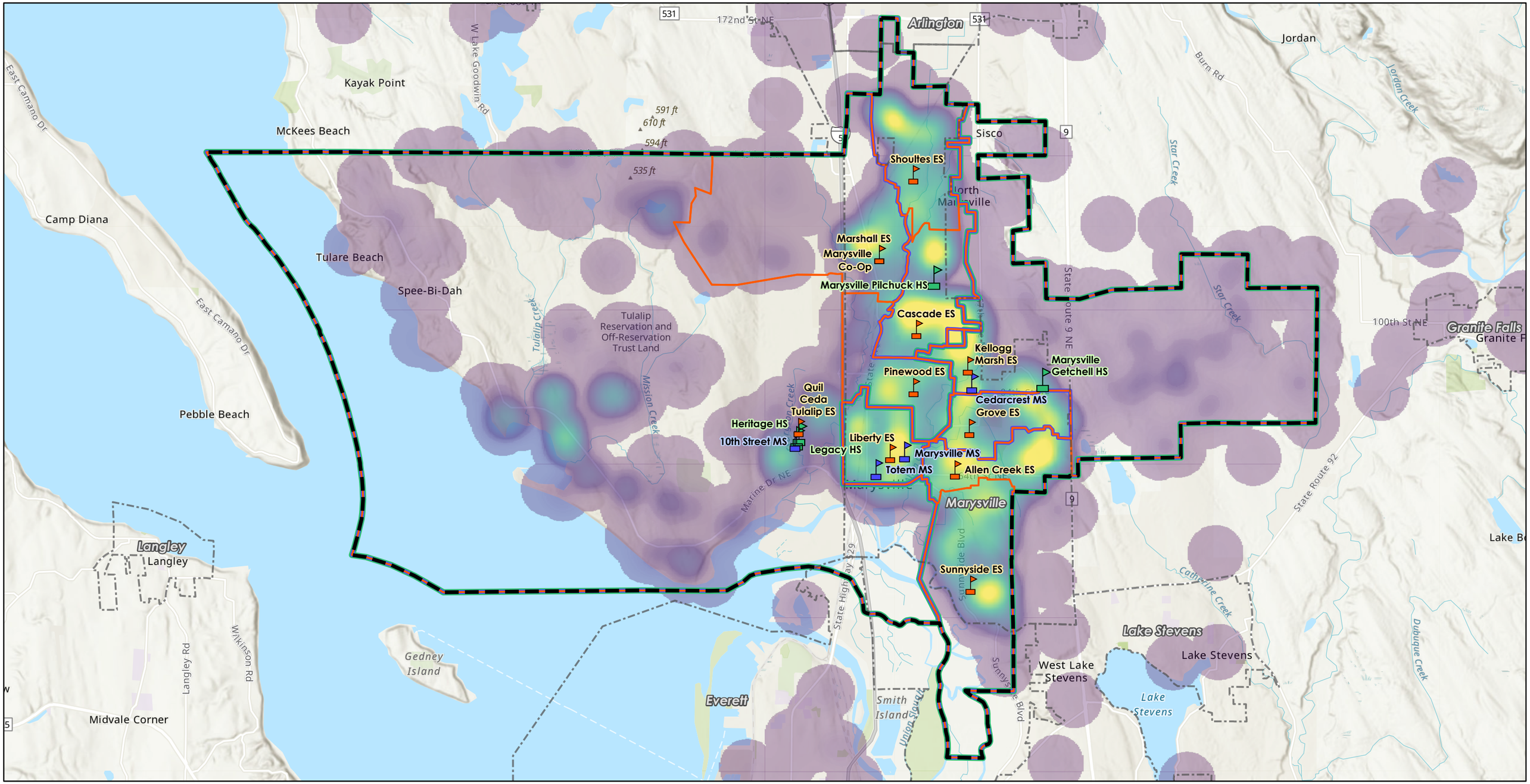
0 0.75 1.5 3 Miles

- Elementary School
- Middle School
- High School
- District Boundary
- City or Unincorporated Place
- Elementary School Attendance Area
- High School Attendance Area

Middle School Attendance Area

- Cedarcrest MS
- Marysville MS
- Totem MS

Figure 2: Student Density



FLO Analytics

N

0 0.75 1.5 3 Miles

- Elementary School
- Middle School
- High School
- District Boundary
- City or Unincorporated Place
- Elementary School Attendance Area
- Middle School Attendance Area
- High School Attendance Area

Student Residence

- Sparse
- Dense

Figure 3: County, District, and City Population: 2000 to 2020

	2000	2010	2020	Average Annual Growth	
				2000–2010	2010–2020
Snohomish County	606,024	713,335	827,957	1.6%	1.5%
Marysville School District (MSD)	57,441	69,169	75,995	1.9%	0.9%
MSD Unincorporated Area	32,427	14,106	14,824	-8.0%	0.5%
Marysville (all) *	25,315	60,020	70,714	9.0%	1.7%
MSD Portion	25,014	55,063	61,171	8.2%	1.1%

Figure 4: MSD Population by Age Group: 2000 to 2020

	2000	2010	2020	Average Annual Growth	
				2000–2010	2010–2020
Total Population	57,441	69,169	75,995	1.9%	0.9%
Age 18 and over	40,204	50,944	58,354	2.4%	1.4%
Under age 18	17,237	18,225	17,641	0.6%	-0.3%
Under 18 share of total	30%	26%	23%	--	--

Figure 5: Snohomish County Population Projections

	2020 Census	2030 Projection	2040 Projection	Average Annual Growth	
				2020–2030	2030–2040
Snohomish County Low Series	827,957	868,093	943,434	0.5%	0.8%
Snohomish County Medium Series	827,957	935,370	1,039,254	1.2%	1.1%
Snohomish County High Series	827,957	1,023,820	1,163,254	2.1%	1.3%

Notes

* Marysville more than doubled in population from 2000 to 2010. A large contributor to this growth was a series of annexations of unincorporated Snohomish County.

Indentation signifies the nesting of geographic areas or variables. For instance, in Figure 3 the school district is indented because it is part of the county. In Figure 4, Age 18 and over is indented because it is a component of total population.

Sources

Figures 3 and 4: U.S. Census Bureau, 2000, 2010, and 2020 Censuses.

Figure 5: State of Washington, Office of Financial Management, Growth Management Act County Projections, December 2022.

Figure 6: Student Generation Rates

K–12 Students per Housing Unit Built 2015–2022

Housing Type	Housing Units	K–5 Students	6–8 Students	9–12 Students	K–5 SGR	6–8 SGR	9–12 SGR	K–12 SGR
Single-family Detached	1,007	244	95	110	0.242	0.094	0.109	0.446
Plex/Townhome	86	11	5	4	0.128	0.058	0.047	0.233
Multifamily	353	24	15	19	0.068	0.042	0.054	0.164

Notes

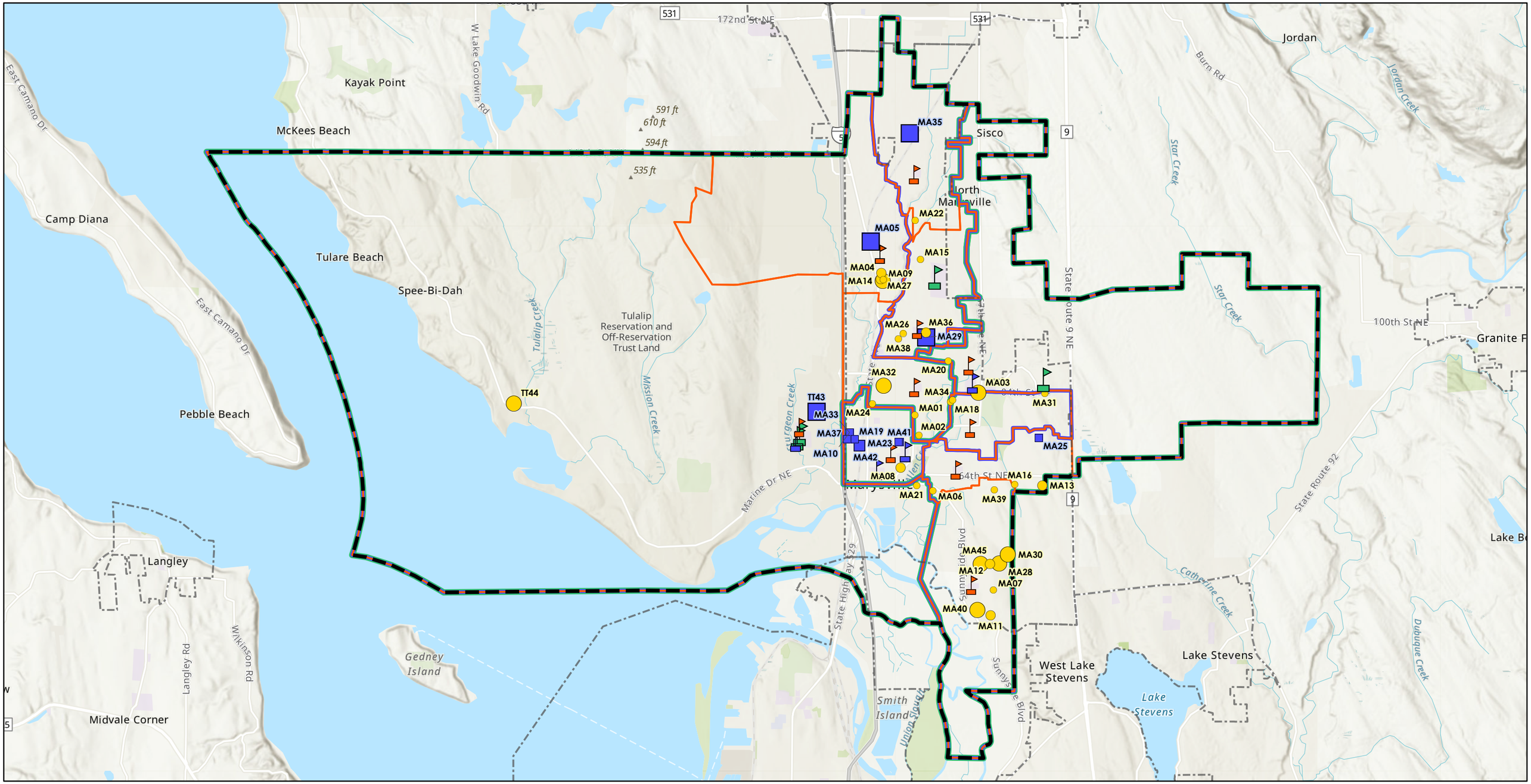
The plex/townhome category includes the following structure types: duplex, triplex, fourplex, multifamily 2–4 units, townhomes, and single-family attached.

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023.

Sources

Marysville School District 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

Figure 7: Residential Development



FLO Analytics

N

0 0.75 1.5 3 Miles

District Boundary
Elementary School Attendance Area
Middle School Attendance Area
High School Attendance Area
City or Unincorporated Place

Single-family Housing Developments
Housing Units
2 to 10
11 to 25
26 to 48

Multifamily Housing Developments
Housing Units
4 to 25
26 to 50
51 to 116

Label Correspond to Map IDs on Figure 8.

Figure 8: Residential Development

Map ID	Jurisdiction	Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type	Total Units	2024–2028 Units	2028–2033 Units	2024–2034 Units	Notes
MA01	Marysville	Pinewood ES	Totem MS	Marysville Pilchuck HS	51st Avenue Short Plat	SF	3	0	3	3	Preliminary Approval; Three lot short plat, retain existing duplex, add two new single family lots
MA02	Marysville	Pinewood ES	Totem MS	Marysville Pilchuck HS	53rd Ave Short Plat	SF	4	0	4	4	Under Review
MA03	Marysville	Kellogg Marsh ES	Cedarcrest MS	Marysville Getchell HS	67th Avenue Townhomes	PT	30	30	0	30	Under Construction; 30 unit townhouse
MA04	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	113th Place Townhomes	PT	17	17	0	17	Under Construction; 17-unit townhouse
MA05	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	AHM - Smokey Point Apartments	MF	80	80	0	80	Under Construction; 80-unit multi-family residential development, including three 3-story buildings
MA06	Marysville	Allen Creek ES	Cedarcrest MS	Marysville Getchell HS	Alexander Reed Short Plat	SF	6	0	6	6	Under Review; 6- lot short plat
MA07	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Alvin Short Plat	SF	6	0	6	6	Preliminary Approval; 6 lot short plat
MA08	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Armar Road Townhomes	PT	17	9	9	17	Preliminary Approval; 17-unit Townhome
MA09	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	Balam Sixplex	PT	6	6	0	6	Under Construction; 6-unit townhouse
MA10	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Beach Avenue Multi-Family Apartments	MF	21	21	0	21	Under Construction; 21-unit market rate apartments
MA11	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Brookside Trails Plat	SF	23	7	16	23	Preliminary Approval; 23-lot single family subdivision
MA12	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Carney Subdivision	SF	22	22	0	22	Under Review; 22-lot subdivision
MA13	Marysville	Allen Creek ES	Cedarcrest MS	Marysville Getchell HS	Chapel Hill Subdivision	SF	23	0	23	23	Under Review; 23-lot subdivision
MA14	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	Compass Invesco Townhomes	PT	29	29	0	29	Preliminary Approval; 29-unit townhouse
MA15	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	GHAG SHORT PLAT	SF	5	5	0	5	Under Construction; 5 LOT SHORT PLAT
MA16	Marysville	Allen Creek ES	Cedarcrest MS	Marysville Getchell HS	Gidey Short Plat	SF	5	5	0	5	Under Construction; 5-lot short plat
MA18	Marysville	Grove ES	Marysville MS	Marysville Getchell HS	Gorbunova Short Plat	SF	3	3	0	3	Preliminary Approval; 3-lot short plat
MA19	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Grove Street Dental Clinic	MF	4	4	0	4	Under Construction; 5,922 SF dental office and 4-one bedroom apartments.
MA20	Marysville	Kellogg Marsh ES	Cedarcrest MS	Marysville Getchell HS	Haile Short Plat	SF	4	4	0	4	Under Construction; 4-Lot short subdivision
MA21	Marysville	Quil Ceda Tulalip ES	Totem MS	Marysville Pilchuck HS	Harborview Heights	SF	2	0	2	2	Under Review; 2-lot short subdivision
MA22	Marysville	Shoultes ES	Marysville MS	Marysville Pilchuck HS	Hidden Valley Short Plat	SF	5	0	5	5	Under Review; 5-lot Short Plat/PRD
MA23	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Home Plus LLC	MF	6	6	0	6	Under Construction; 6-unit MFR
MA24	Marysville	Pinewood ES	Totem MS	Marysville Pilchuck HS	Hsiao Short Plat	SF	5	5	0	5	Preliminary Approval; 5 lot short plat
MA25	Marysville	Allen Creek ES	Cedarcrest MS	Marysville Getchell HS	Kahlon PRD	MF	12	12	0	12	Under Construction; 12-unit PRD/BSP
MA26	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	Linscott-Kirk Short Plat	SF	3	0	3	3	Under Review; 3-lot short plat
MA27	Marysville	Marshall ES	Totem MS	Marysville Pilchuck HS	Mack Townhomes	PT	22	22	0	22	Under Construction; 22-unit Townhouse Development
MA28	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Maplewood Crossing PRD	SF	43	43	0	43	Under Construction; 43-lot PRD/BSP
MA29	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	Margaret Estates Apartments	MF	58	0	58	58	Under Review; 58-unit Multi-family Development
MA30	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Marysville 44th PRD	SF	35	0	35	35	Under Review; Planned Residential Development (PRD) and preliminary Binding Site Plan (BSP) approval with State Environmental Policy Act (SEPA) Review in order to construct 35 single-family detached units on 9.36 acres.
MA31	Marysville	Grove ES	Marysville MS	Marysville Getchell HS	Marysville Investor	SF	7	7	0	7	Under Construction; 7-lot short plat
MA32	Marysville	Pinewood ES	Totem MS	Marysville Pilchuck HS	MSR Tuscany Woods Townhomes	PT	37	26	11	37	Preliminary Approval; Thirty-seven unit townhome development and associated improvements.
MA33	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	PA20046	MF	21	13	8	21	Preliminary Approval; 21 unit market-rate apartments
MA34	Marysville	Grove ES	Marysville MS	Marysville Getchell HS	Rajamani Short Plat	SF	2	2	0	2	Preliminary Approval; 2 lot short plat
MA35	Marysville	Shoultes ES	Marysville MS	Marysville Pilchuck HS	Remington Place Apartments	MF	116	116	0	116	Under Construction; 116-unit Apartment Complex
MA36	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	Scott Ray Townhomes	PT	22	15	7	22	Preliminary Approval; 22-lot subdivision with 20 new townhome units
MA37	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Smoots Mixed Use	MF	12	12	0	12	Preliminary Approval; 3-story mixed use building - 3,200 sq. ft. commercial space with (12) multi-family dwelling units
MA38	Marysville	Cascade ES	Marysville MS	Marysville Pilchuck HS	SP22-001 Linscott Short Plat	SF	4	0	4	4	Preliminary Approval; 4 lot short plat
MA39	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Stoney Ridge Short Plat	SF	9	9	0	9	Under Construction; 9-lot Subdivision

Figure 8: Residential Development

Map ID	Jurisdiction	Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type	Total Units	2024–2028 Units	2028–2033 Units	2024–2034 Units	Notes
MA40	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Sunnyside Village Co-Housing	PT	32	10	22	32	Preliminary Approval; Preliminary Subdivision with Conditional Use Permit and SEPA Environmental Review for the construction of a 32-lot cottage housing development
MA41	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Sunrise Grove Apartments	MF	16	16	0	16	Preliminary Approval; New 3-story, 16-unit apartment building
MA42	Marysville	Liberty ES	Marysville MS	Marysville Getchell HS	Terimar Apartments	MF	30	0	30	30	Under Review; 30-unit market rate apartments
MA45	Marysville	Sunnyside ES	Cedarcrest MS	Marysville Getchell HS	Wyndham Hills PRD2	SF	48	48	0	48	Under Construction; 48-lot PRD/BSP
TT43	Tulalip Tribe	Quil Ceda Tulalip ES	Totem MS	Marysville Pilchuck HS	Tulalip Tribe MF1	MF	84	84	0	84	Preliminary Approval
TT44	Tulalip Tribe	Quil Ceda Tulalip ES	Totem MS	Marysville Pilchuck HS	Tulalip Tribe SF1	SF	26	26	0	26	Under Construction
Total SF						**SF**	**460**	**364**	**96**	**460**	
Total PT						**PT**	**212**	**163**	**49**	**212**	
Total MF						**MF**	**293**	**186**	**107**	**293**	

Notes

SF is single-family detached, MF is multifamily, and PT is plex/townhome. The plex/townhome category includes the following structure types: duplex, triplex, fourplex, multifamily 2–4 units, townhomes, and single-family attached.
The anticipated phasing of construction is based on the known status of projects as of winter 2023–24.

Sources

City of Marysville and Tulalip Tribe.

Figure 9: Historical Enrollment by Grade

Grade	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2018–19 to 2023–24
K	788	808	683	757	770	664	-124
1	810	780	715	740	762	761	-49
2	891	795	738	737	760	757	-134
3	863	853	770	740	741	747	-116
4	782	830	802	793	744	709	-73
5	945	768	796	771	799	719	-226
6	847	889	765	778	747	754	-93
7	779	833	867	736	734	710	-69
8	792	754	823	864	713	725	-67
9	744	782	760	814	841	694	-50
10	815	751	791	763	809	800	-15
11	706	647	661	736	694	700	-6
12	756	660	654	675	667	628	-128
District-wide Total	**10,518**	**10,150**	**9,825**	**9,904**	**9,781**	**9,368**	**-1,150**

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively. Abrupt changes in enrollment are likely due to deliberate student placement or attendance boundary changes.

Sources

Marysville School District October 2018–19 to 2023–24 headcount enrollment.

Figure 10: Historical Enrollment by School and Grade Group

School Name	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2018–19 to 2023–24
Allen Creek ES	515	484	579	425	468	469	-46
Cascade ES	437	405	364	380	414	409	-28
Grove ES	457	437	391	367	376	375	-82
Kellogg Marsh ES	506	481	461	464	471	451	-55
Liberty ES	434	427	387	415	440	417	-17
Marshall ES-Marysville Co-Op *	627	582	517	527	523	479	-148
Pinewood ES	577	547	504	476	467	420	-157
Quil Ceda Tulalip ES	536	513	439	477	515	492	-44
Shoultes ES	458	426	382	395	394	372	-86
Sunnyside ES	515	522	459	479	475	466	-49
SHoPP †	14	8	21	132	30	5	-9
Entity ID 598	3	2	0	1	3	2	-1
K–5 Total	**5,079**	**4,834**	**4,504**	**4,538**	**4,576**	**4,357**	**-722**
Cedarcrest MS	809	855	853	806	762	751	-58
Marysville MS	855	853	839	733	649	670	-185
Totem MS	556	561	559	557	558	584	28
10th Street MS	175	178	175	170	160	163	-12
SHoPP †	21	26	24	107	59	17	-4
Entity ID 598	2	3	5	5	6	4	2
6–8 Total	**2,418**	**2,476**	**2,455**	**2,378**	**2,194**	**2,189**	**-229**
Marysville Getchell HS	1,491	1,336	1,335	1,399	1,405	1,344	-147
Marysville Pilchuck HS	1,151	1,121	1,131	1,169	1,216	1,183	32
Heritage HS	76	96	92	88	89	119	43
Legacy HS †	0	263	280	315	274	151	151
MMVAT	277	0	0	0	0	0	-277
Entity ID 598	26	24	28	17	27	25	-1
9–12 Total	**3,021**	**2,840**	**2,866**	**2,988**	**3,011**	**2,822**	**-199**
District-wide Total	**10,518**	**10,150**	**9,825**	**9,904**	**9,781**	**9,368**	**-1,150**

Notes

* Effectively two programs on a single school campus.

† Includes students enrolled in Marysville Online in 2021–22 and 2022–23.

Entity ID 598 is comprised of 18-21 Year Old, Sp. Ed. Out of District, and Sp. Ed. Other.

Students enrolled in Open Doors and full-time Running Start are excluded from analysis. The lowest and highest enrollment values per school are highlighted blue and orange, respectively. Abrupt changes in enrollment are likely due to deliberate student placement or attendance boundary changes.

Sources

Marysville School District October 2018–19 to 2023–24 headcount enrollment.

Figure 11: District-wide Transfer Rates

Grade Group	Enrollment Total	Enrollment In-District	Enrollment Out-of-District	Transfers Intra-district	Transfers Total	Transfer Rate Out-of-District	Transfer Rate Intra-district	Transfer Rate Total
K–5	4,357	4,294	63	509	572	1.4%	11.9%	13.1%
6–8	2,189	2,161	28	363	391	1.3%	16.8%	17.9%
9–12	2,822	2,712	110	695	805	3.9%	25.6%	28.5%
District-wide	**9,368**	**9,167**	**201**	**1,567**	**1,768**	**2.1%**	**17.1%**	**18.9%**

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis. Enrollment from within the district are students that reside within the district boundary, whereas out-of-district enrollment are students that reside outside the district boundary. Intra-district transfers are students that enroll in a school other than their neighborhood school based on the attendance area that they reside in. Total transfers are the sum of out-of-district enrollment and intra-district transfers.

Sources

Marysville School District 2023–24 attendance areas and October 2023–24 headcount enrollment.

Figure 12: Grade K–5 Residence-Attendance Matrix

Attendance Area \ School of Attendance	Residence Count	Allen Creek ES	Cascade ES	Grove ES	Kellogg Marsh ES	Liberty ES	Marshall ES-Marysville Co-Op	Pinewood ES	Quil Ceda Tulalip ES	Shoultes ES	Sunnyside ES	Entity ID 598	SHoPP	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Allen Creek ES	470	376	1	8	11	23	12	11	17	5	4	0	2	80.0%	94	20.0%
Cascade ES	486	6	384	19	12	3	19	31	1	9	2	0	0	79.0%	102	21.0%
Grove ES	334	10	4	296	5	10	5	4	0	0	0	0	0	88.6%	38	11.4%
Kellogg Marsh ES	433	4	2	9	379	10	15	10	3	0	1	0	0	87.5%	54	12.5%
Liberty ES	388	11	0	18	7	326	8	6	6	2	3	1	0	84.0%	62	16.0%
Marshall ES-Marysville Co-Op	324	2	6	3	1	2	292	15	2	1	0	0	0	90.1%	32	9.9%
Pinewood ES	365	4	4	7	10	5	19	305	5	4	1	0	1	83.6%	60	16.4%
Quil Ceda Tulalip ES	563	23	1	3	2	9	53	8	452	6	5	0	1	80.3%	111	19.7%
Shoultes ES	417	4	2	2	4	5	35	18	1	341	4	0	1	81.8%	76	18.2%
Sunnyside ES	514	19	1	5	14	18	10	5	0	1	440	1	0	85.6%	74	14.4%
K-5 Subtotals	4,294	459	405	370	445	411	468	413	487	369	460	2	5	83.6%	703	16.4%
Out of District	63	10	4	5	6	6	11	7	5	3	6	0	0	--	--	--
K–5 Totals	4,357	469	409	375	451	417	479	420	492	372	466	2	5	--	--	--
Transfer In Student Total	572	93	25	79	72	91	187	115	40	31	26	2	5	--	--	--
Transfer In Rate	13.1%	19.8%	6.1%	21.1%	16.0%	21.8%	39.0%	27.4%	8.1%	8.3%	5.6%	100%	100%	--	--	--

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District 2023–24 attendance areas and October 2023–24 headcount enrollment.

Figure 13: Grade 6–8 Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Cedarcrest MS	Marysville MS	Totem MS	10th Street MS	Entity ID 598	SHoPP	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Cedarcrest MS	722	643	10	15	50	0	4	89.1%	79	10.9%
Marysville MS	809	77	625	50	46	3	8	77.3%	184	22.7%
Totem MS	630	24	27	509	66	1	3	80.8%	121	19.2%
6–8 Subtotals	2,161	744	662	574	162	4	15	82.2%	384	17.8%
Out of District	28	7	8	10	1	0	2	--	--	--
6–8 Totals	2,189	751	670	584	163	4	17	--	--	--
Transfer In Student Total	412	108	45	75	163	4	17	--	--	--
Transfer In Rate	18.8%	14.4%	6.7%	12.8%	100%	100%	100%	--	--	--

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District 2023–24 attendance areas and October 2023–24 headcount enrollment.

Figure 14: Grade 9–12 Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Marysville Getchell HS	Marysville Pilchuck HS	Entity ID 598	Heritage HS	Legacy HS	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Marysville Getchell HS	1,355	1,072	193	9	18	63	79.1%	283	20.9%
Marysville Pilchuck HS	1,357	242	920	14	97	84	67.8%	437	32.2%
9–12 Subtotals	2,712	1,314	1,113	23	115	147	73.5%	720	26.5%
Out of District	110	30	70	2	4	4	--	--	--
9–12 Totals	2,822	1,344	1,183	25	119	151	--	--	--
Transfer In Student Total	830	272	263	25	119	151	--	--	--
Transfer In Rate	29.4%	20.2%	22.2%	100%	100%	100%	--	--	--

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

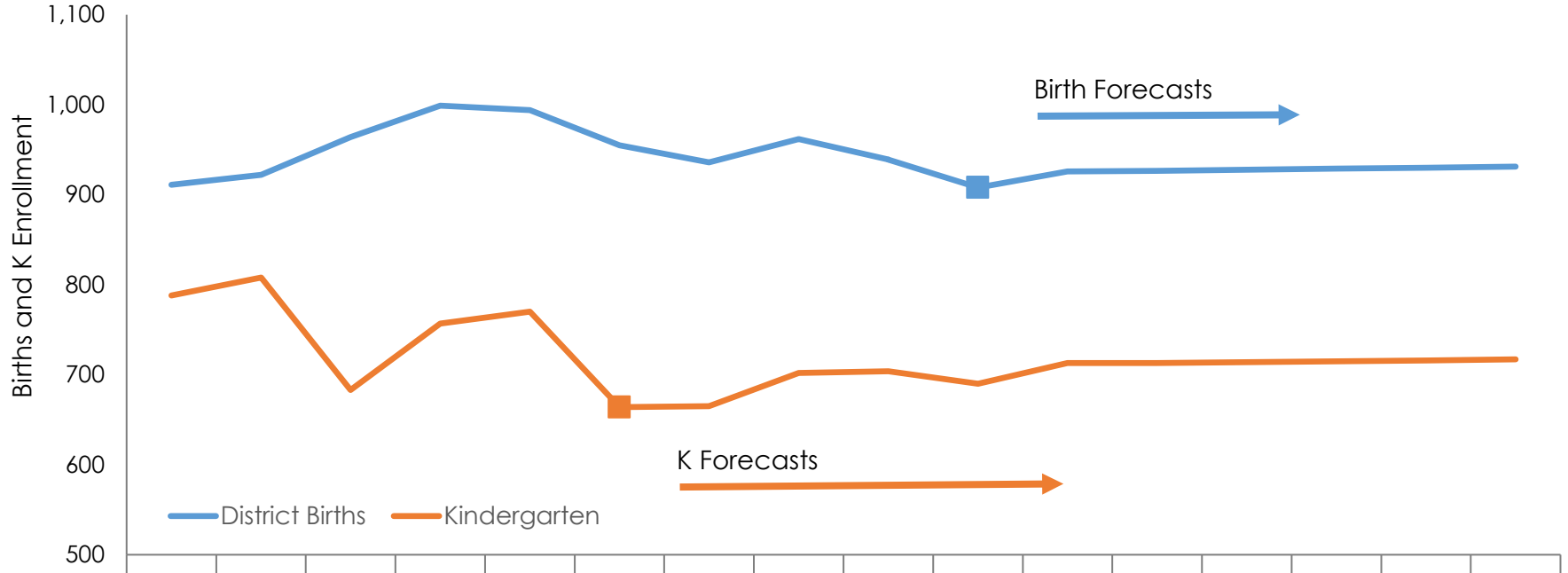
Sources

Marysville School District 2023–24 attendance areas and October 2023–24 headcount enrollment.

Figure 15: District Births and Kindergarten Enrollment

Birth Year	12–13	13–14	14–15	15–16	16–17	17–18	18–19	19–20	20–21	21–22	Forecasts → 22–23	23–24	24–25	25–26	26–27	27–28
Births	911	922	964	999	994	955	936	962	939	908	926	927	928	929	930	931

School Year	18–19	19–20	20–21	21–22	22–23	23–24	Forecasts → 24–25	25–26	26–27	27–28	28–29	29–30	30–31	31–32	32–33	33–34
Kindergarten	788	808	683	757	770	664	665	702	704	690	713	713	714	715	716	717
Ratio to Births	0.86	0.88	0.71	0.76	0.77	0.70	0.71	0.73	0.75	0.76	0.77	0.77	0.77	0.77	0.77	0.77



Birth Year	12–13	13–14	14–15	15–16	16–17	17–18	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28
School Year	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28	28–29	29–30	30–31	31–32	32–33	33–34

Notes

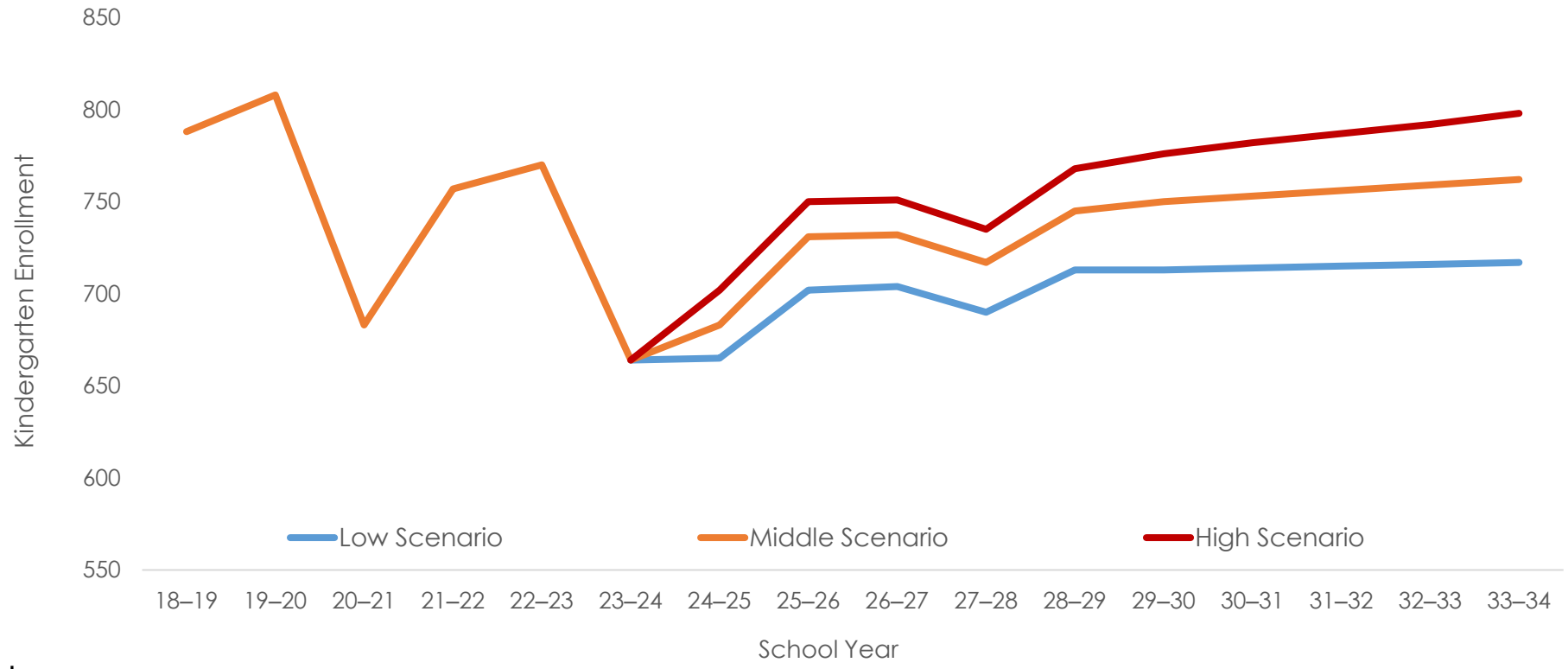
Enrollment includes students residing outside of the district boundary. Birth cohorts are aligned with K cohorts (e.g., the 2017–18 birth year represents births from September 2017 to August 2018, which is the 2023–24 K year). The ratio is calculated by dividing each K enrollment by the births five years earlier (e.g., 2023–24 K divided by 2017–18 births). Births from 2023 to 2028, which inform K classes beginning with the 2028–29 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates.

Sources

Washington Department of Health 2012 to 2022 births to mothers residing within the district boundary. Marysville School District October 2018–19 to 2023–24 headcount enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (low scenario).

Figure 16: Kindergarten Enrollment and Ratio to Births

Scenario	K Enrollment 18–19	19–20	20–21	21–22	22–23	23–24	Forecasts → 24–25	25–26	26–27	27–28	28–29	29–30	30–31	31–32	32–33	33–34
Low						664	665	702	704	690	713	713	714	715	716	717
Ratio to Births						0.70	0.71	0.73	0.75	0.76	0.77	0.77	0.77	0.77	0.77	0.77
Middle	788	808	683	757	770	664	683	731	732	717	745	750	753	756	759	762
Ratio to Births	0.86	0.88	0.71	0.76	0.77	0.70	0.73	0.76	0.78	0.79	0.80	0.80	0.80	0.80	0.80	0.80
High						664	702	750	751	735	768	776	782	787	792	798
Ratio to Births						0.70	0.75	0.78	0.80	0.81	0.82	0.82	0.82	0.82	0.82	0.82



Notes

Enrollment includes students residing outside of the district boundary. The ratios are calculated by dividing each K enrollment by the birth five years earlier (e.g., October 2023–24 K divided by 2017–18 births).

Sources

Washington Department of Health 2012 to 2022 births to mothers residing within the district boundary. Marysville October 2018–19 to 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (low, middle, and high scenarios).

Figure 17: Grade Progression Ratios

Grade Progression Ratios	2018–19 to 2019–20	2019–20 to 2020–21	2020–21 to 2021–22	2021–22 to 2022–23	2022–23 to 2023–24	2023–24 to 2024–25	2024–25 to 2025–26	2025–26 to 2033–34
K–1	0.99	0.88	1.08	1.01	0.99	1.00	0.99	0.99
1–2	0.98	0.95	1.03	1.03	0.99	1.00	1.00	1.00
2–3	0.96	0.97	1.00	1.01	0.98	0.99	0.98	0.98
3–4	0.96	0.94	1.03	1.01	0.96	0.98	0.98	0.98
4–5	0.98	0.96	0.96	1.01	0.97	0.98	0.98	0.98
5–6	0.94	1.00	0.98	0.97	0.94	0.96	0.96	0.96
6–7	0.98	0.98	0.96	0.94	0.95	0.96	0.96	0.96
7–8	0.97	0.99	1.00	0.97	0.99	0.98	0.98	0.98
8–9	0.99	1.01	0.99	0.97	0.97	0.98	0.98	0.98
9–10	1.01	1.01	1.00	0.99	0.95	0.99	0.98	0.98
10–11	0.79	0.88	0.93	0.91	0.87	0.89	0.88	0.88
11–12	0.93	1.01	1.02	0.91	0.90	0.94	0.95	0.95

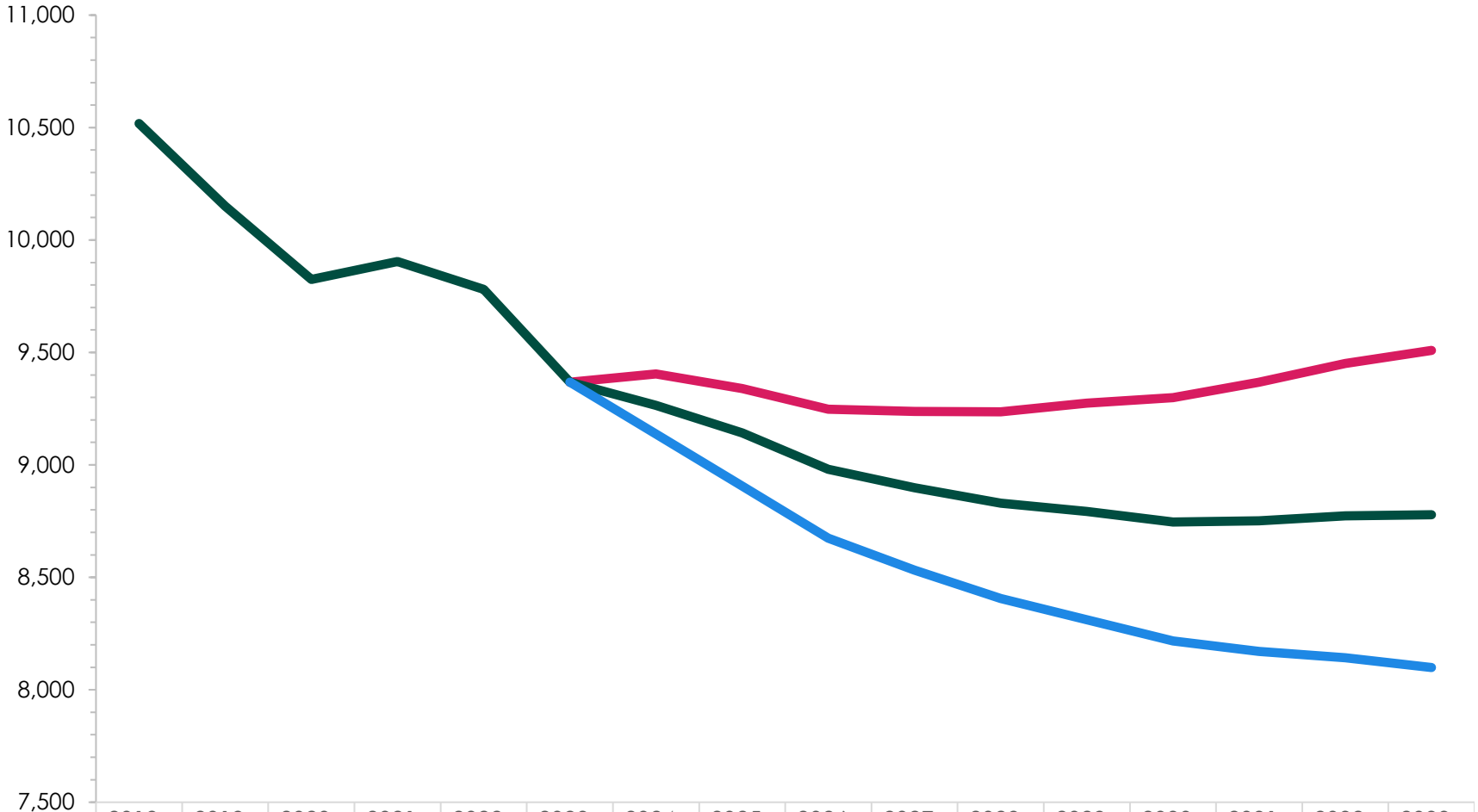
Notes

Grade progression ratios (GPRs) are calculated as the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. GPRs quantify how cohort sizes change as students progress from one grade to the next, accounting for new students that join an existing cohort and for students that do not advance to the next grade. For instance, 150 kindergarteners in 2018–19 becoming 140 first graders in 2019–20 yields a K–1 GPR of 0.93. A GPR value greater than 1.00 indicates that the student cohort increased in size from one grade to the next. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next.

Sources

Marysville School District October 2018–19 to 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (low scenario).

Figure 18: District-wide Enrollment Forecasts: Low, Middle, and High Scenarios



	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
High						9,368	9,404	9,339	9,247	9,238	9,236	9,274	9,299	9,368	9,451	9,509
Middle	10,518	10,150	9,825	9,904	9,781	9,368	9,265	9,142	8,980	8,899	8,830	8,793	8,746	8,751	8,774	8,778
Low						9,368	9,137	8,906	8,674	8,532	8,406	8,312	8,217	8,170	8,143	8,099

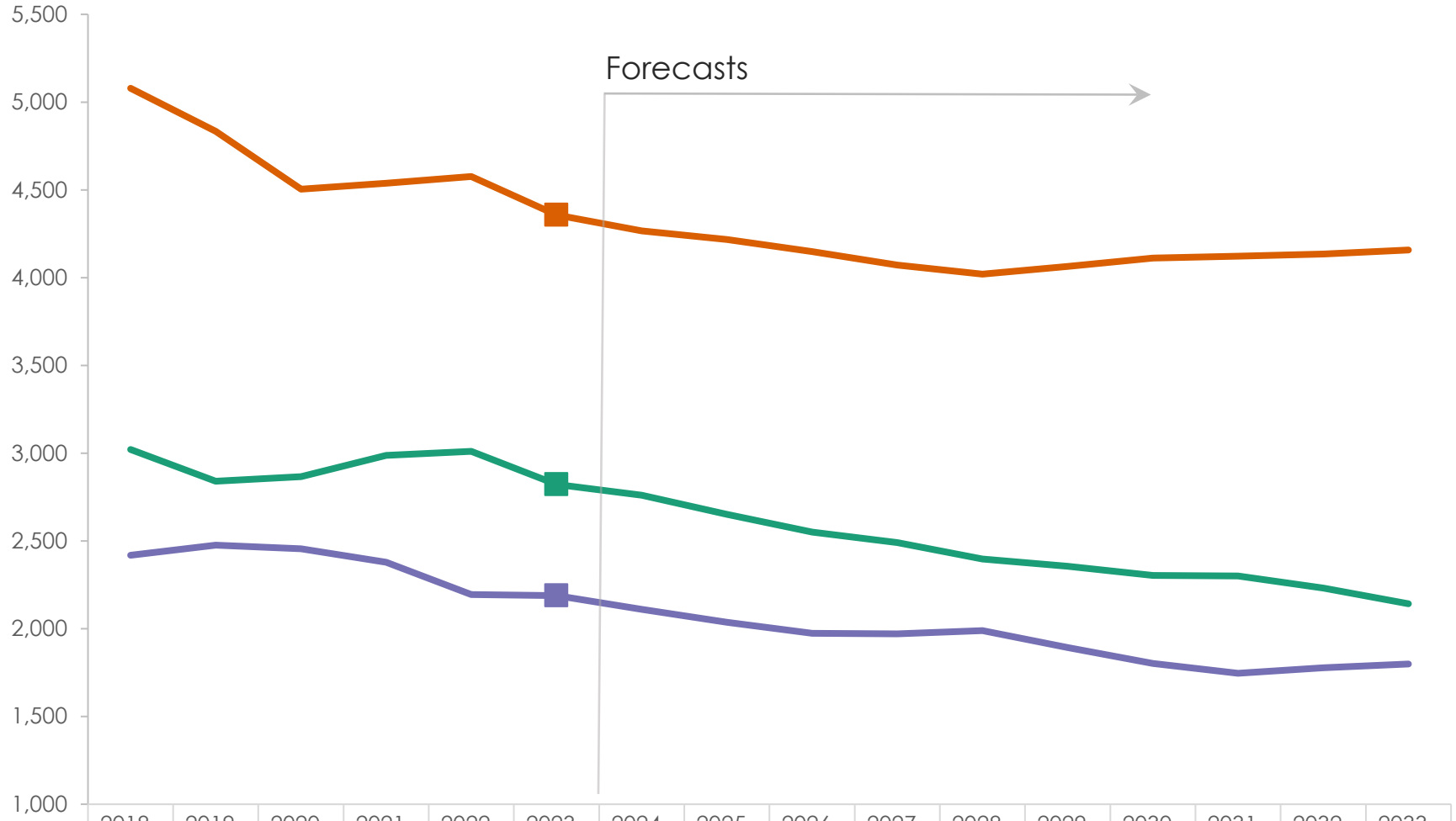
Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (low, middle, and high scenarios).

Figure 19: District-wide Enrollment Forecasts by Grade Group



	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K–5	5,079	4,834	4,504	4,538	4,576	4,357	4,266	4,217	4,149	4,072	4,020	4,064	4,112	4,123	4,135	4,158
6–8	2,418	2,476	2,455	2,378	2,194	2,189	2,110	2,037	1,974	1,970	1,989	1,893	1,802	1,746	1,777	1,799
9–12	3,021	2,840	2,866	2,988	3,011	2,822	2,761	2,652	2,551	2,490	2,397	2,355	2,303	2,301	2,231	2,142

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (low scenario).

Figure 20: Enrollment Forecasts by Individual Grade: Low Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	664	665	702	704	690	713	713	714	715	716	717
1	761	661	659	695	697	684	706	706	707	708	709
2	757	762	658	656	692	694	681	703	703	704	705
3	747	748	749	647	645	681	682	670	691	691	692
4	709	735	732	733	633	631	667	668	656	676	676
5	719	695	717	714	715	617	615	651	651	640	659
6	754	690	667	689	686	687	593	591	625	625	615
7	710	726	661	639	660	657	658	568	566	599	599
8	725	694	709	646	624	645	642	643	555	553	585
9	694	708	681	696	634	612	633	630	631	545	543
10	800	686	697	670	685	624	602	623	620	621	536
11	700	709	604	614	590	603	550	530	549	546	547
12	628	658	670	571	581	558	570	520	501	519	516
K–5	4,357	4,266	4,217	4,149	4,072	4,020	4,064	4,112	4,123	4,135	4,158
6–8	2,189	2,110	2,037	1,974	1,970	1,989	1,893	1,802	1,746	1,777	1,799
9–12	2,822	2,761	2,652	2,551	2,490	2,397	2,355	2,303	2,301	2,231	2,142
Total	9,368	9,137	8,906	8,674	8,532	8,406	8,312	8,217	8,170	8,143	8,099

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 headcount enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (low scenario).

Figure 21: Enrollment Forecasts by Individual Grade: Middle Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	664	683	731	732	717	745	750	753	756	759	762
1	761	674	690	731	732	717	745	750	753	756	759
2	757	769	671	687	728	729	714	742	747	750	753
3	747	756	764	667	682	723	724	709	737	742	745
4	709	746	751	755	660	674	715	716	701	729	734
5	719	702	728	732	736	644	657	697	698	684	711
6	754	698	681	706	710	714	625	638	676	677	664
7	710	734	672	656	680	684	688	602	614	651	652
8	725	701	721	660	644	668	672	675	591	603	639
9	694	715	691	711	651	635	659	663	666	583	595
10	800	693	714	690	710	650	634	658	662	665	582
11	700	729	631	650	628	647	592	577	599	603	606
12	628	665	697	603	621	600	618	566	551	572	576
K–5	4,357	4,330	4,335	4,304	4,255	4,232	4,305	4,367	4,392	4,420	4,464
6–8	2,189	2,133	2,074	2,022	2,034	2,066	1,985	1,915	1,881	1,931	1,955
9–12	2,822	2,802	2,733	2,654	2,610	2,532	2,503	2,464	2,478	2,423	2,359
Total	9,368	9,265	9,142	8,980	8,899	8,830	8,793	8,746	8,751	8,774	8,778

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 headcount enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (middle scenario).

Figure 22: Enrollment Forecasts by Individual Grade: High Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	664	702	750	751	735	768	776	782	787	792	798
1	761	684	706	754	755	739	772	780	786	791	796
2	757	781	695	717	766	767	751	784	792	798	803
3	747	760	780	694	716	765	766	750	783	791	797
4	709	754	763	783	697	719	768	769	753	786	794
5	719	713	747	756	775	690	712	761	762	746	778
6	754	712	699	732	741	760	676	698	746	747	731
7	710	737	689	677	709	717	736	654	676	722	723
8	725	704	727	680	668	700	708	726	645	667	712
9	694	726	694	717	671	659	690	698	716	636	658
10	800	697	725	693	716	670	658	689	697	715	635
11	700	737	638	664	635	656	614	603	631	638	655
12	628	697	726	629	654	626	647	605	594	622	629
K–5	4,357	4,394	4,441	4,455	4,444	4,448	4,545	4,626	4,663	4,704	4,766
6–8	2,189	2,153	2,115	2,089	2,118	2,177	2,120	2,078	2,067	2,136	2,166
9–12	2,822	2,857	2,783	2,703	2,676	2,611	2,609	2,595	2,638	2,611	2,577
Total	9,368	9,404	9,339	9,247	9,238	9,236	9,274	9,299	9,368	9,451	9,509

Notes

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 headcount enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (high scenario).

Figure 23: Enrollment Forecasts by School/Program

School Name	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
Allen Creek ES	469	462	462	462	461	450	470	473	469	471	474
Cascade ES	409	392	391	396	391	382	376	381	382	382	384
Grove ES	375	376	373	378	373	364	357	361	362	363	366
Kellogg Marsh ES	451	447	440	438	409	416	419	423	425	427	429
Liberty ES	417	408	384	381	371	363	356	359	360	362	363
Marshall ES-Marysville Co-Op *	479	483	481	467	457	455	458	464	466	467	469
Pinewood ES	420	403	387	372	368	373	383	387	390	391	393
Quil Ceda Tulalip ES	492	486	480	456	443	431	436	443	445	447	449
Shoultes ES	372	354	360	342	340	342	351	356	358	359	362
Sunnyside ES	466	444	448	446	448	433	447	454	455	455	458
SHoPP	5	9	9	9	9	9	9	9	9	9	9
Entity ID 598	2	2	2	2	2	2	2	2	2	2	2
K–5 Total	**4,357**	**4,266**	**4,217**	**4,149**	**4,072**	**4,020**	**4,064**	**4,112**	**4,123**	**4,135**	**4,158**
Cedarcrest MS	751	712	657	627	617	636	595	557	532	559	570
Marysville MS	670	647	614	556	545	549	545	517	495	488	494
Totem MS	584	505	460	425	442	438	387	362	353	364	369
10th Street MS	163	225	285	345	345	345	345	345	345	345	345
SHoPP	17	16	16	16	16	16	16	16	16	16	16
Entity ID 598	4	5	5	5	5	5	5	5	5	5	5
6–8 Total	**2,189**	**2,110**	**2,037**	**1,974**	**1,970**	**1,989**	**1,893**	**1,802**	**1,746**	**1,777**	**1,799**
Marysville Getchell HS	1,344	1,270	1,189	1,144	1,128	1,083	1,050	1,046	1,044	1,001	965
Marysville Pilchuck HS	1,183	1,175	1,151	1,108	1,061	1,012	1,003	955	955	928	875
Heritage HS	119	117	123	98	98	98	98	98	98	98	98
Legacy HS	151	176	166	178	180	181	181	181	181	181	181
Entity ID 598	25	23	23	23	23	23	23	23	23	23	23
9–12 Total	**2,822**	**2,761**	**2,652**	**2,551**	**2,490**	**2,397**	**2,355**	**2,303**	**2,301**	**2,231**	**2,142**
District-wide Total	**9,368**	**9,137**	**8,906**	**8,674**	**8,532**	**8,406**	**8,312**	**8,217**	**8,170**	**8,143**	**8,099**

Notes

* Effectively two programs on a single school campus.

Entity ID 598 is comprised of 18-21 Year Old, Sp. Ed. Out of District, and Sp. Ed. Other.

Students enrolled in Open Doors and full-time Running Start are excluded from analysis.

Sources

Marysville School District October 2023–24 enrollment and FLO October 2024–25 to 2028–29 and 2033–34 enrollment forecasts (low scenario).

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE: November 4, 2024

SUBMITTED BY: Principal Planner Angela Gemmer, Community Development

ITEM TYPE: Presentation

AGENDA SECTION: **New Business**

SUBJECT: 2024 Comprehensive Plan Update

SUGGESTED ACTION: No action requested at this time.

SUMMARY:

The City of Marysville's (City) Growth Management Act (GMA) Comprehensive Plan has been updated to address the 20-year planning period 2024 through 2044 as required by RCW 36.70A.130(5)(a). The Plan was originally adopted in 2005 and amended in 2015. The proposed 2024 Comprehensive Plan continues the community vision set forth in the prior versions of the Comprehensive Plan, with land use designations and goals and policies that are substantially similar to those established in 2005 and updated in 2015. Revitalization of the Downtown and Waterfront as a civic and commercial hub; promoting mixed-use development in appropriate locations; preserving the scale and form of existing residential areas while accommodating new growth; and advancing business and living wage job growth – particularly in the Cascade Industrial Center – continue to be key City initiatives.

Since 2015, significant changes have occurred at the State, regional, and City levels. The proposed Comprehensive Plan has been amended to address new State, Puget Sound Regional Council, Snohomish County, and other partner entity laws, policies, and initiatives including, but not limited to:

- Planning for housing at all income levels including emergency and permanent supportive housing, and analyzing State requirements pertaining to racially disparate impacts and equity (see House Bill 1220);
- Allowing for "Missing Middle" Housing (e.g. duplexes,

townhouses, cottages, etc.) and multiple dwelling units per lot in zones primarily designated for residential (see House Bill 1110);[1]
- Providing greater flexibility for accessory dwelling units; [2]
- Adopting growth targets, and goal and policy amendments that are consistent with Puget Sound Regional Council's VISION 2050, Snohomish County's County-wide Planning Policies, and Marysville's designation as a High-Capacity Transit Community; and
- Addressing the various statutes and plans pertaining to transportation and streets, which pertain to Complete Streets, Multi-modal Level of Service standards, and reducing greenhouse gas emissions (GHG) and vehicle miles traveled (VMT).

[1] Over the past couple of years, Washington State has also adopted or amended various state laws pertaining to land use and housing. While some of these laws are not required to be implemented until six months after the Comprehensive Plan update is adopted (i.e. June 2025), the groundwork for these impending changes are proposed to be reflected in the Land Use and Housing Elements. Companion code amendments will be presented to City Council in 2025.

[2] Ibid.

The first part of the Comprehensive Plan (i.e. Introduction, Land Use, Housing, Economic Development, Parks and Recreation, and Environmental Elements) will be presented at the November 4th City Council meeting. Attached please find a memo summarizing these chapters, the first part of the Comprehensive Plan, and supporting exhibits.

ATTACHMENTS:
Memo re. 2024 Comprehensive Plan Update - Part 1
Exhibit 1 - 2024 Marysville Comprehensive Plan - Part 1
Exhibit 2 -2024 Comprehensive Plan general code amendments
Exhibit 3 Memo re Flex amendment.pdf
Exhibit 6 - PSRC comment letter, VISION 2050 Consistency Checklist, and Goals and Policies Addressing PSRC or State Requirements
Exhibit 7 - Department of Commerce Compliance Checklist Comments, Email Response, and DRAFT Land Capacity Analysis
Exhibit 8 - Master Builders Association letter and City's email response
Exhibit 9 - Other comment letters

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270

MEMORANDUM

DATE: November 4, 2024

TO: City Council

FROM: Angela Gemmer, Principal Planner

SUBJECT: 2024 Comprehensive Plan – Our Community and Our Environment Sections

ECC: Haylie Miller, Community Development Director
Chris Holland, Planning Manager

EXHIBITS

Exhibit 1 DRAFT Comprehensive Plan – Chapters 1 – 4 and 6 – 7*****

Exhibit 2 DRAFT general Marysville Municipal Code amendments supporting Comprehensive Plan update

Exhibit 3 DRAFT Downtown Master Plan and Marysville Municipal Code amendments supporting Comprehensive Plan update

Exhibit 4 2015 Comprehensive Plan *(for reference)*

Exhibit 5 DRAFT Supplemental Environmental Impact Statement

Exhibit 6 Puget Sound Regional Council preliminary comments, VISION 2050 Consistency Requirements Checklist, and City goals and policies addressing PSRC checklist

Exhibit 7 Washington State Department of Commerce review comments/checklist and responses

Exhibit 8 Master Builders' Association comments

Exhibit 9 Other public comments

Please note: This memo and the November 4th work session will focus on the chapters of the Comprehensive Plan referenced in Exhibit 1. The other chapters will be presented to the City Council at the December 2nd work session.

Overview

The City of Marysville's (City) Growth Management Act (GMA) Comprehensive Plan has been updated to address the 20-year planning period 2024 through 2044 as required by RCW 36.70A.130(5)(a). The Plan was originally adopted in 2005 and amended in 2015. The proposed 2024 Comprehensive Plan continues the community vision set forth in the prior versions of the Comprehensive Plan, with land use designations and goals and policies that are substantially similar to those established in 2005 and updated in 2015. Revitalization of the Downtown and Waterfront as a civic and commercial hub; promoting mixed-use development in appropriate locations; preserving the scale and form of existing residential

areas while accommodating new growth; and advancing business and living wage job growth – particularly in the Cascade Industrial Center – continue to be key City initiatives.

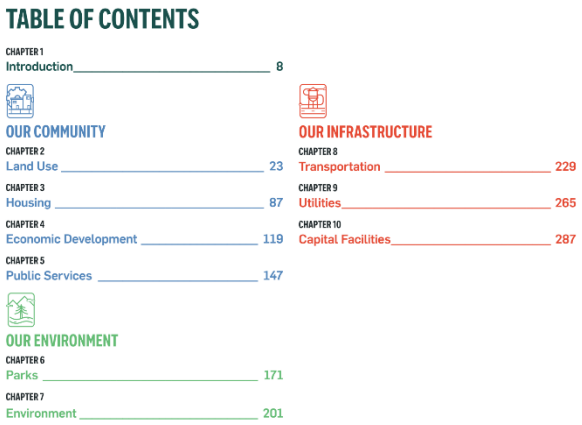
Since 2015, significant changes have occurred at the State, regional, and City levels. The proposed Comprehensive Plan has also been amended to address new State, Puget Sound Regional Council, Snohomish County, and other partner entity laws, policies, and initiatives including, but not limited to:

- Planning for housing at all income levels including emergency and permanent supportive housing, and analyzing State requirements pertaining to racially disparate impacts and equity (see House Bill 1220);
- Allowing for "Missing Middle" Housing (e.g. duplexes, townhouses, cottages, etc.) and multiple dwelling units per lot in zones primarily designated for residential (see House Bill 1110);[1]
- Providing greater flexibility for accessory dwelling units; [2]
- Adopting growth targets, and goal and policy amendments that are consistent with Puget Sound Regional Council's VISION 2050, Snohomish County's County-wide Planning Policies, and Marysville's designation as a High-Capacity Transit Community; and
- Addressing the various statutes and plans pertaining to transportation and streets, which pertain to Complete Streets, Multi-modal Level of Service standards, and reducing greenhouse gas emissions (GHG) and vehicle miles traveled (VMT).

Plan Organization

Beyond addressing the key changes cited above, a major goal of the Comprehensive Plan update was to significantly shorten and enhance the user-friendliness and visual appeal of the Plan, while retaining the overall intent and community vision. To that end, the following actions were taken:

- The Plan was audited, and an effort was made to eliminate any redundancies; consolidate goals, policies, and initiatives; and reorganize the Plan to be more efficient while retaining all key substantive elements;
- The Plan was thematically structured so that similar topics were grouped together and to promote a better flow between topics (see Table of Contents excerpt to right);
- Chapters were generally reorganized to provide have a consistent organization comprised of: an overview or key takeaways from the chapter; an introduction; a summary of public feedback, background information, charts, maps, and discussion of each topic; and goals, policies, and initiatives; and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[1] Over the past couple of years, Washington State has also adopted or amended various state laws pertaining to land use and housing. While some of these laws are not required to be implemented until six months after the Comprehensive Plan update is adopted (i.e. June 2025), the groundwork for these impending changes are proposed to be reflected in the Land Use and Housing Elements. Companion code amendments will be presented to City Council in 2025.

[2] Ibid.

- Some of the periodic update grant funds provided by the Washington State Department of Commerce were used for graphic design services that resulted in:
  - A graphically appealing layout including incorporating various images and figures provided by staff;
  - A document that has a linked table of contents, internal links to key references, and hyperlinks to key reference materials to make navigating the plan easier; and
  - Icons and color scheme to emphasize key themes.

Environmental Review

Environmental review for the updated 2024 Comprehensive Plan consisted of preparation of a Supplemental Environmental Impact Statement (SEIS), which builds on the 2021 SEIS for the Downtown, the 2009 SEIS for the Downtown, and the 2005 Marysville Comprehensive Plan Environmental Impact Statement (EIS). The DRAFT SIS is subject to a 30-day comment period, which runs from October 18 through November 18, 2024. After the comment period expires, any comments will be reviewed and addressed, and a FINAL SEIS will be issued.

The SEIS outlines three growth alternatives: No Action, Action (Preferred) Alternative, and a SWIFT Alternative. Based on the collective feedback provided by City Council and Planning Commission, the 2024 Comprehensive Plan is drafted based on the Action Alternative, which proposes updating the Plan to reflect new growth allocations, updated State regulations and PSRC policy directives, and key changes that have occurred within the City since the 2015 update, as detailed below. The No Action Alternative serves as a baseline and the SWIFT Alternative was studied only; however, the SWIFT Alternative is not proposed for implementation due to Community Transit's SWIFT Bus Rapid Transit (BRT) route still pending.

What was the vetting process for the chapters presented at this work session?

A brief overview of the vetting of these chapters presented at this work session is detailed in the table below. A more in depth Project History for the Comprehensive Plan update is available here. Planning Commission minutes can be accessed here under the 'Planning Commission' tab.

Date/Timeframe	Description of Review
City Council	
December 5, 2022	Discussion on general approach for accommodating growth
May 18, 2023	Resolution 2529 was adopted in support of utilizing the Climate Change Vulnerability Assessment prepared by Cascadia Consulting as a resource for the Comprehensive plan.
December 11, 2023	Resolution 2545 was adopted in support of using the Housing Action Plan prepared by ECONorthwest as a resource for the Comprehensive Plan.
City Council Committees – Economic Development (EDC) and Public Works (PWC)	
June 26, 2023	Introduction to the Draft Housing Action Plan discussed with EDC.
April 3 and November 6, 2023, and July 1, 2024	DRAFT Economic Development Element discussed with EDC

November 3, 2023, and January 5 and September 6, 2024	DRAFT Transportation Element discussed with PWC
Planning Commission	
February 22, 2022	Introduction
October 25, 2022	Initial discussion on general approach for accommodating growth
November 29, 2022	Second discussion on general approach for accommodating growth
July 11, 2023	Discussion on updated growth scenarios
July 25, 2023	Second discussion on updated growth scenarios
November 14, 2023	DRAFT Economic Development Element discussed
January 9, 2024	DRAFT Environmental and Parks Elements discussed
March 12 and 26, 2024	DRAFT Environmental and Housing Elements discussed
July 23, September 10, and October 22, 2024	DRAFT Land Use Element discussed
Joint City Council – Planning Commission	
September 25, 2023	Discussion on Growth Scenarios
Public Surveys and Public Review	
January 2022 – present	Various public surveys and opportunities to comment were provided. Please see the Project History available here.
Other Review	
· The DRAFT Plan was reviewed by Puget Sound Regional Council and the Department of Commerce. Their comments are provided in **Exhibits 6 and 7** respectively. Responses to Commerce's comments are in **Exhibit 7** Responses to PSRC's comments are pending. · A representative of the Marysville Historical Society provided comments on the History in the Introduction, which were incorporated along with many of the photos that were graciously provided. · The Tulalip Tribes provided comments on the History section which will be incorporated into the final draft of the Introduction. · Various City staff have reviewed each chapter for accuracy as well as readability, grammar, and punctuation.	

Overview of Various Elements/Chapters

This section provides an overview of the Introduction, Our Community (i.e. Land Use, Housing, and Economic Development), and Our Environment (i.e. Parks and Environment) sections of the Comprehensive Plan, except for the Public Services Element which will be presented on December 2nd. For each element, a summary is provided on what is covered in the chapter, and what the key changes are.

Introduction

What does this chapter cover?

The introduction provides an overview of what the Comprehensive Plan is, references related documents, provides an overview of the Growth Management Act (GMA) and the regional planning framework, provides a summary of how to use the plan, summarizes public participation, provides a brief history of Marysville, and outlines the six community priorities that were established in 2005 and reaffirmed with this update.

What are the key changes?

The key changes to this section are:

- Making it more concise, and updating information to reflect current conditions and requirements;
- Providing an overview on Plan organization;
- Presenting history in a timeline fashion with key historical points emphasized; and
- Updating the Native American and Marysville Today aspects of the History section.

Land Use

What does this chapter cover?

The City's pattern of growth, quality of development, and desired character is largely shaped by the Land Use Element and companion land use regulations which determine what may be built and where. Land use is the basis for balancing all other elements of the Comprehensive Plan. Our desired land use pattern drives future transportation, utility, capital facility and service decisions and needs. Conversely, available infrastructure and services influence our land use decisions.

The Land Use Element provides an inventory of existing population, housing, and employment capacity, and an analysis comparing the capacity to 2044 forecasts. It includes a discussion of land use districts and densities, a strategic plan for realizing the City's vision for growth, and goals and policies to guide us. The Land Use Element also incorporates neighborhood planning as the mechanism for balancing and allocating land uses and densities. This is based on the belief that a thriving community is comprised of healthy neighborhoods.

Washington Administrative Code (WAC) 365-196-405 requires the Land Use Element to include:

- Designation of the proposed general distribution and general location and extent of the uses of land, where appropriate, for agricultural, timber, and mineral production, for housing, commerce, industry, recreation, open spaces, public utilities, public facilities, general aviation airports, military bases, rural uses, and other land uses;
- Population densities, building intensities, and estimates of future population growth;
- Provisions for protection of the quality and quantity of ground water used for public water supplies;
- Consideration of urban planning approaches to promote physical activity; and
- A review of drainage, flooding, and stormwater runoff and guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

What are the key changes?

The following is a brief summary of the key changes to the Land Use Element, which are organized by section.

- **Section 2.2 –** Urban Growth Areas, annexation, and Areas of Future Influence are discussed in this section. The discussion on both Urban Growth Areas and annexation have been shortened to focus on the requirement to have UGAs, core requirements for UGAs and annexation, and required coordination with Snohomish County for each. The Areas of Future Influence section discusses likely future expansion areas should expansion of the UGA be necessary.
- **Section 2.3** – The Land Use Inventory in this section documents and analyzes the acreage, available land by land use designation/zoning, and development status of the land within the City of Marysville to determine whether there is adequate land capacity to accommodate the City's population and growth targets.
- **Section 2.4** – The Growth Targets section sets forth the City's 2044 population, housing and employment targets, discusses growth that has occurred, and documents the City's capacity to accommodate this growth. A new expectation with this update is to demonstrate that there is sufficient, appropriately zoned land in the City to accommodate the affordable housing for the various income bands as discussed further in the Housing Element.
- **Section 2.5** – The City's Future Land Use Map (i.e. Comprehensive Plan Map), major land use designation categories, and the specific land use designations/zones throughout the City are covered in this section:
  - The Future Land Use depicts the various land use designations within the City, Neighborhoods, and Master Plans/Subareas;
  - Major land use designation categories (i.e. residential, commercial, industrial, and public-institutional/recreation/open) are summarized;
  - The City's 27 different land uses designations/zones are described including the intent of the designations, the general permitted uses which are allowed, and key dimensional considerations.
  - Some key changes to note include:
    - ❖ The Downtown Master Plan's Flex zone description is proposed to be amended to allow for residential uses above a street-level commercial use. A map amendment to apply a 'pedestrian-oriented' block frontage designation is also proposed for the portion of Beach Avenue south of Fourth Street. The DMP and MMC are proposed to be concurrently amended (see **Exhibit 3**).
    - ❖ A description for the 'Open' land use designation has been added. Lands designated Open coincide with critical areas or floodplains and are not developable.
    - ❖ The elimination of the requirement to obtain a Conditional Use Permit (CUP) in order to construct a duplex in the Medium Density, Single Family land use designation. This requirement typically has not resulted in any mitigating conditions, but does increase expense and process. This also further compliance with House Bill (HB) 1110.
    - ❖ For the single family and multi-family land use designations, a reference is provided to Middle Housing Overlay provisions. In order to address the provisions of HB 1110, while providing the greatest continuity in

administering the City's zoning regulations, Middle Housing Overlay provisions are anticipated to be pursued in a separate code which will be presented for consideration by the June 2025 staturory deadline.

- ❖ In the Community Business (CB) and Community Business – Whiskey Ridge (CB-WR) zones, auto and boat dealers are permitted outright while motorcycle dealers require a CUP. Requiring a CUP for the less intensive uses does not make the most sense, so the Comprehensive Plan and Unified Development Code are proposed to be amended to permit motorcycle dealers outright. See **Exhibit 2** for code amendment.
- ❖ In the Mixed Use (MU) designation, the size limitation is proposed to be removed from eating and drinking places (i.e. restaurants) as this is a use that the community has routinely expressed a desire for, and is a use that would complement residential and other mixed uses. See **Exhibit 2** for code amendment.
- ❖ Currently in the 'Land Use' discussion for Planning Area 10: Smokey Point Neighborhood, it is indicated that, "Retail uses are permitted on properties within the Light Industrial zone, if located within 500 feet of, and with access to Smokey Point Boulevard." Based on discussion with the Planning Commission on July 23rd, this provision is proposed to be amended to read, "*Selected* retail uses are permitted on properties within the Light Industrial zone, if located within 500 feet of, and with access to Smokey Point Boulevard," which will align better with the MMC.

- **Section 2.6** – The City's eleven Neighborhoods, five Master Plan Areas, and one Center are covered in this section.
  - The City is comprised of eleven Neighborhoods (i.e. Planning Areas) that generally coincide with historic Marysville neighborhoods. The intent of the Neighborhoods is to further the character of each neighborhood and foster civic pride;
  - Currently, there are five Master Plan Areas or Subarea Plans within the City. Four of these Master Plans Areas include portions of the respective Neighborhood in which it is located while one Master Plan Area, the Lakewood Neighorhood, coincides with the full Neighborhood. Due to the close relationship of the Master Plans to the Neighborhood in which it is located, a discussion of the Master Plan is included after a discussion of the overall Neighborhood; and
  - Language has been added to indicate that horizontal mixed use development may be pursued in the Lakewood Neighborhood Community Business zone if a developer agremeent is approved by City Council to align with the MMC.

- **Section 2.7** – The goals and policies for the Land Use Element are covered in this section, and have been signficiantly consolidated and reorganized. Certain goals and policies have been amended to address PSRC requirements.

Housing

What does this chapter cover?
The DRAFT Housing Element provides a profile of housing within the City of Marysville and assesses housing needs for the next 20 years. Washington Administrative Code (WAC) 365-196-410 requires the Housing Element to include:

- An inventory and analysis of existing and projected housing needs;

- A statement of the goals, policies, and objectives for the preservation, improvement, and development of housing, including single-family residences;
- Identification of sufficient land for housing including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes and foster care facilities; and
- Adequate provisions for existing and projected housing needs of all economic segments of the community. House Bill (HB) 1220 requires Housing Elements to also include the number of housing units necessary to manage projected growth including units for moderate, low, very low, and extremely low income households.

During most of 2023, Community Development staff worked with ECONorthwest on a Housing Action Plan and Housing Needs Assessment (HAP) which were adopted by City Council as a reference document on December 11, 2023 via Resolution 2545. The HAP included several of the necessary components for the Housing Element so provided much of the foundation for the Housing Element, which was largely rewritten. Over the past couple of years, Washington State has also adopted or amended various state laws pertaining to housing. While some of these laws are not required to be implemented until June 2025, the groundwork for these impending changes are reflected in the Housing Element.

What are the key changes?

The following is a brief summary of the various sections within the Housing Element:

- **Section 3.1** – Provides an introduction to the Housing Element, details required components, and summarizes some of the major changes in State law.
- **Section 3.2** – Provides an overview of existing housing conditions and future housing projections (which is largely adapted from the Housing Needs Assessment) including:
  - Demographics,
  - Household characteristics,
  - Income distribution,
  - Existing housing stock,
  - Residential development trends,
  - Where growth is occuring,
  - Housing market trends,
  - Housing affordability and attainability,
  - Socioecomic vulnerability, displacement risk and racially disparate impacts, and
  - Providing housing for all incomes.
- **Section 3.3** – Covers the four key housing strategies proposed in the Housing Action Plan including the various actions associated with these strategies. The four key housing strategies and associated actions are outlined below. These strategies are generally discussed in a conservative and flexible manner. Several actions will require further future coordination and direction from Planning Commission and City Council, as appropriate.
- **Section 3.4** –The goals and policies have been reorganized and consolidated. New and amended policies are proposed to reflect new State and PSRC requirements and/or recommendations.

Economic Development

What does this chapter cover?

The Economic Element is an important, but optional, requirement of the Comprehensive Plan. The proposed overarching goal of the City's Economic Development Element is to actively promote economic development and prosperity within the City by advancing economic initiatives that attract, support, and retain businesses and living wage jobs, and foster a vibrant, healthy, and livable community for all.

The Growth Management Act indicates that the Economic Development Element should establish local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life (WAC 365-196-435). The Economic Development Element should also include:

- A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate;
- A summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, workforce, housing, and natural/cultural resources; and
- An identification of policies, programs, and projects to foster economic growth and development and to address future needs.

What are the key changes?

Key changes to the Economic Development Element are summarized below by section:

- **Section 4.2** – This section was updated to include new demographic, employment, business license, building permit, and sales tax information.
- **Section 4.3** – Provides current employment and wage information.
- **Section 4.4** – This section extracts key information from both the Arlington-Marysville MIC Subarea Plan and the Arlington-Marysville Manufacturing Industrial Center Market Study to provide an executive summary of competitive sectors and target industries.
- **Section 4.5** – Discusses the City's assets, challenges, and opportunities. While this section covers the entire City, the greatest emphasis is on the Cascade Industrial Center (CIC), Downtown, and the Waterfront.
- **Section 4.6** – The Economic Development Element was previously structured with goals, policies, initiatives, and implementation actions in various parts of the chapter including in an economic study. Each of these aspects were reviewed to eliminate redundancies while retaining all essential information. Goals and policies were also either added or amended to address new State and PSRC requirements and/or recommendations.

Parks

What does this chapter cover?

The DRAFT Parks and Recreation Element is a shortened version of the *Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025* that was adopted in November 2020 via Ordinance 3165. The primary goal with the Parks and Recreation Element update is to ensure that the information is current, and to provide a more concise element, consistent with the

goal of having a shorter, more user-friendly Comprehensive Plan. The overall vision, standards, recommendations, goals and policies in the *Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025* have been retained in the DRAFT Parks Element. The full *Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025* will be retained as a separate, stand-alone document; an update to the full document is proposed in 2025.

Consistent with the Growth Management Act (WAC 365-196-440), the Parks and Recreation Element:

- Inventories existing parks, trails, facilities, and athletic and recreational programming;
- Estimates park and recreation demand for at least a decade;
- Prioritizes strategies to meet a level of service which fits the needs of residents, and proposes future improvements;
- Provides consistency with the capital facilities element as it relates to park and recreation facilities;
- Evaluates intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand; and
- Outlines goals and policies to guide these efforts.

What are the key changes?

The main changes to the Parks and Recreation Element are summarized below by section:

- **Section 6.1** – A new introduction is provided that highlights anticipated growth and major park improvements that have occurred over the past 20 years;
- **Section 6.2** – The department structure and operating budget information was updated to reflect current information;
- **Sections 6.3 – 6.5** – The summaries of park, trail and recreational facilities offered by the City and others were shortened. Tables for each park, trail and facility type were provided with a reference to their Map ID in Figure 6.1. The inventory of parks and Qwuloolt Estuary park maps were also updated to provide a consistent look with the maps in the overall Comprehensive Plan.
- **Sections 6.6 – 6.7** – The recreation and athletics section were shortened, and the different recreation, special event and athletic offerings were consolidated into charts.
- **Section 6.8** – The service guidelines were updated to reflect the City's 2023 population and projected 2044 population. Figure 6.6 was updated to calculate the revised current and future parks, trails, and facilities needs and deficiencies. The parkland gap areas map from the full Parks Plan was updated. In the full Parks Plan, there are two versions of this map; however, only the version that shows both City parks and school facilties was included in the Parks Element.
- **Section 6.9** - The community recommendations and survey summary from the full Parks Plan were shortened, and sections were updated to address improvements that are contemplated (e.g. the Ebey Waterfront Park Expansion) or have been made (e.g. installation of synthetic turf at Strawberry Fields soccer fields). The reader is directed to the full Parks Plan for implementation measures. The Capital Facilities Plan was updated an incorporated in Chater 10 Capital Facilities Element which will be presented at the December 2nd work session.
- **Section 6.10** – The introductory summary was amended, and the numbering style for the goals and policies was updated to match the rest of the Comprehensive Plan.

Environmental Element

What does this chapter cover?

The Environmental Element sets the foundation for protecting the natural environment. This includes protection within developed areas to preserve the ecological balance, improving air and water quality, retaining some open space in its natural state, protecting groundwater from pollution, providing public access to and setbacks from environmentally sensitive lands, and protecting wildlife habitat.

In addition to updating the Environmental Element, the City is also required to update its Critical Areas Ordinance (CAO) in Marysville Municipal Code Chapter 22E.010. The CAO is based on the overarching Environmental Element goals and policies and provides specific requirements related to the protection, enhancement, maintenance, and mitigation and of critical areas, such as wetlands and streams as well as development near them. An environmental firm, FACET NW, is currently conducting a review of the City's Critical Areas Ordinance to ensure that it complies with current State law; this review is nearing completion and revisions will occur, as necessary, in 2025 to ensure compliance with State law and Department of Ecology guidance.

What are the key changes?

Key changes to the Environmental Element are detailed below:

- **General** – The following changes were made throughout this chapter:
  - The environmental resource strategy sections (for earth resources, air quality, water resources, vegetation and fish and wildlife habitat) were removed as it vastly overlapped with other areas in the element including the summary sections for each resource and the policies and goals listed for each resource; and
  - All figures were updated to provide current data related to surface geology, geologic hazards, soils, streams, aquifer boundaries, wetlands, and salmonid habitat.
- **Sections 7.1 and 7.2** – Minor updates were made to the Introduction and the Earth Resources section;
- **Section 7.3** – The air quality section was updated with current data for the Puget Sound region;
- **Section 7.4** – Information on Critical Aquifer Recharge Areas was added to the groundwater section;
- **Section 7.5** and **7.6** – Minor updates were made to the Water Resources, and Fish and Wildlife Habitat sections to reflect current information;
- **Section 7.7** – The existing climate change section (formerly under Environmental Resource Strategies) was removed and located to its own designated category within the Environmental Element. Outdated references within the climate change section were removed. A new summary within the climate change section was added to outline the findings of the Climate Change and Vulnerability Study prepared by Cascadia Consulting with assistance from the City of Marysville. A summary of climate change impacts, and social and physical vulnerabilities were added in addition to several policies and goals to reduce the impacts of climate change on the community. Many of the goals overlap with existing City prerogatives including protecting and enhancing the natural environment; retrofitting capital and development projects for

environmental impacts; and improving air quality and reducing greenhouse gases. New policies and goals relate to the social and physical vulnerabilities from extreme weather events, wildfire smoke, extreme heat, sea level rise, food access, energy storage, grid reliability and more.

- **Section 7.8** –The environmental goals and policies sections were revised to: include mandatory Federal, State and Puget Sound Regional Council (PSRC) requirements; reduce redundancies; update outdated terms; and address new State and PSRC requirements.

Summary

Community Development staff respectfully request that the City Council review the chapters which were presented and provide any feedback at the November 4th work session. The second batch of chapters will be presented at the December 2nd City Council meeting. Feedback received at these work sessions will be reviewed, and revisions incorporated in the final draft of the Comprehensive Plan, which will be presented at the December 9th City Council meeting.

CITY OF MARYSVILLE
2024–2044 Comprehensive Plan

Adopted December 9, 2024 via Ordinance ----
501 Delta Avenue, Marysville, WA 98270

EST. 1891
MARYSVILLE
WASHINGTON

CITY OF MARYSVILLE
2024–2044 Comprehensive Plan

Adopted December 9, 2024 via Ordinance ----
501 Delta Avenue, Marysville, WA 98270

MARYSVILLE

Cover page photo credit: Mark J. Photography.

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ACKNOWLEDGEMENTS

A sincere ***thank you*** to all of those who contributed to the 2024 Comprehensive Plan update. We appreciate the ***citizens*** that took the time to attend meetings, provide public comments, and share photos, as well as the ***various City departments*** that contributed content, provided suggestions, and edited this Plan.

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* ECOnorthwest prepared much of the source material for the Housing Element. Cascadia Consulting Group prepared the source material for the Climate Change work in the Environmental Element. Transpo Group prepared the overall Transportation Element from which the abridged version found in the Plan is adapted.

LAND ACKNOWLEDGEMENT

The City of Marysville acknowledges that the land that is Marysville is part of the traditional land of the Coast Salish People, specifically the Tulalip Tribes, successors in interest to the Snohomish, Snoqualmie, Skykomish, and other allied bands signatory to the 1855 Treaty of Point Elliott, who lived upon and stewarded these lands from time immemorial.

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INTRODUCTION

The City of Marysville's Comprehensive Plan is a long-term planning document that provides guidance for the City's future growth and development for a 20-year planning period, with updates every 10 years or annually as needed.[1, 2] The City's Comprehensive Plan translates the community's values and vision into policies and regulations that direct the quality of growth and community character, intensity and diversity of land use, housing production, economic development, public services, park and recreational opportunities, environmental health and preservation, transportation and multi-modal networks, public facilities, utilities, and capital facilities. Our Plan is the reflection of how our citizens want Marysville to look and function in the future and provides the foundation for achieving that vision.[3]

Photo Credit: Mark J. Photography.

1. As noted, a major or 'periodic' update of the Comprehensive Plan occurs every 10 years. Amendments can be processed once a year, unless there is an emergency. The Unified Development Code provides procedures for review of amendment requests.
2. The Comprehensive Plan study area coincides with the Marysville Urban Growth Area (UGA); however, certain related functional plans, such as the Sewer and Water Comprehensive Plan and the Transportation Plan, assess areas beyond the UGA due to differing service area boundaries or the need to understand the interrelationship of transportation systems, for example.
3. The City's first Comprehensive Plan was adopted in 1996, with subsequent updates in 2005 and 2015.

Related Plans

Several City plans and documents support the implementation of the Comprehensive Plan:

Unified Development Code

Surface Water Comprehensive Plan

Sewer Comprehensive Plan

Water Comprehensive Plan

Engineering Design and Development Standards

Shoreline Master Program

Growth Management Act

The City's Comprehensive Plan is adopted pursuant to the State Growth Management Act (GMA), RCW 36.70A, which was adopted in 1990 and has been amended numerous times since its initial adoption. Most counties and the cities within them are required to fully plan under GMA.[4] For a community's plan to be valid, it must be consistent with the GMA. Consistency mean that the Plan aligns with the GMA's statutory goals, county-wide policies, and the plans of adjacent jurisdictions. The overall context under which this Plan was prepared, and consistency with the requirements of the State, Puget Sound Regional Council (PSRC), Snohomish County, and neighboring jurisdictions, is set forth in this section.

4. Under RCW 36.70A.040, 18 counties and the cities and towns within them, must "fully plan" under the GMA, while 10 other counties opted in to fully plan. Fully-planning counties comprise about 95 percent of the State's population.

The GMA sets forth fifteen planning goals which guide the preparation of the Comprehensive Plan and are paraphrased below:

1. Encourage development in urban areas where public facilities and services can be efficiently provided.
2. Reduce urban sprawl.
3. Encourage efficient, multi-modal transportation systems that are coordinated with the county and neighboring jurisdictions, which reduce greenhouse gas emissions and vehicle miles traveled.
4. Plan for and accommodate a variety of housing options affordable to all economic segments.
5. Encourage economic development throughout and for all citizens of the State.
6. Ensure that private property is not taken for public use without just compensation.
7. Pursue predictable, timely, and fair permit processing.
8. Maintain and enhance natural resource-based industries and encourage the conservation of productive lands.
9. Retain open space and green space, and enhance recreational opportunities.
10. Protect and enhance the environment and the state's high quality of life.
11. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities.
12. Ensure adequate public facilities and services necessary to support development.
13. Identify and preserve lands and structures with historical or archaeological significance.
14. Ensure that plans adapt to and mitigate the effects of a changing climate; reduce greenhouse gas emissions and vehicle miles traveled; foster resilience; protect and enhance safety; and advance environmental justice.
15. The goals and policies of the Shoreline Management Act, RCW 90.58.020 shall be considered an element of Comprehensive Plan.

The Qwuloolt Estuary Restoration and Ebey Waterfront Trail projects, both captured here, further GMA goals of enhancing recreational opportunities, the environment, and the State's quality of life. Photo Credit: Mark J. Photography.

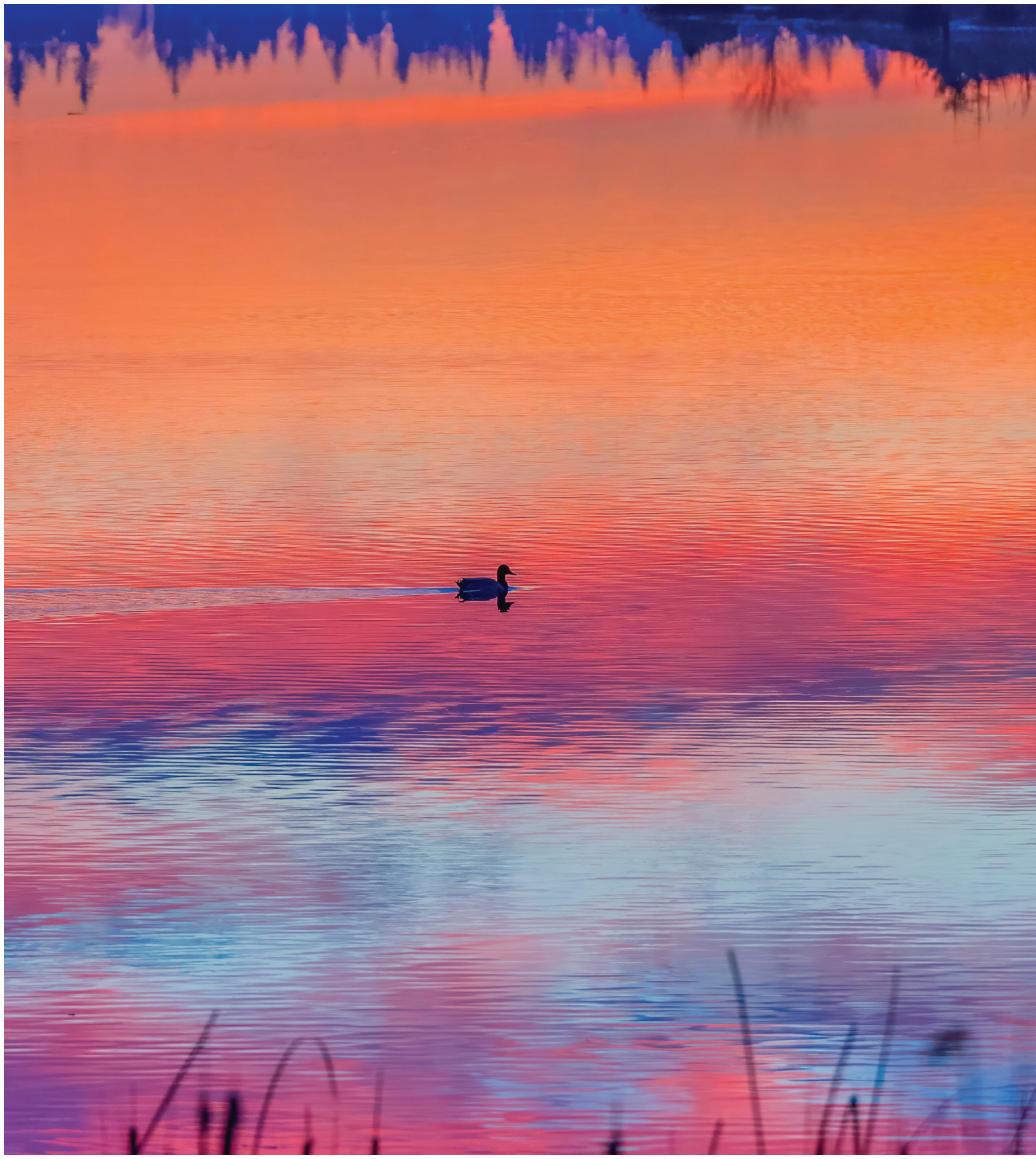
GROWTH ALLOCATIONS AND REGIONAL FRAMEWORK

Puget Sound Regional Council

The Puget Sound Regional Council (PSRC), a metropolitan planning organization (MPO), serves the central Puget Sound region comprised of King, Kitsap, Pierce, and Snohomish counties.[5] PSRC's VISION 2050 is the four-county region's plan for growth and establishes multi-county planning policies, actions, and a regional growth strategy to direct regional growth through 2050. PSRC collaborates with local and tribal governments, businesses, and citizens in developing this regional plan and the region's vision for 2050 of "providing exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy." This common vision is comprised of three interconnected initiatives: VISION 2050, the Regional Transportation Plan, and the Regional Economic Strategy. These initiatives serve as a foundation for county-wide planning policies and local comprehensive plan updates furthering the consistency required by the GMA.

VISION 2050'S Regional Growth Strategy (RGS) assumes that 65 percent of the region's population growth and 75 percent of the region's job growth will locate in regional growth centers and near high-capacity transit; however, the distribution of growth within individual jurisdictions will differ. The City's growth targets of 99,822 people, 39,976 housing units, and 33,683 jobs are consistent with the RGS and PSRC'S growth targets.

While the City anticipates that residential growth will be distributed throughout the City, with the greatest growth in the East Sunnyside – Whiskey Ridge, Lakewood, and Downtown Neighborhoods, the City is designated by PSRC as a high-capacity transit community. This is due to Community Transit's (CT) SWIFT bus rapid transit service being planned for the City. Zoning changes may be pursued along the City's future high-capacity transit route, when CT's SWIFT bus rapid transit plans are finalized. This would further consistency with PSRC's RGS. Also, substantially consistent with the RGS, the City has capacity for 65 percent of its job growth within the Marysville portion of the PSRC designated Cascade Industrial Center.



A "spectacular natural environment" is one aspect of PSRC's regional vision for 2050. Photo Credit: Mark J. Photography.

5. The Puget Sound Regional Council, formerly the Puget Sound Regional Planning Conference (1956) and subsequently the Puget Sound Government Conference (1958), achieved its current form in 1991 via interlocal agreement which designated the entity as a Metropolitan Planning Organization. This change was in response to the federal Intermodal Surface Transportation Efficiency Act (ISTEA), "which allowed for a larger regional role in planning." Source: Puget Sound Regional Council - Wikipedia

The City's Comprehensive Plan is consistent with VISION 2050 and its overarching goals of:

- Ensuring that all people have the resources and opportunities to improve their quality of life, and that past inequities are addressed;
- Expanding housing options and creating greater housing affordability;
- Sustaining a strong economy and promoting widespread prosperity and living-wage jobs;
- Coordinating on reducing emissions in the region and preparing for climate impacts;
- Pursuing regional transportation investments, and investing in connections to regional growth centers and manufacturing industrial centers;
- Restoring the health of Puget Sound;
- Protecting and enhancing natural areas and a healthy natural environment;
- Promoting jobs and housing in more compact, walkable, transit-served centers to support vibrant, attractive neighborhoods with access to jobs, schools, and services; and
- Coordinating planning among cities, counties, agencies, Tribes, and military installations.

PSRC's VISION 2050 calls for expanding housing options and creating greater housing affordability.

Office of Financial Management

Under the GMA, the Washington State Office of Financial Management (OFM) prepares population projections for the State and each county. Fully planning counties are then required to determine, in consultation with the cities, where growth should occur. The adopted growth projections are then used by the county and the cities in their comprehensive plan updates to ensure that the plans can accommodate the projected growth.

Buildable Lands Report

As required by RCW 36.70A.215, Snohomish County must complete a review and evaluation of buildable lands at least a year before the periodic comprehensive plan update. This evaluation is set forth in the Buildable Lands Report (BLR). The BLR evaluates development densities to determine if there is adequate remaining land within the UGAs to accommodate projected residential, commercial, and industrial growth.

Snohomish County Tomorrow

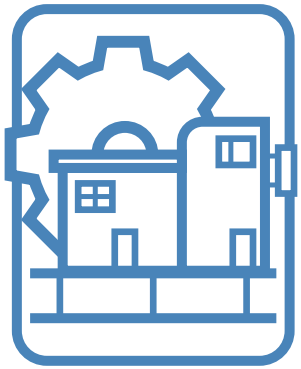
Snohomish County Tomorrow (SCT) allocates the population, employment, and housing projections from OFM to the cities and unincorporated areas within Snohomish County.[6] The growth allocations are a result of collaboration between Snohomish County, its cities, and the Tulalip Tribes, and are consistent with the framework of both the VISION 2050 RGS and Snohomish County's County-wide Planning Policies. The City of Marysville was allocated 9.4 percent of the population, 8.5 percent of the housing, and 10.3 percent of the employment growth projected in Snohomish County through 2044. The City's Comprehensive Plan aligns with the Countywide Planning Policies, which are incorporated by reference.

6. Snohomish County Tomorrow is a "cooperative and collaborative public inter-jurisdictional forum consisting of representatives from" Snohomish County, nineteen of its cities, and the Tulalip Tribes". SCT's goal is for Snohomish County, the cities, and tribes in the County "to partner and work together for the betterment of all citizens in Snohomish County and the region. SCT's primary function is to oversee the Countywide Planning Policies (CPP) which are written policies used solely for the purpose of establishing a countywide framework which the county and cities' comprehensive plans are developed." Source: Snohomish County Tomorrow | Snohomish County, WA - Official Website (snohomishcountywa.gov)

Plan Organization

The City's Comprehensive Plan is grouped thematically in three sections as follows:

OUR COMMUNITY

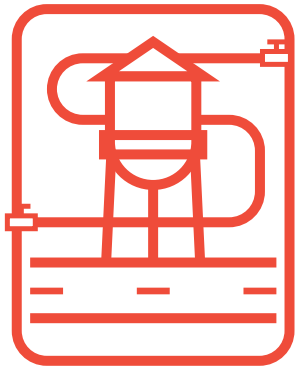


Our Community covers the Land Use, Housing, Economic Development, and Public Services Elements

OUR ENVIRONMENT

Our Environment covers the Parks and Environmental Elements.

OUR INFRASTRUCTURE



Our Infrastructure covers the Transportation and Utilities Elements, and the Capital Facilities Plan.

Each chapter or 'element' begins with an introduction and an infographic outlining key takeaways of the element. The body of the element provides a discussion of key issues pertaining to each topic together with supporting figures (i.e. maps, graphs, etc.). The element concludes with goals and policies relevant to each topic.

Implementation

The Growth Management Act "places a strong emphasis" on plan implementation. Achieving the Plan's goals and policies requires implementing measures including development regulations, master plans, standards, and other programs.[7] The City's development regulations and capital budget decisions must align with its comprehensive plan (RCW 36.70A.120). In 2022, RCW 36.70A.130 was amended to require that larger cities, such as Marysville, submit progress reports every five years showing the progress that has been made implementing their plans.

HOW ARE GOALS, POLICIES, AND INITIATIVES ORGANIZED?

The goals, policies, and initiative (goals and policies) can be found in one of three formats depending on the element. These formats are:

- **Multiple goals with corresponding policies and initiatives per goal;**
- **A singular overarching goal with associated policies; and**
- **No goal but multiple focus areas with corresponding policies.**

All goals, policies, and initiatives follow a consistent numbering format as shown below.

This prefix indicates the element and goal number. **PS 1** **Goal text is largest.**

This prefix indicates the element, associated goal number, and policy number. **PS 1.1** Policy text follows the goal.

This prefix indicates the element, associated goal number, and associated policy number, and initiative number. **PS 1.1.1** Initiatives are nested under policies when present.

7. MRSC - Comprehensive Planning

PUBLIC PARTICIPATION

Public participation is an essential aspect in the preparation of the Comprehensive Plan. The GMA requires that jurisdictions "establish and broadly disseminate…a public participation program identifying procedures providing for early and continuing public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans" (see RCW 36.70A.140). With Comprehensive Plan and development regulation updates, the City of Marysville abides by the public participation notice provisions set forth in RCW 36.70A.035.

The 2024 Comprehensive Plan update largely relies on the policy direction, framework, and land use pattern established with the 2005 Comprehensive Plan, which included an extensive visioning and public participation process.[8] The 2024 update endeavors to more concisely present the Plan, while also addressing various new and emerging issues in Washington state, the PSRC region, Snohomish County, and locally. The overall policy direction set forth in the Future Vision section at the end of this chapter were reaffirmed by the Mayor's Growth Management Task Force in the spring of 2020, a public survey in the spring of 2022, and discussion with the Marysville Planning Commission.

For the 2024 Comprehensive Plan update, the City Council adopted a Public Participation Plan via Resolution 2520, which outlined how the City would engage the community throughout the update process. Throughout the update, an annual work plan was posted on the 2024 Comprehensive Plan Update webpage to ensure that the public was apprised of upcoming meetings and events as well as opportunities to comment on draft work product. Outreach during the update is captured in the infographic on this page. The Comprehensive Plan update culminated in a Public Hearing before the Planning Commission on November 12, 2024 and adoption by City Council on December 9, 2024 via Ordinance ----.

8. As detailed in Section III Public Participation of the 2015 Comprehensive Plan.

HISTORY AND VISION

NATIVE AMERICAN ORIGINS

For centuries, Native Americans occupied the lands surrounding the Salish Sea.[9] The Native Americans "sustained a flourishing economy...rooted in fish harvest, shellfish harvests, hunting, gathering, and trading of resources within the Salish Sea" region.[10] The first encounter in the vicinity between Europeans and Native Americans occurred in 1792 during Captain George Vancouver's exploration of Puget Sound. An influx of Europeans into the region began a half-century later, with a sawmill at Tulalip being the first European settlement in Snohomish County. In 1855, the Treaty of Point Elliott was signed resulting in the "ceding of millions of acres of land in western Washington," by Native American tribes in exchange for "promises of governmental protection, goods, and services", and "reserving certain fundamental rights and four reservations" – one of which became the Tulalip Reservation.

The Tulalip Reservation area was the focal point of activity in the area for another 20 years. During this time, a mission, church, and school for Native Americans were established at Tulalip. Located at several points along the coast, including the mouth of Quil Ceda Creek, Priest's Point, and Mission Bay, the mission grew to be quite extensive. From 1857 to 1932, Tulalip children attended the Tulalip Boarding School on the Tulalip Reservation, which removed children from their families and culture for most of the year resulting in permanent impacts to their community.[11]

Tulalip Chief William Shelton carving a totem pole in 1910. Photo Credit: University of Washington Special Collections (NA859).

Tulalip children attended the Tulalip Boarding School from 1857 to 1932, which resulted in lasting impacts to the community. Photo Credit: Hibulb Cultural Center.

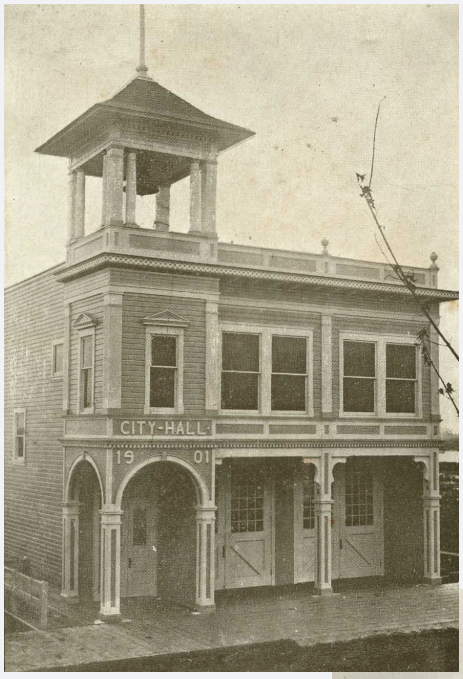
9. The Salish Sea is a marginal sea of the Pacific Ocean that is located in Washington state and British Columbia, and includes the Puget Sound and other waterways.
10. Credit: 2009 Tulalip Tribes Comprehensive Plan.
11. Credit: The Tulalip Tribes|| WhoWeAre – History (tulaliptribes-nsn.gov)

FOUNDING FATHER

In 1872, James Comeford accepted a government appointment to work at the Tulalip trading post. During the 1870s, various logging operations and camps were located along the mouth of the Snohomish River. In 1874, Comeford purchased 1,280 acres of land east of the trading post from four men for $450. By 1878, Comeford had built a store on Front (now First) Street and a school district was established to cover the area from Sunnyside to Florence. In 1879, the Comefords set up a post office named Marysville which, like the town, was likely named after his wife Maria.

During the late 1870s through the early 1890s, many settlements were established in the greater Marysville area: Kellogg Marsh, Getchell Hill, Sunnyside, Shoultes, Sisco, and Edgecomb. In 1887, Marysville established a school district, and in 1888, the City's first school, the Lyceum, was built on Front [First] Street between Beach and Cedar. Notably Maria Comeford was Marysville's first teacher.

The 1880s were a relatively quiet time in Marysville. In the early 1880s, the City was only three blocks with skid roads running to the slough. In 1885, James Comeford sold his store and began to plat the town, beginning with nine blocks east of the reservation to Liberty Street, which was followed by platting of adjacent areas. In the late 1880s, the first Marysville sawmill opened. Despite these efforts, in 1889 the town only had a few residents, two general stores, an empty hotel, and 20 houses.



Marysville's first City Hall, a wood structure, was constructed on Front Street in 1901. Photo Credit; Marysville Historical Society.

In the 1890s, Marysville had limited residents and structures as shown in this view of the town looking west from Front and Cedar.

RAILROAD BOOM

A boom hit the region in 1889 with the construction of the railroads; however, the railroad did not come through Marysville until 1892. The combination of railroad and timber increased the region's vigor. Within one year, Marysville had two hotels, 14 businesses, 47 houses, 200 people, and Sunset Telephone and Telegraph opened its Snohomish exchange. By 1891, the town was incorporated as a fourth-class city with 350 inhabitants, a mayor, City Council, treasurer, and clerk; its first City Hall on Front Street; and the second bank in Snohomish County opened at First and Beach. In February 1892, the Marysville Globe newspaper began after the City's original newspaper, The Leader, went out of business.

A man stands beside a flatbed railroad car, labeled with Marysville and Northern, bearing an enormous Douglas fir tree. Photo credit: Washington State Historical Society.

The Great Northern Railroad depot at Marysville, circa 1913. Photo credit: University of Washington Libraries, Special Collections.

STOCK MARKET PANIC

Although the stock market Panic of 1893 slowed the growth of many communities, it minimally impacted Marysville. In 1894, the City's second school opened with 159 students. Tugboats and stern-wheelers plied the river and sound, and mills were being constructed along Allen Creek. When the Great Northern Railroad tracks opened in 1895, they became the only direct connection to Everett. Throughout the 1890s, steamers connected Everett and Marysville, but the only land route was via Sunnyside Road and Cavelero's Corner.

The City's wharf on Ebey Slough at the end of Beach Avenue in the 1890s. Photo Credit: Marysville Historical Society.

A NEW CENTURY AND ANOTHER BOOM

With the new century, Marysville experienced more growth. By 1904, the town had expanded north and east to 8th Street and Allen Creek respectively, and by 1905 the population was 1,250, more than tripling since incorporation 14 years earlier. The town had 450 students, four churches, a public electric light system, six miles of graded streets, two logging camps, six shingle mills, three sawmills, and mail delivered by horse and buggy. The entire Northwest experienced a phenomenal boom after the 1906 San Francisco earthquake as mills furnished the timber for rebuilding. In 1907, the first high school was built on 10th Street between Beach and Cedar. First Street was paved in 1914, and in 1916, the first Highway 99 was created from the existing Sunnyside Boulevard route by paving it from Everett to Marysville via Cavelero's Corner.

Following the 1923 Japan earthquake, the Northwest experienced another boom sparked again by the demand for building materials. Then in 1926 the second Highway 99 was constructed across the flats to Everett. The new roadway reoriented the town toward it, with many businesses and public structures relocating along State Avenue, which shifted the center of town to Third Street and State Avenue.

A Labor Day celebration on Front (First) Street in 1912. Photo credit: Marysville Historical Society.

DEPRESSION ERA AND WORLD WAR II

The Stock Market Crash of 1929 and Great Depression did not affect Marysville significantly. As a farming community, the area was self-sufficient; Marysville's agricultural products consisted primarily of berry crops, dairy, poultry, and oats. During the 1930s, the town welcomed bigger businesses and more residents. In 1932, Marysville held its first Strawberry Festival, which has since been an annual affair except for three years during World War II.

During World War II, the main activity in the immediate Marysville area was the ammunitions storage depot on the Tulalip Reservation. After the war, this site would become a Boeing test site. A new kind of manufacturing, aerospace parts, would join traditional industries as part of the Marysville economy.

A Marysville streetscape from the 1920s. Photo credit: Marysville Historical Society.

During the 1930s, the town welcomed bigger businesses. Photo credit: Marysville Historical Society.

POST-WAR CHANGES

Most of the post-war changes that occurred contributed to the City's current form. In 1951, Marysville constructed a new brick city hall, which replaced the original wooden structure built in 1901. In the mid-1960s, the Marysville portion of the third Highway 99 (now Interstate 5) was completed, which introduced a new orientation to the City replacing State Avenue as the primary regional thoroughfare. Following the construction of Interstate 5, State Avenue's role changed as highway-oriented businesses moved to Fourth Street. The first annexation in City history took place in 1952. By 1954, the population of Marysville was approximately 2,500, having doubled its size over 50 years.

A new City Hall was constructed in Marysville in 1951, which replaced the original 1901 structure. Photo Credit: Marysville Historical Society.

LAND USE PLANNING BEGINS

Comprehensive land use planning began in the Marysville area in 1956 when the Snohomish County Council adopted its first plan. This plan consisted of a land use map showing a range of residential, commercial, and industrial uses; however, it lacked explanatory text to guide implementation. The City's first plan was adopted in 1968 and amended in 1978 and included explanatory text to guide implementation.

In March 1982, the County Council adopted the revised County Sub-Area Plan for Marysville, to pursue growth management. The County's plan was also intended to complement the City's 1978 plan and supported strengthening the vitality of Marysville's business areas by prohibiting retail or service businesses from locating outside of the urban core (i.e. along State Avenue). In 1995, five years after the adoption of the Growth Management Act (GMA), the County established Marysville's first Urban Growth Area, which was followed by the City's first Comprehensive Plan in 1996.[12]

Kuhnle's Tavern, Hilton Drugs, Marysville Café and other businesses along State Avenue in the 1970s. Photo Credit: J. Boyd Ellis Post Card Co. courtesy of the Washington State Historical Society.

GROWING PAINS

In the late 1980s, many significant projects were built, most notably the Downtown shopping mall. While the mall replaced many rundown buildings, it also turned its back on the waterfront. Another significant shopping center was built at State Avenue and 100th Street, serving the residential neighborhoods that began in the vicinity in the 1950s. The major connection and widening of Fourth Street/64th Street NE (SR528) also took place, connecting Downtown and Interstate 5 to Highway 9.

During the 1980s and early 2000s, Marysville's population grew substantially placing significant growth pressures on the City. Much of the growth was residential resulting in an imbalance between residential and commercial, which renewed the City's interest in economic development. Many housing developments lacked individuality and quality design, while the commercial buildings along State Avenue aged. There was a sentiment that the community was losing its small town feel and charm, while not yet achieving the urban amenities and presence of larger cities.

12. In 1997, Arlington and Marysville settled a long-standing dispute over urban growth boundaries, setting the north and south boundaries respectively of Marysville and Arlington in the Smokey Point area.

MARYSVILLE TODAY

The City continued to grow substantially from the 2000s to the present, due both to regional growth trends and proactive annexation of unincorporated lands by the City. The era of proactive annexation culminated in the Central Marysville Annexation, which took effect on December 30, 2009, and resulted in a 20,000-citizen population increase and over 99 percent of the City's UGA being annexed. Residential growth intensified particularly in the Lakewood and East Sunnyside-Whiskey Ridge Neighborhoods. During this time, the City also proactively planned and pursued infrastructure investments, resulting in the adoption of several master plans to guide development and significant infrastructure projects, including new roads, regional stormwater facilities, and interchange projects. Two crowning achievements of this era are the Cascade Industrial Center being designated as a Manufacturing Industrial Center by the Puget Sound Regional Council and the construction of the Civic Center within Downtown, which brought to fruition long-standing goals of the City.[13] Over the next 20 years and beyond, the City will continue to proactively plan for and pursue investments that preserve the character of the community, while enhancing economic opportunities and the quality of life for all community members.

Soli Organic, a state-of-the-art indoor culinary herb production facility, is among one of several manufacturing businesses being developed in the CIC.

13. The Cascade Industrial Center (CIC) regional centers designation resulted from the partnership of the cities of Arlington and Marysville, and the CIC includes land from both cities.

FUTURE VISION

This Comprehensive Plan establishes the framework and regulatory guidance in our land use planning to meet community mandates. Six community priorities were established in 2005 and have been reaffirmed by the community with the 2024 update. These priorities are shown in the infographic in the order of importance expressed by the public in a community survey in the spring of 2022.

The City is actively implementing its strategic plan with respect to each of these priorities. Citizens, business leaders, and appointed and elected officials have committed their time and efforts to taking steps to create a better Marysville. This Plan will help realize that vision in terms of shaping, guiding and regulating future development in Marysville.

As we envision the future Marysville, we have chosen to use historical neighborhood areas as the basis for future land use planning. These neighborhoods, which center around historic community services (often commercial uses and schools), are the foundation of plans for strengthening neighborhood connections. It is our intent in pursuing this Plan to advance stronger community participation, leadership, and an active, caring and involved citizenry.

The Marysville Civic Center, pictured here during construction, brings to fruition one of the City's long-standing goals. Photo Credit: Mark J. Photography.

- Enhance the Community Image and Identity
- Improve Transportation and Infrastructure
- Improve Government and the Regulatory Environment
- Enhance Employment and Housing Opportunities through Workforce Education and Training
- Improve Existing Business Opportunities and Expand and Diversify the Economic Base through Business Attraction and Retention Efforts
- Support Recreation and Tourism Advantages

OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY • OUR COMMUNITY •
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Chapter 2
LAND USE

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Land Use Snapshot

Adequate Land to Accommodate Growth

Over the past twenty years, the City of Marysville has grown tremendously in all sectors - commercial, industrial, and residential. The Land Use Element and companion land use regulations largely shape the City's pattern of growth, quality of development, and desired character by determining what may be built and where. The overarching goal of the Land Use Element is to ensure an adequate supply of commercial, industrial, institutional, and residential land to accommodate future growth, while simultaneously ensuring there are sufficient facilities, services, and environmental protections to support this growth and a good quality of life.

The UGA, Annexation, and Areas of Future Influence

In Washington State, the Urban Growth Area (UGA) determines where urban growth can occur. A City's UGA must have capacity for commercial, industrial, and residential growth for a 20-year planning period. Cities are ultimately expected to annex their UGAs. Marysville has proactively pursued annexation. Consequently, over 99 percent of the City's UGA has been annexed. Before future UGA expansions, the City must pursue planning efforts to increase density within the current UGA. While the City has adequate capacity in the UGA for its 2044 growth targets, Areas of Future Influence have been mapped to identify where expansion could occur.

Land Use Inventory

The City's land use inventory evaluates the City's total and developable acres by land use designation/zoning to determine whether there is adequate land capacity to accommodate the City's growth targets. The land capacity estimates are derived from Snohomish County's 2021 Buildable Lands Report. Of the City's 11,663 acres, 2,704 or 23.2 percent of land is still buildable. While 56 percent of land in the City is designated for single family, only 39 percent of buildable land has a single family designation. Industrial, commercial, multi-family, institutional/recreation, and open designations account for 44 percent of land in the city.

2044 Growth Targets and Capacity

The Growth Management Act requires jurisdictions to plan for growth over a 20-year time span using the Office of Financial Management's population forecasts. Snohomish County's Countywide Planning Policies provide direction on how to allocate the State's growth to the cities. Of Snohomish County's growth, the City is anticipated to receive 9.4 percent of population, 8.5 percent of housing, and 10.3 percent of job growth over the next 20 years. This growth forecast predicts that the City will have 99,822 residents, 39,976 housing units, and 33,683 jobs by 2044.

Land Use Designations

The City's Future Land Use or Comprehensive Plan Map sets forth the City's vision for where land uses should occur. Land use designations within the City generally fall into four broad categories: commercial, industrial, residential, and institutional/recreation/open. There are several different land use designations under these broad categories that guide where specific uses are permitted, their scale or intensity, and, for residential uses, allowed densities. Most land use designations and zones apply City-wide; however, the Downtown Master Plan Area and portions of the East Sunnyside – Whiskey Ridge Master Plan Area contain unique designations.

Neighborhoods, Master Plan Areas, and Center

The vision, character, and development pattern of the City is further shaped by its 11 designated Neighborhoods, five Master Plan Areas, and one regional Center. Within certain Neighborhoods, Master Plans or Subarea Plans provide further vision and standards to direct growth. The Cascade Industrial Center (CIC), which comprises nearly all of the Smokey Point Neighborhood, was designated as a regional center by the Puget Sound Regional Council (PSRC).

Section 2.1

INTRODUCTION

Over the past twenty years, the City of Marysville has experienced tremendous growth in all sectors – commercial, industrial and residential. This growth has been propelled by the overall growth in the Puget Sound region as well as the City's proximity to regional arterials and abundant greenfields. The Land Use Element and companion land use regulations largely shape the City's pattern of growth, quality of development, and desired character by determining what may be built and where.

A significant amount of the land in the Cascade Industrial Center either has a land use entitlement or is under development.

The Land Use Element is the basis for balancing all other elements of the Comprehensive Plan. Our desired land use pattern drives future transportation, utility, capital facility and service decisions and needs. Conversely, available infrastructure and services influence our land use decisions. The Land Use Element provides an inventory of existing population, housing, and employment capacity, together with an analysis comparing the capacity to 2044 forecasts. It includes a discussion of land use districts and densities, a strategic plan for realizing the City's vision for growth, and goals and policies to guide us. It also incorporates neighborhood planning as the mechanism for balancing and allocating land uses and densities. This is based on the belief that a thriving community is comprised of healthy neighborhoods.

The overarching goal of the Land Use Element is to ensure an adequate supply of commercial, industrial, institutional, and residential land to accommodate the City's future growth, while simultaneously ensuring there are sufficient facilities, services, and environmental protections to support this growth and a good quality of life.

The Growth Management Act (GMA) indicates that the "land use assumptions in the Land Use Element form the basis for all growth-related planning functions in the Comprehensive Plan, including transportation, housing, and capital facilities" (WAC 365-196-405).

The Land Use Element includes:

- Designation of the proposed general distribution and general location and extent of the uses of land, where appropriate, for agricultural, timber, and mineral production, for housing, commerce, industry, recreation, open spaces, public utilities, public facilities, general aviation airports, military bases, rural uses, and other land uses;
- Population densities, building intensities, and estimates of future population growth;
- Consideration of urban planning approaches to promote physical activity;
- Provisions for protection of the quality and quantity of ground water used for public water supplies; and
- A review of drainage, flooding, and stormwater runoff and guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.[14]

14. Ground water quality and quantity, and drainage, flooding, and stormwater runoff, are addressed in the Environmental Element (page 201), Public and Human Services Element (page 147), Capital Facilities Element (page 287), the 2017 Water System Plan (currently being updated), the 2016 Surface Water Comprehensive Plan, the Stormwater Management Program Plan, and the Marysville Watershed Planning Basin Assessment and Prioritization. Standards to ensure that water and stormwater are adequately protected and impacts mitigated for are implemented through MMC Title 14, Water and Sewers and the City's National Pollutant Discharge Elimination System (NPDES) Permit.

Voices from the Community

The top five reasons that residents call Marysville 'home' are: housing affordability (64%), the small-town character, lifestyle, or scenic beauty of the area (45.8%), proximity to family or friends (45.3%), a short commute to job opportunities (25.9%), and the safety of the community (23.9%).

Frequent desires expressed by the community include:

- **A walkable Downtown with restaurants and open spaces where people can gather.**
- **Improved traffic flow through the City.**
- **Safety, security, and addressing homelessness.**
- **Improved schools.**

The community's greatest concerns regarding increased residential density are: traffic (76.5%), demands on the school systems (41.9%), environmental impacts (40%), and change or loss of character (28.3%).

When asked what measures the City can take to make growth more welcome by residents, over 50% of survey takers indicated that more amenities should be provided to serve development (e.g. recreational opportunities, better bus service, etc.). Greater pedestrian connectivity to destinations (42.5%), improved transitions between new and existing development (e.g. reducing the height of apartments next to single family residences) (41.6%), and improved architectural design (24%) were also identified as ways to make growth more welcome.

The community ranked the following overarching priorities of the Comprehensive Plan in the following order of importance: 1) Improving transportation and infrastructure 2) Enhancing the community image and identity 3) Improving existing business opportunities, and expanding and diversifying the economy 4) Supporting recreation and tourism 5) Enhancing employment and housing opportunities through workforce education and training 6) Improving government and the regulatory environment.

Section 2.2

URBAN GROWTH AREAS, ANNEXATION AND AREAS OF FUTURE INFLUENCE

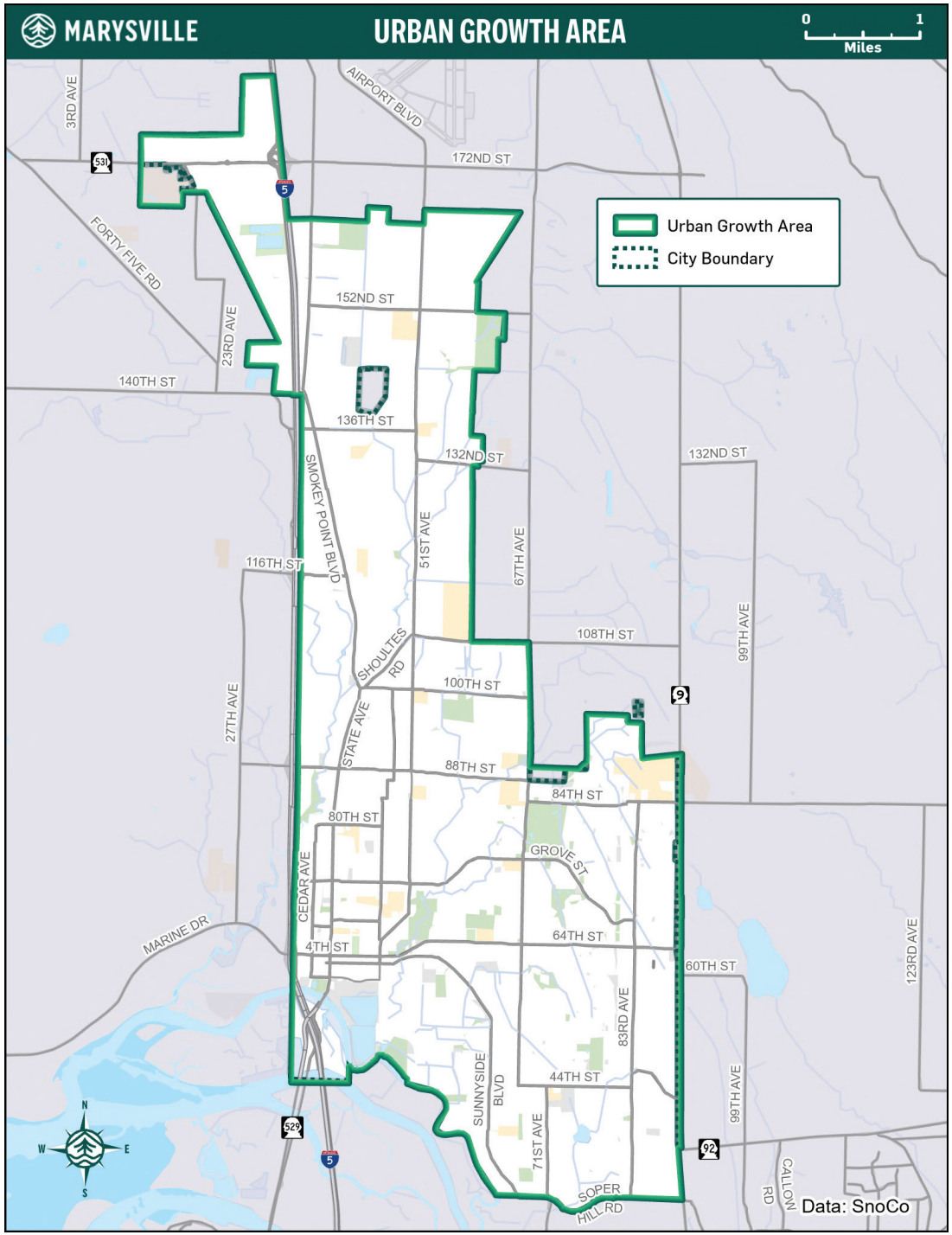
Urban Growth Areas

Washington State's Growth Management Act (GMA) requires the designation of Urban Growth Areas (UGAs) where urban growth, which is characterized by compact, intensive land use, can occur (the UGA is depicted in Figure 2.1). The land within the UGA must be capable of accommodating the City's anticipated commercial, industrial and residential growth for a 20-year period. Annexation of land and/or provision of urban services requires that the land is in the UGA.[15] UGAs are re-evaluated at least every five years to determine whether or not the UGA is capable of meeting Snohomish County's 20-year population and employment projections.

Snohomish County must collaborate with cities in determining UGAs and is responsible for approving the UGA for each City.[16] Land outside the UGA is designated for rural or natural resource use (i.e. agricultural, mineral or forest) to ensure their protection, less dense residential and commercial uses, and critical areas.[17] Land within the un-annexed UGA and other unincorporated areas falls under the jurisdiction of Snohomish County. However, land immediately adjoining the City's UGA is included in this Plan to consider the impacts of urban growth on adjoining rural land uses and to coordinate for effective short and long-term transition of land into the UGA.

15. In Marysville's UGA, the City is the water and sewer provider in both incorporated and unincorporated areas. While the majority of the City's UGA has been annexed, being the major provider of these services has provided, and will continue to provide, the City with extraordinary influence on the appropriateness, timing and phasing of urban expansion.
16. Future urban growth is to be located first in areas already characterized by urban development where existing public facility and service capacity is available, and second in areas where public or private facilities or services are planned or could be provided in an efficient manner.
17. Critical areas include wetlands, areas with a critical recharging effect on aquifers or groundwater used for potable water, fish and wildlife habitat conservation areas, and frequently flooded areas. These areas can be in or outside the UGA, but their location, significance, and size are considered in establishing the UGA.

Figure 2.1



Annexation

Cities are ultimately expected to annex areas within their respective UGAs and, therefore, must plan for effective service delivery for transitioning these areas into the city limits. Marysville has actively sought annexation of its UGA, negotiated interlocal agreements with Snohomish County for annexation of and urban development within its UGA, and adopted policies to encourage transition of unincorporated areas into the City limits. These policies and agreements ensure a smooth transition from County to City jurisdiction when annexation occurs and have helped facilitate annexation of virtually all of the City's UGA.[18]

This Comprehensive Plan establishes policies and conditions to address public services, infrastructure and utility extension and compatibility issues within Marysville's UGA and potential future annexation areas. These policies are intended to provide the City with guidance when undertaking decisions about future annexation. They encourage the City to carefully identify, evaluate and conduct annexations that will enhance the quality of life, improve the efficiency of services, protect the environment, and promote land use goals.

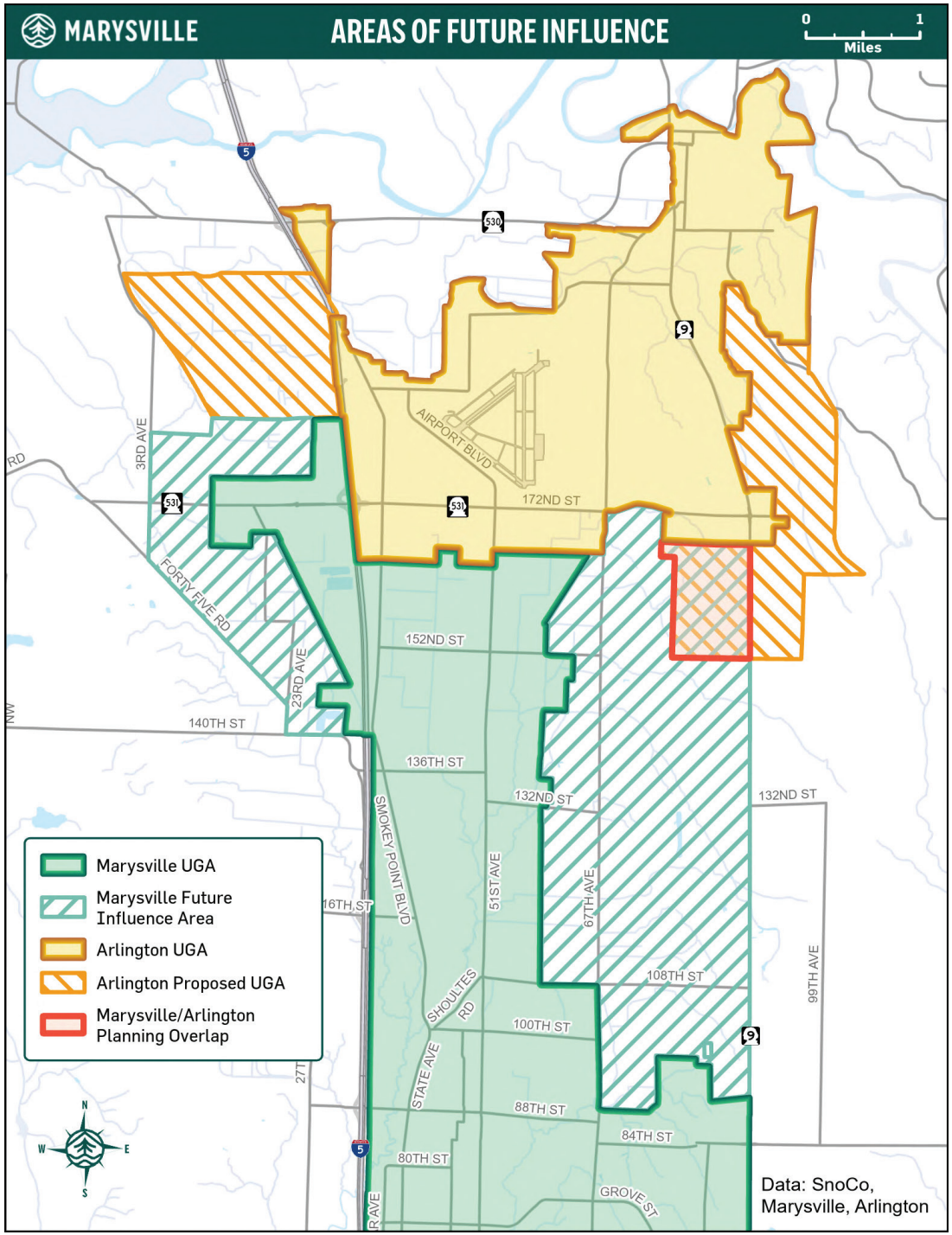
Areas of Future Influence

Washington State's GMA and Puget Sound Regional Council (PSRC) require planning efforts that increase density within UGAs, and consideration of reasonable measures (see Appendix 1), prior to pursuing UGA expansions.[19] While the City anticipates meeting the 2044 population, housing and employment targets allocated by Snohomish County within its current UGA, it is anticipated that over time future UGA expansions will be needed. Figure 2.2 depicts Areas of Future Influence that are likely future expansion areas. One area to the east of the City is designated as a potential expansion area in the Comprehensive Plans of both Marysville and Arlington, which will require ongoing coordination with Arlington and Snohomish County to finalize where each jurisdiction may expand in the future.

18. With Snohomish County's 2024 Comprehensive Plan update, a docket request was filed by NorthPoint Development for an expansion of the City of Marysville's UGA by 183 acres. The proposed UGA expansion area is located at the northeast corner of the intersection of 152nd Street NE and 67th Avenue NE. If adopted, this UGA expansion would redesignate this land from a rural designation to industrial. In March 2024, the Snohomish County Planning Commission recommended approval of the docket request; however, the docket request was not included in the Executive Recommendation provided to the Snohomish County Council. The docket request is still pending as of this writing.

19. Reasonable measures are strategies that jurisdictions can implement to meet growth management goals without expanding Urban Growth Areas(UGAs).

Figure 2.2



Section 2.3

LAND USE INVENTORY

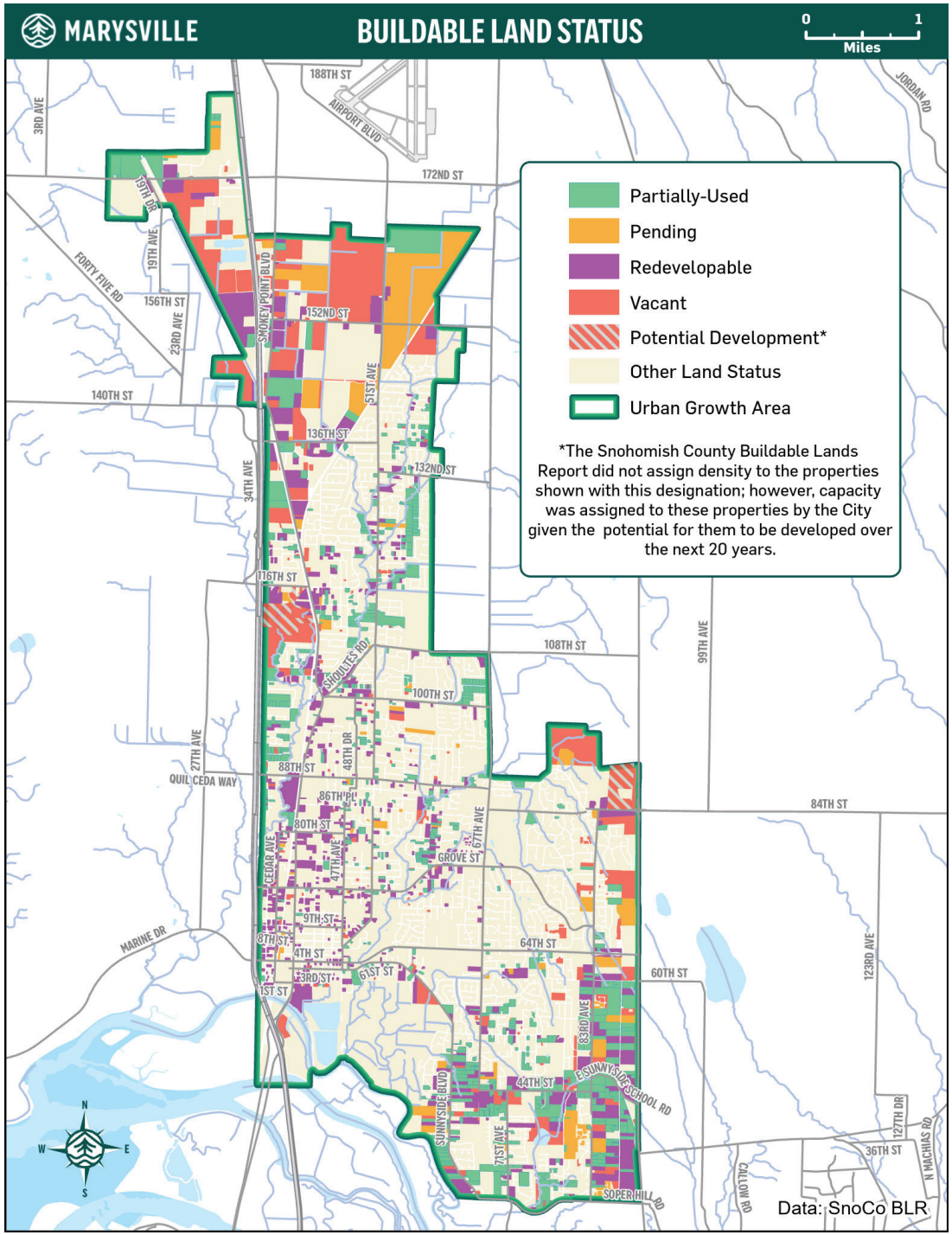
The Land Use Inventory evaluates the City's total and developable acres by land use designation/zoning in order to determine whether there is adequate land capacity to accommodate the City's population, housing, and employment growth targets. The land capacity estimates found in this section are derived from the Snohomish County 2021 Buildable Lands Report (BLR) and companion Geographic Information Systems (GIS) files, along with subsequent analysis by the City's Planning and GIS Divisions.

Developable Land Analysis

Snohomish County's 2021 BLR analyzes lands within the County and each City to determine which lands have future development potential. The land capacity analysis starts with a GIS evaluation of all lands within the City based on an April 2019 extract of Assessor's parcel records. Parcels are classified into those with and without additional development potential.[20] Those with additional development potential are placed into the categories depicted in Figure 2.3 and described below:

- Vacant are parcels without structures;
- Partially-used are parcels that have existing structures on part of the site but have further development potential without demolishing structures;
- Redevelopable are parcels with existing structures that are candidates for demolition and redevelopment with new, more intensive uses; and
- Pending are parcels with pending applications for new development.

Figure 2.3



20. The following parcels are classified as not having additional development potential: stable developed uses which are classified as constant, and land contemplated for public/institutional uses(e.g. schools, churches, municipal uses, etc.).

Properties with existing structures, on or before April 1, 2019, were deemed developed and population and employment were allocated to them. Properties where projects are proposed, built or occupied after April 1, 2019 were allocated future capacity. Land on developable parcels that are not buildable were removed from the buildable lands inventory.[21]

An analysis of actual past residential, commercial, and industrial development by City land use designation was conducted to approximate development densities (i.e. housing units or jobs per buildable acre) as detailed in Appendix 2. These development densities were applied to buildable parcels in order to estimate additional housing unit and employment capacity. The capacity estimates were then adjusted to reflect development uncertainties.[22] The parcel level capacity estimates were then aggregated and applied to each respective City, UGA and Municipal UGA within Snohomish County.

Land Use Inventory

The City of Marysville includes 11,663 acres of which 2,704 acres, or about 23.2 percent of land, is buildable as shown in Figure 2.4 below.[23] Fifty-six (56) percent of land within the City is designated as single family; however, this designation accounts for only 39 percent of the buildable land as depicted in Figure 2.5 and Figure 2.6. Industrial, commercial, multi-family, and institutional/ recreation and open space land account for the remaining 44 percent of land in the City, but 61 percent of the buildable land.

Figure 2.4

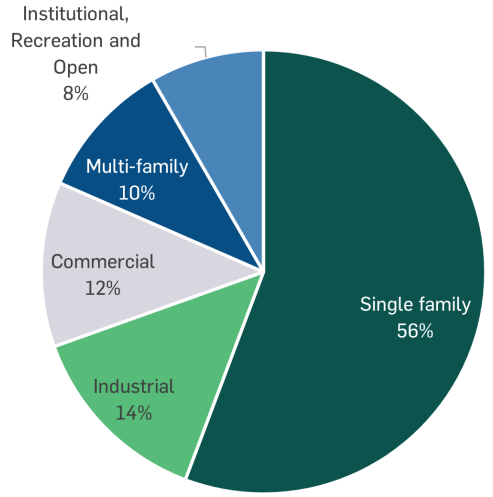
Land Use Inventory by General Land Use Category[24]

ACREAGE	Single family	Industrial	Commercial	Multi-family	Institutional, Recreation & Open
TOTAL	6,413	1,591	1,382	1,165	958
BUILDABLE	1,047	649	615	348	41

Source: 2021 Buildable Lands Reports and City of Marysville Land Capacity Analysis

Figure 2.5

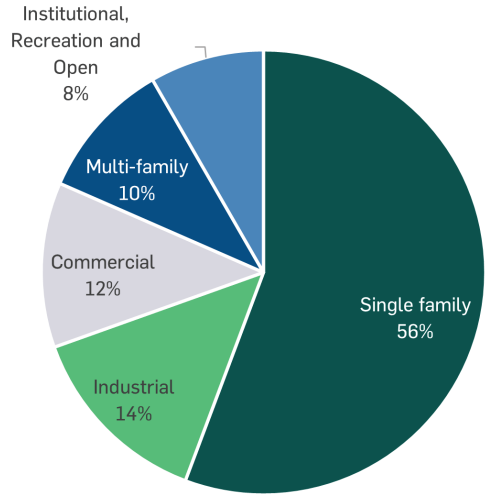
Total Acreage by General Land Use Designation



Source: 2021 Buildable Lands Reports and City of Marysville Capacity Analysis

Figure 2.6

Buildable Acreage by General Land Use Designation



Source: 2021 Buildable Lands Reports and City of Marysville Capacity Analysis

21. Unbuildable lands include critical areas and buffers(i.e. steep slopes, wetlands, streams, lakes, and floodplains); major utility easements; future arterial rights-of-way; and land needed for other capital facilities(i.e. schools, parks, water/sewer/storm, etc.).

22. Development uncertainties include: the ability to obtain capital facilities and services(e.g. water and sewer)to support urban development, and market availability(i.e. property that is withheld from development)over the next 20 years. Due to the rapid pace of development in various neighborhoods throughout the City, particularly the East Sunnyside-Whiskey Ridge, Smokey Point, and Lakewood Neighborhoods, and to ensure adequate capacity, the market availability reduction factor was removed from properties where projects were constructed, obtained land use approval, or had a formal land use application filed between April 2019 and October 2024.

23. A complete land capacity analysis and table are provided in Appendix 3 of the Land Use Element.

24. The City of Marysville has 27 different land use designations. These designations are consolidated into the five general categories shown above for ease of interpreting the data. Most land use designations fall neatly into a category with the exception of the following three which are included in the general categories above as follows: Mixed Use is with Commercial, Flex Residential is with Residential, and Light Industrial with General Commercial Overlay is with Industrial. Approximately 155 acres are unannexed and, therefore, not included in this table.

Section 2.4

2044 GROWTH TARGETS AND CAPACITY

The Growth Management Act (GMA) requires jurisdictions in Snohomish County to plan for growth over a 20-year time span using the State Office of Financial Management's (OFM) population forecasts.[25] The Countywide Planning Policies (CPPs) for Snohomish County provide direction on how to allocate the State's countywide forecast to cities, Urban Growth Areas (UGAs), and the rural/resource areas of the County utilizing the cooperative planning process of Snohomish County Tomorrow (SCT). The resulting 2044 population and employment growth targets guide local GMA comprehensive plan updates.

Snohomish County is anticipated to grow from 827,957 people in 2020 to 1,136,309 people by 2044. The City of Marysville is anticipated to receive 9.4 percent of the County's population growth, 8.5 percent of the housing unit growth, and 10.3 percent of the job growth over the next 20 years as shown in Figure 2.7 and Figure 2.8.

Figure 2.7

2044 Growth Targets and Capacity within the Marysville UGA

	EMPLOYMENT	HOUSING	POPULATION
Existing	15,310[26]	25,629	70,714
2044 Target[27]	33,683	39,976	99,822
Additional Capacity	19,380	14,928	30,444
2044 Total Capacity	34,690	40,557	101,158

Source: 2021 Buildable Lands Reports and City of Marysville Capacity Analysis

Population

The City's population leapt from 39,628 people in 2009 to 60,020 people in 2010 as a result of the Central Marysville Annexation. Since 2010, the City has had an average annual population growth rate of 1.59 percent which equates to 1,058 additional residents each year. The City's 2023 population is 73,780 and is expected to grow at a 1.44 percent average annual rate approaching 100,000 people by 2044. The City has capacity for approximately 101,000 people, so is able to accommodate an additional 30,500 residents, which exceeds the 29,108-population allocation assigned to the City by Snohomish County.

Housing

Since 2010, the City's housing stock has increased at an average annual growth rate of 1.43 percent arriving at 26,923 units by 2023. By 2044, it is projected that the City's housing stock will need to increase by 13,053 units to 39,976 total housing units to serve the projected 2044 population. This means that about 622 new housing units will need to be built each year, representing a 1.72 percent average annual growth rate. The City has capacity for approximately 40,557 housing units, so can accommodate the 14,253-unit housing allocation assigned to the City by Snohomish County.

In order to meet the City's targeted housing allocation by income band, approximately 4,760 additional rental units will be needed.[28] In addition, 881 more temporary emergency housing beds are needed. Together, 5,641 affordable rental and emergency housing units are needed. Between the commercial zones that have been assigned residential density, and the multi-family zones, there is projected capacity for approximately 8,100 multi-family units; therefore, the City has the necessary land capacity to accommodate the affordable rental and emergency housing units allocated to the City by Snohomish County.

25. Puget Sound Regional Council (PSRC) has also issued forecasts for growth.

26. Over 99 percent of the City's UGA has been annexed as a result of the Central Marysville Annexation, which took effect December 30, 2009 (Ordinance 2792). SCT growth projections through 2044 show negligible population (1 person), housing (2 units), employment (93 jobs) increases in the unannexed UGA which is generally limited to the Lakewood School District compound and a small, existing neighborhood north of Ingraham Boulevard and east of 67th Avenue NE. Therefore, population, employment, and housing figures are not shown separately for the UGA and the City. It should be noted that minor discrepancies exist between SCT figures and City figures due to detailed parcel level adjustments that were necessary to more accurately forecast growth – particularly employment in the Cascade Industrial Center (CIC).

27. The targets noted in the chart are from the Snohomish County Tomorrow (SCT) planning process and are the City's growth targets. Based on additional analysis of the City's density assumptions, there is greater population and employment capacity as noted in the chart; therefore, both the target and capacity are shown.

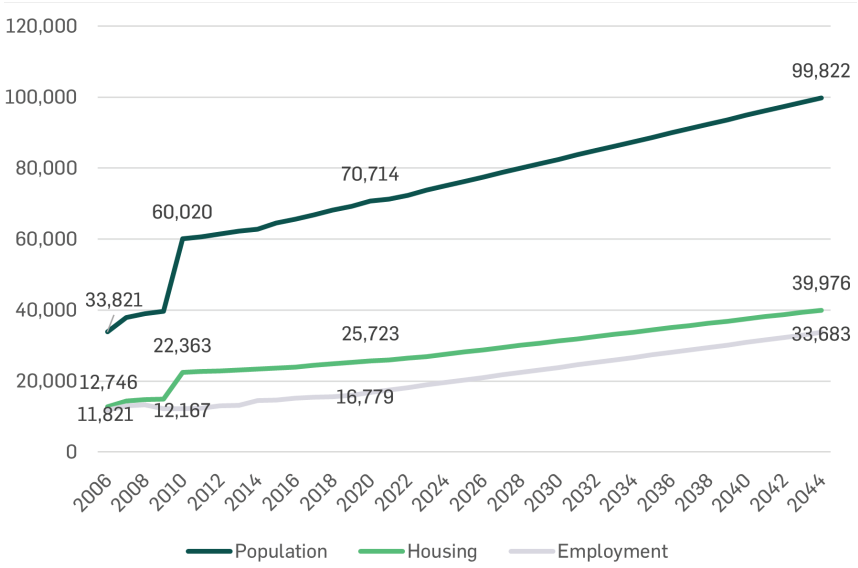
28. Housing allocation by income band or level is further discussed in the 'Housing for All Incomes' section of the Housing Element (page 103) and shown in Figure 3.22 of that chapter.

Employment

In 2006, the Marysville UGA had an estimated 11,821 jobs.[29] Between 2006 and 2020, employment within the UGA grew at an annual average rate of 2.5 percent or approximately 354 additional jobs each year. The Great Recession (2007 – 2009) resulted in job losses throughout the country; Marysville was no exception, shedding approximately 984 jobs between 2008 and 2011. Employment growth in the Marysville UGA resumed in 2012 and is anticipated to continue growing between 2020 and 2044 at an average annual growth rate of approximately 2.9 percent representing 704 additional jobs per year. Most of this growth (up to 65 percent or approximately 12,183 jobs) is anticipated to be in the Marysville portion of the Cascade Industrial Center (CIC). The Marysville UGA has capacity for approximately 34,690 jobs, so can accommodate the 33,683 jobs assigned to the UGA by Snohomish County.[30]

Figure 2.8

2044 Growth Targets and Capacity within the Marysville UGA



Source: Snohomish County Countywide Planning Policies, Appendix B

Nearly 6,000 more affordable rental housing units will be needed by 2044.

29. Since various annexations have occurred since 2006, and the Snohomish County Buildable Lands Report largely outlines employment for the overall UGA, not just the City, employment in this section is discussed in terms of the UGA. Figure 4.4, however, provides an employment target of nearly 33,000 jobs and capacity for nearly 35,000 jobs based on the annexed City.

30. The 2044 job allocation for the incorporated City is 32,926.

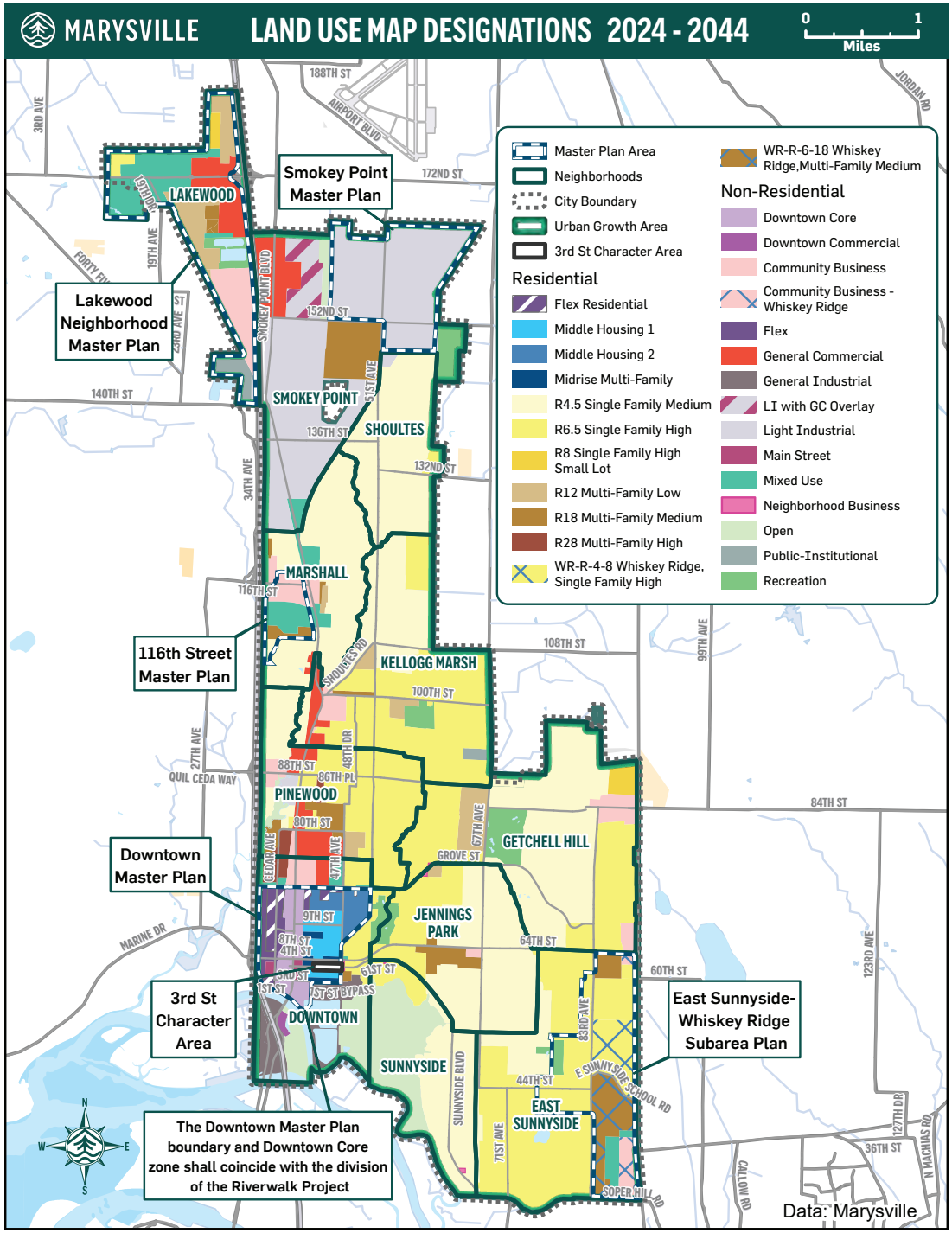
Section 2.5

LAND USE DESIGNATIONS

The City's Future Land Use or Comprehensive Plan Map sets forth the City's vision for where land uses (i.e. commercial, industrial, institutional, residential) should occur by applying land use designations for different areas of the City. The Future Land Use Map is then implemented by the City's official zoning map and land use regulations, which are regulatory tools. Due to the close relationship of these maps, zoning changes need to be consistent with the City's Future Land Use Map. The City's various land use designations are depicted in Figure 2.9. This map also shows the many Neighborhoods and Master Plan Areas within the City, which are discussed further in the 'Neighborhoods, Master Plan Area, and Centers' section.

Land use designations within the City generally fall into four broad categories: commercial, industrial, residential, and institutional/ recreation/open. The City has several different land use designations under these broad categories that guide where specific uses are permitted, what scale or intensity they can be, and, for residential uses, allowed densities. Most land use designations and zones apply throughout the City; however, the Downtown Master Plan Area and portions of the East Sunnyside – Whiskey Ridge Master Plan Area contain unique land use and zoning designations. Below is a summary of the City's general land use categories followed by descriptions of the specific land use designations, which are implemented through zones or zoning designations.[31]

Figure 2.9



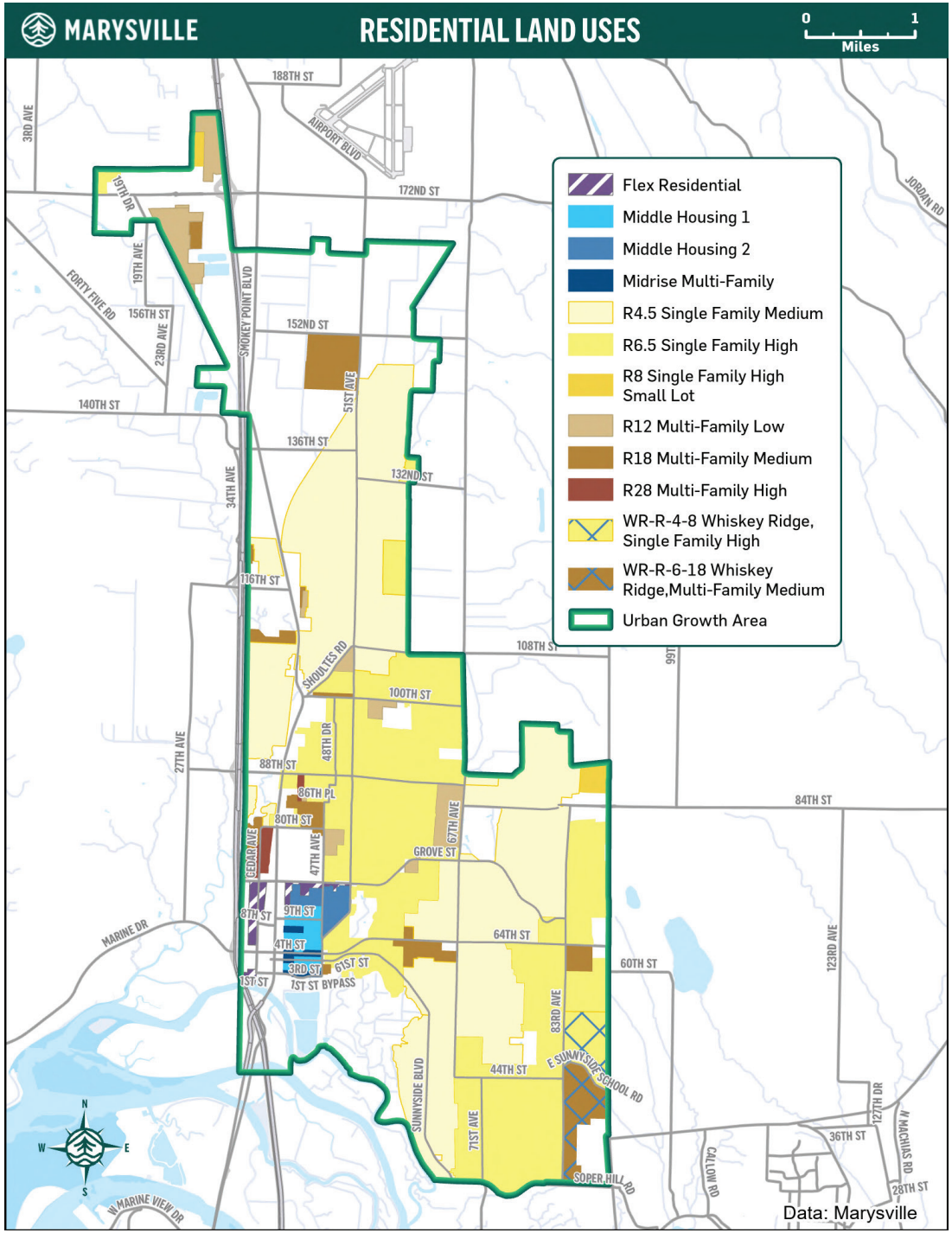
31. Residential and commercial zones unique to the East Sunnyside – Whiskey Ridge Master Plan Area (ESWR MPA) are integrated with the general land use designations since they are limited in number and other areas of the ESWR MPA use the general land use designations.

Residential

Historically, in Marysville single family and multi-family residential zones were separate land use designations. Single family zones primarily allowed for single family residences and duplexes, with uses such as townhomes restricted to Planned Residential Developments (PRDs). Multi-family residential zones were intended for more intense residential uses such as townhouses and multi-family apartments; however, less intense single family and duplex development is also allowed. A long-standing objective has been to ensure compatibility of multi-family with established or proposed single family neighborhoods while providing sufficient multi-family residences to meet increasing housing needs.

With the adoption of House Bill 1110, different types of middle housing will be allowed in single family neighborhoods. Design standards have historically been used to mitigate the impacts of multi-family on single family neighborhoods. These standards will be even more important to ensure that middle housing infill respects the character of existing single family neighborhoods and that the impacts of larger multi-family development continues to be mitigated.[32] Land with a residential land use designation is shown in Figure 2.10.

Figure 2.10



32. To ensure that the character of existing neighborhoods is respected, the same dimensional or design standards that apply for the underlying zone will be implemented except as otherwise allowed under the forthcoming Middle Housing Overlay standards.

Residential—Downtown Land Use Designations

Flex Residential

The Flex Residential zone encourages a mix of uses, including artisan, workshops, small light manufacturing, and commercial, and allows "missing middle" housing and low-rise apartments.

Middle Housing 1

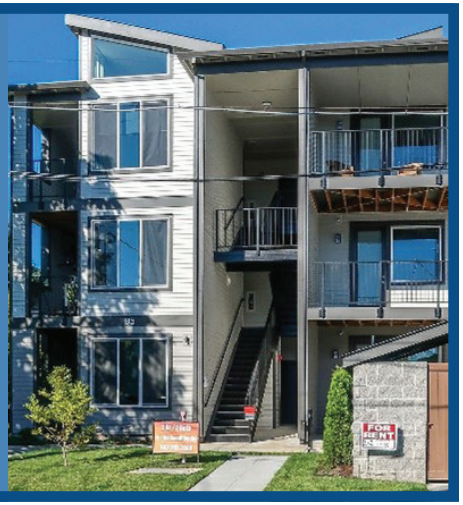
The Middle Housing 1 zone encourages small infill housing, especially "missing middle" housing. The zone protects the fine-grained, residential character of historic neighborhoods.

Midrise Multi-family

The Midrise Multi-family zone encourages dense multi-family housing. Commercial is allowed for properties abutting Third and Fourth Streets, but is limited to a ground floor element of a mixed use building for other properties within this zone.

Middle Housing 2

The Middle Housing 2 zone encourages infill housing, especially "missing middle" housing and low-rise apartments. Commercial is not allowed except as a ground floor element of a mixed use building located on an arterial street through the Conditional Use Permit process, and is limited to uses that serve the immediate needs of the neighborhood.



Residential—City-wide Land Use Designations

Medium Density Single Family, High Density Single Family, and High Density Single Family – Small Lot

The Medium Density Single Family (R-4.5), High Density Single Family (R-6.5), and High Density Single Family – Small Lot (R-8) zones encourage primarily single family residential and duplex development; however, these zones also allow townhouses and other middle housing within Planned Residential Developments, or through the Middle Housing Overlay provisions. The primary distinction among these zones is the allowed density as detailed in Appendices 2 and 4.

Residential—City-wide Land Use Designations

Low Density Multi-family, Medium Density Multi-family, and High Density Multi-family

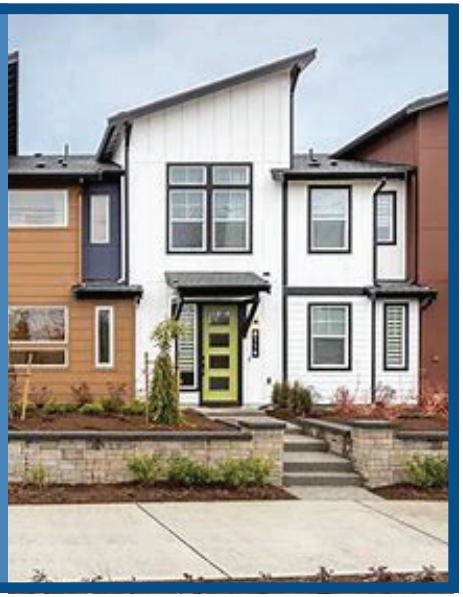
The Low Density Multi-family (R-12), Medium Density Multi-family (R-18), and High Density Multi-family (R-28) zones encourage multi-family residential, townhouses, and middle housing; however, these zones also allow single family residential and duplexes. Development may pursue middle housing through the City's standard zoning provisions or through the Middle Housing Overlay provisions. The primary distinction among these zones is the allowed density and height as detailed in Appendices 2 and 4.

Whiskey Ridge – High Density Single Family

The Whiskey Ridge, High Density Single Family (WR-R-4-8) zone encourages primarily single family residential and duplex development; however, this zone also allows for townhouses and other middle housing within Planned Residential Developments, or through the Middle Housing Overlay provisions.

Whiskey Ridge – Medium Density Multi-family

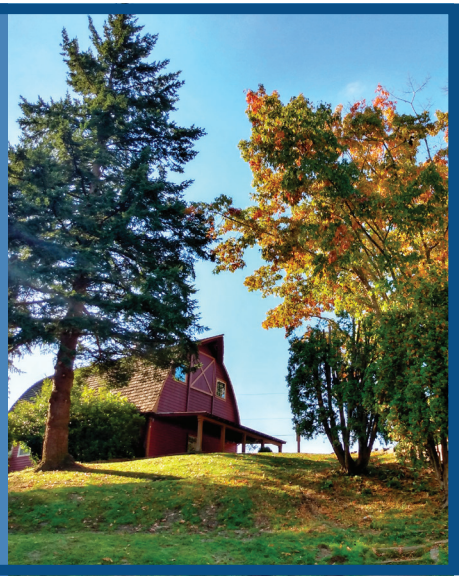
The Whiskey Ridge, Medium Density Multi-family zone encourages multi-family residential, townhouses, and middle housing; however, these zones also allow single family residential and duplexes. Development may pursue middle housing through the City's standard zoning provisions or through the Middle Housing Overlay provisions.



Small Farms Overlay

The Small Farms Overlay is an overlay for agricultural uses in residential zones.[33] The intent is to register small farms in order to confer official recognition of them, encourage their continuation (as long as desired by the property owner), and promote good neighbor relations between existing single family residences and small farms.

Photo Credit: Shane Monta.

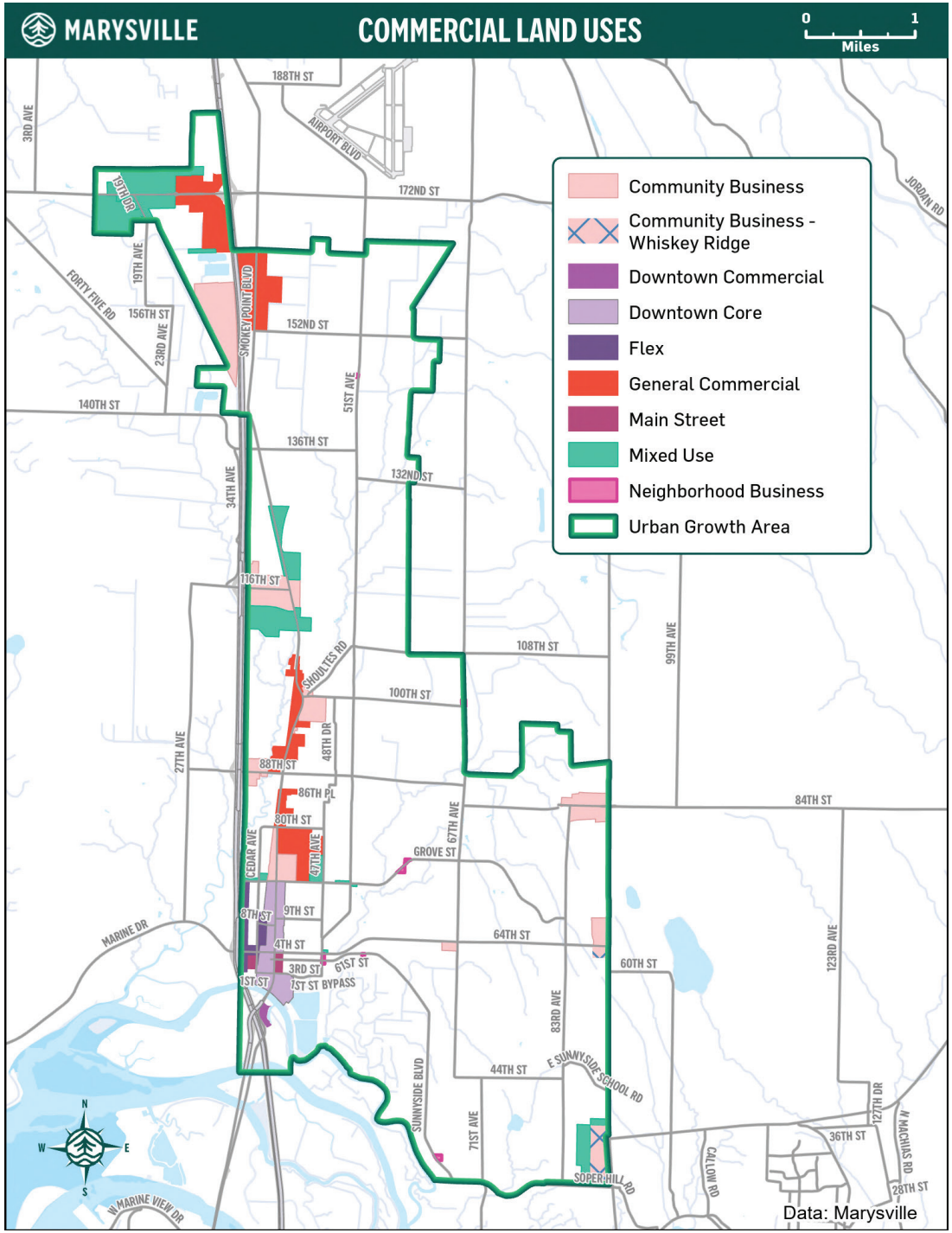


33. The Small Farm Overlay is implemented through MMC Chapter 22C.050, Small Farms Overlay Zone, which includes mitigation measures to ensure the compatibility of small farms with adjacent residential uses. New small farms must be 100,000 square feet (2.3 acres) in size; however, existing small farms may be smaller. Small farms may pursue horticulture, floriculture, animal husbandry, and similar uses.

Commercial

Marysville's commercial areas began in Downtown and then grew along State Avenue/ Smokey Point Boulevard. The City has a robust commercial base comprised of a variety of retail and service uses. Attracting more entertainment and sit-down dining options, while improving the appearance of commercial areas, are long-standing community desires. The creation of compact commercial centers, infill, building renovation, and enhanced landscape and architectural design further these community goals. Providing businesses in neighborhoods, appropriately scaled and located, is another community desire which can also reduce reliance on motor vehicles. Land with a commercial land use designation is shown in Figure 2.11.

Figure 2.11



Commercial—Downtown Land Use Designations

Downtown Core

The Downtown Core zone encourages high density residential mixed use and office mixed use. Other commercial use and multi-family residences are allowed.

Flex

The Flex zone encourages a mix of uses, including artisan, workshops, small light manufacturing, commercial, and residential above a ground floor commercial use.

Main Street

The Main Street zone protects and enhances the character of Marysville's historic retail core. This zone encourages high-activity uses like restaurants, entertainment, and shops, with residential above the ground floor. New buildings should feature an active ground floor use. Parking is not required for some uses in small commercial buildings.

Commercial—City-wide Land Use Designations

General Commercial

The General Commercial zone encourages the broadest mix of commercial, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment.

Neighborhood Business

The Neighborhood Business zone provides convenient daily retail and personal services for a limited service area and minimizes impacts of commercial activities on nearby properties.

Community Business and Community Business – Whiskey Ridge

The Community Business and Community Business – Whiskey Ridge zones provide convenience and comparison retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and provides retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses.

Mixed Use[34]

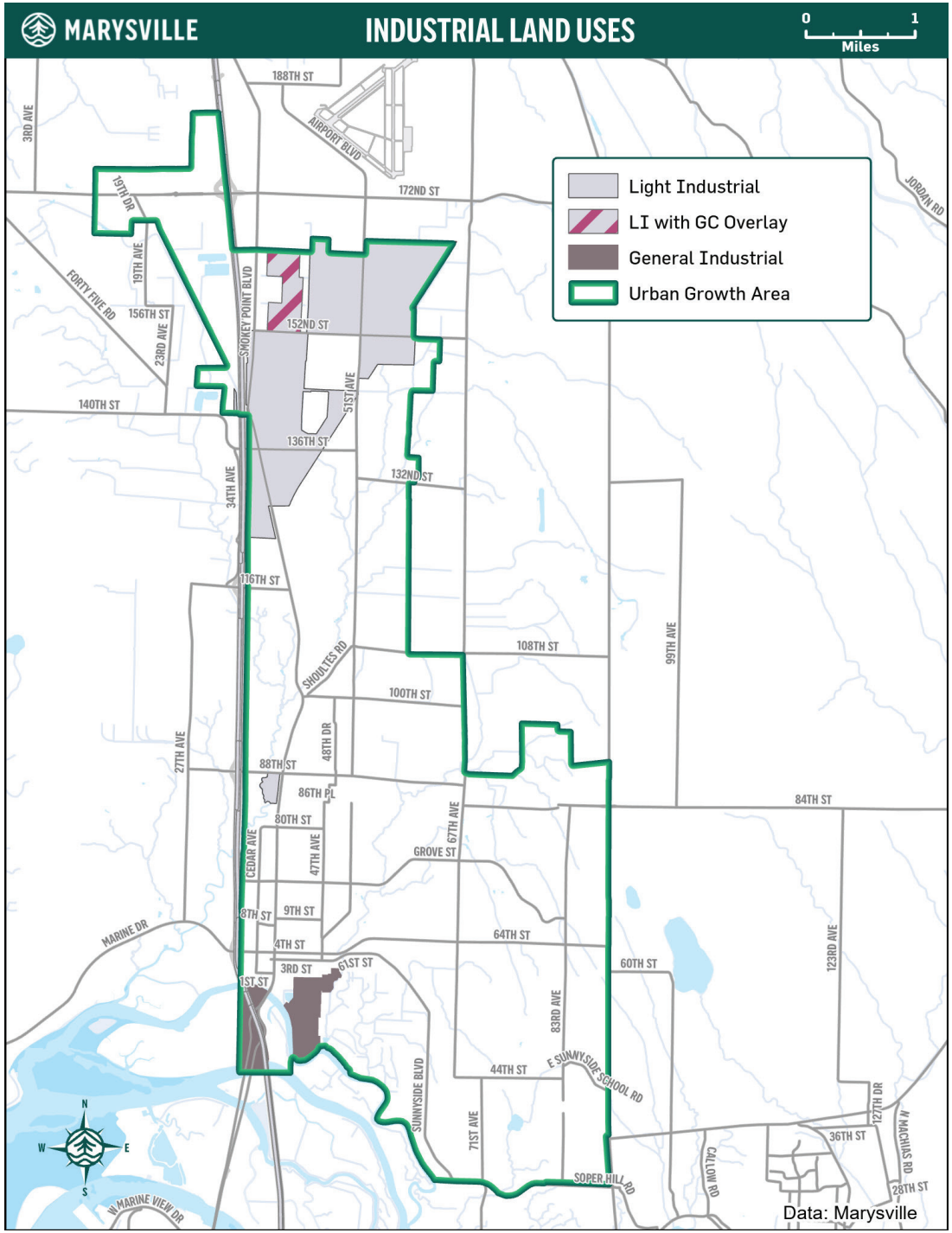
The Mixed Use zone provides for pedestrian- and transit-oriented high-density employment uses together with limited complementary retail and higher density residential development in locations within activity centers where the full range of commercial activities is not desirable.

34. The Mixed Use zone includes areas with this zoning designation located within the boundaries of the East Sunnyside – Whiskey Ridge Subarea Plan.

Industrial

The City's initial industrial areas were in the Downtown along Ebey Slough and in Brashler's Industrial Park, and later developed along the north end of Smokey Point Boulevard. Today, new industrial uses that range from manufacturing to warehousing and distribution are being constructed in the City's Smokey Point Neighborhood, Smokey Point Master Plan Area, and Cascade Industrial Center, as further described in the similarly entitled sections below. The City's long-standing goals of an improved jobs to housing ratio, and an employment center with a range of businesses and living wages jobs, are all coming to fruition. Land with an industrial land use designation is shown in Figure 2.12.

Figure 2.12



Industrial—Land Use Designations

Light Industrial

The Light Industrial zone provides for the location and grouping of non-nuisance generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and limited retail uses. This zone is intended to protect the industrial land base for industrial economic development and employment opportunities.

General Industrial

The General Industrial zone provides for the location and grouping of non-nuisance generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking equipment but also for commercial uses having special impacts. This zone is intended to protect the industrial land base for industrial economic development and employment opportunities.

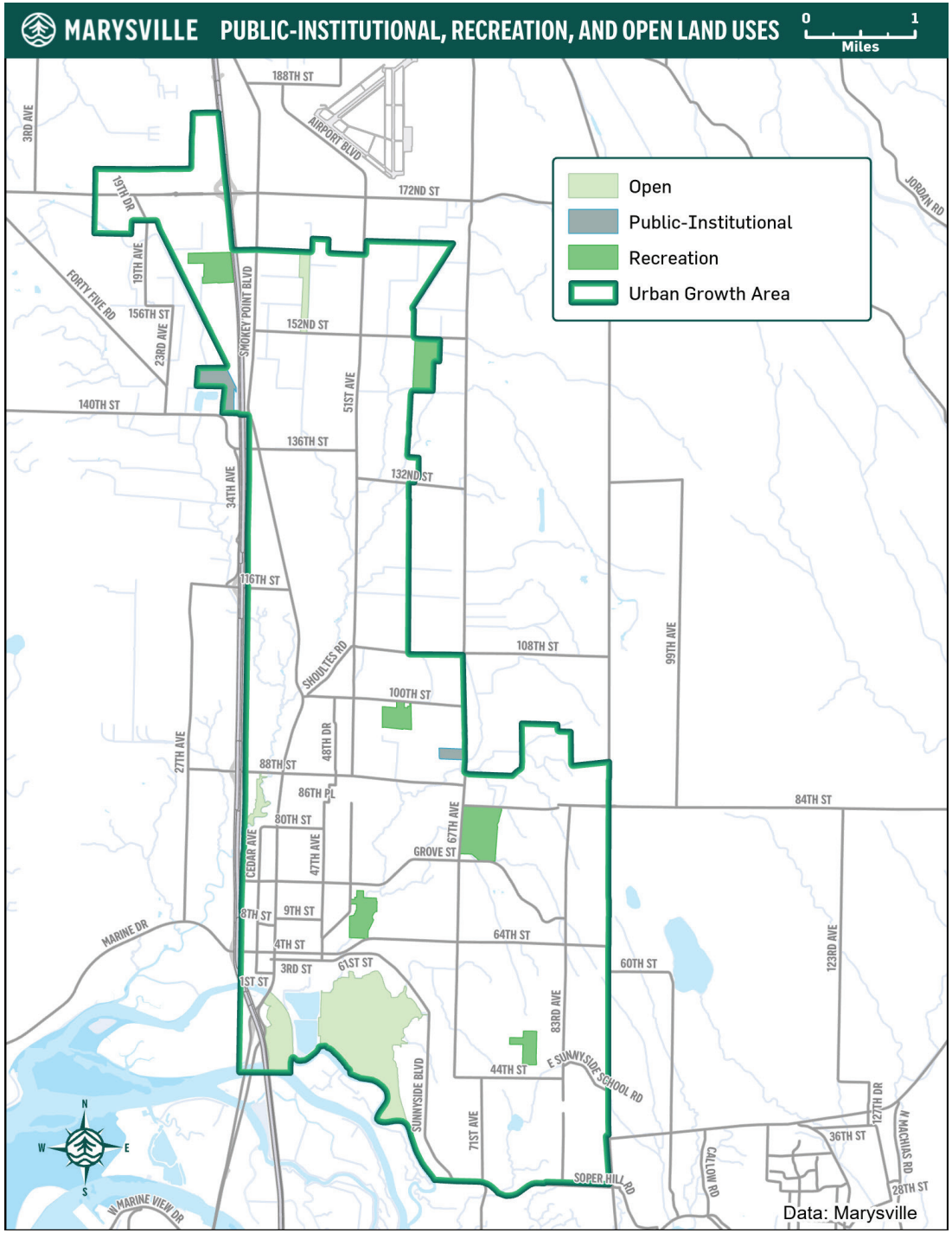
Light Industrial with General Commercial Overlay

The Light Industrial with General Commercial Overlay zone provides for the location and grouping of non-nuisance generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, and warehousing along with the broadest mix of commercial, wholesale, service and recreation/cultural uses. This zone is intended as a transitional zone between Light Industrial and General Commercial areas that allows the market to determine whether industrial or commercial uses are the highest and best use of the site.

Public-Institutional/ Recreation/Open

Public – institutional, recreation and open designated areas are dispersed throughout the City. Public-institutional designated lands are those intended for governmental buildings, churches and public facilities.[35] Recreation designated lands coincide with parks, and Open designated lands contain undevelopable critical areas requiring permanent protection. Land with open, public-institutional, and recreation land use designations are shown in Figure 2.13.

Figure 2.13



35. Figure 2.13 shows lands with the Public-Institutional, Recreation, and Open designations; however, this figure is neither intended to capture all lands useful for public purposes nor limit public uses to these land use designations. Lands designated for the public purposes cited in WAC 365-196-340 are located in the following chapters of the Plan: 5.0 Public and Human Services Element (page 147) covers schools and certain other public uses; 6.0 Parks and Recreation Element (page 171) covers recreation; 8.0 Transportation Element covers transportation corridors (page 229); 9.0 Utilities Element (page 265) covers utility corridors, sewage treatment facilities, stormwater treatment facilities, and waste management; and 10.0 Capital Facilities Plan (page 287) addresses land and facility needs for each public use identified in the statute.

Public-Institutional/Recreation/Open—Land Use Designations

Public-Institutional

The Public-Institutional zone allows for government buildings, churches, and public facilities.

Open

The Open designation applies to properties that are completely, or significantly, encumbered by critical areas, most notably the Qwuloolt Estuary and associated floodplain, and certain lands adjacent to Quil Ceda and Hayho Creeks.

Recreation

The Recreation zone establishes areas appropriate for public and private recreational uses. Recreation would permit passive as well as active recreational uses such as sports fields, ball courts, golf courses, and waterfront recreation, but not hunting. This zone also permits some resource land uses related to agriculture and fish and wildlife management.

Section 2.6

NEIGHBORHOODS, MASTER PLAN AREAS, AND CENTERS

The vision, character and development pattern of the City is further shaped by designated Neighborhoods, Master Plan Areas, and Centers. This section details the intent of each of these areas and then subsequently describes each respective Neighborhood, Master Plan, and Center. Due to the close relationship of the Master Plans and Center with the Neighborhood in which it is located, the Master Plan and Center discussion is a subset of the Neighborhood description.

Autumn leaves brighten an entrance to a residential neighborhood.

Neighborhoods

As discussed in the Vision section, the City believes that strong neighborhood planning efforts provide the basis for effective land use decisions. The use of Neighborhood Planning Areas, or Neighborhoods, is intended to encourage a sense of identity, maintain historical associations, and foster community pride. This aligns with one of the City's key strategies-to create a thriving community with a strengthened and improved image and identity. With continued growth and redevelopment, it is important to establish distinct neighborhoods and districts as shown in Figure 2.9. The basis for neighborhood planning areas comes from Marysville's past. Marysville is one of the oldest communities in Washington, and, as a result, boasts a history of small communities, landmarks, and cultural heritages that are associated with various areas. In some cases, residents still use these names; other remnants of this history are found on maps, road, and school names. The historical richness of this community should not be lost in the future.

Neighborhoods will be defined by existing, and some anticipated, features. Each Neighborhood will have land uses that may allow some autonomy, such as services and stores, a mix of residential, and a variety of transportation modes, including pedestrian and bicycle paths. Land uses in one Neighborhood can also complement land uses in an adjacent Neighborhood, providing a desired functional mix within the greater Marysville area.

Master Plan Areas

Within certain Neighborhoods, Master Plans or Subarea Plans have been established to provide further vision and standards to direct growth.[36] Master Plans are typically adopted for areas that have significant development or redevelopment potential, as well as unique issues that require pre-planning such as necessary transportation networks and access, utilities, stormwater, and site and architectural design. Currently there are five Master Plans within the City: Downtown, East Sunnyside – Whiskey Ridge, 116th Street, Smokey Point, and Lakewood Neighborhood.[37]

Most of the Master Plan areas were comprised of vast tracts of vacant land when the respective Master Plans were adopted. The exception is the Downtown Master Plan Area which has few vacant tracts, but an immense capacity for redevelopment due to the distinct opportunities the Downtown affords, along with the age and condition of many existing structures. The City's Master Plans guide development in only a portion of the respective Neighborhood in which the Master Plan is located. The exception is the Lakewood Neighborhood Master Plan, whose boundaries include the entire Neighborhood.

Centers

The City currently has one designated regional center, the Cascade Industrial Center (CIC), which comprises nearly all of the Smokey Point Neighborhood as shown in Figure 2.25.[38] The CIC extends into Arlington encompassing the Arlington Municipal Airport and surrounding industrial lands. The CIC is the City's industrial and manufacturing hub and affords various incentives and advantages due to its designation by Puget Sound Regional Council (PSRC) as a regional center.

Historic Third Street features retail, restaurants, and services.

36. Within the City of Marysville, Master Plan and Subarea Plans are essentially interchangeable terms.
37. The 88th Street Master Plan was repealed in 2021. A Master Plan for the State Avenue Corridor may be pursued in the future.
38. The multi-family zoning at the southwest corner of the intersection of 152nd Street NE and 51st Avenue NE is the only land in the Smokey Point Neighborhood that is not part of the CIC.

History

The Downtown Neighborhood was the site of the original founding of the City. Downtown also presents the effects of three of the most important growth periods in Marysville's history. First was the founding and original platting of the City, beginning on the waterfront and moving east to Allen Creek and north to 10th Street. Next was the construction of Highway 99 which reoriented businesses downtown from the waterfront to this roadway. Finally, was the building of Interstate 5 followed by the construction of the Town Center Mall; both signaled the importance of the automobile.

In recognition of the strategic importance of Downtown in establishing the City's image and identity, Downtown Visioning was completed in 2004 that ultimately culminated in the 2009 Downtown Master Plan (DMP). The original DMP boundaries were Interstate 5 to the west, Ebey Slough to the south, Alder Avenue to the east, and 8th Street to the north. The DMP set a vision and strategies for a vibrant, compact, mixed use urban Downtown core, and identified street and park improvements to catalyze the envisioned redevelopment. Between 2009 and 2020 the City completed extensive public improvements, but had not seen significant development activity within the Downtown Master Plan Area.

In 2020 the City obtained a grant from the Washington State Department of Commerce to update the Downtown Master Plan with an aim of modernizing and streamlining standards, increasing residential capacity, and attracting private investment.[39] Adopted in 2021, the updated Downtown Master Plan expands the Downtown Master Plan Area north to Grove Street and east to 47th Avenue/ Armar Road/51st Avenue, while retaining the original western and southern boundaries. The updated DMP allows for a wider range of residential options, including middle housing, and identifies infrastructure and programmatic needs and priorities as more fully discussed in the Downtown Master Plan section.

39. A Planned Action Ordinance was concurrently adopted. A Planned Action is a non-project action whose impacts are analyzed in an Environmental Impact Statement or Supplemental Environmental Impact Statement associated with a Comprehensive Plan or Master Plan. The impacts and necessary mitigation are identified in a Planned Action Ordinance. This is a proactive step jurisdictions can take to facilitate development by analyzing environmental impacts, and pursuing appropriate mitigation, in advance of development.

Predominant Land Use

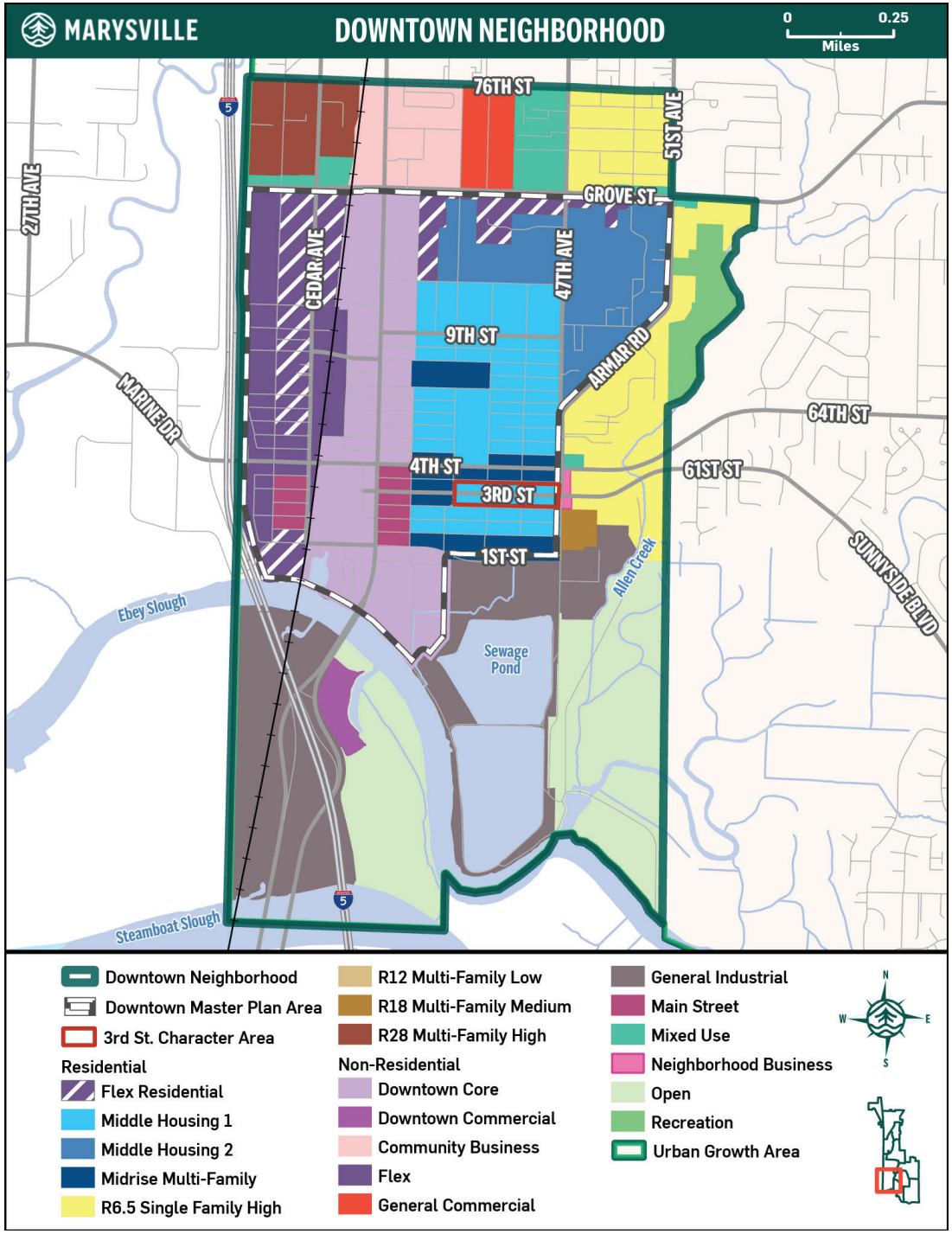
The Downtown Neighborhood features the most variation in zones and land uses among the City's eleven Neighborhoods. The core of Downtown features many original buildings along 3rd Street east of State Avenue and west of Cedar Avenue. These original buildings are separated by the Marysville Town Center Mall which disrupted the historic street grid when it was constructed in the late 1980s; redeveloping the mall site and reestablishing the historic street grid are long-standing goals of the City.

Small scale commercial uses flank State Avenue, many constructed when the road was known as Highway 99 and was a major north-south thoroughfare through the region. Commercial uses are also intermixed in other areas, notably along Ash, Beach, and Cedar Avenues and north of Grove Street. Multi-family residential uses are primarily located west of State Avenue along Beach and Cedar Avenues but can be found throughout the neighborhood. Single family uses are found throughout the neighborhood with the greatest concentration east of State Avenue.

Downtown Master Plan

The 2021 Downtown Master Plan (DMP) aims to promote activities that enhance the City's economic vitality and upgrade the character, identity, and appearance of Downtown as a vibrant focal point. Land uses that support transit and multi-modal transportation, with varied housing options, are encouraged. The DMP also endeavors to foster a mix of activities to live, work, play, and learn, as well as subdistricts with their own focus and character.

Figure 2.14



The main objectives of the DMP are detailed below:

- **Redevelopment.** Anticipating and planning for redevelopment of both City-owned and other key properties is the overarching objective of the DMP. With the update of the DMP, the City evaluated barriers to redevelopment and aimed to reduce them. A form-based code was adopted to direct development to meet public and private objectives and provide graceful transitions between higher and lower intensities.[40] Parking standards were recalibrated to balance development feasibility with future parking trends, impacts of parking on the public realm, and the provision of sufficient parking to meet business and resident needs.[41] Identifying catalyst projects to spur private investment Downtown is recommended by the DMP; the 2021 Waterfront Strategic Plan furthers this initiative by identifying several catalyst projects that either have been constructed or are proposed for construction in the future.

Within the DMP, the key properties or areas that should be the focus of redevelopment include:

- **Town Center.** The Town Center Mall is proposed to be a central node with reestablished pedestrian connectivity, public space, local businesses, services, and residences;
- **Waterfront.** City-owned waterfront properties are proposed to be developed with a mix of uses (e.g. retail, services, restaurants, gathering spaces, etc.) and connectivity to the Waterfront along Ebey Slough.
- **Civic Center and Comeford Park.** Construction of the Civic Center and improvements to Comeford Park have renewed a community gathering space, reframed the community's perception of Downtown, and illustrated the immense possibilities that the Downtown offers. Additional development that connects the Civic Center, historic retail core, Waterfront, and Town Center is encouraged.

From left to right: A redeveloped corner in the Downtown Neighborhood; The new Civic Center and improvements to Comeford Park have renewed a Downtown gathering space.

40. Form based codes are development regulations based on the human experience of a building's exterior rather than its interior use. In contrast to conventional development regulations, form-based codes provide robust graphic examples to illustrate the type of development that is expected and encouraged.

41. Future parking trends include increased use of transit including Bus Rapid Transit, bicycling, shared and autonomous vehicles, etc.

Other redevelopment objectives include:

- **Housing.** Increasing the quality and variety of housing in Downtown with a focus on apartments in denser areas, and middle housing in lower density residential areas. Housing options for newer residents and senior citizens are also desired.
- **Districts.** Different districts within the DMP should be cultivated and promoted notably the 2nd/3rd Street historic retail core and an entertainment district building on the success of the Opera House. Visual connections between the Waterfront, Town Center, the historic retail core, entertainment district and Civic Center should be strengthened, and benefits of the BNSF railway should be leveraged.
- **Economic Development.** The DMP aims to encourage a variety of businesses, from restaurants and retail to farmers market and artisan manufacturing, to locate Downtown while preventing the displacement of small businesses.
- **Aesthetics.** The community desires to improve the aesthetics and pride of ownership in Downtown while preserving desirable historic character. Improving the appearance of the City from Interstate 5, and along State Avenue and 4th Street further this objective.
- **Transportation.** The transportation focus for the DMP is to use street design to enhance: Downtown's identity, transportation and multi-modal connectivity, and transit use.
- **Community Livability.** The DMP also aims to promote activities and improvements that foster community, celebrate diversity, and improve access to parks, trails and open spaces.

This Downtown single family residence reflects the scale and character of many existing homes in the Neighborhood.

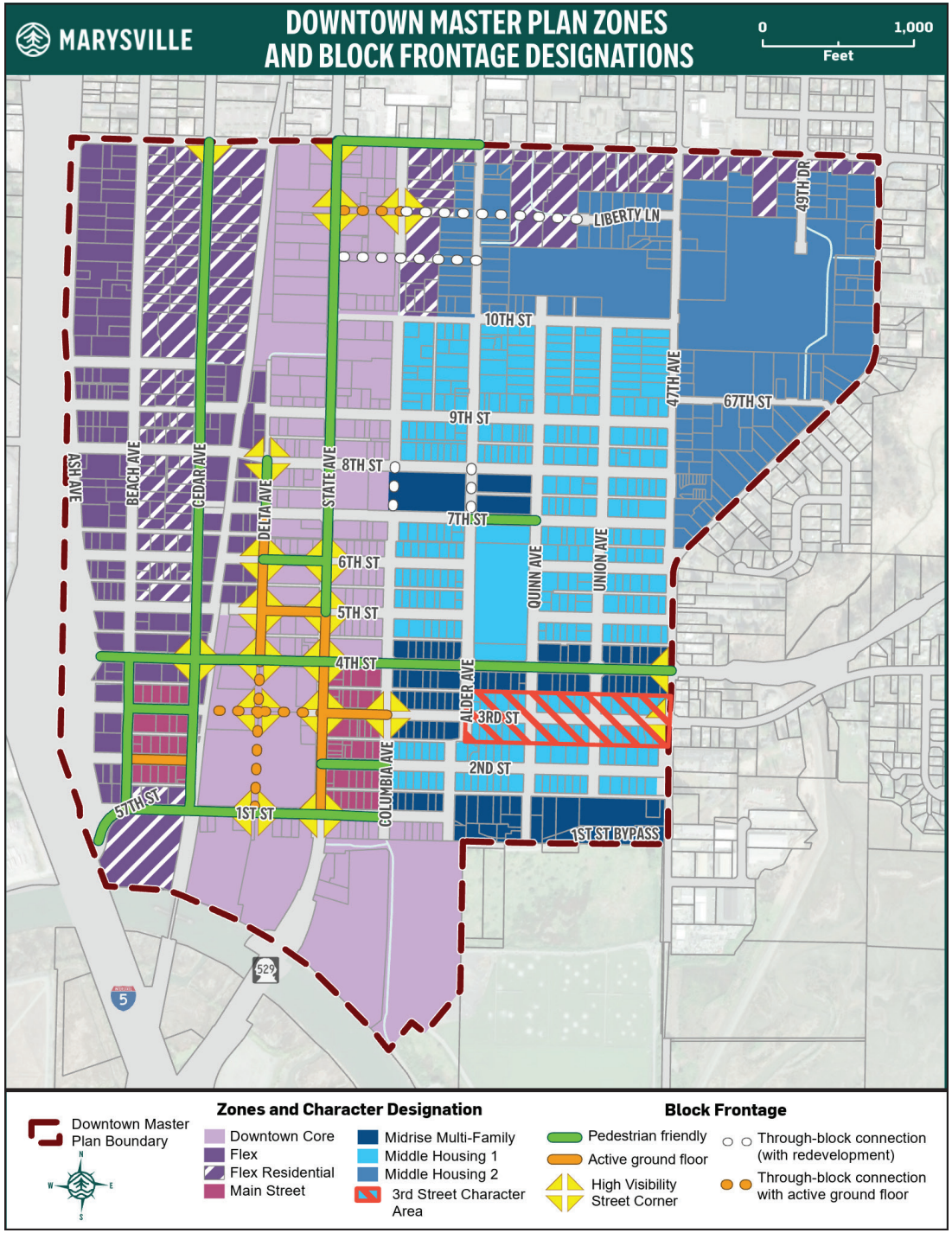
Future Vision

The Downtown Neighborhood is the center of the community, and significant planning efforts have been pursued over the past 20 years to revitalize the Downtown, including the adoption of Master Plans and numerous catalyst projects including the Civic Center and First Street Bypass. Over the next 20 years, the City envisions new and redeveloped commercial uses in Downtown and along the Waterfront. Redevelopment is intended to create a distinctive, attractive and pleasant character that distinguishes Downtown from other parts of the City, and a Waterfront that is a destination unique to not only Marysville but the region.

Streets within the DMP area have block frontage designations (i.e. active ground floor, pedestrian-friendly, landscaped, and undesignated as shown in Figure 2.15), which will determine the orientation of buildings and amount and type of transparency (i.e. amount of windows), pedestrian improvements, landscaping, etc.; these block frontage designations are further described in the DMP. High visibility corners are required to be enhanced with special architectural features. Commercial is required to step down building heights for properties that abut residential zones, and buildings must use durable, high-quality, urban materials.

Incremental infill multi-family and middle housing is anticipated in the multi-family zoned properties surrounding the commercial areas. Traditional architecture with gable or hip roofs are encouraged particularly in the designated Third Street Character Area. Craftsman architecture and architectural details are also strongly encouraged to honor the historical character of the area. To facilitate infill, standard residential setbacks are reduced in the DMP.

Figure 2.15



MARYSVILLE

JENNINGS PARK NEIGHBORHOOD

History

The Jennings Park Neighborhood developed in the 20th century as the center of Marysville moved eastward; however, there are no particularly notable remnants of this history. The neighborhood's character is primarily defined by natural elements: Jennings Park, and Allen and Munson Creeks and their associated wetlands. There are also good westward views east of 67th Avenue NE. SR 528, a significant east-west roadway, bisects the planning area.

Predominant Land Use

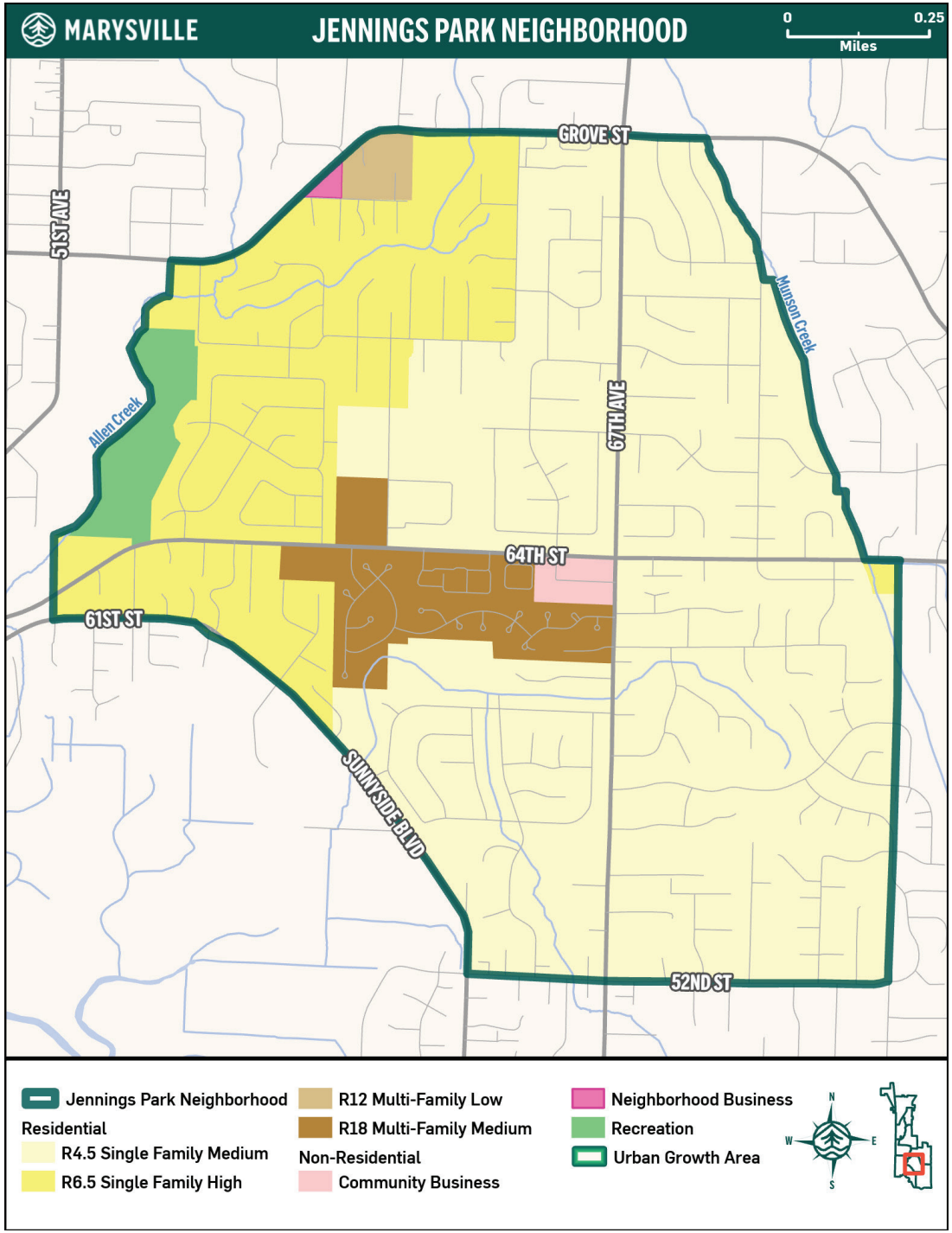
The Jennings Park Neighborhood consists of predominantly medium and high density single family residential. Commercial and medium density multi-family uses, which include apartments, manufactured home parks, and retirement homes, are primarily located at the southwest corner of 67th Avenue NE and 64th Street NE. A small pocket of low density multi-family and Neighborhood Business zoning is located along Grove Street in the vicinity of 59th Avenue NE. The Neighborhood hosts the Marysville YMCA and Allen Creek Elementary along 64th Street, and the Marysville Library along Grove Street.

The Jennings Park Neighborhood is characterized by single family residences similar to the well-maintained home shown here.

Future Vision

The Jennings Park Neighborhood is anticipated to remain predominantly single family; however, some infill middle housing may occur over the planning period as allowed by HB 1110. Additional multi-family is anticipated in the pocket of low density multi-family zoning located along Grove Street. Some commercial redevelopment could occur; the scale and appearance of architecture must be compatible with and complement adjacent residential uses particularly in the Neighborhood Business zone. Redevelopment of the manufactured home parks located at the southwest intersection of 64th Street NE and 67th Avenue NE could occur; however, preservation of these parks is encouraged. Infill development should be consistent with the existing single family residential character and allow for larger setbacks, traditional architecture with gable or hip roofs encouraged, and generous front porches. Pedestrian connections must be completed as development occurs.

Figure 2.16



MARYSVILLE

SUNNYSIDE NEIGHBORHOOD

History

The Sunnyside Neighborhood is named after the upland community that predates Marysville, and is characterized by stunning westward views, ravines, woods, and the expansive Ebey Slough floodplain. Sunnyside's school system served Marysville residents before they started their own. Sunnyside Boulevard was the primary connection between Marysville and Everett until the 1920s. The current boundaries of the neighborhood differ somewhat from the original community.

The Tulalip Tribes purchased the floodplain portion of the Sunnyside Neighborhood in order to pursue the Qwuloolt Estuary Restoration Project which reestablished a significant estuarine wetland. Ebey Slough and this wetland have "returned natural hydrologic processes to the ecosystem" and provide valuable habitat for salmon, wildlife and plants.[42] Ebey Slough, various parks, the Ebey Waterfront Trail, and connectivity to Downtown result in this neighborhood being a significant destination for Marysville residents, and the potential to be a regional destination for visitors including bicyclists, pedestrians, and kayakers.

New residences in the Sunnyside Neighborhood have typically included traditional gables, with those along Sunnyside Boulevard often taking advantage of the expansive westward views.

42. Source: Tulalip Qwuloolt Estuary Restoration Project - Rivers and Tides

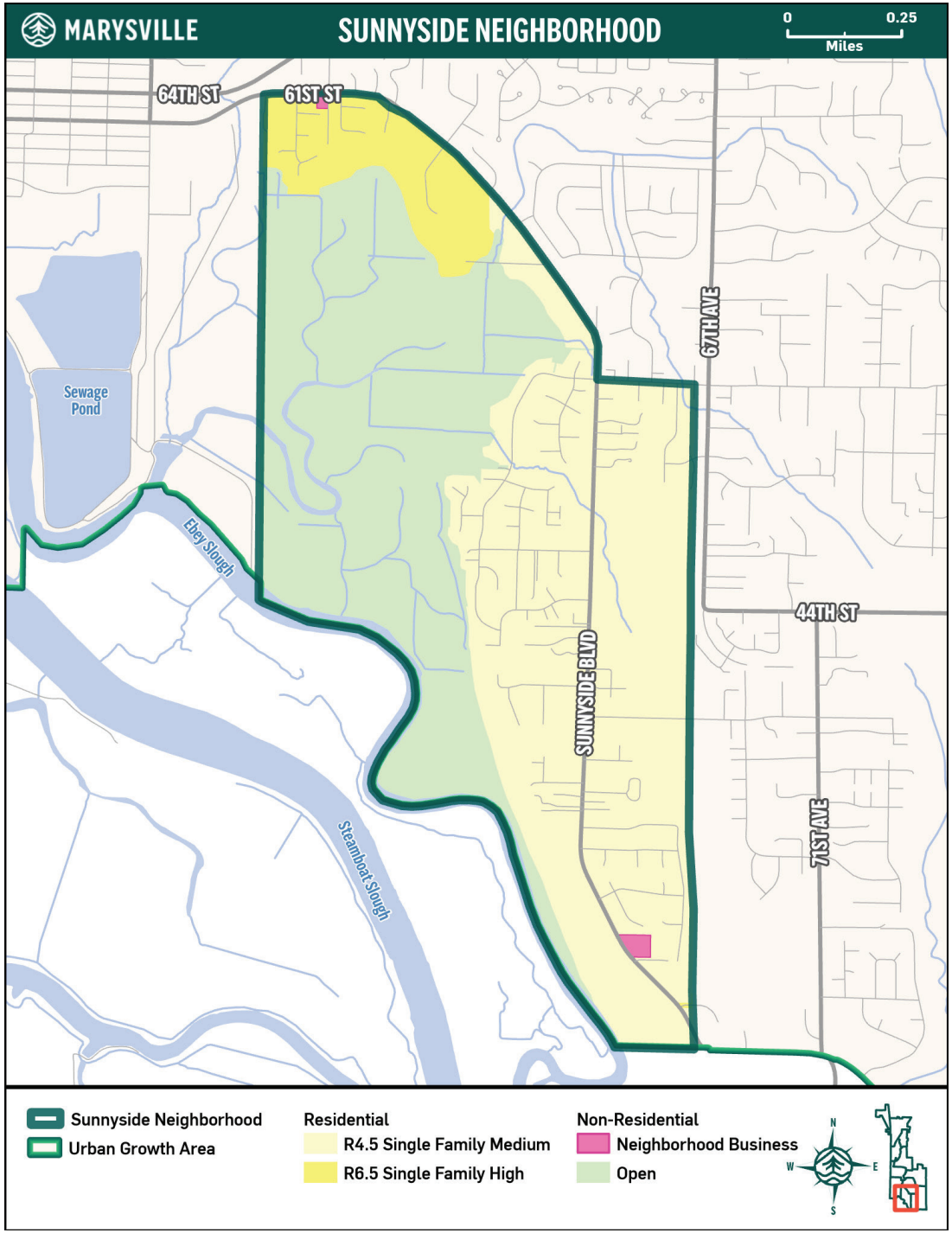
Predominant Land Use

The Sunnyside Neighborhood is predominantly medium and high density single family residential in the upland area adjacent to Sunnyside Boulevard, which is generally located along and above a ridge. The land located west of the ridge is dominated by the Qwuloolt Estuary and associated floodplain, with some small farms remaining. Commercial within this neighborhood is limited to two small areas zoned Neighborhood Business: the northwestern commercial area is developed with a convenience store while the southern one is currently undeveloped.

Future Vision

The Sunnyside Neighborhood is anticipated to remain predominantly single family; however, some infill middle housing may occur over the planning period as allowed by HB 1110. Infill development should be consistent with the existing single family residences in the area and allow for larger setbacks, traditional architecture with gable or hip roofs, generous front porches, and pedestrian connections completed as development occurs. Craftsman architecture and details are strongly encouraged to honor the historical character of the area. Residential development along Sunnyside Boulevard is encouraged to capitalize on the expansive westward views. Development or redevelopment of the Neighborhood Business sites is encouraged; the scale and appearance of architecture must be compatible with and complement adjacent residential uses.

Figure 2.17



MARYSVILLE

WHISKEY RIDGE NEIGHBORHOOD

History

The East Sunnyside – Whiskey Ridge Neighborhood is a beautiful area of westward views, steep hillsides, ravines, and woods.

Predominant Land Use

The majority of the neighborhood consists of medium and high density single family. Community Business – Whiskey Ridge and medium density multi-family is located in the northeast corner of the neighborhood, while Community Business – Whiskey Ridge, Mixed Use, and medium density multi-family zoning is located in the southeast corner.

Wide sidewalks, landscaping, and decorative street lighting encourage walking in the East Sunnyside - Whiskey Ridge Neighborhood.

East Sunnyside – Whiskey Ridge Subarea Plan.

The East Sunnyside – Whiskey Ridge Subarea Plan was adopted in May 2007. The neighborhood provides a gateway to the City; therefore, a primary objective of the Plan is to "create a distinctive urban edge and facilitate the development of enduring and long-term neighborhoods for a growing community" as well as to "balance the largely single family residential growth" with other uses. The Plan also envisions commercial and job opportunities in close proximity to residential uses; the provision of parks, open space, and robust public facilities; and enhanced design of streets and architecture. Key objectives of the East Sunnyside – Whiskey Ridge Subarea Plan are summarized below.

Commercial and Mixed Uses

Commercial uses should be provided along, and have visibility from, Highway 9 with Mixed Use in areas to the north and west of commercial areas. Sites should be attractive from Highway 9, adjoining public streets, internal parking areas, and surrounding neighborhoods, but should be oriented to the community with four-sided architecture.

Residential

Flexible residential zoning should allow for a mix of single family and multi-family uses with incentive zoning used as a tool to encourage quality, higher density development and physical improvements to the Neighborhood. A decorative wall or fence should be provided to protect residences from Highway 9 noise, visibility and future widening.

Transportation Connectivity and Street Presence

Establishing a robust network of roads with street presence is important for this Neighborhood. A connection to Highway 9 at SR92 to provide east-west connectivity between Sunnyside Boulevard and Highway 9 is planned for. This connection should be a boulevard with landscaping and streetscape improvements from Highway 9 to 87th Avenue NE. Gateways will be created at Highway 9 and SR92, and at Soper Hill Road and Highway 9. Collector and minor arterials will implement the arterial streetscape plans with ample landscaping. Densmore Road will be converted to a wide multi-use trail providing connectivity to other trails, and from residential neighborhoods to commercial.

Design Standards

An upgraded neighborhood quality will be achieved by implementing the Whiskey Ridge Design Requirements. Attractive streets and clean visual lines along arterial streets will be achieved through:

- Consistent fencing, walls, and landscaping;
- Relocating power lines (distribution) underground; and
- Constructing stormwater facilities as natural ponds, underground vaults, or with setbacks and landscaping.

Public Facilities

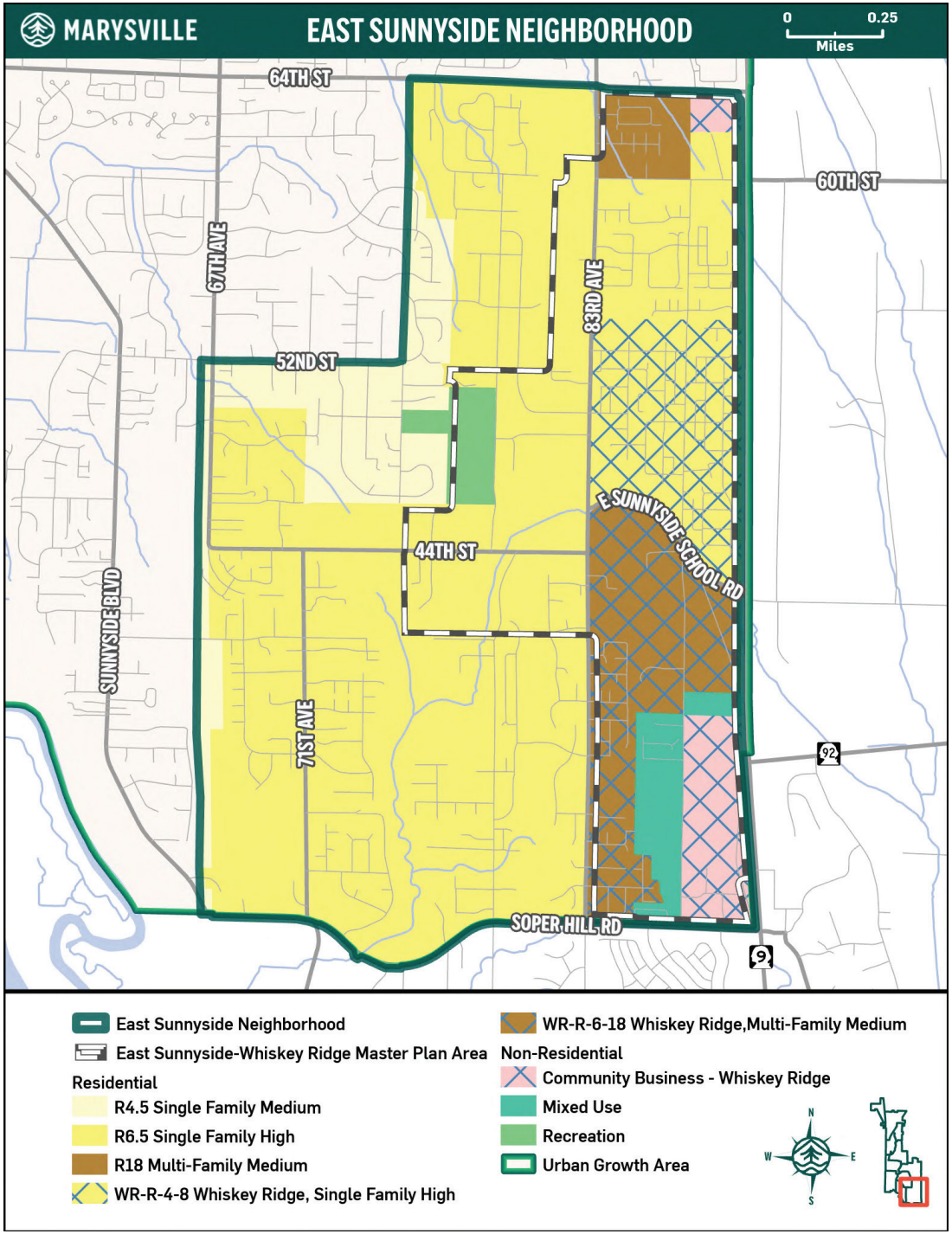
Ensure adequate public facilities including a fire station, new Lake Stevens School District school, various parks, and trails including the Bayview Trail extension.

New residential development in the East Sunnyside-Whiskey Ridge Neighborhood is characterized by an orientation towards the street, along with consistent fencing and landscaping.

Future Vision

The East Sunnyside – Whiskey Ridge Neighborhood has experienced significant residential development since 2006. Residential uses have primarily consisted of single family residences; however, townhouses and multi-family residences have also been constructed. Most of the commercial land in the northeast corner of the neighborhood has been developed. Several commercial uses have been developed in the southeast corner of the neighborhood over the past several years, and additional retail, personal service and related commercial uses, along with multi-family is expected to continue over the planning period.

Figure 2.18



MARYSVILLE

GETCHEL HILL NEIGHBORHOOD

History

The Getchell Hill Neighborhood takes its name from a historic town that no longer exists. A railroad serving this community used to run along Getchell Hill, but was converted into the Centennial Trail, part of the Snohomish County trail system. The neighborhood, as designated in the Plan, overlaps a portion of the historic Kellogg Marsh community. The most notable landmark in this neighborhood is Cedarcrest Golf Course. Residences in this neighborhood are graced with spectacular views of Puget Sound and the Olympic Mountain range.

Predominant Land Use

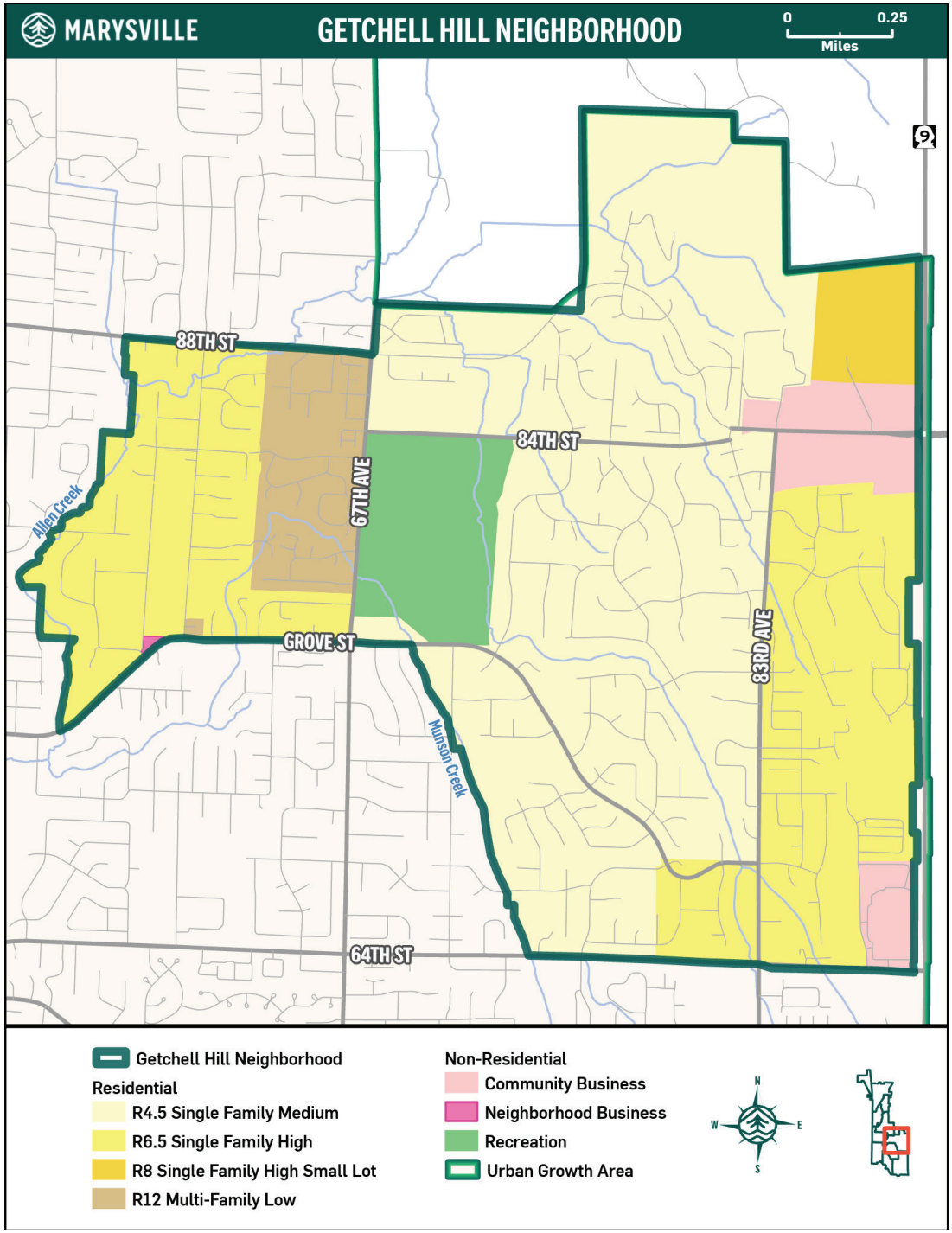
The neighborhood is characterized primarily by medium and high density single family development with some multi-family and townhouse development along the west side of 67th Avenue NE and north side of 84th Street NE. Community Business zoning is relegated to the eastern portions of the neighborhood along 84th Street NE and 64th Street NE. The CB zoned property along 64th Street NE is developed with a Wal-Mart while the CB zoned properties along 84th Street NE are undeveloped.

In the Getchell Hill Neighborhood, two-story homes with craftsman details are typical.

Future Vision

The Getchell Hill Neighborhood is anticipated to remain predominantly single family; however, some infill middle housing may occur over the planning period as allowed by HB 1110. Infill development should be consistent with the existing single family residences in the area and allow for larger setbacks, traditional architecture with gable or hip roofs, generous front porches, and pedestrian connections completed as development occurs. Where views are possible, homes are encouraged to consider them in home orientation and design. Remaining developable land in the neighborhood is largely located in the vicinity of 84th Street NE and Highway 9. This area will allow for a commercial complex to serve the needs both of the neighborhood and motorists using Highway 9 and is encouraged to provide amenities within walking distance of residences. The large, single family zoned properties located generally at the northwest corner of 84th Street NE and Highway 9 is primarily held by the Marysville School District and may ultimately be developed as a school or be sold for residential development.

Figure 2.19



MARYSVILLE

PINEWOOD NEIGHBORHOOD

History

The Pinewood Neighborhood borders the northern edge of Downtown and is the first area the City expanded as it outgrew its original core in the 1960s. The Pinewood Neighborhood draws its name from the Pinewood Elementary School, which appears to have been named in 1967 after the stately trees present in the neighborhood. Other key landmarks in this neighborhood include the Marysville Cemetery and Saint Mary's Catholic Church along 88th Street NE.

In June 2011, the City adopted its first form based code, the 88th Street Master Plan, for the area located at the southwest corner of 88th Street NE and State Avenue, east of Quil Ceda Creek. The Plan envisioned residential uses above ground floor commercial uses. Significant access constraints for the area, largely due to the 88th Street NE and State Avenue intersection and the Burlington Northern Santa Fe railway, resulted in the 88th Street Master Plan being repealed in 2021 and rezoned to Light Industrial, which is consistent with existing uses for the site.

While most residentially zoned land in the Pinewood Neighborhood is developed, infill development, such as the neighborhood shown here, is expected to occur.

Predominant Land Use

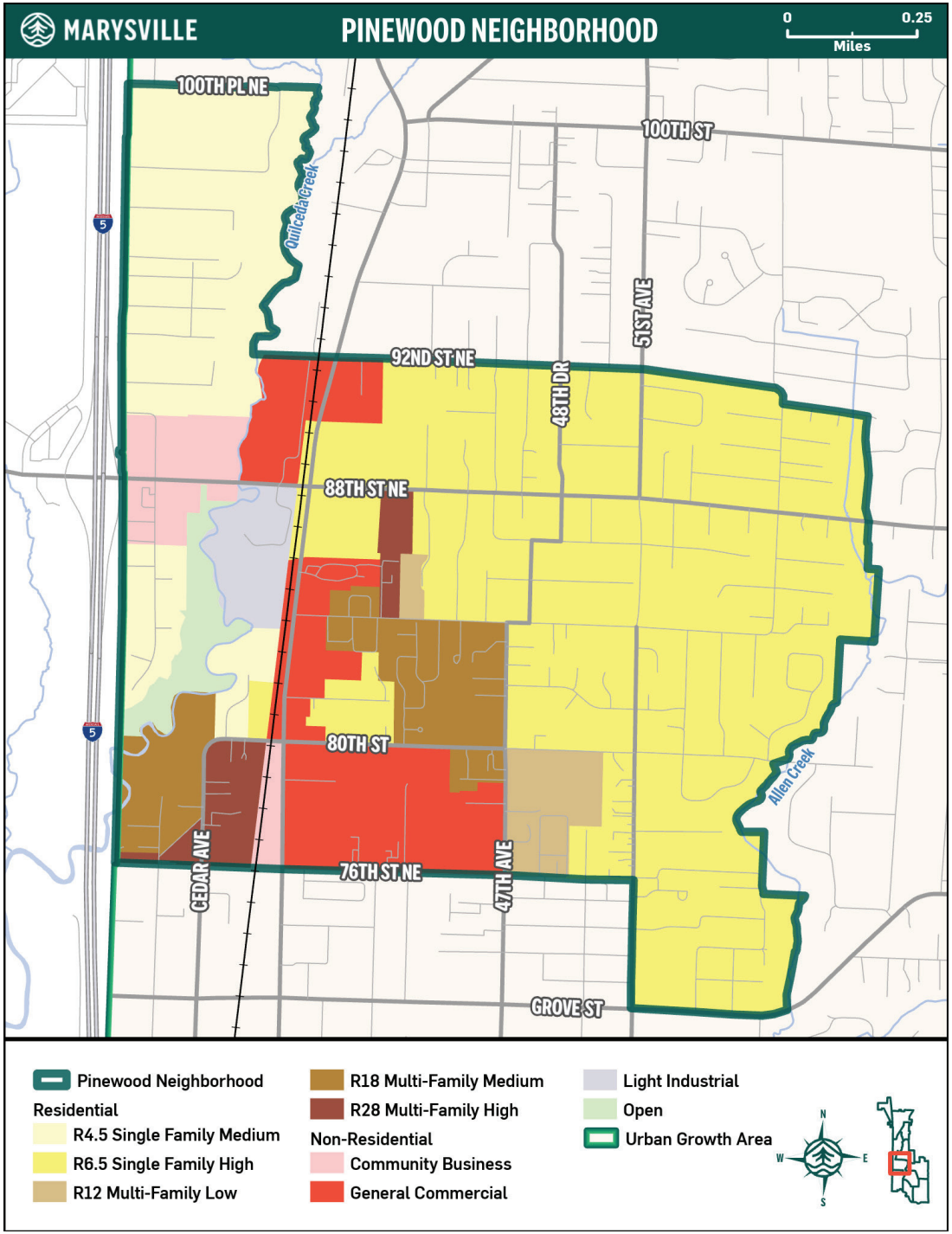
The western portion of the Pinewood Neighborhood is characterized by a mix of commercial and multi-family zoning and land uses, while the northern and eastern portions are primarily medium and high density single family zoning and uses. Much of the Community Business development along 88th Street NE is subject to an access management plan that requires joint access for properties located between State Avenue and 36th Avenue NE. This plan was developed to promote the long range capacity, level of service and safety of motorists along 88th Street NE.

Future Vision

As a gateway to the City, an attractive, consistent streetscape is required to be implemented on 88th Street based on the Major Arterial Streetscape standards; signs abutting 88th Street must be monument signs, not pole or pylon. Most commercial and industrial lands are developed; however, there are vacant, redevelopable and partially used commercial and industrial zoned lands interspersed among developed lands that would lend themselves to redevelopment or further development. Zoning changes along State Avenue, to allow for more commercial and multi-family development options, may also occur in the future at the discretion of City Council in order to leverage the benefits of future Community Transit SWIFT Bus Rapid Transit service; this is discussed further in the State Avenue Corridor section below.

Multi-family and single family residential areas are also largely developed; however, infill development, including some infill middle housing as allowed by HB 1110, may occur over the planning period. Infill development should be consistent with the existing single family residences in the area and allow for larger setbacks, traditional architecture with gable or hip roofs, generous front porches, and pedestrian connections completed as development occurs.

Figure 2.20



State Avenue Corridor

State Avenue/Smokey Point Boulevard is the longest north-south corridor within the city limits.[43] The road is part of Old Highway 99, which was Washington State's primary north-south highway prior to the construction of Interstate 5.[44] Businesses catering to Old Highway 99 motorists developed alongside the road; this is particularly evident in the numerous small, older businesses located south of 80th Street NE.

Over the years, State Avenue has functioned as a key retail district; however, many stretches are either underutilized or would benefit from upgrading, and there are significant opportunities for redevelopment along the corridor. Community Transit's SWIFT Bus Rapid Transit (BRT) service, specifically the 'Gold Line' is anticipated to be extended to Marysville and Arlington in 2027 – 2029. BRT is designed to move people quickly between destinations and is most successful when it is surrounded by higher residential densities, robust job centers, and other destinations such as retail and services.

The potential SWIFT routes that are currently under the greatest consideration enter the City via SR529 and continue north on State Avenue until 100th Street NE. At 100th Street, the potential routes diverge with one continuing along State Avenue until 136th Street NE where it then turns east to 51st Avenue NE, and the other heading northeast on Shoultes Road to 51st Avenue NE. The potential routes would both use 51st Avenue north of 136th Street continuing on to the Smokey Point Transit Center via 172nd Street NE. These potential routes are anticipated to cover the full extent of the Downtown and Pinewood Neighborhoods.[45]

Since the ultimate SWIFT route is still being determined, and the City anticipates having adequate residential capacity over the planning period without rezoning land, zoning changes are not proposed along State Avenue with this Plan. However, changing circumstances may serve as a catalyst for zoning changes in the future. [46, 47]

43. State Avenue is known as Smokey Point Boulevard north of 136th Street NE.

44. Washington State Route 99 - Wikipedia

45. While the SWIFT route is also proposed to travel through the Kellogg Marsh, Marshall, Shoultes and Smokey Point Neighborhoods, it is discussed in the Pinewood Neighborhood section since that is the first neighborhood that the service is likely to enter that could potentially experience zoning changes as a result of the service being deployed in the City.

46. Changing circumstances may include, but are not limited to: the establishment of the ultimate SWIFT route; residential growth occurring at a faster than anticipated rate and an associated need for more housing; and direction from the City Council to rezone to catalyze redevelopment.

47. Some reasons that the City may desire to pursue zoning changes along State Avenue include:

- Spark Redevelopment and Leverage Amenities along State Avenue. With the existing zoning, minimal redevelopment has occurred along the State Avenue corridor over the past 20 years. Having the option to amend the zoning in the future could spur redevelopment. In addition, residential development along State Avenue would leverage the benefits of being in close proximity to goods and services, Interstate 5, the Cascade Industrial Center (CIC), pedestrian facilities, and general bus services. It could also reduce the need for future UGA expansions and rezones of residential areas;
- Align with Puget Sound Regional Council's (PSRC) Regional Goals. PSRC's VISION 2050 has a goal for 65 percent of the region's population growth to be within walking distance of high capacity transit. While this is a regional goal, and individual city goals are allowed to differ, future zoning changes would further progress towards this goal; and
- Additional Capacity for Longer Time Horizon. As the vacant greenfields in the Lakewood, East Sunnyside-Whiskey Ridge, and other neighborhoods is used, future development is anticipated to shift to infill development and redevelopment of existing underutilized lands throughout the City including Downtown. There are some large sites Downtown that lend themselves to development; however, redevelopment in many areas will either require aggregating smaller parcels (i.e. significant land acquisition costs) for large development projects, or will be smaller scale, middle housing infill projects.

MARYSVILLE

KELLOGG MARSH NEIGHBORHOOD

History

The Kellogg Marsh Neighborhood overlaps the old community of Kellogg Marsh. It stretches between the main branch of Quilceda Creek and agricultural lands to the east. Key landmarks are the significant commercial center at the intersection of 100th Street NE and State Avenue, Marysville-Pilchuck High School, and Mother Nature's Window along 100th Street NE.

Predominant Land Use

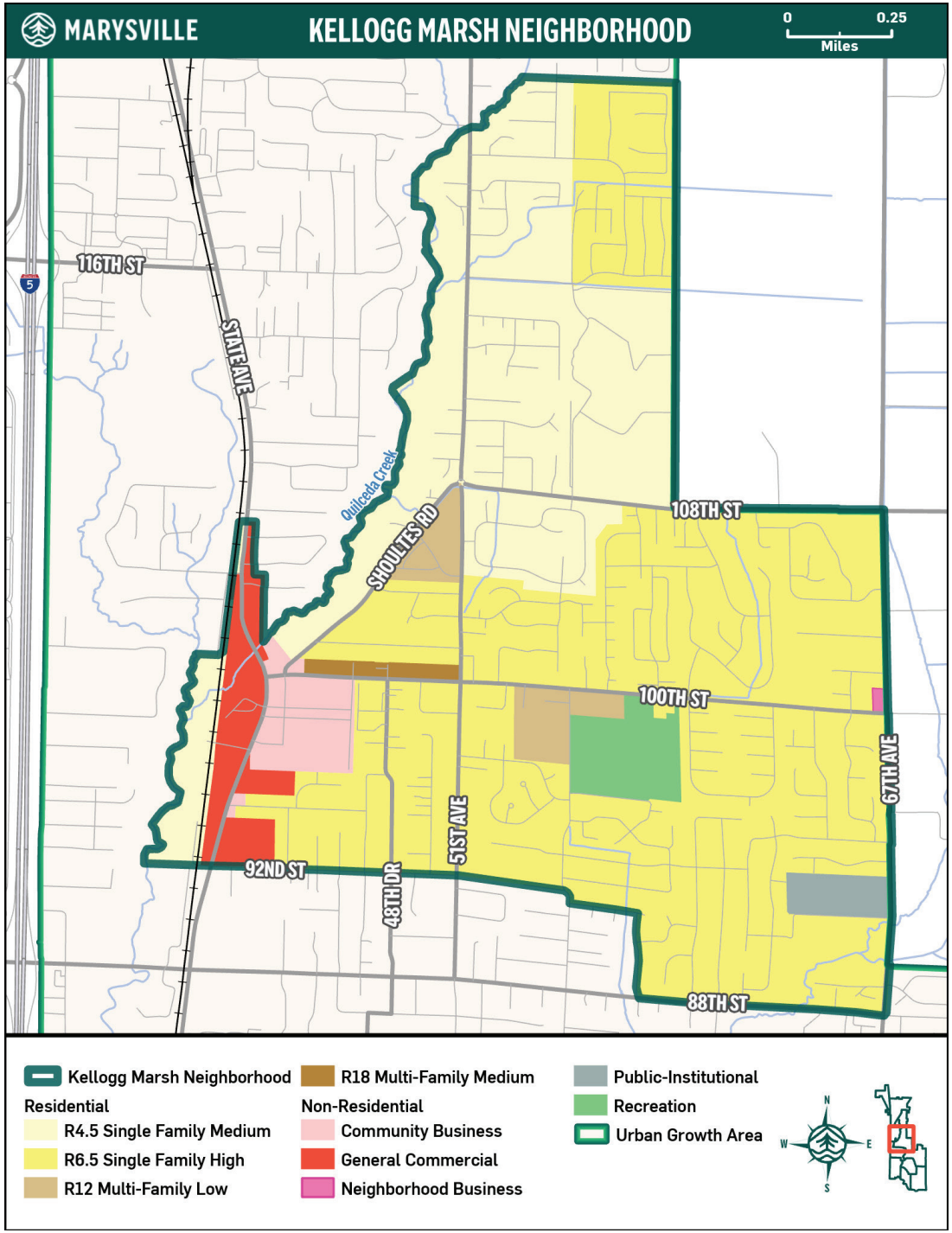
The western portion of the Kellogg Marsh Neighborhood is defined by commercial uses and zoning along State Avenue. Limited multi-family zoning and uses are located along 100th Street NE and Shoultes Road. Medium and high density single family residential uses and zoning characterize the majority of the neighborhood. A small pocket of Neighborhood Business zoning is located at the northwest corner of 100th Street NE and 67th Avenue NE.

Traditional ramblers and two-story homes are prevalent in the Kellogg Marsh

Future Vision

Commercial uses within this neighborhood are concentrated along State Avenue, and at the intersection of 100th Street and State Avenue. As discussed in the State Avenue section above, zoning changes along State Avenue, may also occur in the future at the discretion of City Council. Multi-family development is anticipated to occur along the south side of 100th Street in the vicinity of 55th Avenue NE, and multi-family infill development is anticipated to continue along the 100th Street NE corridor between Shoultes Road and 51st Avenue NE. Single family areas are largely developed; however, infill development, including some infill middle housing as allowed by HB 1110, may occur over the planning period. Infill development should complement the existing single family character with use of traditional architecture including gable or hip roofs, front porches, and more generous setback. Sidewalks are required for new development with existing neighborhoods served by sidewalks or walkable shoulders. Safe pedestrian connections are particularly needed near schools and to retail and services.

Figure 2.21



History

The Marshall – Kruse Neighborhood is primarily defined by branches of the Quilceda Creek and the Burlington Northern Santa Fe railroad. The railroad helped create this area, as Kruse was a railroad stop since at least the beginning of the 20th century. Today access to, and visibility from, Interstate 5 has largely supplanted the railroad in defining this neighborhood; however, frequent train traffic still heavily influences this neighborhood.

In May 2001, the City adopted the 116th Street Master Plan for a portion of the neighborhood generally located immediately east of Interstate 5, south of 118th Place NE, west of State Avenue, and north of 108th Street NE. The 116th Street Master Plan is discussed further in the '116th Street Master Plan' section below.

Predominant Land Use

Commercial uses in the Marshall – Kruse Neighborhood are concentrated along State Avenue and 116th Street NE. Between 2006 and 2009, extensive commercial development occurred along the north side of 116th Street NE, west of State Avenue. The south side of 116th Street NE, west of State Avenue, began developing in 2017, with most of the properties immediately abutting 116th Street NE developed by 2024. Considerable undeveloped Mixed Use zoned land, primarily owned by the Tulalip Tribes, is located south of the existing commercial uses along 116th Street NE. There is also significant Mixed Use zoning along State Avenue. The Mixed Use zone allows for the development of commercial, multi-family or a combination of the two. Multi-family zoning abuts the commercial areas with medium density single family zoning and uses in the rest of the neighborhood.

116th Street Master Plan

At the time of adoption, the current 116th Street Master Plan Area was characterized by single family residences on large lots, manufactured home parks, and large vacant tracts – some in pasture and some forested. 116th Street NE was a two lane road with a basic interchange. As noted in the History section above, the 116th Street Master Plan was adopted to guide the development of the commercial and multi-family land located immediately adjacent to Interstate 5. The Plan included several recommendations which are summarized below:

- **Access.** Considerable transportation planning occurred most notably the widening of 116th Street and the north-south Central Boulevard (today 38th Drive NE).[48] In 2007, 116th Street was widened from Interstate 5 to State Avenue from a two-lane road with a basic interchange to a five lane road; the northern 38th Drive NE; and portions of the southern 38th Drive NE were constructed. More of the southern portion of 38th Drive NE was constructed in 2020 – 21 and the remainder will be constructed as development occurs along the road's frontage alignment; an easement has been secured by the Tulalip Tribes to enable the extension of 38th Drive NE south in the future. Finally, in 2019, the interchange was converted to a Single Point Urban Interchange (SPUI), which dramatically improved traffic flow and the function of the interchange.
- **Critical Areas, Stormwater and Open Space.** Critical areas, stormwater and open space considerations were also contemplated. A 75-foot "Management Zone" or expanded buffer along streams and associated wetlands, in addition to standard critical area buffers, is discussed in the Plan; however, it does not appear that provisions for the Management Zone were ever adopted. Construction of a regional stormwater detention facility was proposed and ultimately constructed south of the northern railroad spur along 41st Drive NE.[49] Construction of trials within critical areas buffers and "Management Zones", between sites, and within the 100 foot buffer proposed between multi-family and single family residential zones is recommended.
- **Site and Architectural Design.** Thoughtful siting of roads, stormwater facilities, and utilities, as well as enhanced screening, to buffer incompatible uses is recommended by the Plan. Consideration of supplementary regulations to guide site design, landscaping, shared parking and access, trails, sidewalks, and signage was also recommended.

This hotel is one of many businesses constructed along 116th Street since the adoption of the 116th Street Master Plan.

48. In conjunction with development, the City's Access Management Plan required the closing or consolidation of private accesses with development or redevelopment. Access management will continue to be required for development along 116th Street NE. Preservation of the existing railroad spur for future use by the Tulalip Tribes was also identified in the Plan; this spur is now under tribal ownership.

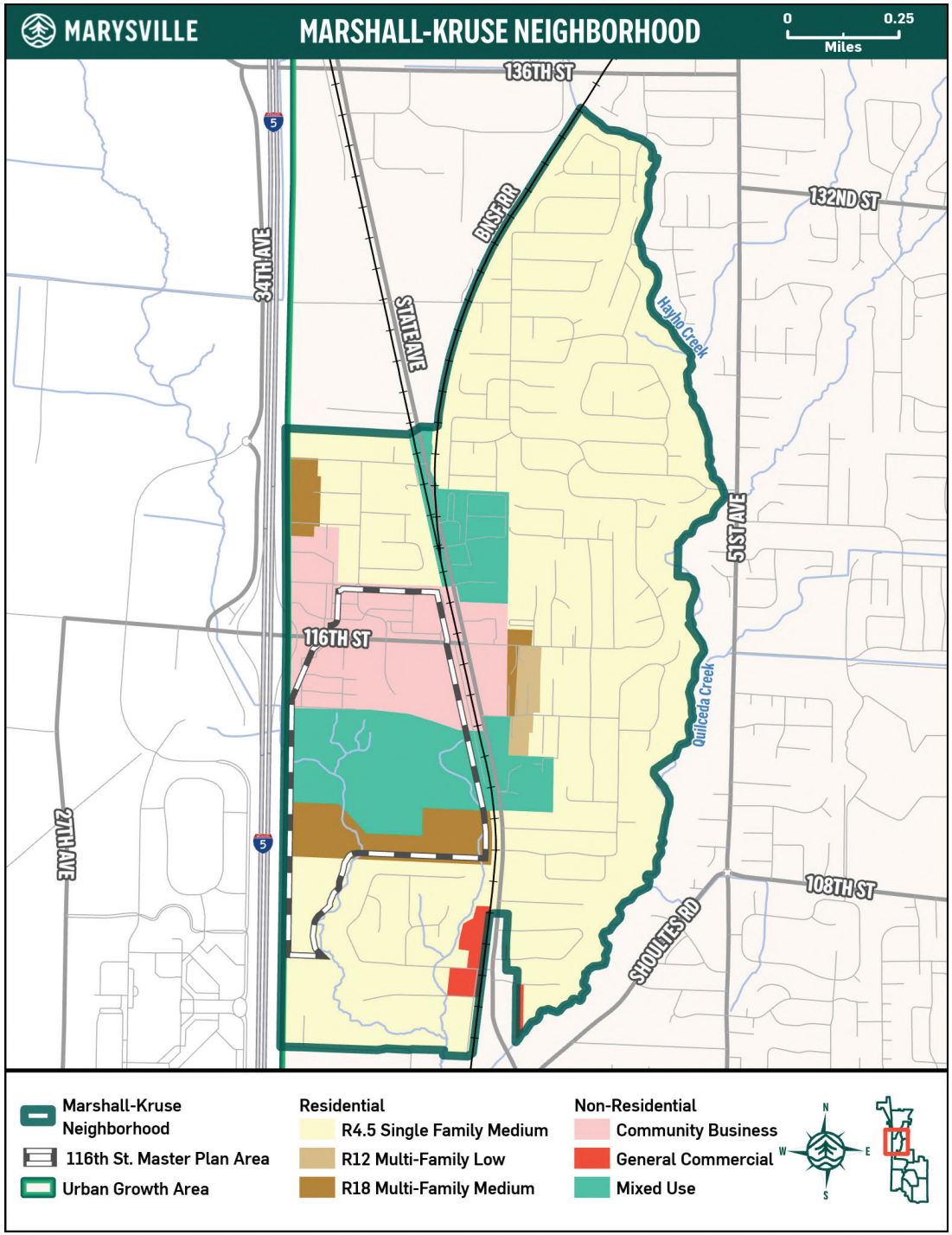
49. Individual stormwater facilities including aesthetically designed stormwater ponds, infiltration, and swales are also allowed.

Future Vision

The Community Business zoning along north side of 116th Street and east of State Avenue is developed with long-term uses, and the Community Business zoning immediately abutting the south side of 116th Street is also largely developed with retail, restaurant and service uses. Remaining CB parcels will likely develop or redevelop over the next 20 years. Due to access constraints and critical areas encumbrances, the Mixed Use and multi-family zoned properties south of 116th Street will likely take longer to develop. While both commercial and multi-family residential are allowed in the Mixed Use zone, access constraints and limited visibility may result in the MU land south of 116th Street being developed with either commercial uses that are not dependent on good visibility or multi-family uses. Mixed Use and multi-family zoning east of State Avenue is likely to develop sooner due to good visibility, recent State Avenue widening improvements, utilities within State Avenue, and the absence of critical areas.

The single family zoned land which comprises the majority of the remainder of the neighborhood is anticipated to remain predominantly single family; however, some infill middle housing may occur over the planning period as allowed by HB 1110. Infill development should complement the existing single family character with use of traditional architecture including gable or hip roofs, front porches, and larger setbacks. Sidewalks are required for new development with existing neighborhoods served by sidewalks or walkable shoulders.

Figure 2.22



MARYSVILLE

SHOULTES NEIGHBORHOOD

History

The historic Shoultes community's legacy is reflected in the name of the elementary school serving the neighborhood as well as the alternate name for 51st Avenue NE. The original school in this neighborhood was constructed on land provided by the William Guy family while the Seymour Shoultes family helped provide the school.

Predominant Land Use

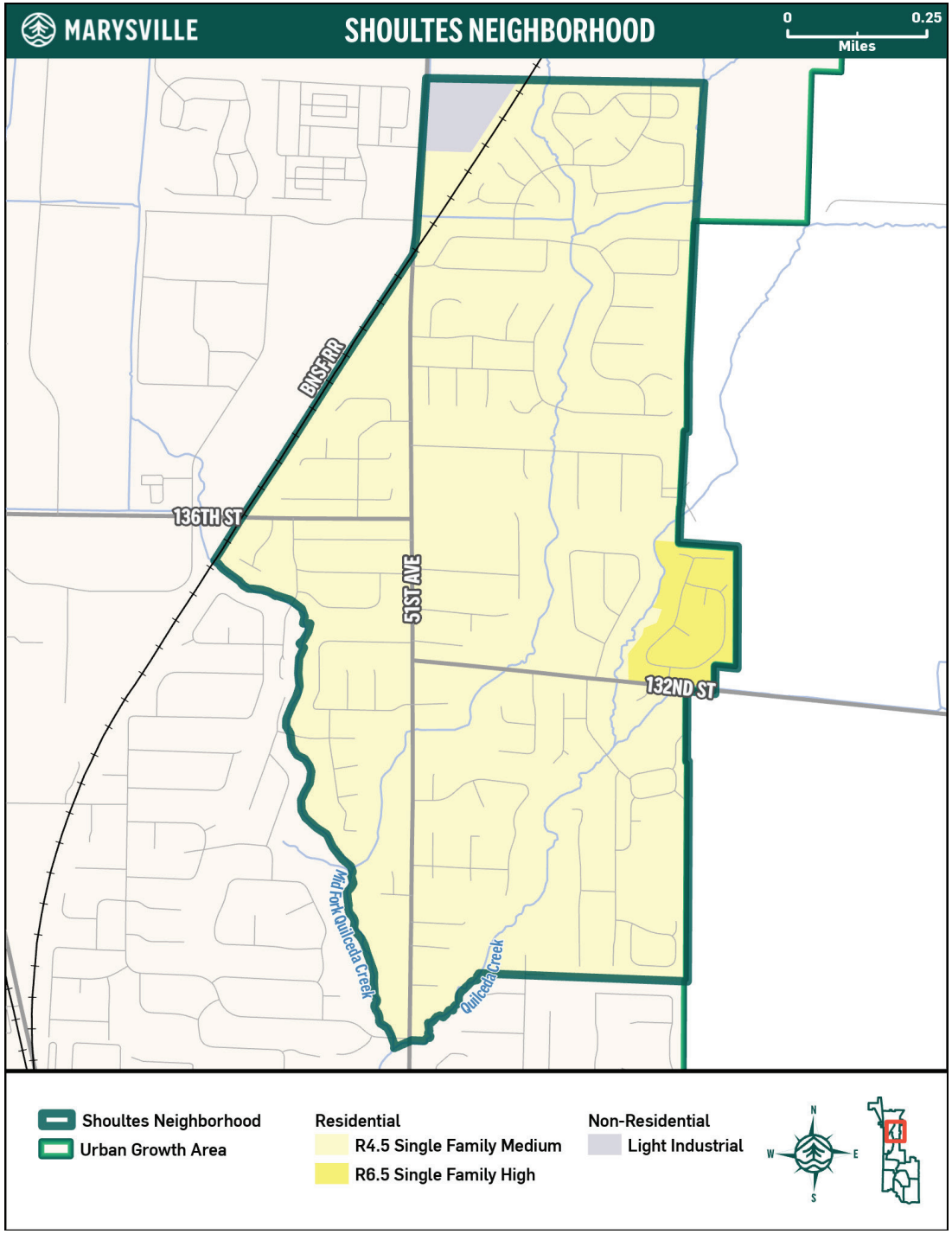
The Shoultes Neighborhood is almost exclusively medium density single family with a limited amount of high density single family along the east side of the neighborhood, and a small amount of Light Industrial in the northwest corner of the neighborhood.

The Shoultes Neighborhood is characterized by large lots, traditional homes, and abundant evergreen trees.

Future Vision

As a predominantly residential area, the primary vision is to preserve the character of the area and ensure that infill development is consistent and compatible with existing residences. Traditional architecture with gable or hip roofs, and front porches are encouraged. Many neighborhoods are served by walkable shoulders, and enhanced pedestrian connectivity via either sidewalks or walkable shoulders should be provided particularly in key pedestrian areas. Development of the limited amount of industrial land in the northwest corner of the neighborhood will need to be adequately screened from existing residential to mitigate light, noise and other impacts of industrial development.

Figure 2.23



History

Since the early 1980s, the Smokey Point Neighborhood has been slated for urban industrial land uses in both City and Snohomish County land use plans.[50] Most of the Smokey Point Neighborhood became part of Marysville's Urban Growth Area following a settlement between the cities of Arlington and Marysville in 1996. In its 1996 Comprehensive Plan, the City of Marysville identified the Smokey Point Neighborhood as the number one priority for economic development. The portion of the neighborhood along Smokey Point Boulevard was annexed from 1992 through 2000 while the eastern portion of the neighborhood was the result of major annexations in 1999, 2005 and 2007. Presently, the only portion of the UGA within this neighborhood that remains unincorporated is Naval Station Everett.

In June 2008, the City adopted the Smokey Point Master Plan (SPMP)[51] to foster industrial, employment and economic development in the 675-acre, Smokey Point Master Plan Area located in the northeast corner of this neighborhood. Also in 2008, the cities of Marysville and Arlington locally designated the Arlington-

Honda is part of an auto row that lines Smokey Point Boulevard.

50. The only portion of the Smokey Point Neighborhood that is not within the CIC is the Medium Density, Multi-family designated land at the southwest corner of 51st Avenue NE and 152nd Street NE.

51. Selected retail uses are permitted on properties within the Light Industrial zone, if located within 500 feet of, and with access to Smokey Point Boulevard.

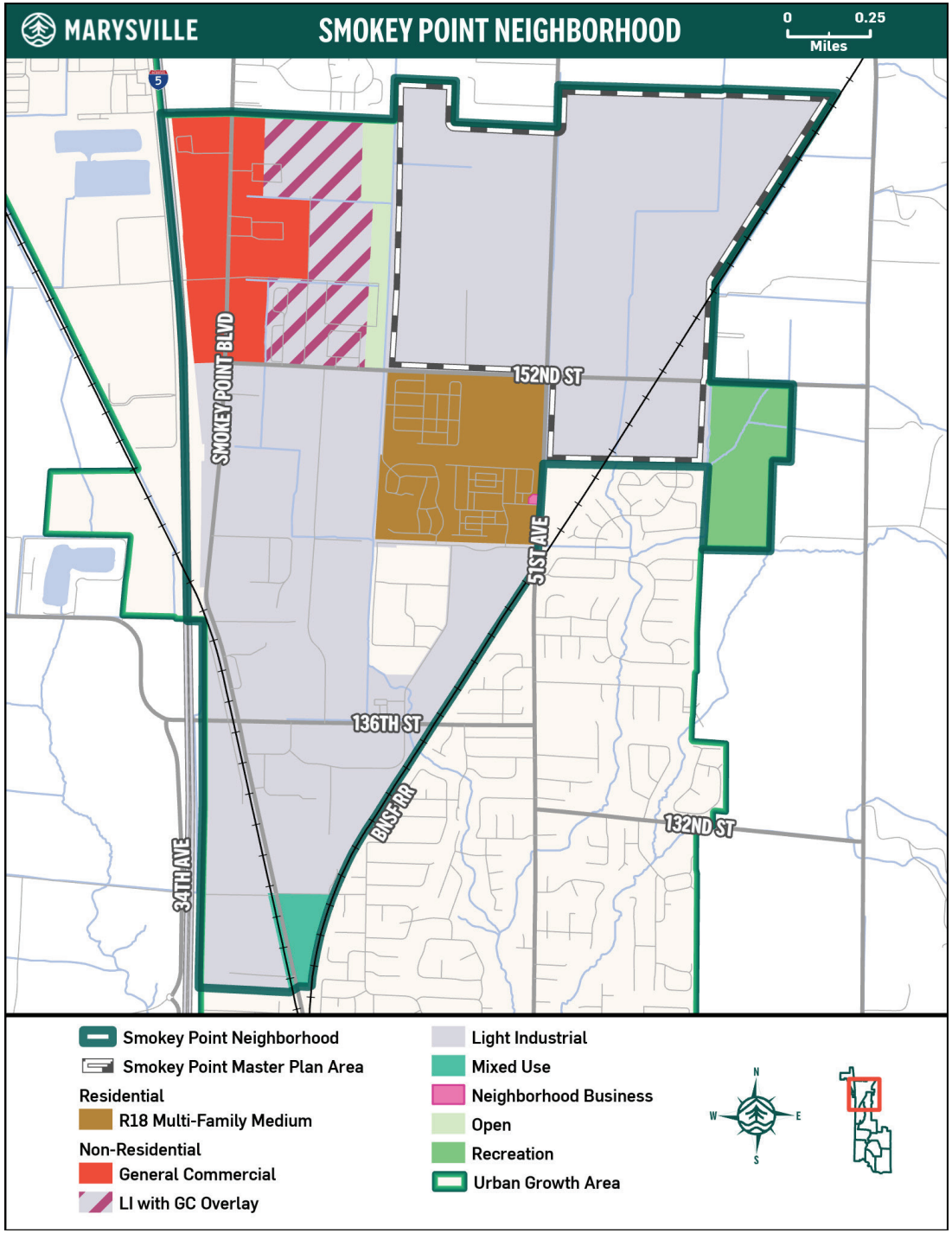
Marysville Manufacturing Industrial Center (AMMIC) which includes nearly all of the Smokey Point Neighborhood within Marysville and extends into Arlington.[52] The cities of Marysville and Arlington continued their partnership to pursue designation by the Puget Sound Regional Council (PSRC) of the AMMIC (now Cascade Industrial Center or CIC) as a Manufacturing Industrial Center (MIC). In June 2019, PSRC designated the CIC as a MIC. Further discussion on the SPMP and CIC is provided in the following sections.

The City has invested significant financial resources into economic development, and has prioritized transportation, water, sewer and stormwater facilities for this area to ensure adequate infrastructure to support industrial and commercial development. Some notable infrastructure includes regional stormwater ponds constructed in 2005 and 2014 respectively, and the 156th Street Overpass which is slated to be a full interchange by 2031. The regional stormwater pond facilities were tremendously successful, and all capacity has been sold.

Predominant Land Use

The portion of the Smokey Point Neighborhood located along Smokey Point Boulevard includes a variety of commercial and industrial uses. General Commercial zoning is primarily located north of 152nd Street NE, an area defined by auto and RV dealerships, self-storage facilities and other commercial uses. To the immediate east of the GC zoning, is Light Industrial zoning with a General Commercial Overlay that enables the pursuit of a full range of commercial and industrial uses, as determined by the market. Light Industrial zoning dominates the Neighborhood, with well-established commercial and industrial uses abutting Smokey Point Boulevard south of 152nd Street NE, and new and emerging uses in the Smokey Point Master Plan Area to the east.[53] Existing residential in the neighborhood primarily consists of two manufactured home parks, and residential developments located at the southwest corner of the intersection of 152nd Street NE and 51st Avenue NE.

Figure 2.24



52. The only portion of the Smokey Point Neighborhood that is not within the CIC is the Medium Density, Multi-family designated land at the southwest corner of 51st Avenue NE and 152nd Street NE.

53. Selected retail uses are permitted on properties within the Light Industrial zone, if located within 500 feet of, and with access to Smokey Point Boulevard.

Smokey Point Master Plan

The vision for the Smokey Point Master Plan Area is for a commercial/light industrial park that, based on the allowable uses in the zoning designations, provides jobs for the residents of Marysville and expands the City's commercial/light industrial base. The Smokey Point Master Plan (SPMP) implements this vision by providing additional design and development guidelines, and natural resource enhancements for Edgecomb and Hayho creeks. The design guidelines elevate the typical light industrial or commercial development to a higher level of urban design, contributing to a beneficial environment for workers, employers and businesses, while connecting to the natural environment.

With the 2005 Comprehensive Plan, the City identified the importance of establishing further commercial/light industrial businesses and providing living wage jobs for residents of Marysville and north Snohomish County. Commercial/light industrial development in the Smokey Point Master Plan is designed to be compatible with the Arlington Municipal Airport, Washington State Department of Transportation (WSDOT) airport guidelines, and Federal Aviation Administration (FAA) safety zone restrictions.[54] The SPMP addresses the following elements:

- **Transportation.** The Smokey Point Master Plan Area was historically used for agriculture, and was served by a limited road network – notably 152nd Street NE, 51st Avenue NE and 67th Avenue NE. The SPMP plans for a robust road network of principal and minor arterials that is designed to accommodate trucks, cars, and multi-modal transportation (i.e. transit, bicycles and pedestrians), with quality landscaping to enhance the appearance of the Smokey Point Master Plan Area. Principal arterials that will serve this neighborhood include 172nd Street NE, 152nd Street NE, 156th Street, the 152nd/156th Street Connector, Smokey Point Boulevard, and 51st Avenue NE as discussed further in the Transportation Element (page 229). Currently the 156th Street Overpass provides connectivity between the Lakewood and Smokey Point Neighborhoods, and general bus service is provided by Community Transit (CT). An interchange is fully funded under the Connecting Washington Program, approved by the Washington State legislature in 2016. Work on the interchange will occur from 2025 – 2031. CT's SWIFT Bus Rapid Transit is also expected to serve the neighborhood in the future along with bike lanes and trails along key arterials.
- **Critical Areas.** Edgecomb and Hayho Creeks, and various wetlands, are prevalent throughout the Smokey Point Master Plan Area. Wetlands are primarily Category III and IV wetlands, and are the responsibility of the property owner to address and mitigate as necessary. Edgecomb Creek was relocated and reestablished as a meandering stream in the fall of 2022 with the Cascade Business Park development. Hayho Creek will remain in its current location; however, its buffers will be enhanced as properties abutting it develop.
- **Drainage.** Regional stormwater facilities are considered by the SPMP; however, on-site stormwater facilities have largely been pursued. This has primarily entailed the import of structural fill for infiltration facilities and other Low Impact Development (LID) methods.
- **Site and Architectural Design.** Site and architectural design standards were adopted with the SPMP; however, the original standards were repealed and replaced with new standards outlined in the municipal code.

Edgecomb Creek was relocated and reestablished as a meandering stream in 2022. Photo credit: Northpoint Development.

54. Arlington Airport Compatibility is discussed in a section below.

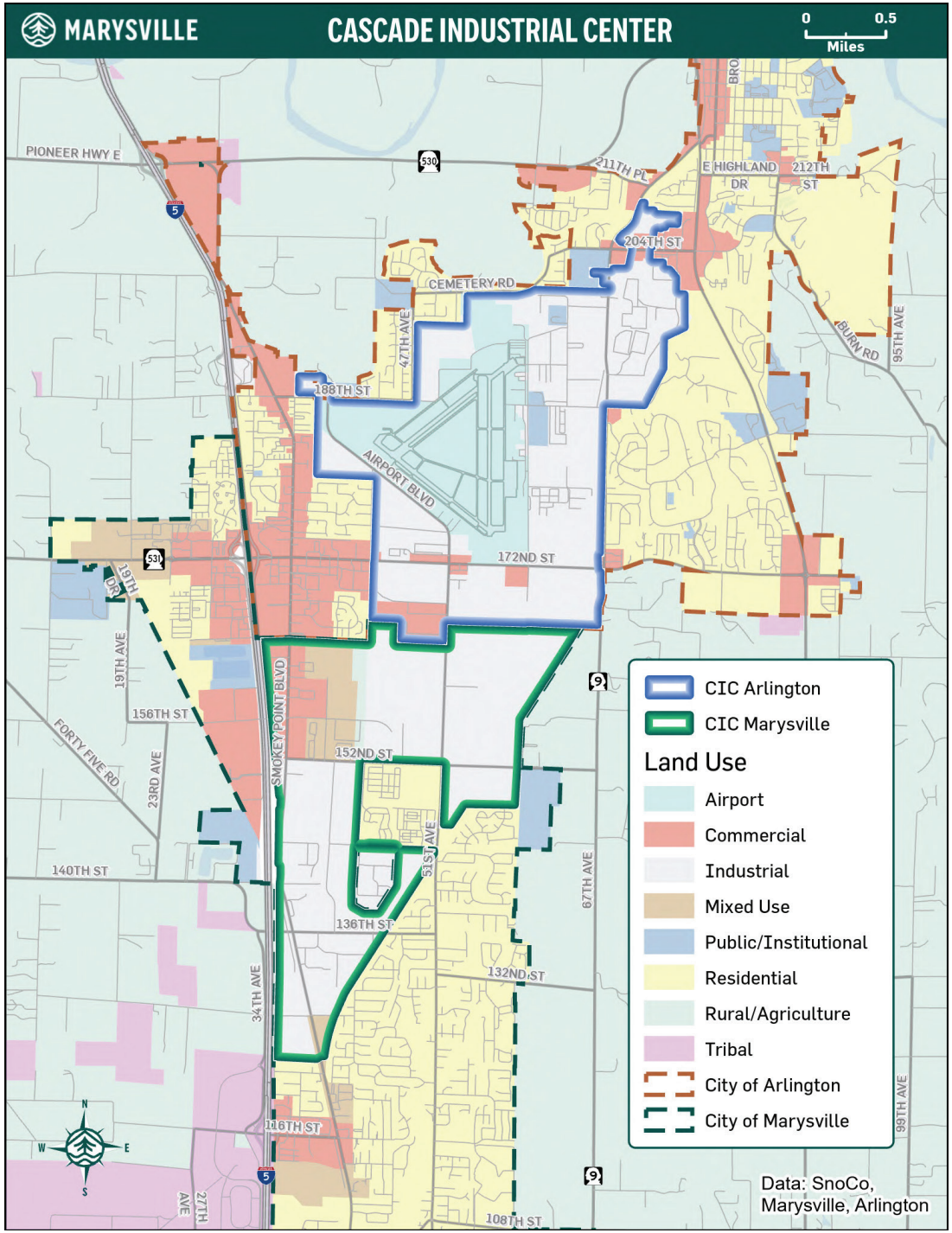
Cascade Industrial Center

The Cascade Industrial Center (CIC) is one of only ten PSRC designated manufacturing industrial centers in the Puget Sound region, and one of only two in Snohomish County. Designation as a PSRC regional center affords the CIC "funding priority – both for transportation infrastructure and economic development." Forty-three (43) percent (1,728 acres) of the 4,019 acre CIC is in Marysville, and 57 percent (2,291 acres) is in Arlington, including the 737 acre Arlington Municipal Airport.

The CIC is a hub for innovation and supports a wide range of mechanized and technology-driven industries as well as high-intensity manufacturing and business park uses. These uses are supported by a highly qualified advanced manufacturing workforce, smart manufacturing practices, and access to emerging platform technologies. Companies locating in the CIC enjoy competitive advantages provided by generous manufacturing tax incentives, a predictable and efficient permitting process, an industry-friendly climate, and convenient access to multi-modal transportation options including the Burlington Northern Santa Fe railroad mainline, Arlington Municipal Airport, and the Port of Everett, an international deep-water seaport. These competitive advantages are further described in Section 4.5 Assets, Challenges and Opportunities of the Economic Development Element (page 136).

A warehouse for Tesla along 51st Avenue NE in the CIC.

Figure 2.25



The CIC will be the key location for current and future job growth within both Marysville and Arlington – with more than 20,000 family wage jobs projected within the CIC through its build-out. In 2023, an estimated 4,605 jobs were located in the Smokey Point Neighborhood. This neighborhood has capacity for over 12,183 additional jobs – potentially resulting in nearly 16,800 jobs within the Marysville portion of the CIC alone.

While most of the developable land within the CIC is in Marysville's portion, significant, sustained development has occurred since 2018. Approximately 54.5 percent (848 acres) of Marysville's portion of the CIC has land use entitlements and only 27.8 percent (433 acres) is unentitled with further development or redevelopment potential. Industrial, manufacturing, and warehousing uses are being constructed throughout the CIC.

The City will need to monitor available industrial land within the CIC, and encourage employment-intensive uses, to ensure that the City can achieve its planned jobs to housing ratio.

Arlington Airport Compatibility

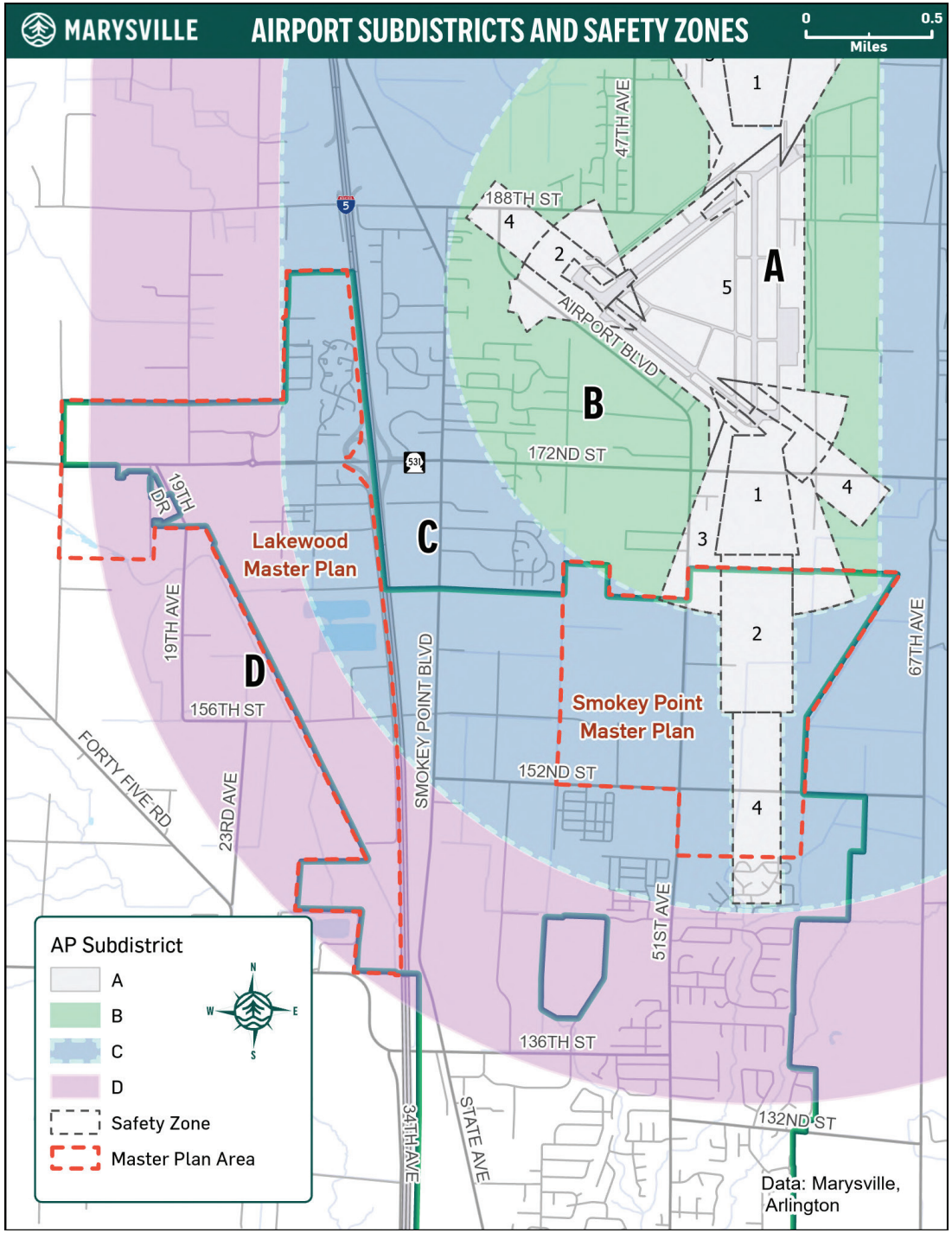
Existing Conditions

The Arlington Municipal Airport is located north of the Smokey Point Neighborhood in the City of Arlington. The airport is classified as a General Aviation Airport, encompasses approximately 1,189 acres, and consists of two paved runways and five taxiways. A large area of industrial zoning is located directly east of the airport.

Airport Compatibility

The City of Arlington adopted an updated Airport Master Plan in 2012 which documents the importance of land use compatibility within the airport influence area and the additional planning requirements necessary to promote compatibility of the Airport with surrounding uses. The City of Marysville reviews projects within its jurisdiction; however, circulates projects to Arlington to ensure compatibility with the Airport Master Plan

Figure 2.26[55]



55. Airport Protection Subdistrict A is comprised of the Runway Protection Zone (RPZ)/Zone 1 (The RPZ dimensions are determined by the aircraft using the airport and approach visibility minimums for each runway end), Inner Safety Zone (ISZ)/Zone 2, Inner Turning Zone (ITZ)/Zone 3, Outer Safety Zone (OSZ)/Zone 4, and Sideline Safety Zone (SSZ)/Zone 5. Airport Protection Subdistrict B is based on the airport's traffic pattern. Airport Protection Subdistrict C is based on the FAA AC 150/5200-33A guidelines for the type of aircraft operating at the airport. Airport Protection Subdistrict D is comprised of the Federal Aviation Regulations (FAR) Part 77 Imaginary Surfaces.

and the Marysville/Arlington Inter-local Agreement, which limits residential development south of the airport. This also provides the Airport with the opportunity to: purchase or negotiate avigation easements, and ensure that buildings comply with FAR Part 77 surfaces, do not penetrate the 100:1 airspace restrictions, and receive approval of an FAA airspace form (Form 7460-1).[56, 57] Additionally, Marysville utilizes the guidance provided in Puget Sound Regional Council's (PSRC) Airport Compatible Land Use Program and WSDOT's Land Use Compatibility Program in land use planning and regulations to further enhance airport compatibility.

Land Use Compatibility

The Airport Protection District (APD) is an area that includes the Arlington Airport and surrounding areas near the airport where particular land uses are either influenced by, or will influence the operation of, the airport in either a positive or negative manner. The purpose of the APD is to protect the viability of the Arlington Municipal Airport as a significant resource to the community by encouraging compatible land uses and densities, reducing hazards to lives and properties, and ensuring a safe and secure flying environment. The APD at the Arlington Municipal Airport delineates an area within the cities of Arlington, Marysville, and unincorporated Snohomish County, where residents may hear or see aircraft operating at the airport, or where certain land uses may impact the safe operation of the airport.

The APD boundaries were established based on a combination of factors including: airport characteristics; typical flight paths for aircraft; aircraft noise contours; and FAR Part 77 regulations defining the height of objects that may affect the navigable airspace. The Arlington Airport is divided into four subdistricts and five individual zones each with their own land use regulations and guidelines. Three subdistricts (B, C, and D) and three zones (2, 3, and 4) overlay the Smokey Point Neighborhood. The various districts and zones are depicted in Figure 2.25 and briefly described in the footnote accompanying the figure.

To ensure compliance with the Arlington Municipal Airport Master Plan, uses within the Smokey Point Neighborhood boundaries are limited. To determine if a use is allowed in this neighborhood, the proposed use must be allowed by both the Marysville Municipal Code and the Arlington Airport Master Plan standards (see Figure 2.27below). If either regulation prohibits the use, then the use is not allowed. The allowable industrial and warehouse uses, defined in Marysville's LI zone, are generally allowed and have few people relative to the building size. Zones 2 and 3 are exclusively zoned LI while Zone 4 is predominately LI with a limited amount of existing single family residential. Figure 2.27 depicts the airport zones relative to the City's land use zones including allowable densities and heights.

Figure 2.27

Allowed Land Uses within the Arlington Airport APD Zones[58]

LAND USE (A)	INNER SAFETY ZONE (ISZ)/ZONE 2	INNER TURNING ZONE (ITZ)/ZONE 3	OUTER SAFETY ZONE (OSZ)/ZONE 4
Residential	Prohibited	Allowed	Allowed
Commercial	Allowed	Allowed	Allowed
Industrial	Allowed	Allowed	Allowed
Recreational	Prohibited	Allowed	Allowed
Public (b)	Prohibited	Prohibited	Prohibited

56. The Federal Aviation Administration (FAA) has requirements to protect airports from incompatible land uses, primarily related to the height of structures and objects which could affect safe navigation of aircraft in the vicinity of airports. Federal Aviation Regulation (FAR) Part 77, Objects Affecting Navigable Airspace provides guidance to protect airspace, including the area that encompasses the airport, runway protection zones, and airport approaches. Since FAR Part 77 surfaces often extend beyond airport boundaries, airport sponsors and local land use planning agencies must collaborate to address height hazards in these areas to ensure the safety of aircraft in the air and people on the ground (Source: PSRC Airport Compatible Land Use Program, p. 21).

57. Per FAA AC 70/7460-1K, Obstruction Marking and Lighting, when an airport sponsor, developer, property owner, or other party proposes any type of construction or alteration of a structure that may affect the National Airspace System (NAS), the airport sponsor, developer, property owner, or responsible party is required to submit FAA Form 7460-1, Notice of Proposed Construction or Alteration to the Obstruction Evaluation Service (OES). FAA Form 7460-1 is required for any proposed construction or alteration: of more than 200 feet AGL at its site; and/or off greater height than an imaginary surface at a slope of 100 feet horizontal for every one foot vertical (100:1) for a horizontal distance of 20,000 feet from the nearest point of the nearest runway (Source: PSRC Airport Compatible Land Use Program, p. 21).

58. (a) These development guidelines are not retroactive and will not be construed to require a change or alteration in the use of any property not conforming to these regulations, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein will require any change in the use of any property, the platting, construction, or alteration of which was begun prior to the effective date of the Arlington Airport Master Plan, and is diligently prosecuted. (b) Restrictions would apply to congregations of people and noise sensitive uses (i.e. schools, hospitals, nursing homes, churches, auditoriums, and concert halls).

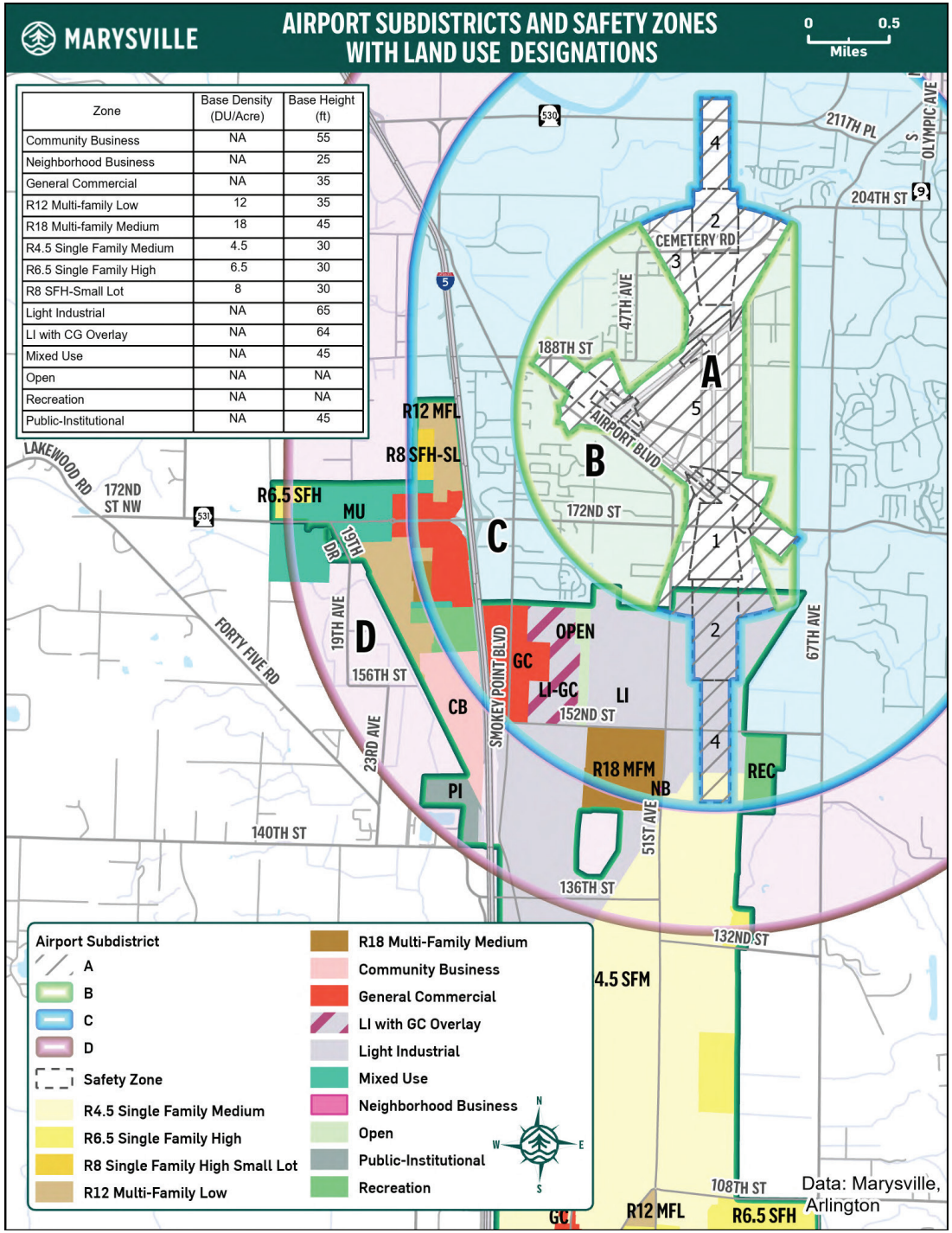
Noise Contours

Noise levels around airports are generally broken down into three categories.[59] The Arlington Airport Master Plan shows that the range of noise contours are contained within the existing airport boundary with a portion of the 60 DNL noise contour extending off the airport property into the Smokey Point Neighborhood. As the Smokey Point neighborhood is only impacted by the 60 DNL noise contour, no additional land use restrictions are required other than those listed in the Arlington Airport Master Plan.

Future Vision

Over the next 20 years, numerous industrial buildings, along with a robust supporting road network, are anticipated to be constructed transforming the Smokey Point Master Plan Area into an attractive and well-designed manufacturing and industrial business park, similar in nature to Bothell's Canyon Park. Already, various industrial buildings have been constructed, ranging from warehousing and distribution to indoor agriculture and aerospace related uses. Uses with a greater concentration of jobs, particularly living wage jobs, are encouraged and incentivized; however, initially, some sites will be constructed with less job intensive uses, such as warehousing and distribution.

Figure 2.28



59. 60-65 DNL noise level is compatible with all land uses; 65-70 DNL noise level is compatible with land use restrictions such as limiting residential uses and requiring noise abatement construction techniques in buildings; and 70-75 DNL noise level is significant and not compatible with residential uses.

History

The Lakewood Neighborhood was originally known as English Station. The nearby railroad station was named English by the Great Northern Railway, after the English Logging Company, which shipped many logs over this line. The name Lakewood was coined by Fred Funk as the name of the settlement and of Lakewood Garden Tracts.

This Lakewood Neighborhood was included in Marysville's Urban Growth area with the adoption of the County's 1995 Comprehensive Plan. Prior to the adoption of the 1995 Comprehensive Plan, Lakewood was designated for rural residential development and had an interim "Other Land Use" designation. At that time, the area was also a separate UGA – Smokey Point – with two cities vying for it – Marysville and Arlington. Ultimately, a 1996 settlement between the two cities resulted in Lakewood becoming part of Marysville's UGA. Following the UGA settlement, Snohomish County initiated a sub-area planning process for Lakewood, working with the City on detailed planning. This planning was not completed though, as the City annexed the majority of the Lakewood UGA in February 2005 and adopted zoning for the Lakewood Neighborhood with the City's 2005 Comprehensive Plan. The Lakewood Neighborhood Master Plan was adopted in 2017 in order to shape site, architectural, road and pedestrian network design, and is covered in the Lakewood Neighborhood Master Plan section below.

Predominant Land Use

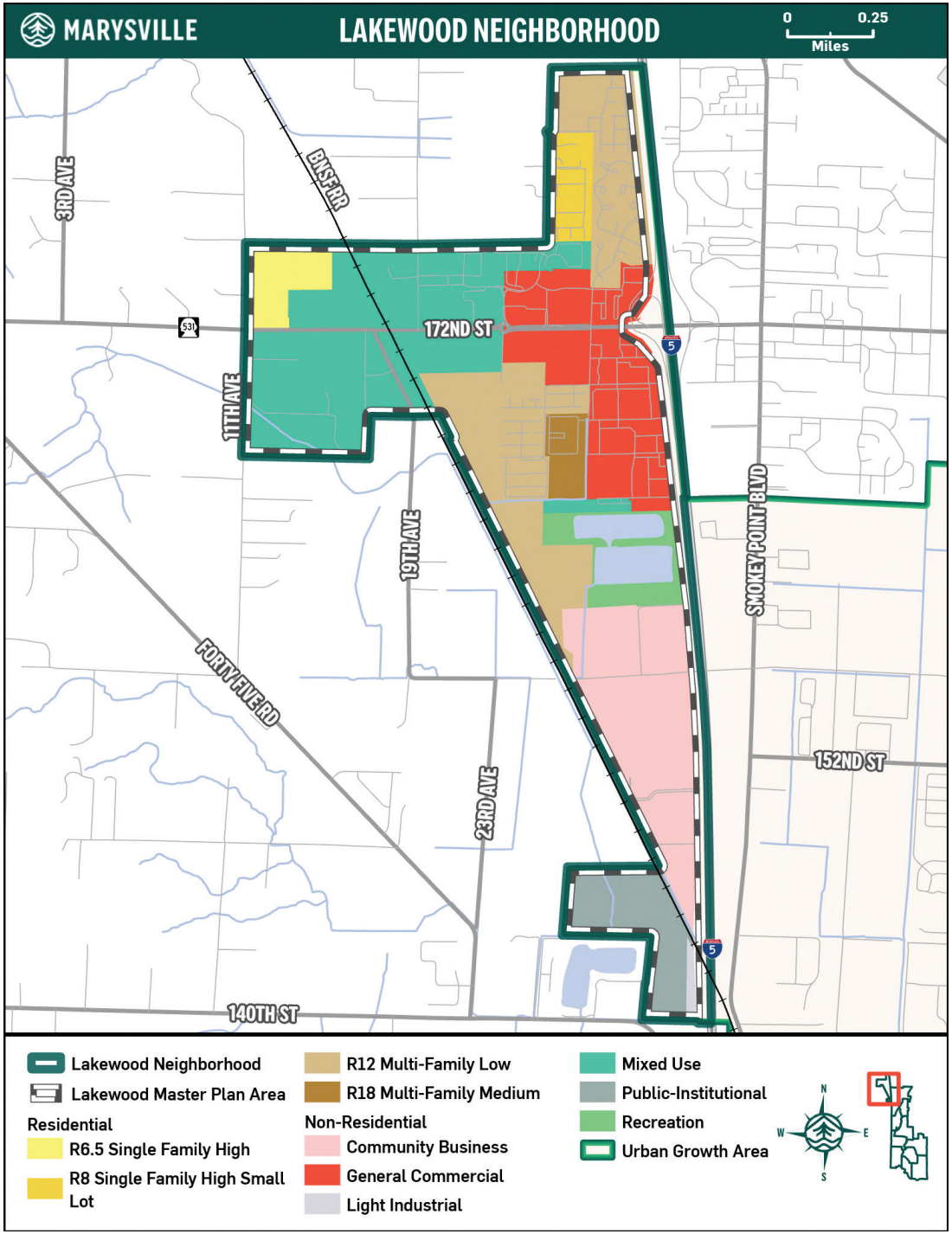
The Lakewood Neighborhood includes a large retail, commercial center west of Interstate 5 both to the north and south of 172nd Street NE. Mixed Use zoning, which allows for commercial, multi-family or a combination of both, is located along 172nd Street and has been primarily developed with multi-family uses with some commercial. Multi-family uses are located to the north and south of the commercial and Mixed Use zoned areas. A limited amount of single family zoning is located along the edge of the neighborhood adjacent to the rural lands along the UGA boundary. Community Business and Public Institutional zoning is located to the south end of the neighborhood and the primary area which remains to be developed.

Lakewood Neighborhood Master Plan

The Lakewood Neighborhood Master Plan (LNMP) encompasses the entire Lakewood Neighborhood. Over the past nearly two decades, the neighborhood has been transitioning from a rural to urban. Since its annexation, the neighborhood has seen robust growth beginning with commercial development in the area immediately abutting the Interstate 5 corridor, followed by multi-family development along the 172nd Street corridor. This development has resulted in increased vehicular traffic, stormwater considerations, and changing architectural character. During the public outreach for the LNMP, property owners and area residents expressed ambivalence about these changes. Concerns centered on traffic issues and loss of rural to "undesired activities" (e.g. shops that do not serve local needs, and dense multi-family housing). Some hoped to see the growth and change draw desired local amenities (e.g. a grocery store and small local businesses, street improvements, and a walkable and bikeable neighborhood center).

The historic crossroads of Lakewood west of the railroad.

Figure 2.29



Three major issues are addressed by the LNMP as described below:

- **Transportation.** With a limited street network, a well-used railroad corridor, a regional shopping center, and Community Transit and school bus systems, vehicular congestion is a significant issue in the Lakewood Neighborhood. The LNMP proposes improvements for 172nd Street NE that includes road widening with turn lanes where necessary, roundabouts at key intersections, bike lanes, a sidewalk/shared-use trail, landscaping with stormwater improvements, and decorative street lighting.[60] Various collector and minor arterials are planned for this neighborhood. North of 172nd Street NE, most of the contemplated roads have been constructed or partially constructed. South of 172nd Street NE, several key roads are proposed with many anticipated to be constructed in the near-term. A trail will be constructed along English Crossing Boulevard, which will provide connectivity from 172nd Street NE to the 156th Street Overpass and ultimately the CIC. The overpass will be converted to an Interstate 5 interchange by 2031.[61]
- **Utility infrastructure.** The flat land and high water table in the area must be accommodated in the design of stormwater, sewer and water infrastructure. Most sites in the Neighborhood have required several feet of structural fill to enable infiltration. Areas without high groundwater and with infiltrative soils provide opportunities to incorporate Low Impact Development (LID) facilities such as bioretention swales and planters.
- **Urban design.** Design standards were adopted for the Lakewood Neighborhood Master Plan Area to address concerns that the development that was occurring lacked a cohesive feel, lack of connectivity between sites and pedestrian opportunities, disjointed feel, and lack of neighborhood character. The LNMP endeavored to provide a holistic neighborhood that transitions between a rural crossroads character, and a more urban mixed-use center; increase pedestrian, bicycle, and vehicular access between residences and destinations; create community gathering places and small parks; and strengthen the identity of Lakewood as a neighborhood.[62, 63] Lakewood has two major centers: a) a regional commercial center at Interstate 5 and 172nd Street NE, and b) a civic-oriented center with historic crossroads at 172nd Street NE and the Burlington Northern Santa Fe railroad which are described fully in the LNMP along with key development objectives.

The Marketplace, while part of the regional commercial center near Interstate 5, is enhanced with wide sidewalks, decorative lighting, and landscaping.

60. Decorative street lighting is required on arterials as outlined in the City's Engineering Design and Development Standards.
61. Further information on the interchange is provided in the Smokey Point Neighborhood section and Transportation Element.
62. Vehicular connectivity at 600 feet and pedestrian connectivity at 200 to 300 feet is required.
63. Open space must be provided for commercial and residential areas as prescribed by code.

Future Vision

Over the next 20 years, the Lakewood Neighborhood is anticipated to have robust road, sidewalk, and trail connectivity to facilitate travel from residences to commercial, mixed use, and recreational offerings. The General Commercial zoned lands that comprise the Regional Commercial Center have largely been developed with only a couple large parcels remaining; additional commercial uses are anticipated to be constructed further buoying this commercial destination. New buildings should be oriented towards the street, particularly on designated pedestrian-oriented streets, with visible and accessible entrances.

While the Mixed Use zone allows for commercial, multi-family, or a mix of the two to be pursued, developers have primarily pursued multi-family and townhouse projects in the Mixed Use zone east of the Burlington Northern Santa Fe railroad – a trend that is likely to continue. Orientation of buildings towards the street, and pedestrian and bicycle connectivity will remain a priority. Mixed Use zoning west of the railroad consists of both large and very small parcels.

The Community Business zoned land that makes up the "Lakewood Triangle" is currently undeveloped; however, uses consistent with the Community Business zone will likely be developed over the next 20 years.[64] A significant share of the multi-family and single family zoned land in the neighborhood has also either been developed or is entitled for a development. Multi-family, townhouses and single family have been pursued in the residential zones, and similar development are anticipated to continue. A strong orientation of buildings towards the street or open space, as appropriate, shall continue to be required. Landscaping shall be provided along streets where orientation of the building is infeasible. Some infill middle housing may occur over the planning period as allowed by HB 1110; however, this is anticipated to be more limited given that most land in the Lakewood Neighborhood is previously undeveloped.

The 172nd Street corridor includes a mix of commercial, townhouses, and multi-family residence coupled with decorative street lighting.

64. While most Community Business requires residential units to be above a street-level commercial uses, in the Lakewood Neighborhood, a horizontal mixed use project may be proposed through a development agreement approved by City Council.

Section 2.7

GOALS AND POLICIES

Growth Management

LU 1 Ensure that the City's land use vision is consistent with State, Regional and County-wide statutes, plans and policies as well as the community's vision.

LU 1.1 Ensure that the City's land use vision aligns with the Washington State Growth Management Act, Puget Sound Regional Council's VISION 2050, and Snohomish County's County-wide Planning Policies.

LU 1.2 All Comprehensive Plan elements shall be internally consistent, including capital budget decisions outlined in the Capital Facilities Plan (page 287). Should probable funding fall short of meeting existing needs, the Land Use Element shall be reassessed.

LU 1.3 In coordination with Snohomish County and neighboring jurisdictions, create an Urban Growth Area (UGA) based on the capabilities and characteristics of the land, availability of public facilities and services, existing land uses, and anticipated growth.

LU 1.4 Ensure the involvement of citizens in the planning process, including the participation of vulnerable population and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

LU 1.5 Encourage infill of existing commercial, industrial, and residential areas prior to expanding the City's Urban Growth Area (UGA) or designating new lands for these uses.

LU 1.6 Ensure an adequate supply of appropriately zoned land to enable meeting the City's employment, population and housing targets. Reduce disparities in access to opportunity and expand employment opportunities to improve the region's shared economic future.

LU 1.7 Establish a vision for growth that is informed by active and inclusive citizen engagement and community planning to ensure that land use is reflective of the community's vision, and that land use decisions do not negatively impact the community – particularly historically marginalized communities. Implementing development regulations must be fair and predictable.

LU 1.8 Periodically review goals and policies to monitor progress towards implementation and ensure that development regulations further goals and policies. Every five years, conduct an implementation progress report detailing the progress that has been achieved in implementing the Comprehensive Plan.

LU 1.9 To ensure the preservation of property rights, staff will evaluate proposed regulatory or administrative actions to ensure that such actions do not result in an unconstitutional taking of private property.[65]

Areas of Future Influence, UGAs and Annexations

LU 2 Proactively monitor land utilization and future expansion needs, ensuring that UGA expansion and annexation plans, and transitions are well-considered and consistent with those of Snohomish County and neighboring jurisdictions.

LU 2.1 Encourage Snohomish County to require land in Rural Urban Transition Areas (RUTAs) to be in tracts that are 10 acres or larger to allow for development at higher densities as the land is incorporated into the City's Urban Growth Area (UGA). Techniques such as shadow platting in conjunction with clustering should be used to permit efficient development at urban densities and urban level services when these areas are incorporated into UGAs. If shadow platting is not utilized, rural clusters should be prohibited.

65. The Office of the Attorney General's Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property, dated September 2018 or as subsequently amended, should be used as a resource in evaluating whether an action may constitute a taking.

LU 2.2 Locate and design new utilities, roads, and other infrastructure and improvements within RUTAs in a manner that reduces impact to the surrounding rural character, and reduces future cost of utility, road, and other infrastructure extensions when included in the UGA.

LU 2.3 Residential zones outside the UGA should be limited to rural, low-density residential (i.e. 5 to 10 acre tracts).

LU 2.4 Provide measures to enhance short-term and long-term transition planning to reduce urban impact on rural uses within the planning period, and to minimize long-term costs of service for areas that may be considered for urban expansion in future planning periods.

LU 2.5 Proactively assess future land use and expansion needs by monitoring land utilization, and coordinating with Snohomish County, neighboring jurisdictions, and tribes on future expansion plans.

LU 2.6 Proactively plan for the annexation of the City's UGA, and for phased growth of communities to be economically viable, supported by planned urban infrastructure, and served by public transit.

Land Use Pattern

LU 3 Provide a well-defined and compelling vision for growth and development.

LU 3.1 Locate commercial, industrial, and employment in compact, well-defined centers with a pattern and scale appropriate to the location and population served.

LU 3.2 Coordinate with Community Transit on identifying future high-capacity transit station areas (i.e. SWIFT Bus Rapid Transit service) and, at the direction of City Council, plan for densities that maximize benefits of transit investments.

LU 3.3 Encourage a harmonious blend of opportunities for living, working, recreating, and culture for the residents of Marysville through planned retention and enhancement of its natural amenities.

LU 3.4 A particular emphasis should be placed on infill within the Downtown Neighborhood and along State Avenue/Smokey Point Boulevard especially at its intersection with Grove Street, 88th Street, and 116th Street.

LU 3.5 Require urban level facilities, services, and utilities to be provided prior to, or concurrent with, development to ensure adequate level of service and to mitigate the subsequent impacts on residents.[66] Expansion of public facilities, services, and utilities should occur in a manner that balances growth with the City's ability to serve the growth, and should prioritize the City's economic growth.

LU 3.6 Cultivate an image and identity of Downtown and the Waterfront as special districts with synergistic links to each other, and a commercial, residential, entertainment, and recreational focal point by advancing the vision of, and initiatives in, the Downtown Master Plan and the Waterfront Strategic Plan. Water-oriented uses are encouraged to locate along the Waterfront.

LU 3.7 Design all new commercial, industrial, and residential developments, and pursue improvements in existing developments, to facilitate general connectivity as well as the use of multi-modal transportation options (i.e. pedestrian, bicycle, transit, car/vanpool etc.). In residential areas, care should be taken to discourage cut-through traffic.[67]

LU 3.8 Use land use, multi-modal transportation, and other initiatives to promote healthy communities and health outcomes, reduce health disparities, and promote environmental justice.

LU 3.9 Encourage convenience and commercial services at or near transit stations, park and rides, and major transit stops to foster a more pleasant transit experience, encourage the use of transit as an alternative to private automobile use, and reduce vehicle miles traveled (VMT).

LU 3.10 Consider potential impacts to, and preserve significant historic, visual, cultural, and archaeological resources and sites ; and identify strategies and incentives for their protection for the enrichment of future generations.[68]

66. Facilities and services include, but are not limited to, water, sewer, storm, police, fire, schools, and roads. Where appropriate, it also includes transit, and parks and recreation. Concurrency is generally defined as a financial commitment or strategies to complete improvements within six years of development.

67. Multi-modal transportation helps reduce reliance on the automobile, and promotes physical activity through suitable combinations and locations of land uses, such as employment, retail and residences, including mixed use development.

68. Culturally significant resources include tribal treaty fishing, hunting, and gathering grounds.

LU 3.11 Prepare future Master Plans, as necessary, to ensure that the unique development needs of key areas are properly planned for. Master planning for the State Avenue Corridor, to accommodate Community Transit's SWIFT Bus Rapid Transit and leverage benefits of this service, is anticipated to be a future planning need.

Land Use Compatibility

LU 4 Promote harmony and compatibility of diverse land uses through proper location and design of uses, and appropriate mitigation measures.

LU 4.1 Minimize land use conflicts, and impacts to the community and residential areas, through proper location and appropriate design of uses – particularly commercial and industrial ones.

LU 4.2 Commercial, industrial, and multi-family development must be located and designed to bear the burden of transition and mitigation when located near designated single family and multi-family areas (in the case of commercial and industrial). Appropriate measures to ensure compatibility may include increased setbacks, landscaping, fencing, open space, architectural design techniques that complement the character of existing neighborhoods or residences, and/or reduced building heights.

LU 4.3 Evaluate planning in areas for potential residential and commercial displacement, and use a range of strategies to mitigate displacement impacts.

LU 4.4 Limit incompatible uses adjacent to the Cascade Industrial Center (CIC), Arlington Airport, military lands, and the Tulalip Tribal Reservation.

LU 4.5 Encourage the preservation of small farms and agricultural uses by requiring adjacent new developments to provide buffers and screening to minimize impacts on existing and ongoing agricultural operations. The use is encouraged to continue as long as the farm or agricultural property owner desires. Educating neighboring property owners on agricultural practices should occur as necessary.

LU 4.6 Ensure that the public benefits of new economic activities exceed the public costs by considering community impact and requiring new development to provide adequate services and public amenities.

LU 4.7 Consider the adoption of land use planning tools that reduce and mitigate the risk to lives and property posed by wildfires.

Image and Design

LU 5 Encourage high-quality architecture and site design that cultivates a sense of place, enhances the City's unique character, and improves the built environment.

LU 5.1 Encourage architectural design that enhances the overall coherence of a Neighborhood's visual character. Architecture should promote an attractive image of the City from Interstate 5, Highway 9, and other roads.

LU 5.2 Improve the appearance of existing commercial areas, and encourage the upgrade and preservation of existing structures, with a special emphasis on historically significant structures particularly Downtown.

LU 5.3 Encourage the use of high-quality, durable materials, with urban materials encouraged Downtown and industrial materials encouraged for industrial uses.

LU 5.4 Require the installation of street trees, landscaping, and mitigation plantings for degraded critical area buffers, and encourage the retention of significant trees.

LU 5.5 Orient uses towards the higher volume roadway with a particular importance placed on uses along State Avenue/Smokey Point Boulevard.

LU 5.6 Encourage the pedestrian-oriented character of the Downtown Neighborhood, Waterfront, Lakewood Neighborhood, Community Business, Mixed Use, and Neighborhood Business zones through the use of:

- Building design and awnings at the street wall that contributes to a lively, attractive, and safe streetscape;
- Commercial and retail activities are encouraged at the street level with residential above;
- Along the Waterfront, uses should be oriented towards the water, designed to both promote views of the slough and minimize shadows cast on public trails, plazas, and other outdoor spaces; and
- Wide sidewalks permitting pedestrian activities, street trees, tables and chairs, temporary sidewalk displays, and other sidewalks uses.

LU 5.7 Encourage signs that are attractive and pedestrian-oriented as appropriate.

LU 5.8 Create gateways at key City, Neighborhood, or District entrances. Gateways for the Downtown, Waterfront and other special areas should be achieved through enhanced plantings, streets trees, special paving, street furniture, and the location of special land uses, buildings, and structures.

LU 5.9 Encourage day and nighttime activities, as appropriate, in the Downtown Neighborhood, Waterfront, and Mixed Use zone, particularly restaurants, retail, services, farmers or fresh produce markets, and similar uses catering to both residents and visitors.

LU 5.10 Encourage the consolidation of access points in commercial and industrial areas, and the joint use of parking.[69]

LU 5.11 On-site parking should generally be limited to areas behind or adjacent to the building or complex to ensure that the street wall is maintained in the Downtown Neighborhood and Waterfront, and in the Mixed Use, Community Business, and Mixed Use zones; provided that, more flexibility is afforded for parking in the Downtown Neighborhood and Community Business zone.

LU 5.12 Provide urban parks, recreation opportunities, open space, trails, critical areas, and associated corridors throughout the City with a particular emphasis on the Downtown, Waterfront, and Mixed Use zone.[70] Public access is paramount to the Waterfront, and redevelopment of significant waterfront parcels must provide public access.

LU 5.13 Provide pedestrian and bike paths as appropriate through commercial, industrial and residential areas that connect the various Neighborhoods and destinations.

LU 5.14 Restrict drive-through facilities in the Downtown Neighborhood, and Mixed Use and Neighborhood Business zones.

Commercial

LU 6 Provide adequate commercial uses to serve the City's growing population by advancing business and trade, and providing a variety of commercial opportunities that enhance the economic vitality of the community.

LU 6.1 Provide for the development of distinct commercial land use districts including Downtown and the Waterfront, and areas for highway, auto-oriented, mixed use/pedestrian-oriented, and neighborhood commercial activities.

LU 6.2 New commercial centers should be compact, and should be based on land use, geographic context, and transportation facilities and trip generation.

LU 6.3 Strengthen existing commercial centers, and promote a diversified employment.

LU 6.4 Support Downtown as a commercial district, with a mix of complementary uses including residential, that is a robust hub of retail, service, and recreational opportunities. Encourage major governmental agencies to locate Downtown.

69. For example, a movie theater whose parking occurs in the evening could joint use parking with a church primarily used on Sunday.

70. Key corridors that extend through the City and connect to neighboring jurisdictions include, but are not limited to, those formed by various critical areas (i.e. Ebey Slough and the Qwuloolt Estuary; Allen, Edgecomb, Hayho, Jones, King, and Quil Ceda Creeks; and associated wetlands), and key trails (i.e. Bayview, Centennial, Centennial Connector, and Ebey Waterfront). Trail corridors are discussed in Section 6.4 Trails of the Parks and Recreation Element, and stream and wetland corridors are depicted in Figure 7.5 and Figure 7.8 of the Environmental Element (page 201).

Residential

LU 7 Protect and strengthen the vitality, character, and stability of established residential neighborhoods, while providing safe, quality housing options, both ownership and rental, for households of all incomes, ages, and lifestyles.

LU 7.1 Single family residences, duplexes, accessory dwelling units, and some middle housing is encouraged in single family zones while multi-family, townhouses, and middle housing are encouraged in multi-family zones.

LU 7.2 Preserve the character of existing single family areas while encouraging a range of housing types and increased densities that enable more people to own homes.[71] Middle housing in single family zoned areas, or where single family is the predominant use, should either be designed to appear as a single family residence or should provide individual architectural identity for each unit.

LU 7.3 New or expanded residential areas, and existing residential areas where feasible, should be within walking distance, preferably via a paved sidewalk or an improved trail, of a neighborhood park, public recreation area, or school that affords recreational opportunities.

LU 7.4 Encourage higher density residential uses and manufactured home parks along or near arterial streets and public transportation routes, and/or near commercial/employment centers and other facilities and services (i.e. libraries, schools, health care facilities, etc.) to minimize congestion and disruption to single family residential neighborhoods.

LU 7.5 Active or passive recreational opportunities must be included in new or expanded multi-family, townhouse, Planned Residential Development (PRD), and large subdivisions as required by code; however, housing for older persons is generally exempt.

LU 7.6 Permit factory-built and manufactured housing in residential zones subject to the same zoning and development standards as single family residential uses.

LU 7.7 New manufactured home parks are allowed as a Conditional Use in the Multi-family Low Density and permitted outright in the Medium Density Multi-family and High Density-Multi-family designations.

LU 7.8 Promote land use standards and lot sizes that reduce housing production costs.

LU 7.9 Allow home occupations in residential areas with appropriate limitations.

Industrial

LU 8 Promote the development of a variety of industrial uses, particularly in the Cascade Industrial Center (CIC), that provide living wage job opportunities for residents of the City and neighboring areas.

LU 8.1 Encourage industrial growth that will transform Marysville from a primarily residential community to one that provides greater balance between employment and residential. The CIC, Smokey Point Master Plan Area, and Smokey Point Neighborhood will be the key areas for employment growth.

LU 8.2 Retain industrial zoned land in large parcels to ensure viability for industrial uses.

LU 8.3 Require that at least 80 percent of the property in the CIC is zoned for industrial and manufacturing uses, to preserve business and employment opportunities.

LU 8.4 Advance the goals, policies and implementation strategies in the Arlington-Marysville MIC Subarea Plan including, but not limited to, pursuing key infrastructure, and promoting target industries and living wage jobs. Support the update of plans for the MIC to be consistent with PSRC's Center Plan Tools.

71. Housing types include, but are not limited to, small lot single family, accessory dwelling units, zero lot line developments, Planned Residential Developments (PRDs), duplexes, cottage housing, triplexes, fourplexes, townhouses, apartments, and manufactured home parks. PRDs and similar clustered developments allow for a comparable number of units to be constructed as in a traditional subdivision, but result in greater preservation of open space, views, watersheds, and natural systems while enabling the more efficient delivery of facilities, services, and utilities.

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Chapter 3
HOUSING

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Housing Snapshot

Great Growth

Marysville has experienced a tremendous increase in population and housing over the past 20 years, growing from 60,020 people and 22,363 housing units in 2010 to 73,780 people and 26,923 housing units in 2023. Population is expected to grow at an average annual rate of 1.44 percent approaching nearly 100,000 people by 2044. Housing will need to grow at an average annual rate of 1.72 percent (about 622 units per year) to provide the nearly 40,000 units for the 2044 population.

New State Laws & Housing Types

Robust population growth in Marysville and Washington state have contributed to a significant housing shortage, with an estimated statewide deficit of 80,000 to 140,000 units. The state has adopted a slew of legislation to tackle this shortfall, which translates to new housing requirements at the local level. The legislation with the greatest implications require: planning for housing at all income levels, allowing missing middle housing in residential zones, and easing accessory dwelling unit standards.

Demographics and Household Characteristics

Marysville's demographics are slowly changing. From 2011 to 2021, the median age increased from 34 to 37 years while households with children decreased by 7 percent. The average household size increased slightly from 2010 to 2020, but is expected to decrease to 2.65 people per household by 2044 - partly due to more housing. Marysville also has a mostly White population, but is becoming more diverse with the Hispanic and Asian populations increasing by four and two percent respectively since 2011.

Where Growth is Going and What it Looks Like

Historically, Marysville's housing has primarily consisted of single family residences; however, since 2011 the city has experienced a major shift from this pattern with 41 percent of new housing comprised of multi-family residences. Most growth over the past several years has been in the East Sunnyside-Whiskey Ridge and Lakewood neighborhoods. By 2044, these two neighborhoods will have the most and fourth most residences among the City's neighborhoods. As large, vacant lands are developed, a shift towards more varied housing types and infill, especially downtown, is expected.

Housing for All

Washington state's House Bill 1220 requires local governments to "plan for and accommodate housing affordable for all economic segments" including permanent supportive housing. The City has adequate, appropriately zoned land to accommodate this housing, and also has sufficient housing for low and moderate income bands. However, the City needs to provide 4,760 housing units for those with incomes between 0 and 50 percent of area median income (AMI) and 9,493 units for those with incomes at 100 percent or greater AMI. The private sector will supply the higher AMI housing, but federal or state funding, non-profit partners, and strong incentives will be needed to address the lowest AMI housing.

Housing Strategies

In order to address the City's existing and future housing needs, and respond to new state-regulations, the City commissioned a Housing Action Plan (HAP). The HAP outlines three overarching goals: expand housing choice, deliver workforce housing, and stabilize households. Four different strategies, with associated actions, are proposed and may be pursued over the next 20 years to address the community's housing needs.

Section 3.1

INTRODUCTION

The City of Marysville's convenient location along the Interstate 5 and Highway 9 corridors and proximity to employment centers, coupled with its small town feel and reasonably priced housing stock, have long made the community an attractive place to call home.

Source: Opticos.

These attributes, along with large tracts of vacant land, sound land use and development standards, and location in the desirable Puget Sound region, have resulted in tremendous housing unit production within Marysville over the past 20 years. Robust population growth within Marysville and throughout the State have contributed to a significant housing shortage in the Puget Sound region with an estimated state-wide housing construction deficit of 80,000 to 140,000 units.[72] In response, Washington State has adopted a slew of legislation to tackle this shortfall. Three of the bills with the greatest implications for housing are:

- E2SHB 1220 requiring Housing Elements to include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth including units for moderate, low, very low, and extremely low income households;
- E2SHB 1110[73] requiring jurisdictions to allow "missing middle" housing in residential zones; and
- EHB 1337 requiring jurisdictions to increase the flexibility of their accessory dwelling unit codes.

The Growth Management Act requires that the Housing Element contain the following features detailed in WAC 365-196-410:

- An inventory and analysis of existing and projected housing needs.
- A statement of the goals, policies, and objectives for the preservation, improvement, and development of housing, including single-family residences.
- Identification of sufficient land for housing including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, group homes and foster care facilities.
- Adequate provisions for existing and projected housing needs of all economic segments of the community.

72. Washington State Office of Financial Management.

73. It should be noted that E2SHB 1110 and EHB 1337 are not required to be implemented until six months after the 2024 Comprehensive Plan update, and that more land use and housing related legislation is in the pipeline.

In order to address the City's housing needs, and respond to evolving statutory requirements particularly HB 1220, a Housing Action Plan (HAP) and Housing Needs Assessment (HNA) were prepared by ECONorthwest for the City in 2023. The HAP, community surveys on housing needs, and statutory requirements are incorporated into the Housing Element.

The overarching goal of the Housing Element is to honor the vitality and character of established neighborhoods, and provide safe, quality housing options accessible to households of all incomes, while promoting land use standards that reduce housing production costs.

Pride of ownership is evident in this Downtown home.

Voices from the Community

Most citizens (52.9%) would like to see a combination of low to moderate density and high density housing types rather than only low to moderate density or only high density housing.

The community expressed that Marysville is a great place to live due to the friendliness of the community, good access to amenities, smaller size but closeness to larger cities, affordability and safety.

Stabilizing households by providing resources for existing residents to remain in their homes was ranked as the highest housing priority (53%) for the City. Delivering workforce housing for local employees and expanding housing choice by providing a more diverse range of housing options were the next highest priorities (41 percent are dissatisfied with current housing choices).

Community members would prefer to see high density housing near transit to minimize traffic impacts. Addressing blight and helping low income owners with property upkeep, and providing housing for seniors and families were seen as important. Balancing density with open space to preserve quality of life is another important focus.

For middle housing options, the community would prefer to see townhouses, courtyard apartments, and cottage housing over duplexes, triplexes, and more dense housing.

Section 3.2

CURRENT CONDITIONS AND FUTURE PROJECTIONS

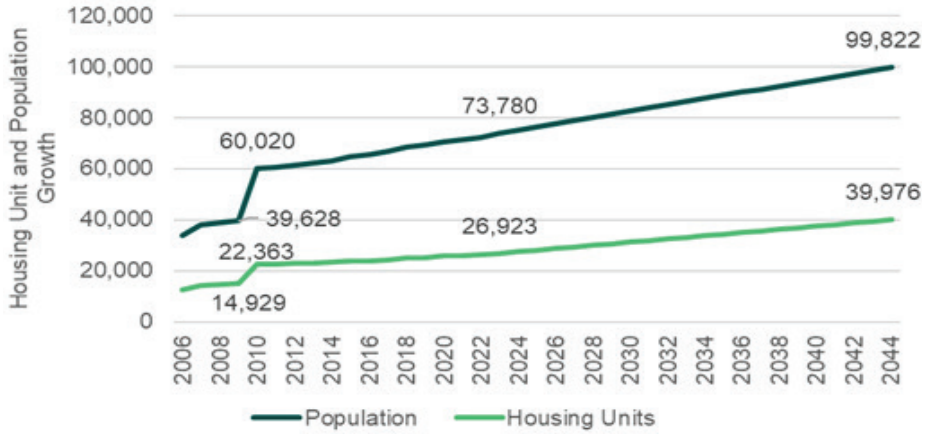
Population

In 2006, the City's population was approximately 33,821 people. With the 2009 Central Marysville Annexation, the City gained just over 20,000 residents leaping from 39,628 people in 2009 to 60,020 people in 2010. Since 2010, the City has experienced an average annual population growth rate of 1.59 percent which equates to 1,058 additional residents each year. The City's 2023 population is 73,780, and is expected to continue growing at a 1.44 percent average annual rate approaching nearly 100,000 people by 2044.

Housing

The Central Marysville Annexation resulted in the City's housing stock increasing from 14,929 units in 2009 to 22,363 units in 2010. Since 2010, the housing stock has increased at an average annual growth rate of 1.43 percent arriving at 26,923 units by 2023. By 2044, it is projected that the City's housing stock will need to increase by 13,053 units to 39,976 total housing units to serve the projected 2044 population. This means that about 622 new housing units will need to be built each year, representing a 1.72 percent average annual growth rate.

Figure 3.1
Marysville Housing and Population, Existing (2006 – 2023) and Projected (2024 – 2044)



Source: Washington State Office of Financial Management April 1 Population Projections and Snohomish County 2012 and 2021 Buildable Lands Reports

HOUSING SUPPLY GROWTH

Through the Snohomish County Tomorrow (SCT) planning process, Marysville was allocated *8.5 percent* of the County's housing growth through 2044. This means that 14,253 new housing units were allocated between 2020 and 2044. Between 2020 and 2023, 1,200 housing units (8.4 percent) were constructed leaving the City with a *13,053 housing unit* allocation from 2023 to 2044.

Multi-family housing is expected to significantly contribute to the City's housing unit allocation.

Demographic Snapshot

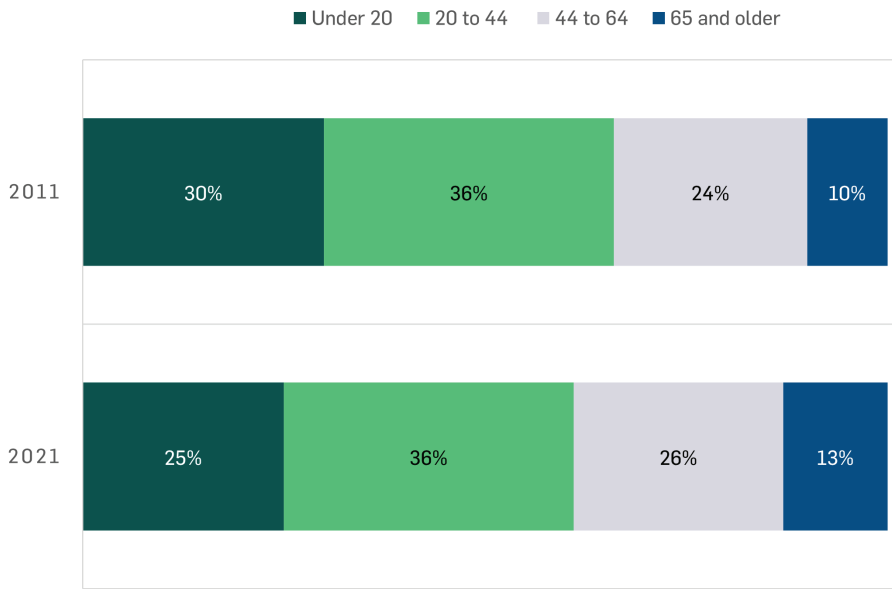
Age

The median age of Marysville residents is increasing. From 2011 to 2021, the median age increased from 34 to 37 years. Marysville's 2021 median age of 37 is slightly higher than that of nearby Everett and Lake Stevens. Fewer homebuying opportunities for young families with children may be driving this change as the proportion of residents under 20 has decreased while the proportion of those 44 and older has increased (see Figure 3.2).

Race and Ethnicity

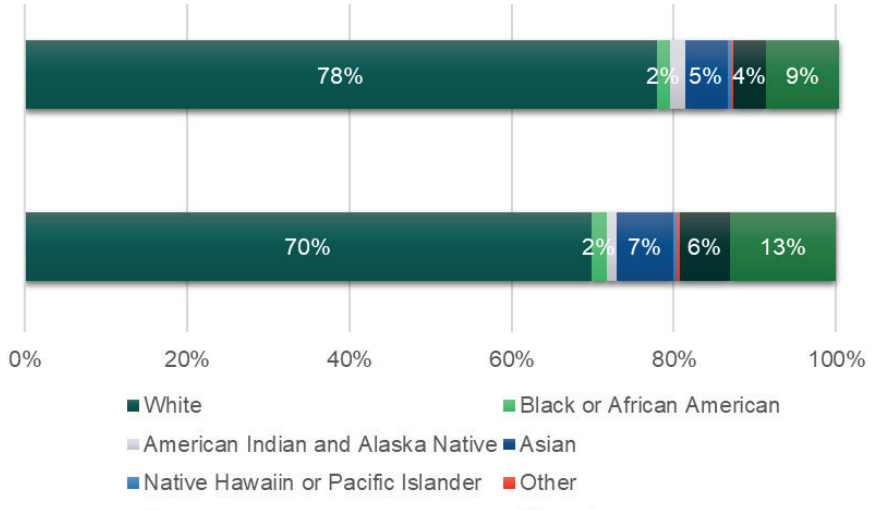
Marysville, like Snohomish County, has a majority White population; however, from 2011 to 2021, the City has become more racially and ethnically diverse, with increases in our Hispanic and Asian populations of four and two percent respectively (see Figure 3.3). Additional analysis on race and racially disparate incomes is in the 'Socioeconomic Vulnerability, Displacement Risk and Racially Disparate Impacts' section below.

Figure 3.2
Age Distribution Marysville 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.3
Race and Ethnicity, Marysville 2011 & 2021



Source: US Census Bureau, On the Map Census

Household Characteristics

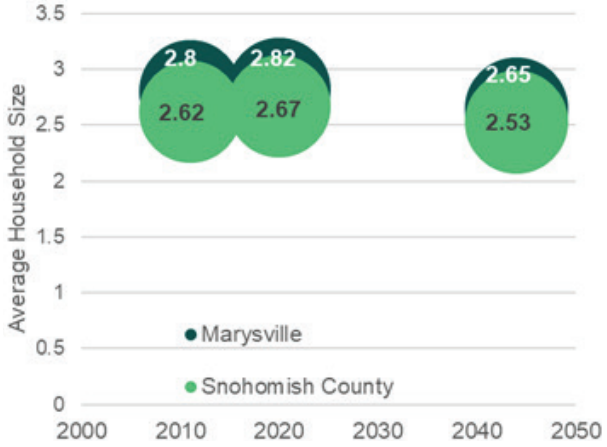
Average Household Size

From 2010 to 2020, household sizes in both Marysville and Snohomish County slightly increased. “The Washington State Department of Commerce attributes this increase.... to the underbuilding of housing, leading to people living in multigenerational housing or with roommates, not by choice but because of the lack of affordable housing.”[74] Over the planning period, a significant decline in household size is projected (see Figure 3.4).

Household Size by Tenure

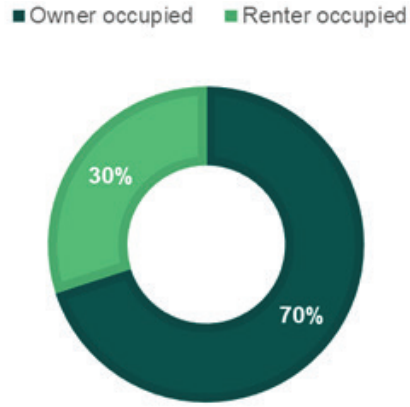
Housing tenure refers to whether a dwelling is owner- or renter-occupied. In 2021, 70 percent of housing in the City was owner-occupied (Figure 3.5) which is on par with Snohomish County where 68 percent of housing was owner-occupied. Owner-occupied units primarily consist of two-person households; the share of these grew by 8 percent from 2011 to 2021. Single person households declined which suggests ownership may be becoming more difficult for single people. Renter households were more evenly distributed, but saw an increase in four person households which could indicate a lack of ownership opportunities for larger households (Figure 3.6).

Figure 3.4
Average Household Size, Snohomish County and Marysville



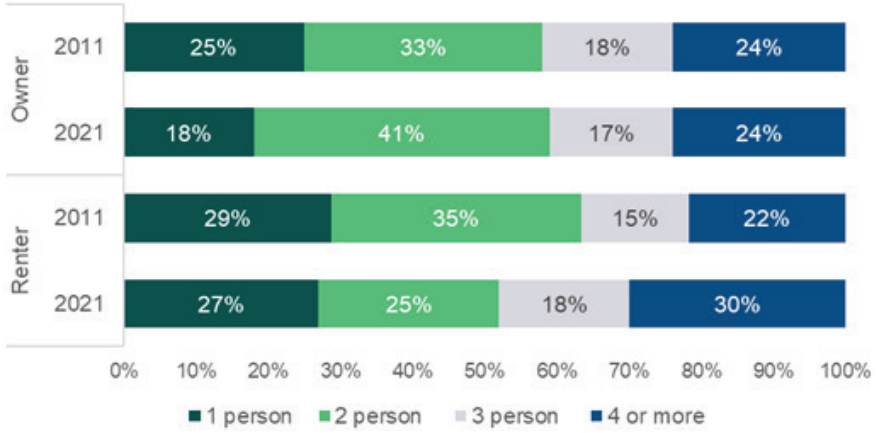
Source: 2023 Snohomish County Buildable Lands Report

Figure 3.5
Housing by Tenure



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.6
Household Size by Tenure, 2011 – 2021



Source: ACS 5 –Year Data Tables, 2007 – 2011, 2017 – 2021

74. 2023 Snohomish County Housing Characteristic and Needs Report, page 5.

Living Arrangement

Marysville's distribution of household living arrangements is similar to Snohomish County overall; however, Marysville has fewer households with children than Lake Stevens and Snohomish County (see Figure 3.7).

Both Marysville and Snohomish County saw a decrease in households with children since 2011, with a more significant decrease in Marysville (7 percent) than the County overall (3 percent). This may be due to more "empty nester" households in Marysville (see Figure 3.8).

Vacancy Rates

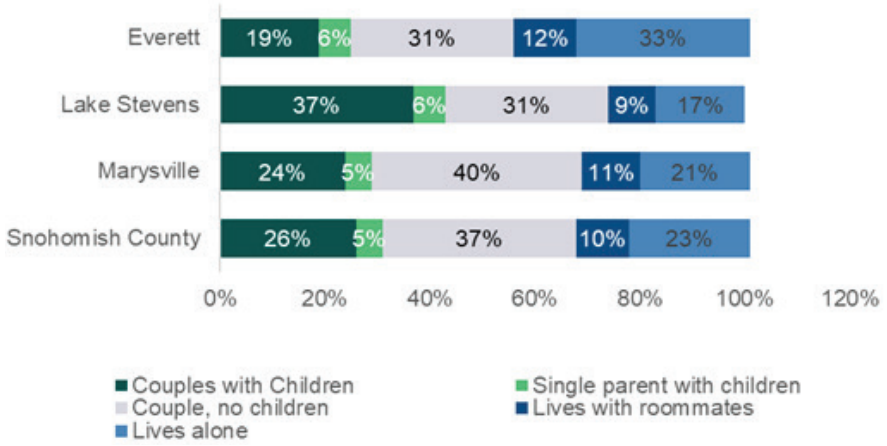
In 2021, approximately three percent of Marysville's housing stock was vacant, meaning that the unit likely could be occupied but was not. Marysville's vacancy rate is less than the Snohomish County average of 4.6 percent. Washington State Department of Commerce's guidance directs counties to assign a six percent vacancy rate for 2044, which translates to a small increase in the number of future housing units that jurisdictions need to plan for.

Income Distribution

Income is an important determinant of housing choice, influencing both the type of housing a household chooses (e.g. single family detached, duplex, or multi-family residence) and household tenure (i.e. rent or own). Marysville's 2021 median household income was approximately $89,000, slightly lower than Snohomish County overall. From 2011 to 2021, Marysville's household median income increased by 35 percent. This increase is partially driven by wage increases for existing residents as well as in-migration of higher income households. Additional analysis of income distribution, employment and commuting is provided in the Economic Element and the 2021 Marysville Housing Action Plan.

Figure 3.7

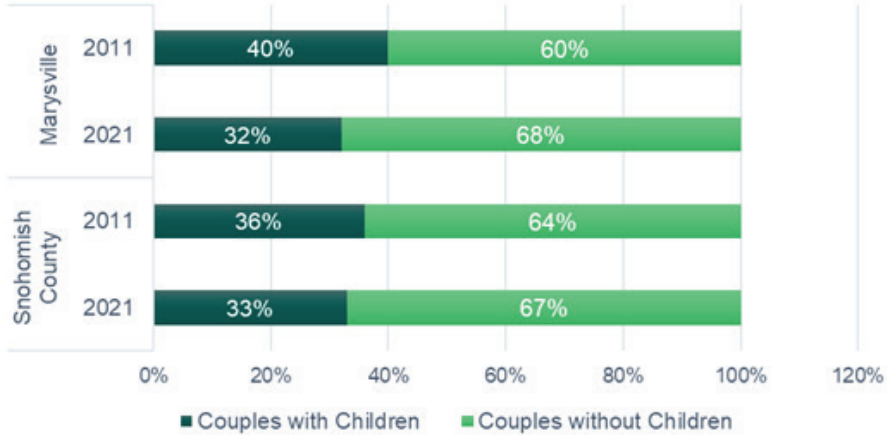
Living Arrangement Distribution, Marysville and Comparison Jurisdictions, 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.8

Households with Children, Marysville and Snohomish County, 2011 – 2021



Source: ACS 5-Year Data Tables, 2007 – 2011, 2017 – 2021

Existing Housing Stock

Seventy-three (73) percent of Marysville's 2021 housing stock was detached single family residences. Apartments with at least five units comprised 12 percent of housing with the balance of housing types roughly evenly split among duplexes, triplexes and fourplexes, and mobile homes as shown in Figure 3.9. Marysville has less diverse housing options than Snohomish County and Everett, but more diverse housing options than Lake Stevens.

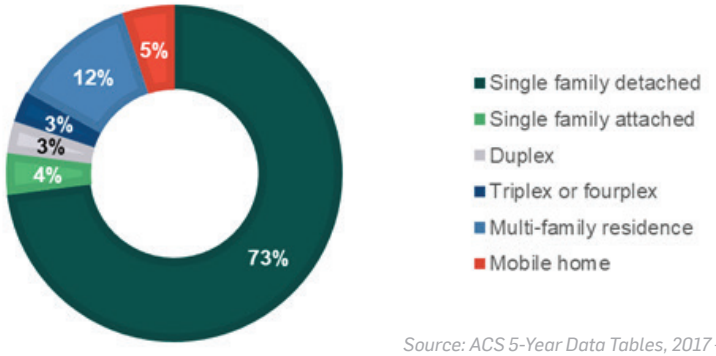
The majority of Marysville's housing stock is comprised of three bedroom (49 percent) and four bedroom (26 percent) units (Figure 3.10). With the growing number of two-person households, and the trend towards smaller household sizes, incentivizing the production of more one- to two-bedroom units to meet the needs of smaller households should be considered.

Historically, single family residences have been the dominant housing type in Marysville.

Residential Development Trends

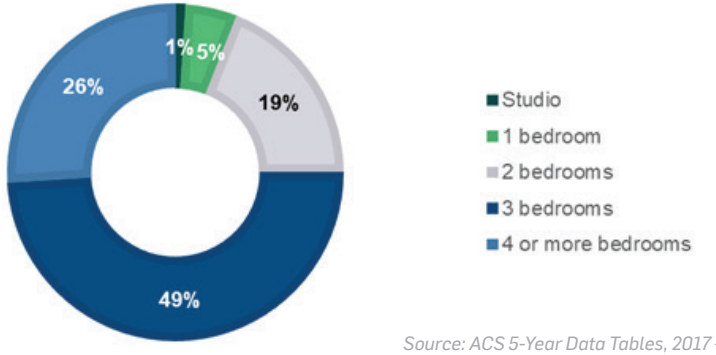
From 2010 to 2023, Marysville's housing stock increased by 4,560 units. Historically, single family residences have been the dominant housing type in Marysville. However, since 2011, the City has experienced a significant shift from this historic pattern with 41 percent of new housing stock comprised of multi-family residences (see Figure 3.11). With large, vacant tracts of land being steadily developed, and new Washington state statutes increasing the flexibility for middle housing types, a shift from single family housing construction to more multi-family and townhouse infill construction is anticipated over the planning period.

Figure 3.9
Marysville Housing Stock, 2021



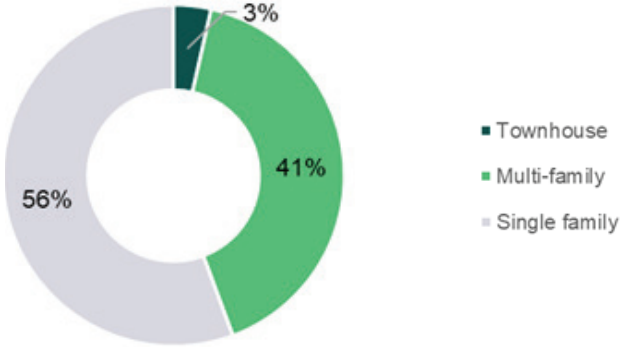
Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.10
Marysville Housing Stock by Bedroom, 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.11
Marysville Housing Production, 2011 - 2023



Source: Marysville TrakIt permit data

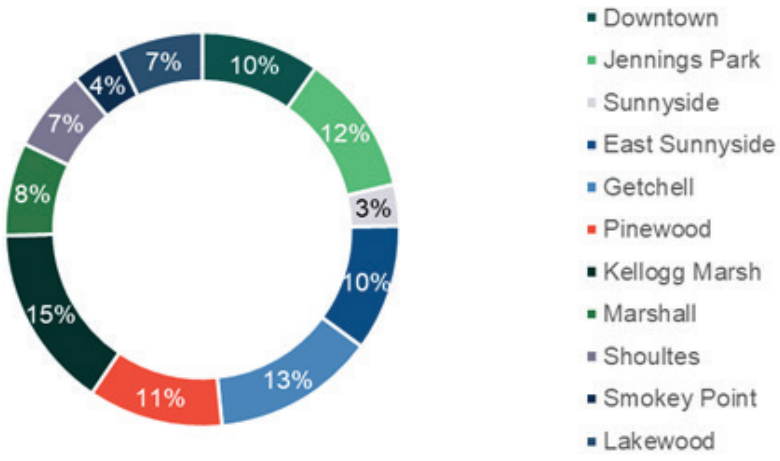
Where is the Growth Occurring?

The City of Marysville is comprised of 11 neighborhoods as detailed in the Land Use Element. In 2019, the well-established neighborhoods of Kellogg Marsh, Getchell, and Jennings Park had the most housing (see Figure 3.12). Over the past several years, the East Sunnyside-Whiskey Ridge and Lakewood neighborhoods have experienced a residential construction boom. Given the substantial and sustained growth in those neighborhoods, it is anticipated that in 2044 East Sunnyside-Whiskey Ridge will have the most housing, followed by the Kellogg Marsh, Downtown and Lakewood neighborhoods as shown in Figure 3.13. Master or subarea plans are in place in the Downtown, Lakewood and East Sunnyside-Whiskey Ridge neighborhoods to help shape their development.

Apartments in the Lakewood Neighborhood, which has experienced a residential construction boom.

Figure 3.12

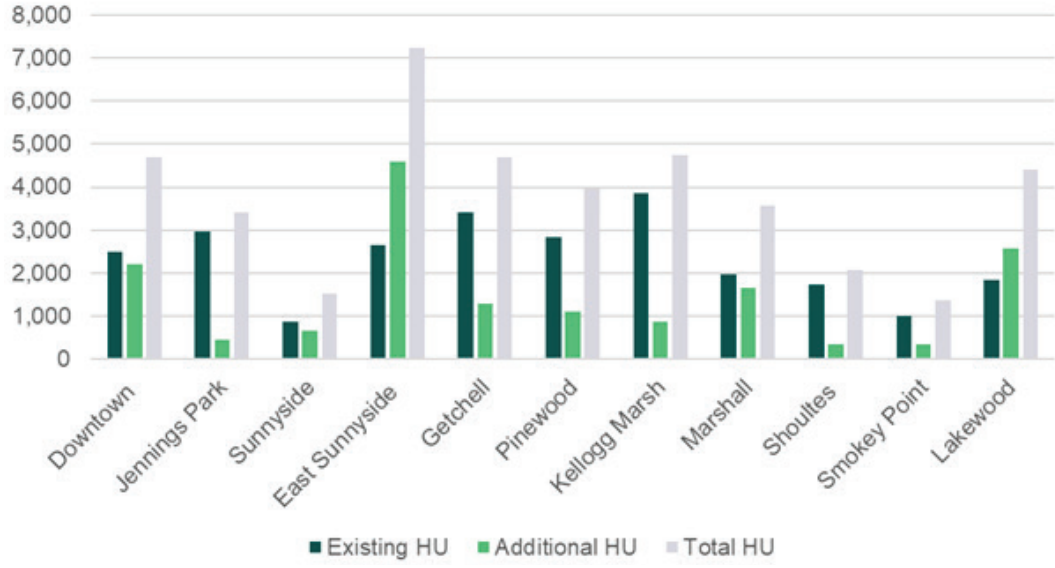
Marysville Neighborhoods Share of Housing Stock, 2019



Source: 2019 Snohomish County Buildable Lands Report and Marysville GIS data

Figure 3.13

Marysville Neighborhoods Share of Housing Stock - Existing (2019) and Proposed (2044)



Source: 2019 Snohomish County Buildable Lands Report and Marysville GIS data

Housing Market Trends

In the past decade, housing costs in Western Washington have risen dramatically, buoyed by the strong economy, low housing production, and high demand for housing throughout the region. Like other regional jurisdictions, housing costs for both ownership and rental housing in Marysville have increased substantially.

Ownership Housing

Marysville is still relatively affordable compared to Snohomish County overall and Lake Stevens, but has higher home sales prices than Everett as shown in Figure 3.14. The median home sale price in Marysville rose 223 percent from 2012 to 2022, a higher pace than Everett, Lake Stevens and Snohomish County overall. Home sales prices peaked in each of these jurisdictions in 2022; however, Marysville saw the smallest decline at two percent.

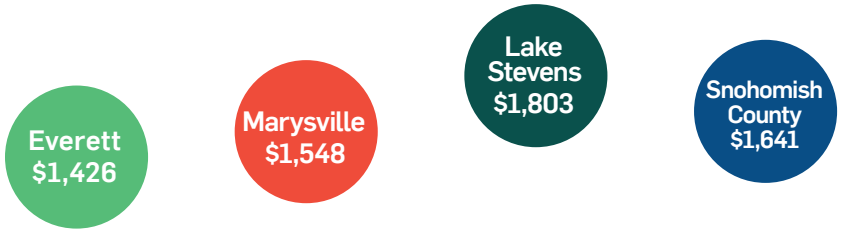
Rental Housing

In 2021, Marysville's median rental rate of $1,548 was lower than nearby Lake Stevens and Snohomish County overall (see Figure 3.15). Marysville has seen a 53 percent increase in rents over the past decade plus with rates rising from $1,113 per unit in 2012 to $1,685 per unit in 2023.

Figure 3.14
Median Homes Sales Price, Marysville and Surrounding Jurisdictions 2022

Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.15
Median Rent Rates, Marysville and Surrounding Jurisdictions 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

While rents have increased, rental housing is still more affordable in Marysville than many surrounding cities.

Housing Affordability

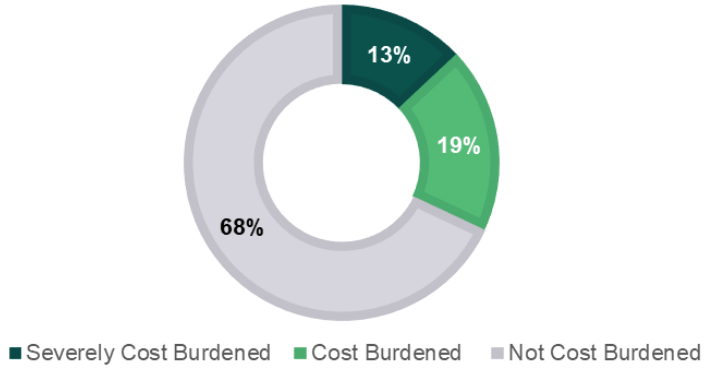
Housing costs are usually the largest portion of a household budget and typically include mortgage or rent payment, utilities, interest, and insurance. The Department of Housing and Urban Development's guidelines indicate that households paying more than 30 percent of their income on housing experience "cost burden" and households paying more than 50 percent of their income on housing experience "severe cost burden."

Housing cost burden can put low-income households in vulnerable situations and force them to make trade-offs between housing costs and other essentials like food, medicine, or transportation. This unstable condition can also lead to rental evictions, job instability, education instability for children, and homelessness. Cost burdening for owner-occupied households is less common because mortgage lenders typically ensure that a household can pay its debt obligations before signing off on a loan. In addition, mortgage costs generally remain fixed, protecting ownership households from unexpected housing costs (such as rent increases).

Cost Burdened Households

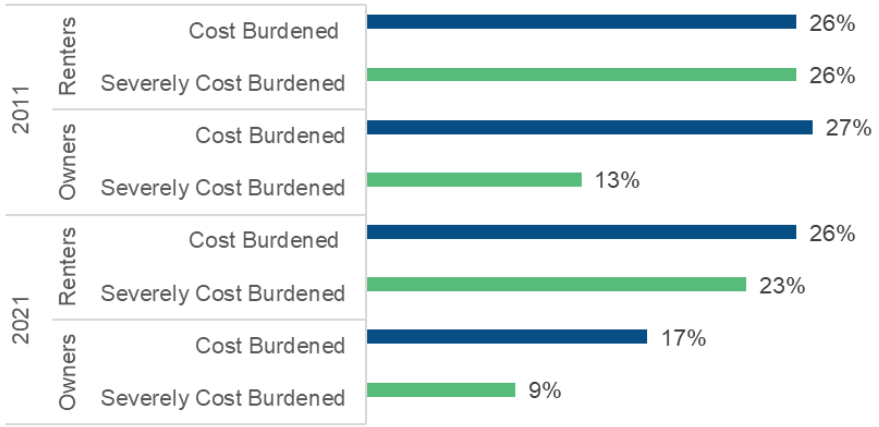
In 2022, 32 percent of Marysville residents were cost burdened (see Figure 3.16). Renters are more likely to be cost burdened than homeowners (see Figure 3.17). Rates of cost burden for both owners and renters have declined since 2011 with homeowners seeing a 14 percent decrease and renters seeing a three percent decrease. The level of cost burden in Marysville largely mirrors the cost burden in Snohomish County overall.

Figure 3.16
Overall Cost Burden in Marysville 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.17
Cost Burden by Tenure, Marysville 2011 – 2021



Source: ACS 5-Year Data Tables, 2007 – 2011, 2017 – 2021

Cost burden varies considerably by race or ethnicity as illustrated in Figure 3.18. Within Marysville, black or African American households experience the greatest cost burden followed by Hispanic, Pacific Islander, and American Indian or Alaska Native which each have comparable levels of cost burden.

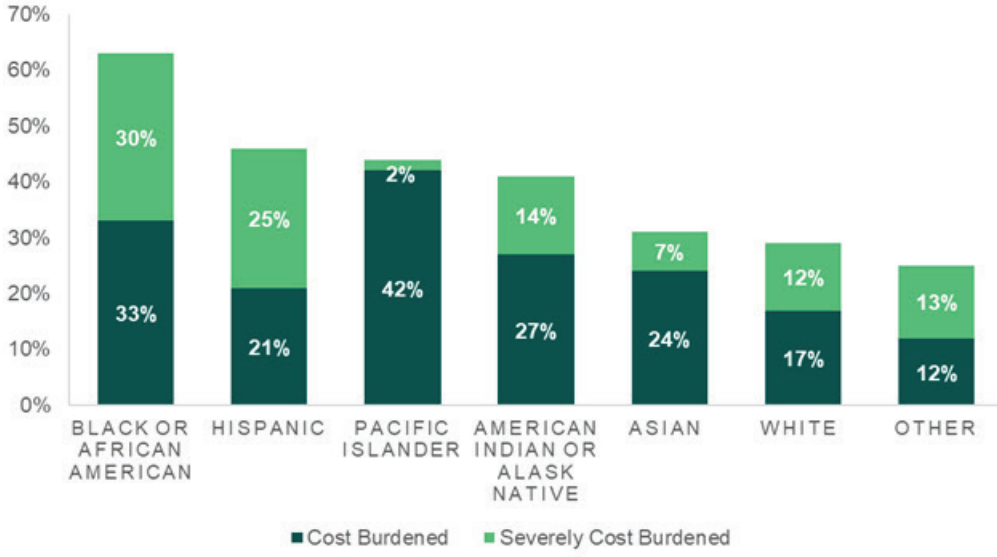
Housing Attainability

The Department of Housing and Urban Development (HUD) defines an area's Median Family Income (MFI) for counties and metro areas. Snohomish County is included in HUD's Seattle-Bellevue metro area MFI which is $134,600; however, Marysville's MFI is substantially lower at $92,347. Figure 3.19 shows what a family of two could afford to rent or purchase in the Seattle-Bellevue metro area without being cost-burdened. It is important to note that home sales prices may vary with mortgage interest rate fluctuations along with utility and other fees.

With Marysville's 2022 median household price being $605,000, a household would need to earn roughly $200,000 or about 149 percent of the area MFI to afford the median house price. Since only 19 percent of households in Marysville had an income greater than $150,000 per year in 2021, this suggests that less than 19 percent of current Marysville households can afford the current median home sales price.

Figure 3.18

Cost Burden by Race, Marysville 2015 – 2019



Source: CHAS 2015 – 2019

Figure 3.19

Median Family Income (MFI) Needed for a Family of Two to Afford Rental or Ownership Housing in Seattle-Bellevue Metro Area in 2022

IF YOUR HOUSEHOLD EARNS...					
Median Family Income	30% of MFI	50% of MFI	80% of MFI	100% of MFI	120% of MFI
	$38,800	$64,700	$95,300	$134,600	$161,500
THEN YOU CAN AFFORD...					
Monthly rent	$1,100	$1,800	$2,600	$3,700	$4,500
Homes sales price	$116,000 – $136,000	$194,000 – $226,000	$286,000 – $334,000	$404,000 – $471,000	$485,000 – $565,000

Source: US Department of Housing and Urban Development, Seattle-Bellevue Metro Area, 2022

Socioeconomic Vulnerability, Displacement Risk and Racially Disparate Impacts

House Bill (HB) 1220 requires local governments to assess displacement risk and establish policies to prevent or reduce displacement and related hardships. It also requires governments to review their policies, programs and zoning to identify and address any that may have racially disparate or exclusionary effects. With the City's 2023 Housing Action Plan (HAP), analyses were conducted on Gentrification Risk and Racially Disparate Impacts.[75] The Gentrification Risk Analysis identifies areas within the City with greater socioeconomic vulnerability and risks of displacement, while the Racially Disparate Impact Analysis shows where ethnic groups are concentrated and provides household income distribution by ethnicity.

WHAT IS SOCIOECONOMIC VULNERABILITY?

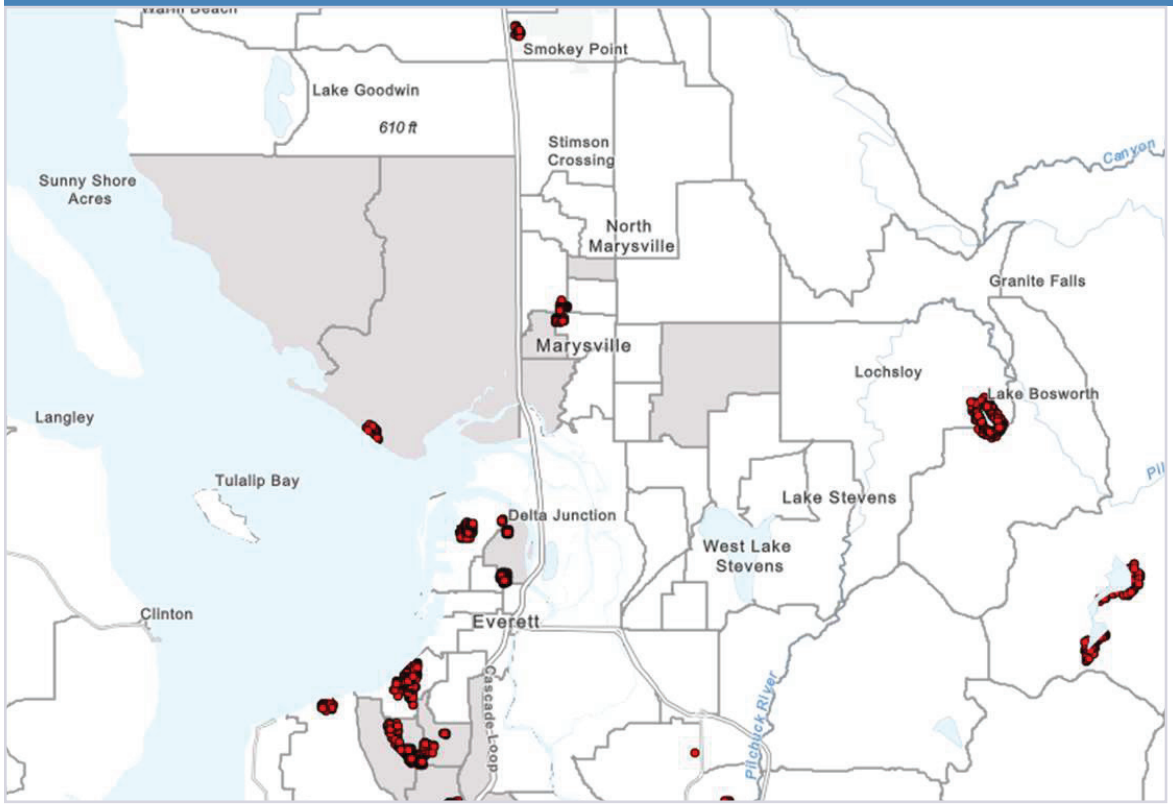
Socioeconomic vulnerability refers to social and economic factors, such as educational attainment, English language proficiency, disabilities, ethnicity, or income, that may leave individuals and household exposed to harm or damage, such as homelessness.

WHAT IS DISPLACEMENT RISK?

Displacement risk describes when pressures in the real estate market force households to relocate due to rising housing costs or increased redevelopment potential.

WHAT ARE RACIALLY DISPARATE IMPACTS?

Racially disparate impacts are disproportionate effects on one or more racial group that occurs due to policies, practices, rules or other systems.



Properties with formally racially restrictive deeds in and around Marysville.[76]

Source: Racial Restrictive Covenants. The Seattle Civil Rights and Labor History Project. https://depts.washington.edu/civilr/covenants.htm

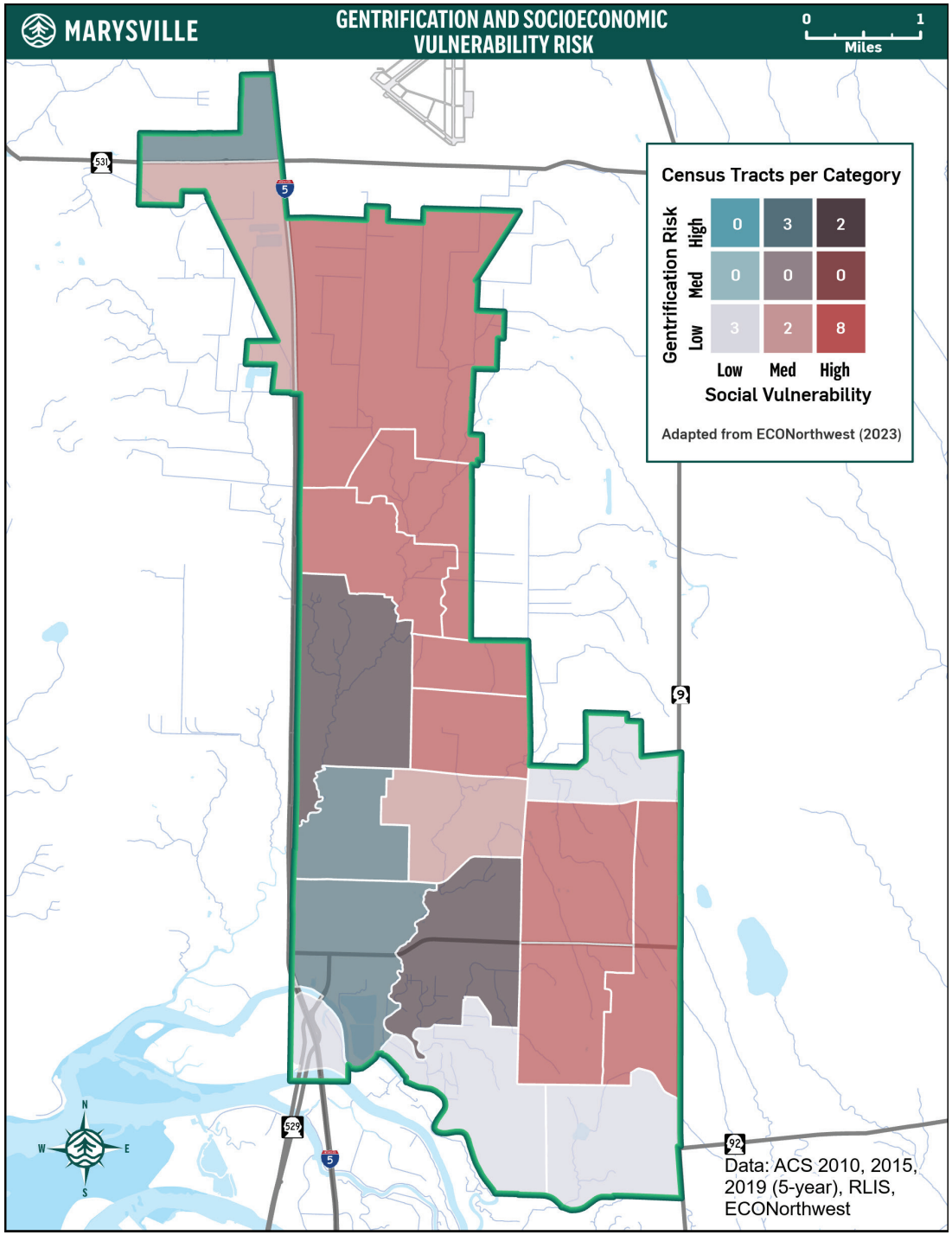
75. An in depth analysis of Gentrification Risk and Displacement is provided in Appendix B of the HAP while Racially Disparate Impacts are in the overall HAP.

76. Within the Puget Sound region, racially restrictive covenants were used in the past to restrict access of certain racial or ethnic groups from housing opportunities. This practice appears to have been limited in Marysville as racially restrictive covenants were found for two neighborhoods within the City.

Socioeconomic Vulnerability and Displacement Risk

Approximately 44 percent of Marysville households live in Census tracts that are at risk of gentrification while the rest of households are in tracts that are not at risk of gentrification. Socioeconomic vulnerability is not always concentrated in areas at risk of displacement/gentrification. While 37 percent of households live in Census tracts that display high rates of socioeconomic vulnerability, only 18 percent of households are at high risk for gentrification and have high social vulnerability. Figure 3.20 provides a composite map of gentrification susceptibility and socioeconomic vulnerability.

Figure 3.20

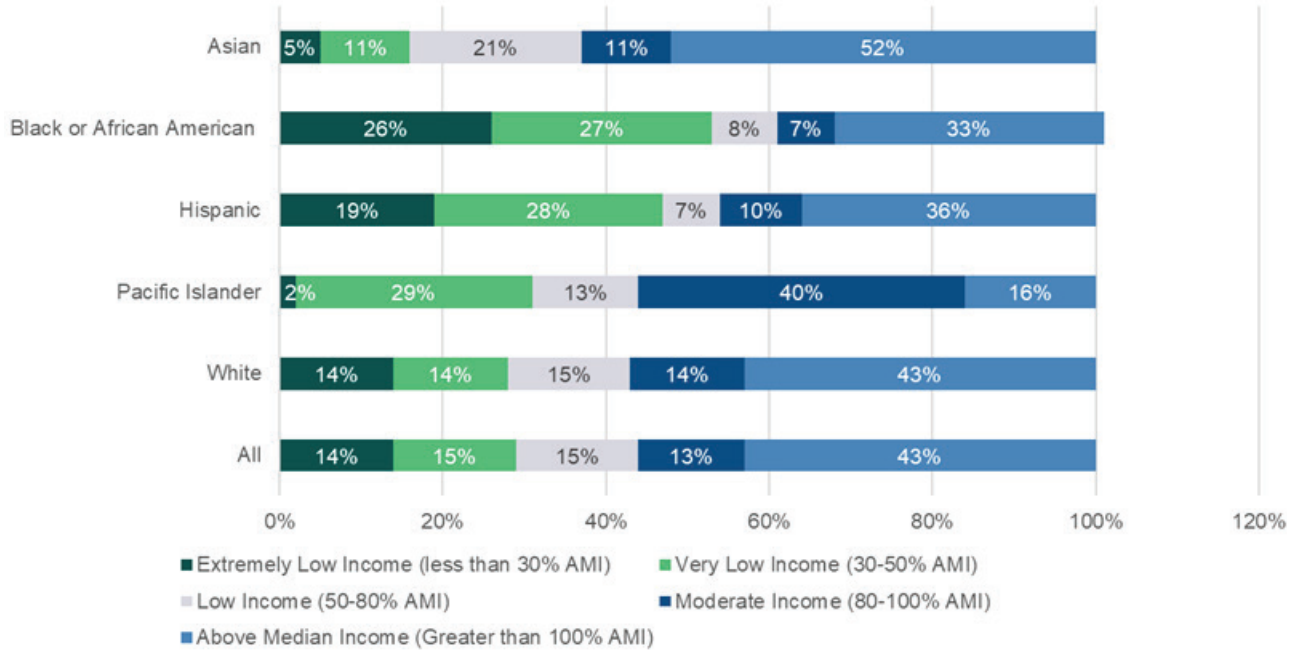


Racially Disparate Impacts[77]

Within the City, homeownership is lowest among Hispanic, Black, Pacific Islander, and Indian or Alaska Native households which all have homeownership rates under 50 percent. About 69 percent of White households and 89 percent of Asian households own their homes. Black households are the demographic with the greatest cost-burdening by race, with about 63 percent being cost-burdened. Households that identify as Black make up the largest group of low-income earners in the City (61 percent), followed by households that identify as Hispanic or Latino (54 percent) (see Figure 3.21).

The City will use this information to inform potential mitigation measures that can be taken to protect vulnerable populations from displacement.

Figure 3.21
Distribution of Households by Income and Race or Ethnicity, 2019



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1); WA Dept. of Commerce

Streets trees, landscaping, and private balconies enhance the quality of life for residents of this multi-family residence.

77. Ibid.

Housing for All Incomes

Washington state has pursued significant legislation to help tackle the regional housing shortage. Planning for adequate housing units to serve moderate, low, very low, and extremely low income households is a new Growth Management Act (GMA) requirement for this update. As detailed in the Land Use Element (page 23), the City has adequate, appropriately zoned land available to allow for construction of housing at each of the income levels shown in Figure 3.22.

Historically, Marysville's housing stock has primarily consisted of single family residences that have been largely affordable. As illustrated in Figure 3.22, the City has a good supply of housing for Low and Moderate income households and does not require any additional housing production at these levels during the planning period. However, a significant amount of new housing is needed for Extremely Low to Very Low incomes, as well as High and Very High income levels. The City's Housing Action Plan indicates that the mismatch between household income and the housing supply available for the respective income levels may suggest "that lower-income households are cost burdened by paying more than 30 percent of their income on housing or a higher-income household is "down renting" by paying less than they can afford in rental housing."

If the 2021 ratio of owner-occupied to rental units shown earlier in Figure 3.5 continued through 2044, approximately 9,137 new owner-occupied units and 3,916 new rental units would be needed. However, in order to meet housing needs based on income bands, the proportion of rental units will need to be even greater with at least 4,760 units, or 36 percent of new housing, being rental units. In addition to the permanent ownership and rental housing units shown in Figure 3.22, the City will also need to plan for 881 more temporary emergency housing beds. Currently the City only has 61 emergency housing beds.

Figure 3.22

Marysville Existing Housing and 2044 Housing Need by Income Level

INCOME LEVEL (PERCENT OF AREA MEDIAN INCOME OR AMI)	INCOME RANGE	2020 HOUSING UNITS	ADDITIONAL HOUSING UNITS NEEDED (2020 - 2044)	2044 TOTAL HOUSING UNITS NEEDED
Extremely low (0-30% PSH)	$0 - 38,800	653	2,403	3,056
Extremely low (0-30%)	$0 - 38,800	73	1,281	1,354
Very low (30-50%)	$38,800 - 64,700	4,313	1,076	5,389
Low (50-80%)	$64,700 - 95,300	7,958	0	7,958
Moderate (80-100%)	$95,300 - 134,600	6,289	0	6,289
High (100-120%)	$134,600 - 161,500	2,830	2,403	5,233
Very high (120% or more)	$161,500+	3,607	7,090	10,697
Total	**-**	**25,723**	**14,253**	**39,976**

Source: 2021 Snohomish County Housing Characteristics and Needs (HO-5) Report Combined Appendices

A detached single family condominium neighborhood

Section 3.3

KEY HOUSING STRATEGIES

In order to address the City's existing and future housing needs, and respond to new State regulations, the City prepared a Housing Action Plan (HAP) that was adopted as a reference document in late 2023. The HAP outlines barriers to providing affordable housing, outlines goals for providing more housing choices and opportunities across the household income spectrum and proposes strategies to further these housing goals.

Housing Barriers

Various barriers exist to the provision of affordable housing within Washington state and within the City. These include both private and public sector barriers as detailed in Figure 3.23. This list is not exhaustive; however, it identifies key barriers. A variety of potential strategies to address public sector barriers to affordable housing is detailed in the Housing Goals and Strategies section below. It is important to note that the City is only able to control factors within its authority. Also, some City requirements, though contributing to the cost of housing, are nevertheless important to ensuring the public health, safety, and welfare, and should not be modified.

Housing choices and opportunities are needed across the household income spectrum.

Figure 3.23
Private and Public Sector Barriers to the Provision of Affordable Housing

PRIVATE SECTOR BARRIERS	PUBLIC SECTOR BARRIERS (HAP ACTION NUMBERS THAT PROVIDE POTENTIAL SOLUTIONS ARE IN ITALICS)
Inflation and supply chain challenges (i.e. shortages and increased cost of labor and materials).	Density and dimensional standards (i.e. setbacks, height, and maximum lot coverage), access, and parking requirements) See HAP Actions 1.1, 1.7
Preference to build certain housing types (i.e. single family or multi-family) over others due to a variety of factors.	Pre-HB 1110, limiting middle housing in single family zones to Planned Residential Developments and accessory dwelling unit restrictions. See HAP Actions 1.4, 1.6, 1.7.
Lending and interest rates.	Requiring vertical mixed use to construct residential in most commercial zones. See HAP Actions 1.1
Public sector requirements (i.e. land and building code requirements) increasing the cost to construct.	Impact, capital improvement fees, and exactions (e.g. frontage improvements). See HAP Action 1.6.
Land availability (i.e. fewer undeveloped parcels and need to infill increases land cost).	Minimum townhouse unit width requirements when fee simple subdivision is proposed. See HAP Actions 1.2
Institutional investors acquiring single family, outcompeting first-time homebuyers.	Mandates to provide affordable housing without adequate funding (i.e. constructing homes at lowest AMIs does not “pencil” for private sector). Improperly calculated incentives. See HAP Actions 1.3, 3.1, 3.2, 4.1, 4.2.

Various private and public sector barriers present challenges to the production of affordable housing.

Housing Goals and Strategies

The **Housing Action Plan** outlines three overarching goals:

- Expand housing choice;
- Deliver workforce housing; and
- Stabilize households.

Four main strategies were proposed to further these goals as shown in the infographic below. Certain aspects of each of these strategies are proposed to be pursued over the next 20 years as detailed in the following pages.

STRATEGY 1

Increase Housing Diversity

Increasing housing diversity to expand rental and homeownership opportunities for a wider range of households is the first housing strategy. Housing needs differ based on income, household composition, and stage of life. Increasing the variety of housing options at different price points, locations, sizes and preferences for both rental and ownership should be pursued.

The need for greater housing diversity is driven by the following factors:

- The City is currently aging faster than Lake Stevens, Everett and Snohomish County overall, resulting in a need for more housing options for empty nesters, seniors, and aging-in-place;
- The average household size has decreased over the last decade while one and two person households have increased. Homeownership has also declined for one person households. The City's housing stock primarily consists of single family detached homes with three to four bedrooms. More housing options, including more middle housing such as townhouses, may result in more affordable homeownership options – particularly for four person households which are the largest share of renter households; and
- House Bill (HB) 1110, known as the Middle Housing Bill, must be implemented by the end of June 2025. The City will need to allow middle housing as provided in Figure 3.24.

Figure 3.24
House Bill 1110 Unit Requirements

MINIMUM MIDDLE HOUSING UNIT REQUIREMENT			
Tier (Population)[1]	**Residential Zones**	**Within a Quarter Mile of Major Transit Stop**	**With Affordable Housing**
Tier 2 (25,000 – 75,000)	2 units per lot	4 units per lot	4 units per lot (1 unit must be affordable)
Tier 1 (Over 75,000)	4 units per lot	6 units per lot	6 units per lot (2 units must be affordable)

1. Marysville will be a Tier 2 City until 2030 at which time it will become a Tier 1 City.

Seven different actions were proposed in the Housing Action Plan to address the strategy of increasing housing diversity. The top priority actions, and ones which will be pursued at a future time at the discretion of City Council, are detailed below:

Increase Residential Density along Future Transit Lines

SWIFT's bus rapid transit is anticipated to be extended to Marysville in 2027 – 2029 and may merit future zoning changes along the SWIFT corridor. Photo Credit: Community Transit.

HAP Action 1.1

Increasing density along proposed transit lines to accommodate more multi-family development is a suggested action contemplated by the Housing Action Plan. Community Transit's SWIFT Bus Rapid Transit service, specifically the 'Gold Line', is anticipated to be extended to Marysville and Arlington in 2027 – 2029. Bus Rapid Transit is designed to move people quickly between destinations and is most successful when it is surrounded by higher residential densities, robust job centers, and other destinations such as retail and services. A couple of different SWIFT route alternatives are currently being considered by Community Transit.

Since the ultimate SWIFT route is still being determined, and the City anticipates having adequate residential capacity over the planning period without rezoning land, zoning changes are not proposed with this Plan with the exception of where it is required in order to comply with the increased density provisions of HB 1110. However, changing circumstances, which include but are not limited to the following, may serve as a catalyst for zoning changes in the future:

- The establishment of the ultimate SWIFT route;
- Residential growth occurring at a faster than anticipated rate and an associated need for more housing; and
- Direction from the City Council to rezone to catalyze redevelopment.

Should there be a need or desire to rezone along the SWIFT route or State Avenue/Smokey Point Boulevard in the future, changes that may help facilitate additional residential development include, but are not limited to:

- Modifying setbacks, impervious surface coverage, or parking requirements;
- Allowing stand-alone residential in commercial zones when located behind a commercial use and/or not along an arterial; and
- Increasing the allowed density or residential density incentives.

Create more Flexibility for Townhome Development

HAP Action 1.2

The Housing Action Plan suggests creating more flexibility for townhome development. Townhomes offer a homeownership opportunity that is typically more affordable than detached single family residences. Currently townhome developments within the City can either be developed with multiple townhomes on an overall site or can be subdivided into fee simple lots using the City's Planned Residential Development (PRD) standards. When developed through the PRD process, townhomes are required to construct a public street

Townhouses provide a more affordable homeownership opportunity.

and meet minimum unit/lot width requirements, which deters some developers. While individual ownership of units can be achieved via condominium, there are significant legal and financial risks that deter developers from pursuing condominiums.

In 2023, Washington state adopted Senate Bill 5258 which allows for unit lot subdivisions that allow divisions of a parent lot into separately owned unit lots. The City will need to amend the code to allow for unit lot subdivisions which is anticipated to result in more individually owned townhomes. Some associated standards may be required to be amended as well to ensure compliance with State law.

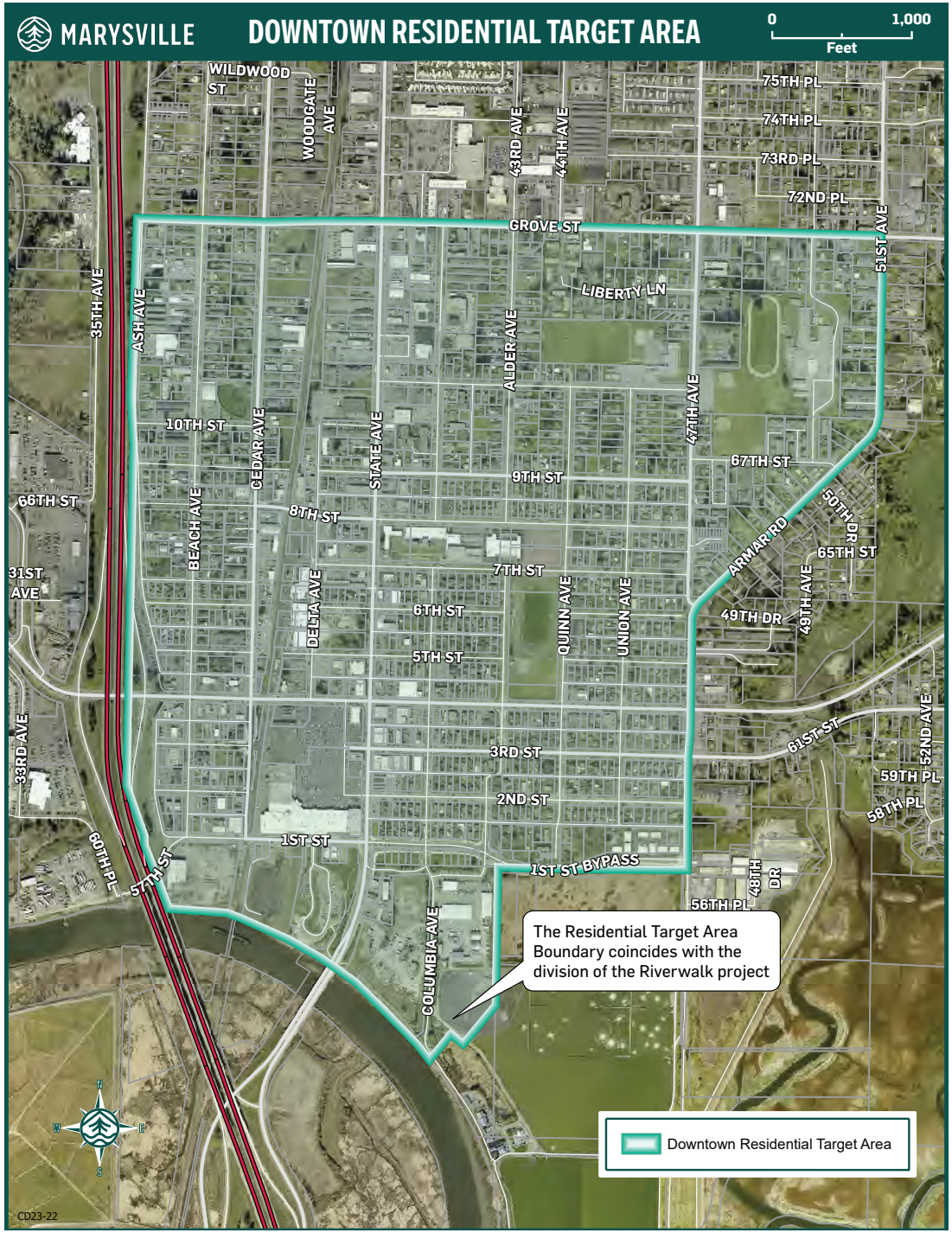
Expand and Calibrate Existing MFTE Program to Stimulate Program Participation

HAP Action 1.3

The City adopted a Multi-family Tax Exemption (MFTE) program in 2009 to encourage increased residential housing, including affordable housing opportunities, and redevelopment within the Downtown. In 2021, the target area for the MFTE program was expanded to coincide with the expanded Downtown Master Plan boundaries (see Figure 3.25); however, the program still has not been utilized to-date. Consideration should be given to potentially:

- Expand the eligible areas;
- Reduce the unit threshold from 10 to 4;
- Reach out to local and regional developers to enhance awareness of the program; and
- Conduct a market assessment of the existing and potential MFTE areas.

Figure 3.25



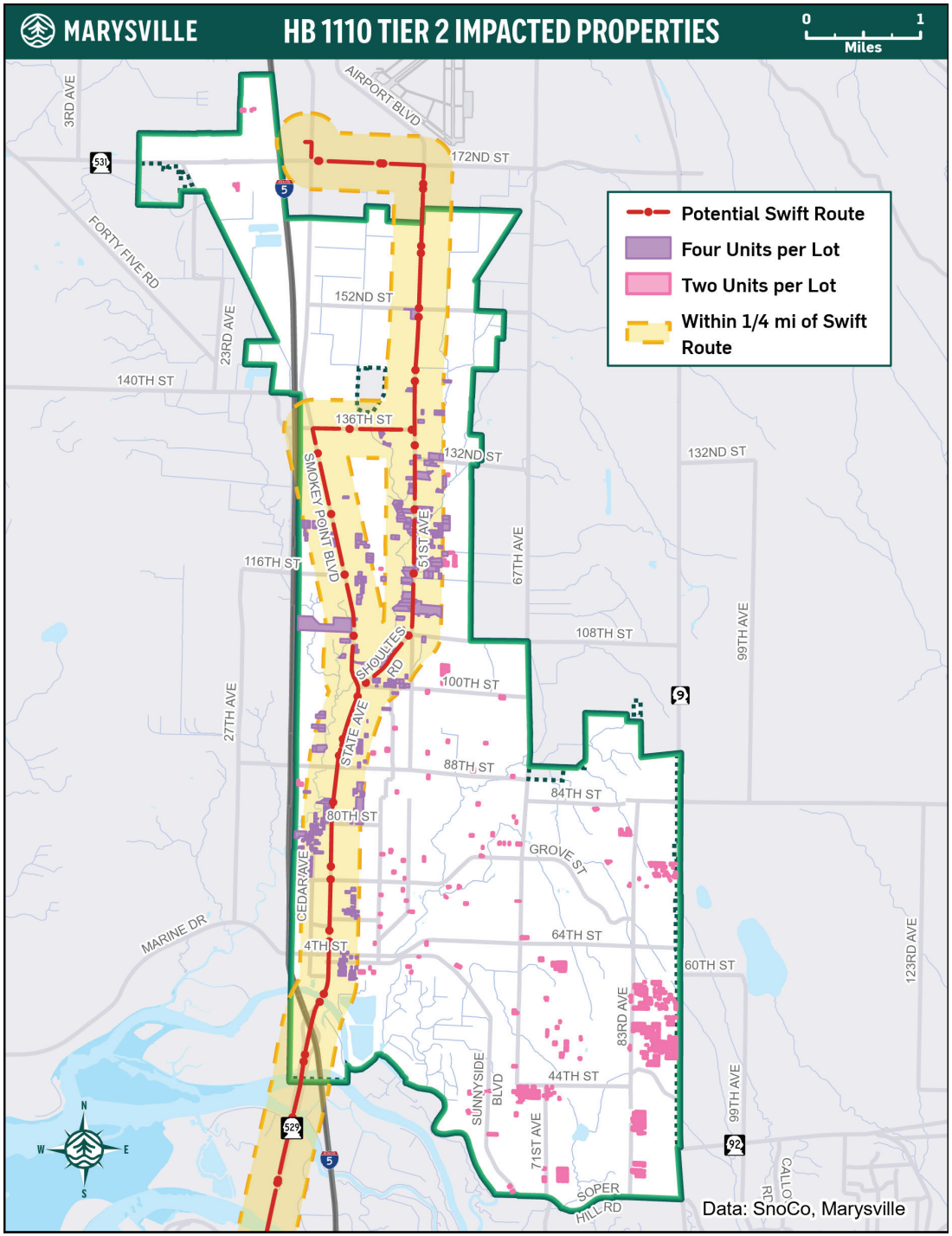
Consider Middle Housing Best Practices when Complying with HB 1110

HAP Action 1.4

Considering Middle Housing best practices when complying with HB 1110 is a recommended HAP action item. Middle housing describes housing that is "compatible in scale, form, and character with single family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, townhouses, stacked flats, courtyard apartments and cottage housing." The City must allow six out of nine of the referenced middle housing types and the units per lot described in Figure 3.24. Residentially zoned properties that are not currently eligible for additional residential units, but may become eligible for more units upon the implementation of HB 1110, are depicted in Figure 3.26. The City will carefully evaluate the best approach to implementing the middle housing provisions of HB 1110 in 2025.

Townhouses, a type of Middle Housing, provide a quality homeownership option that is attractive to a variety of households.

Figure 3.26



Balance Housing Development among School Districts

HAP Action 1.5

The City of Marysville is served by three school districts – Marysville, Lakewood and Lake Stevens. Since 1997, the majority of new residential growth has occurred within the Lakewood and Lake Stevens School Districts largely due to the large tracts of undeveloped land. The Lakewood and Lake Stevens School Districts are both well rated districts which serves as a pull factor for households with children. The bulk of Downtown and central Marysville experienced much of its residential growth in 1996 or prior as shown in Figure 3.27. Household sizes in these areas tend to be smaller implying older residents many of whom no longer have children at home and in Marysville School District schools. Disinvestment in the school district and declining enrollment are significant challenges facing the Marysville School District.

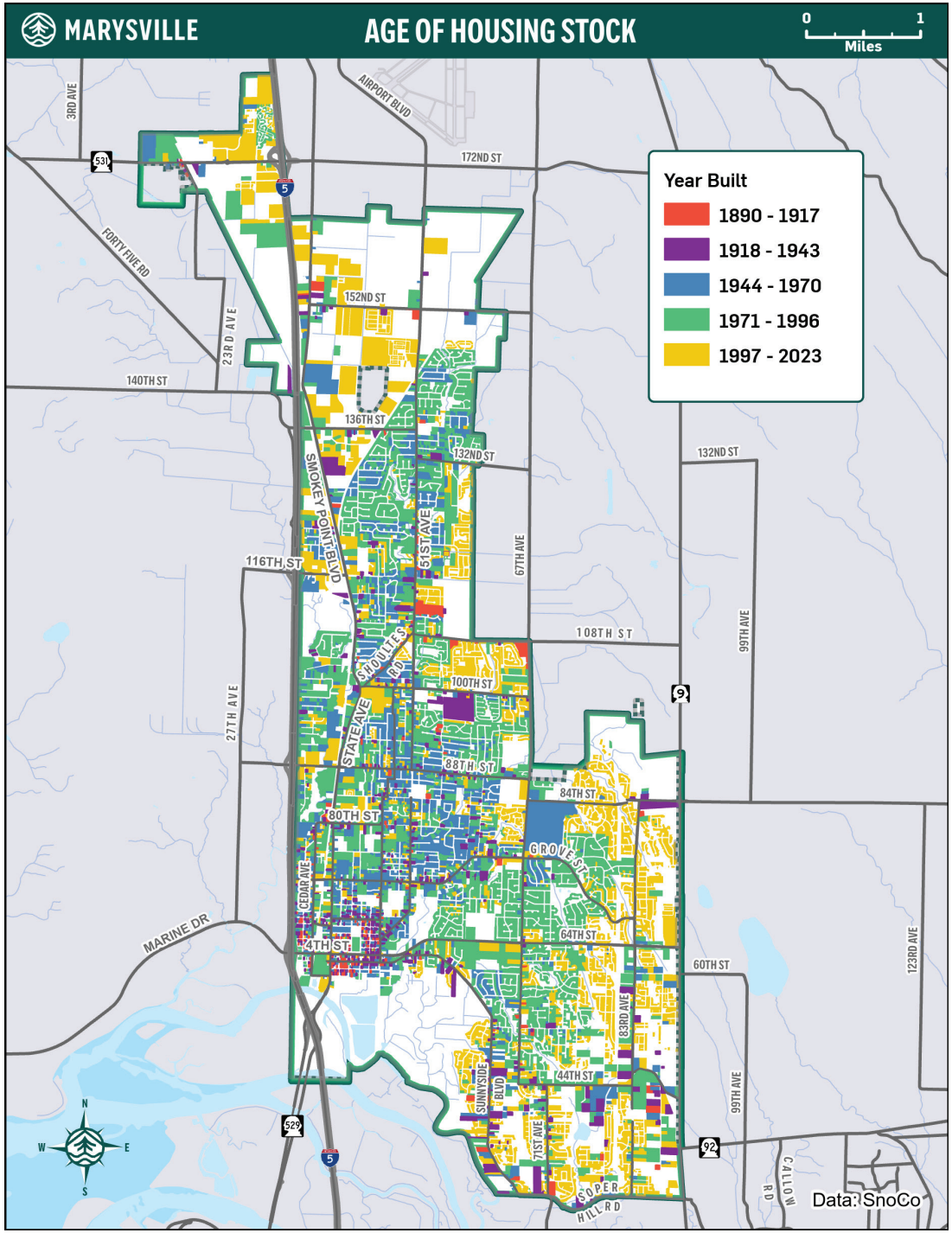
Incentivizing housing developments within the Marysville School District is a policy action that the City of Marysville could consider to help encourage households with children to live in the District which would increase enrollment, foster support for the District, and contribute to greater balance among the districts.

Accessory Dwelling Unit Code Amendments and Incentives

HAP Action 1.6

Accessory dwelling units (ADUs) are an affordable way to contribute to the housing supply while providing options for renters and smaller households. The State of Washington, through House Bill (HB) 1337, requires cities to allow at least two ADUs on all lots within an Urban Growth Area that allow for single family homes. Off-street parking reductions, lower impact fees, increased structure height, and elimination of the owner occupancy condition are also required. The City anticipates adopting these regulations within six months of the Comprehensive Plan update deadline. Incentives such as providing pre-approved house plans may also be considered in order to eliminate the cost of hiring an architect and to streamline permitting.

Figure 3.27



Create More Flexibility for Planned Residential Developments (PRDs)

HAP Action 1.7

Marysville's Planned Residential Development (PRD) code is broadly used for single family residential developments in order to achieve greater density than the underlying residential zone allows. The PRD code also allows duplexes, townhouses and similar housing types to be pursued. Some of the approval criteria are vague or restrictive. Recently adopted Washington state statutes may require that certain provisions be revisited. The PRD code will be audited to ensure that it complies with State law and that standards, such as access, open space, housing types, and density allowances, are furthering City housing goals

Duplexes are a housing option that may be pursued in Planned Residential Developments and various residential zones.

STRATEGY 2

Create More Housing Stability

Creating more housing stability for those at risk of displacement is the second housing strategy. As described in the 'Socioeconomic Vulnerability, Displacement Risk and Racially Disparate Impacts' section of the Housing Action Plan, 44 percent of Marysville households reside in Census tracts with high gentrification/displacement risk; of these, 18 percent are also considered highly socially vulnerable. While Marysville has a lower median income than Snohomish County overall, median income has increased sharply over the last decade. The increase may be a result of a large influx of higher income households, particularly those earning over $150,000. Mitigating displacement is important for preserving community diversity, preventing forced displacement of low-income individuals, and promoting a dynamic local economy. Maintaining housing options for lower-income households within the community can help prevent homelessness, and reduce commute times, traffic congestion, and associated environmental impacts caused by households being pushed to the outskirts. As the City makes zoning changes and investments that attract new development and increase property values, it is important to evaluate the impacts on susceptible areas, and adopt policies and programs to protect vulnerable populations.

Redevelopment Downtown affords new housing options, but also may result in displacement.

Conduct Targeted Outreach to Better Understand Displacement Risk

HAP Action 2.1

Within Marysville, Census tracts susceptible to displacement are largely concentrated Downtown and in west, central Marysville. A significant expansion of the Downtown Master Plan Area and associated zoning changes occurred in 2021. These rezones and zoning amendments, and others that the City may adopt over the planning period Downtown and elsewhere, may lead to intense redevelopment and displacement of tenants in unregulated affordable housing.[78]

To better understand and proactively address displacement risk as housing market conditions change and development increases, monitoring of these areas should occur. Before pursuing zoning changes in susceptible areas, a risk assessment should be conducted to identify properties that are at risk, such as:

- Unregulated rental properties in areas where private investors are potentially considering buying properties and increasing rents or leases; and
- Properties that have low rents, deferred maintenance, under 20 units, non-institutional owners (i.e. mom-and-pop owners), or locations likely to redevelop.

Community engagement should also occur with residents living in susceptible tracts, where zoning or infrastructure changes are contemplated, and where unregulated affordable housing may leave residents vulnerable to rent increases. After conducting a risk assessment and community engagement, an anti-displacement strategy for the impacted areas could be pursued at the direction of City Council.

Community engagement should occur with residents living in areas susceptible to displacement.

Mobile home parks are a naturally affordable housing option.

Support the Preservation of Manufactured Home Parks

HAP Action 2.2

Mobile home parks provide housing that is naturally affordable; however, they are also vulnerable to redevelopment as evidenced by several mobile home park closures within Washington state over the past couple of years. In 2010, the City adopted a mobile home park preservation ordinance which established a protective overlay on five of the City's thirteen mobile home parks which are all located in stable residential areas. Over the planning period, research on the following mechanisms to preserve mobile home parks is proposed:

- The City can assist housing authorities, non-profits, and resident-owned communities with guidance on acquiring a mobile home park.
- A Tenant Opportunity to Purchase ordinance can be pursued which would require property owners to inform residents of the intent to sell the MHP and provide a timeframe within which residents can organize and offer to purchase the property.
- A Resident-Owned Community (ROC) is an operational structure that functions as a co-op, where a board handles day-to-day issues (instead of a property manager) and households pay rent each month to cover taxes, insurance, trash collection, the ROC's mortgage payments, and co-op membership payment.

78. Unregulated affordable housing is privately owned rental housing that is affordable to lower income households but is not subject to rent control or similar restrictions that cap rent.

STRATEGY 3

Support the Development of Housing at All Income Levels

The City's growth targets call for 4,800 housing units for households earning at or below 50% AMI of which 2,400 will need to be permanent supportive housing (see Figure 3.22). The City has adequate land capacity and appropriate zoning for housing affordable to all income levels; however, the private housing market cannot deliver affordable housing at the low and very low income range without public assistance.

With 32 percent of Marysville's households cost burdened, more affordable housing options are needed. There is a particular need for housing for employees, young families, one person households, and seniors with fixed incomes. Some employers, such as service industries and public agencies, benefit from having workers nearby. Employer assisted housing, and partnerships between the City and the employer, can help to furnish workforce housing.

The Vintage at Lakewood, is an apartment that provides affordable housing for seniors.

Develop a Land Bank Strategy and Partnerships to Support Both Income-Restricted and Workforce Housing Development

HAP Action 3.1

Control of land is critical to affordable housing development as land is a substantial portion of development costs and can make the difference between a project being financially feasible or not. Control of land also allows the owner to determine how the land is developed. In order to address the City's low and very low income housing needs, the City may consider participation in land banking as a mechanism to reduce development costs in order to increase affordable housing development feasibility and production. Land banking allows the City to provide a pipeline of land for future development and control the type of development that can occur on the land. There are a few mechanisms through which the City can pursue land banking:

- Designating city-owned land as surplus would allow the City to contribute surplus land to the land bank, then eventually to affordable housing developers or local employers to build housing at an agreed-upon level of affordability.
- Purchasing properties and transferring to affordable housing developers or local employers who then produce housing either at an agreed-upon level of affordability or to meet the income range of their workforce.
- Providing funds to another organization that would facilitate land banking for the purpose of producing affordable housing.

Land banks can support residential development of either rental housing or ownership housing. Partnerships could occur with either non-profits for the purpose of building housing at or below 50% AMI, or with local employers struggling to retain employees due to local housing costs. The City could have multiple roles, which may vary on different projects, for land banking or partnering to ensure housing that maintains long-term affordability.

Coordinate with Regional Affordable Housing Partners

HAP Action 3.2

Providing housing for the City's low and very low income households will require coordination with regional affordable housing partners as private developers do not produce low-income housing, particularly below 80% AMI. Affordable housing projects often experience financing gaps despite use of Federal or State programs since they must charge below market rate rents. Coordinating with the Housing Authority of Snohomish County (HASCO) or other regional affordable housing providers to leverage Low-Income Housing Tax Credits (LIHTC) could help deliver more affordable units as LIHTC are difficult to obtain. City partnerships on LIHTC proposals can make them more competitive as City backing, either through direct financial support or through the donation or discounting of land, lowers the perception of risk and alleviates concerns about the development review process.[79]

Technical support from the City and supportive zoning laws can help further successful partnerships with affordable housing providers.

Housing Hope's Twin Lakes Landing provides safe, quality housing to very low income and formerly homeless individuals.

STRATEGY 4

Take a Proactive Approach to Addressing Homelessness

Each year Snohomish County conducts a Point-in-Time count to better understand homelessness within the County.[80] In 2023, 1,285 people experiencing homelessness were identified including people in shelters, transitional housing, vehicles, abandoned buildings, and outdoors. Of those that agreed to participate in the Point-in-Time survey, 37 indicated that they had slept in Marysville the previous night and that the City was also their last permanent residence.

Within the community, there is a need to both address existing homelessness and to prevent others from falling into homelessness, especially given the ongoing affordability challenges within the region. Beyond the need to provide care and dignity for all community members, taking a proactive approach to homelessness confers many benefits including:

- Providing stable housing and appropriate support services to those experiencing homelessness, can decrease reliance on emergency shelters, hospitals, and other costly public services.
- Targeting efforts to address the root causes of homelessness, such as lack of affordable housing, unemployment, mental health issues, and substance abuse can help prevent it.
- Proactive approaches often involve implementing sustainable, long-term solutions that can include: developing affordable housing, providing access to mental health and addiction services, and offering job training programs.

Catholic Community Services provides a full continuum of outpatient addiction recovery services from the historic Comeford House in Marysville.

79. RCW 39.33.015 allows public agencies to discount, transfer, lease, or gift public-owned land (otherwise known as surplus property) to public, private, and nongovernmental bodies that can help the agency meet its affordable housing goals. Cities can also partner non-profits under this law.

80. Homelessness is the lack of stable housing which exposes people to harsh weather, health risks, violence, and other safety concerns.

Partner with Nonprofits on Permanent Supportive Housing

HAP Action 4.1

Transitional and supportive housing serves individuals who are vulnerable to homelessness. The City's growth allocation through 2044 includes 2,400 permanent supportive housing units (PSH). Washington State's House Bill 1220 requires communities to "plan for and accommodate housing affordable to all economic segments of the population of the state" and explicitly includes supportive housing with the lowest economic segment.

The City's Housing Action Plan recommends partnering with local nonprofit and service providers, including HASCO, to develop a plan to deliver PSH units to both prevent and remove people from homelessness and into stable housing. Various steps could be pursued to further this objective including:

- Outreach to housing and service providers and partnering with Snohomish County to understand needs and funding resources;
- Ensuring that fees, zoning and standards enable efficient and cost-effective projects; and
- Allowing PSH to benefit from land banking proposals, if pursued.

Ribbon cutting for Linc NW, a local non-profit that provides a variety of social services and partners with Snohomish County, the City of Marysville and local churches to host the Marysville Cold Weather Shelter.

Consider Emergency Shelter Needs in Marysville

HAP Action 4.2

Marysville does not currently have a year-round emergency shelter outside of ad hoc cold-weather shelters that open during extreme weather events. Emergency shelters provide a safe and secure environment for those experiencing homelessness.[81] The City may wish to pursue emergency shelters for those experiencing homelessness in Marysville. An initial step would be to better understand shelter needs within the City so that appropriate services are provided. Coordinating with Snohomish County and other service providers on the demographics of those experiencing homelessness would be important in this effort.

81. RCW 36.70A.030(10) defined "emergency shelter" as a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations

Section 3.4

GOALS AND POLICIES

HS 1 Ensure that all City residents have the opportunity to obtain safe, sanitary and affordable housing.

HS 1.1 Maintain an adequate supply of appropriately zoned residential land in the City.

HS 1.2 Provide increased flexibility, encourage creative approaches, and consider best practices for housing development and design.

HS 1.3 Provide for a wide range of ownership and rental housing opportunities for the various household types and income levels within the community including, but not limited to, families, senior citizens, smaller households, first time buyers, those with special needs, and lower incomes.

HS 1.4 Recognize historic inequities in access to homeownership opportunities for communities of color.

HS 1.5 Provide for a wide range of housing choices in residential and commercial zones, including, but not limited to single family residences, Planned Residential Developments, apartments, and moderate density or middle housing types such as cottages, townhouses (e.g. triplexes, fourplexes), and accessory dwelling units.

HS 1.6 Support the development and preservation of manufactured homes on individual lots, and residentially zoned mobile home parks.

HS 1.7 Continue to promote and recalibrate existing housing incentives (e.g. Downtown Multi-family Tax Exemption, Residential Density Incentives, etc.) and pursue new ones while giving consideration to inclusionary and incentive zoning to increase housing capacity and affordable housing.

HS 1.8 The City will coordinate and partner with agencies and nonprofits, such as the Housing Authority of Snohomish County, Housing Hope, Habitat for Humanity, and others to maintain and increase the supply of housing for all income levels.

HS 1.9 Support inter-jurisdictional cooperative efforts to foster the development and preservation of an adequate supply of affordable housing.

HS 1.10 Encourage efficient infill development in the urban growth area.

HS 1.11 Encourage the preservation, renovation, and production of housing within the region that is affordable to all populations including for households earning less than 50% of AMI.

HS 1.12 Ensure that affordable and special needs housing opportunities are dispersed throughout the City, not concentrated.

HS 1.13 Provide affordable housing opportunities and evaluate potential density increases close to places of employment and near future high-capacity transit.

HS 1.14 Use the analysis within the Housing Action Plan to understand the potential physical, economic, and cultural displacement risks of low-income households and marginalized populations, and work with communities to develop anti-displacement strategies when planning for growth.

HS 2 Create quality places and livable neighborhoods for all residents.

HS 2.1 Encourage higher quality developments that create a sense of place and enhance community image and identity.

HS 2.2 Encourage the development of middle and upper middle income housing to ensure a healthier and more diverse mix of housing choices within the community.

HS 2.3 Provide connectivity between housing, public places, places of interest, and commercial areas to create a more interactive community.

HS 2.4 Encourage and facilitate housing developments that provide quality residential living environments for families and seniors with housing needs.

HS 2.5 Encourage the use of innovative urban design techniques and development guidelines to foster broad community acceptance of a variety of housing types affordable to all economic segments of the population.

HS 2.6 Promote greater balance in the amount and type of housing development among the school districts that serve Marysville.

HS 3 Respect the scale and form of established residential neighborhoods.

HS 3.1 Encourage and facilitate the participation of neighborhood groups in the land use and community development planning process.

HS 3.2 Distribute affordable and special needs housing equitably among the jurisdictions and planning areas to ensure that no jurisdiction or planning area has more than its fair share of affordable and special needs housing.

HS 3.3 Assure that site and building design guidelines create an effective transition between substantially different land uses and densities.

HS 3.4 Encourage the integration of a variety of dwelling types and intensities in residential neighborhoods.

HS 3.5 Ensure that mixed use development, infill, and middle housing complements and enhances the scale and form of the surrounding built environment.

HS 3.6 Encourage the concept of strong neighborhood planning to improve neighborhood quality and reduce automobile dependency.

HS 4 Work with the other elements of the Comprehensive Plan to understand and enhance the relationship of housing to them.

HS 4.1 Consider the location of traffic routes, transit, bike, and pedestrian trails in locating new housing, and maximize the public investment in infrastructure by supporting a compact land use strategy to increase residential density.

HS 4.2 Coordinate with Community Transit to identify and adopt appropriate densities for priority transit corridors, and to develop transit connecting dispersed housing and employment centers. Ensure that development standards for priority transit corridors are transit and pedestrian friendly.

HS 4.3 Prioritize the funding of parks, and other civic improvements that respond to the needs of neighborhoods where over 20 percent of the total housing stock is rental housing, or where housing density exceeds 10 dwelling units per acre.

HS 4.4 Promote jobs to housing balance by providing housing choices that are accessible and attainable to workers. Include jobs to housing balance in housing and land use needs assessment to better support job centers with the needed housing supply.

HS 5 Encourage land use practices, development standards, and building permit requirements that minimize, or if possible reduce, housing production costs.

HS 5.1 Periodically review land use regulations to assure that regulations and permit processing requirements are reasonable.

HS 5.2 Consult the City's Housing Needs Assessment and Housing Action Plan to evaluate the effectiveness and relevance of housing policies and strategies for achieving housing targets and affordability goals.

HS 5.3 Evaluate the housing cost and supply implications of proposed regulations.

HS 5.4 Pursue opportunities to modify land use regulations and permit processes that make project approval timelines, achievable densities, and mitigation costs more predictable.

OUR COMMUNITY

Chapter 4
ECONOMIC DEVELOPMENT

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4.2 Current Conditions and Future Projections 122
4.3 Employment and Wages by Industry 129
4.4 Competitive Sectors and Target Industries 132
4.5 Assets, Challenges and Opportunities 136
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Economic Development Snapshot

Public and Private Investment

The last two decades have been characterized by historic investments by city leadership in planning and infrastructure. These investments have encouraged over $197 million in private sector commercial and industrial construction from 2011 to 2023. This has attracted numerous businesses and jobs to the city.

Balancing Jobs and Housing

Marysville is transforming from a bedroom community to a city with a healthy balance of jobs and housing. In 2010, the city's jobs to housing ratio was 0.42. Steady job growth resulted in the jobs to housing ratio improving to 0.60 by 2020. The gap between jobs and housing is expected to close further by 2044 with a projected jobs to housing ratio of 0.82 resulting in 33,000 jobs in the City.

Downtown Revitalization

For several decades, the City of Marysville has been planning for the revitalization of downtown and the waterfront. In 2021, the City updated the Downtown Master Plan and adopted a Strategic Plan to catalyze redevelopment. Construction of the Civic Center, improvements to Comeford Park, the extension of the Ebey Waterfront Trail, and various infrastructure improvements are helping garner renewed interest in the Downtown and Waterfront.

Cascade Industrial Center

The Cascade Industrial Center (CIC) has long been slated for industrial development. In 2019, the CIC received its official designation as a manufacturing and industrial center from the Puget Sound Regional Council. The CIC offers significant advantages for industrial and manufacturing businesses. The CIC has experienced booming growth since 2018 with only 27.8 percent if land in the CIC not yet developed or entitled.

Competitive Sectors and Target Industries

Snohomish County has a strong position relative to Washington state in the manufacturing, construction, and retail sectors. Target industries for the city include aerospace, advanced manufacturing, eco-tourism, food processing, and maritime. The city aims to attract living-wage jobs—particularly those in manufacturing—so that residents can both live and work in the community.

Assets Challenges, and Opportunities

The city has numerous assets, including great access to the port of Everett and regional transportation networks, PSRC's center designation for the CIC, a strong regulatory environment, and a talented workforce. Many challenges and opportunities also face the city including Downtown and Waterfront redevelopment, and improvements to the transportation network, and attracting businesses in desired industry clusters.

Section 4.1

INTRODUCTION

For over 130 years, the City of Marysville has prided itself as a place of progress, making critical community investments to advance its strategic initiatives.

Marysville is Snohomish County's second-largest city and is anticipated to grow from its 2023 population of 73,780 to nearly 100,000 by 2044. The last 20 years have been characterized by historic investments by City leadership, and unprecedented business, employment, and population growth within the City. The City's longstanding plans for a manufacturing and industrial center; a revitalized Downtown and Waterfront; living wage jobs; and a greater balance between population and employment are all coming to fruition. The City's robust commercial base and wise financial stewardship have enabled the City to provide quality government services while maintaining low taxes and a good lifestyle.

Longstanding plans for a manufacturing and industrial center taking shape in the Cascade Industrial Center.

WHAT IS ECONOMIC DEVELOPMENT?

Economic development is, "The intentional practice of improving a community's economic well-being and quality of life. It includes a broad range of activities to attract, create, and retain jobs, and to foster a resilient, pro-growth tax base and an inclusive economy."

Source: International development council

The overarching goal of the Economic Development Element is to actively promote economic growth and prosperity within the City by advancing initiatives that attract, support, and retain businesses and living wage jobs, and foster a vibrant, healthy, and livable community for all.

The Growth Management Act indicates that the Economic Development Element should establish local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life (WAC 365-196-435). The Economic Development Element should include:

- A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate;
- A summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, workforce, housing, and natural/cultural resources; and
- An identification of policies, programs, and projects to foster economic growth and development and to address future needs.

Section 4.2

CURRENT CONDITIONS AND FUTURE PROJECTIONS

Marysville has grown significantly in both population and employment over the past two decades, and is anticipated to grow steadily through 2044 as shown in Figure 4.1.

Voices from the Community

Community members want to see more entertainment (56%) and sit-down dining (54%) options in town.

The community wants to see more jobs in the city in these areas: Arts, culture, entertainment, and recreation (58%); professional, scientific and management (45.5%); healthcare and social services (43.6%); and retail, restaurant, and hospitality (43.6%).

Future economic opportunities in the City were characterized as moderate (42%) or strong (38%), while current job opportunities were characterized as good (25%), adequate (36%), or fair (28%).

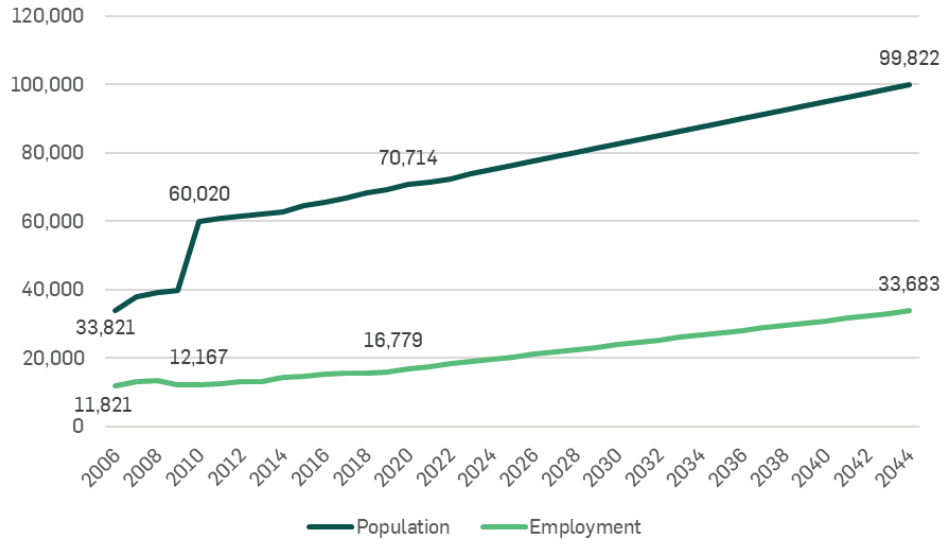
The importance of focusing on a strong economy in the city is rated as 4.3 on a scale of 1 to 5.

Downtown revitalization (62%), supporting existing business retention and expansion (57%), and access to affordable housing (41%) are the key areas that survey takers want the city to prioritize.

Population

In 2006, the City's population was approximately 33,821 people. With the 2009 Central Marysville Annexation, the City gained just over 20,000 residents leaping from 39,628 people in 2009 to 60,020 people in 2010. Since 2010, the City has had an average annual population growth rate of 1.59 percent which equates to 1,058 additional residents each year. The City's 2023 population is 73,780, and is expected to continue growing at a 1.44 percent average annual rate approaching 100,000 people by 2044.

Figure 4.1
Marysville Population and Employment – Existing (2006 – 2023) and Projected (2024 – 2044)



Source: Washington State Office of Financial Management April 1 Population Projections and Snohomish County 2012 and 2021 Buildable Lands Reports

Employment

The Marysville Urban Growth Area (UGA)[82] had an estimated 11,821 jobs in 2006. Between 2006 and 2020, employment within the UGA grew at an annual average rate of 2.5 percent or approximately 354 additional jobs each year. The Great Recession (2007 – 2009) resulted in job losses throughout the country; Marysville was no exception, shedding approximately 984 jobs between 2008 and 2011. Employment in the Marysville UGA is anticipated to continue growing between 2020 and 2044 at an average annual growth rate of approximately 2.9 percent representing 704 additional jobs per year. Most of this growth (up to 65 percent) is anticipated to be in the Marysville portion of the Cascade Industrial Center (CIC).[83]

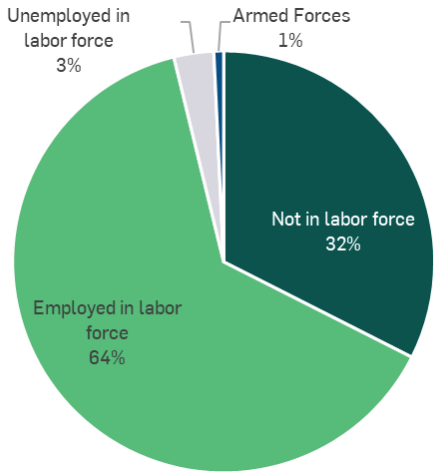
Labor Force and Employment Rate

Within the City in 2021, approximately 55,869 residents are over 16 years old with 37,731 residents, or 68 percent, in the labor force as shown in Figure 4.2. The employment rate of the labor force is approximately 95.4 percent.

Jobs to Housing Ratio

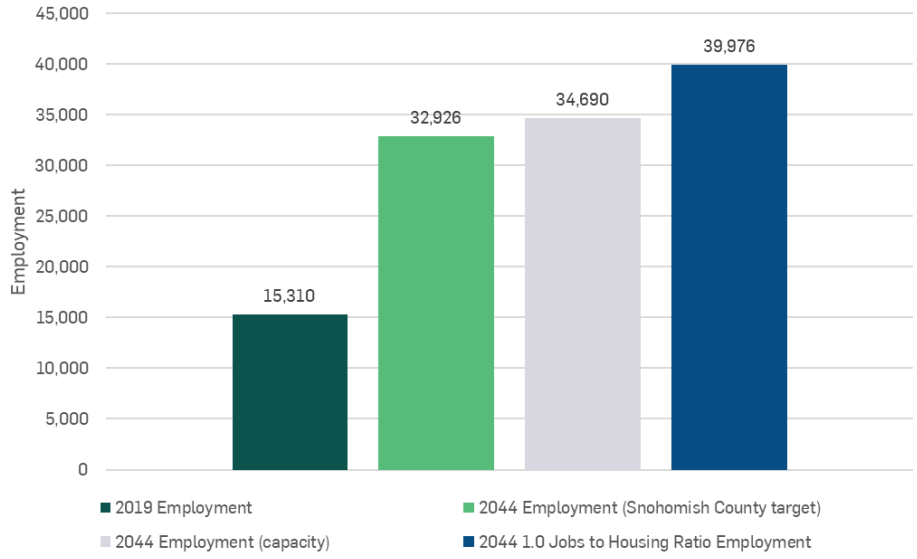
Achieving a greater jobs to housing balance has been a long-standing objective of the City. In 2005 the City established a goal of achieving a jobs to housing ratio of 1.0 by 2035 which represented a significant shift in historic patterns of residential and employment growth. A jobs to housing ratio of 1.0 reflects an equal number of employed residents and jobs in Marysville (i.e. no net exportation of jobs). While a balance of employed residents and jobs (i.e. no net commuting) is improbable and unlikely given Marysville's current ratios, a more balanced mix of housing and employment is necessary. An imbalance in residents and jobs results in fiscal and economic problems for the City which relies on sales and property taxes from commercial and industrial properties to provide necessary services for the community. In addition, the imbalance increases traffic impacts outside of the City due to longer commutes.

Figure 4.2
Marysville Residents in Labor Force, 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 4.3
Marysville Existing Employment and Employment Targets, 2019 and 2044



Source: US Census Bureau, On the Map Census

82. Since various annexations have occurred since 2006, and the Snohomish County Buildable Lands Report largely outlines employment for the overall UGA, not just the City, employment in this section is discussed in terms of the UGA. Figure 4.4, however, provides an employment target of nearly 33,000 jobs and capacity for nearly 35,000 jobs based on the annexed City.

83. The 2018 Arlington-Marysville MIC Subarea Plan contemplated up to 25,000 additional jobs in the CIC in a high job growth scenario. This figure is a combined figure for the entire CIC which is shared by Marysville and Arlington.

In 2010, the City had a jobs to housing ratio of 0.42, reflecting substantial employment leakage to other areas. Due to strong job growth within the City, the jobs to housing ratio increased to 0.60 by 2020. Using the jobs and housing targets allocated by Snohomish County to the City, the jobs to housing ratio is projected to further improve to 0.82 by 2044. To achieve the goal of a jobs to housing ratio of 1.0 by 2044, 7,050 more jobs need to be created in the City than are projected under Snohomish County's 2044 targets as shown in Figure 4.3.[84]

A comparison of the jobs to housing ratios of both neighboring cities, and cities that are a comparable distance from the Seattle urban center (e.g. Federal Way and Puyallup), is provided in Figure 4.4. While Marysville has a significantly lower jobs to housing ratio than most comparison communities, growth in employment is placing the City on a path similar to Federal Way, with the gap between employment and housing closing – a positive trend that the City will continue to promote.

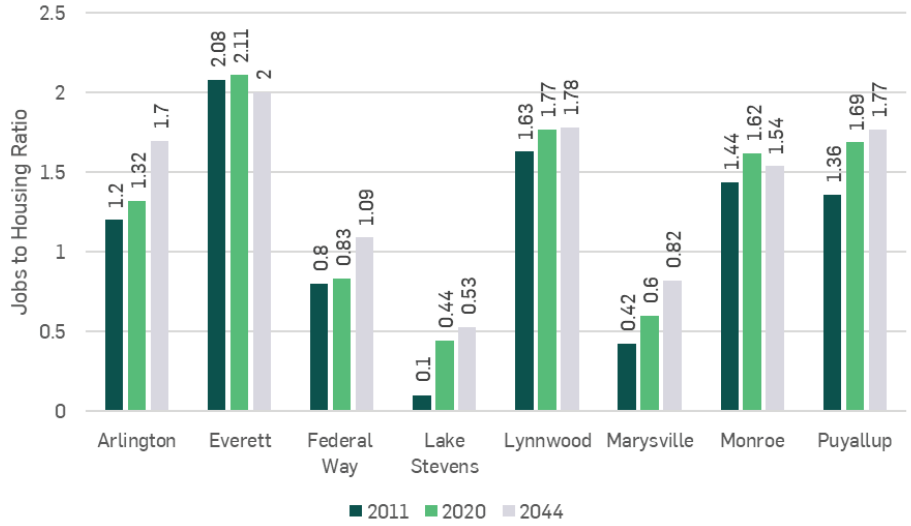
Commuting Patterns

Employment inflow and outflow for Marysville workers is depicted in Figure 4.5. "Outflow" reflects the workers living in the City but employed outside of it, "inflow" reflects the workers that live outside of the City but are employed inside of it, and "interior flow" reflects the workers that both live and work in the City. Approximately 8,725 workers commute in, 24,900 workers commute out, and 2,006 workers both live and work in the City. The primary destinations that Marysville residents commute to for work are Everett, Seattle, Arlington, and Bellevue as shown in Figure 4.6.

A major destination for those commuting to Everett is The Boeing Company (Boeing) and supporting industries, while the Arlington Municipal Airport area hosts significant manufacturing businesses. Those commuting to Seattle and Bellevue may live in Marysville for lower housing costs or may work remotely.

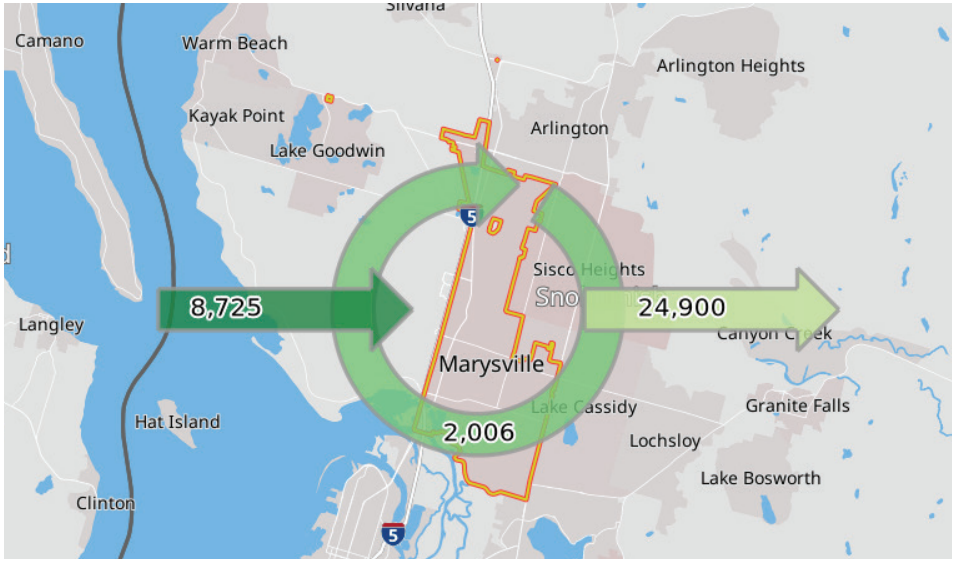
Driving alone is the primary commute mode (77 percent) followed by carpooling/vanpooling (11 percent), and working from home (see Figure 4.7). The mean travel time to work for Marysville residents is 31.4 minutes.

Figure 4.4
Jobs to Housing Ratio, Marysville and Comparable Cities, 2011 to 2044



Source: Office of Financial Management April 1 Population Projections, 2021 Snohomish County Buildable Lands Report, 2021 King County Urban Growth Capacity Report, and 2022 Pierce County Buildable Lands Report

Figure 4.5
Marysville Commuter Flows, 2021



Source: US Census Bureau, On the Map Census

84. While the jobs that are ultimately created within the City are determined by the free market, the Arlington-Marysville MIC Subarea Plan and adopted City codes, policies and incentives, encourage the creation of living wage jobs in sectors including, but not limited to, advanced manufacturing, aerospace, food processing, and mass timber. Jobs in research, health services, and other sectors that have higher incomes and other positive impacts are also encouraged.

Figure 4.6
Outflow Commuter Destinations, 2021

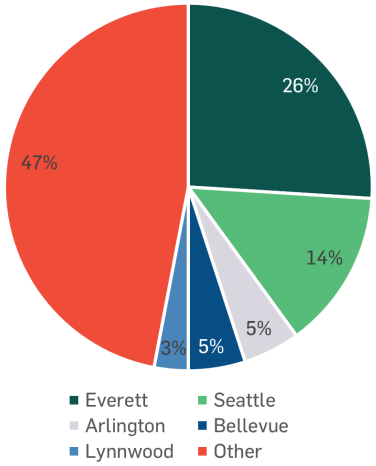
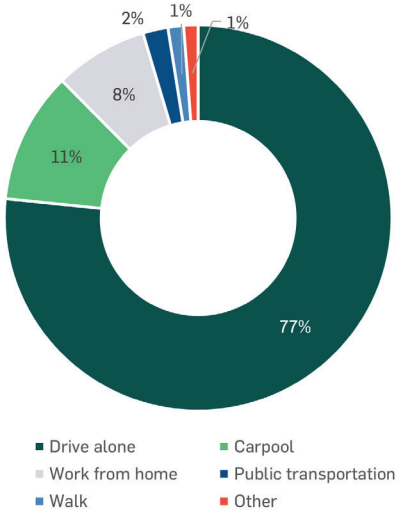
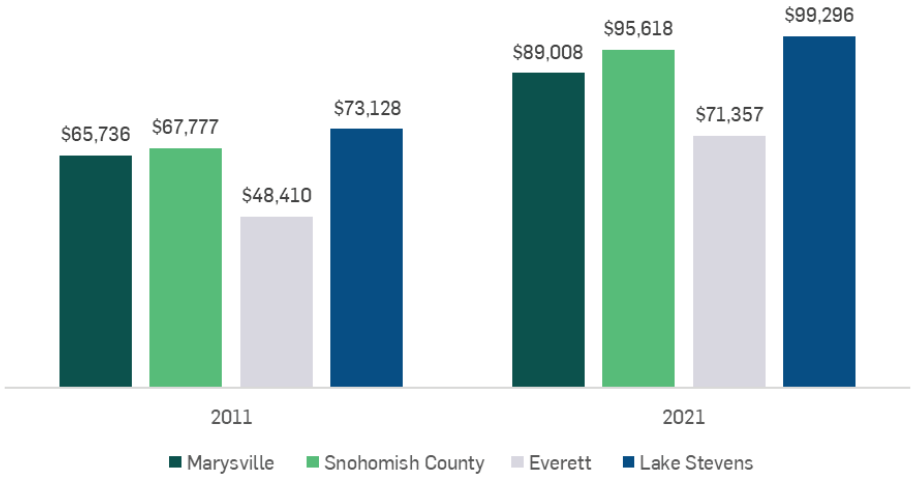


Figure 4.7
Commute Modes, 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 4.8
Change in Median Household Income, Marysville & Snohomish County, 2011 – 2021



Source: ACS 5-Year Data Tables, 2007 – 2011, 2017 – 2021

Median Household Income

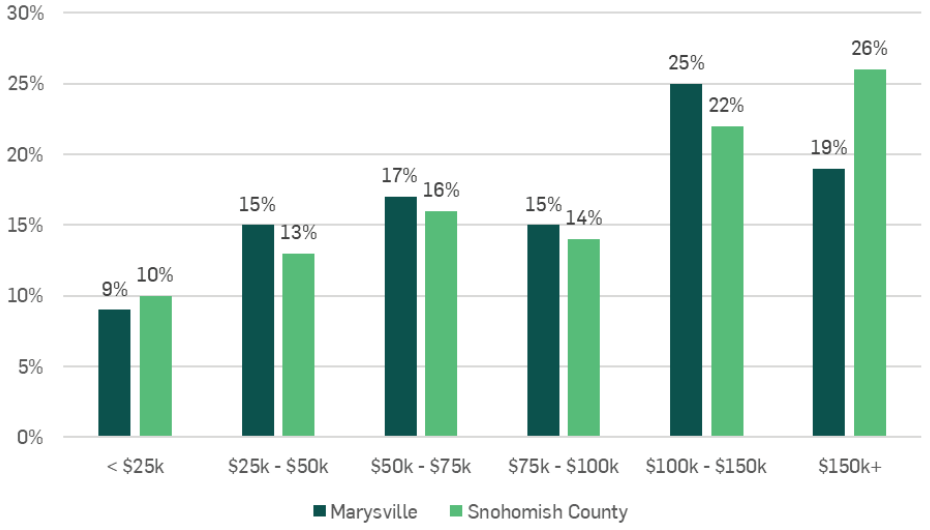
In 2021, Marysville's median household income was about $89,000 which is an approximately 35 percent increase from the 2011 median income of just under $66,000 as shown in Figure 4.8. This increase is partially driven by wage increases for existing residents but is also due to in-migration of higher income households.

The median household income within Marysville increased at the same pace as in Lake Stevens (35 percent) which is a slower rate than was experienced in Snohomish County (41 percent) and Everett (47 percent). The 2021 median income in Marysville is lower than in Lake Stevens and Snohomish County overall, but is significantly higher than in Everett.

Median Household Income Distribution

The distribution of household incomes for Marysville and Snohomish County are depicted in Figure 4.9 below. The largest income categories in both jurisdictions are households earning between $100,000 to $150,000 annually and greater than $150,000 annually, while the smallest income category is households earning less than $25,000 annually.

Figure 4.9
Household Income Distribution, Marysville and Snohomish County, 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

The change in the distribution of household incomes in both Marysville and Snohomish County is shown in Figure 4.10. Between 2011 and 2021, there was a 233 percent increase in the number of households earning $150,000 or more annually. In contrast, Snohomish County saw a 149 percent increase in the number of households earning $150,000 or more annually. The share of households represented in the lower four income brackets shown in Figure 4.10 saw decreases ranging from 13 to 43 percent in Marysville, and 11 to 38 percent in Snohomish County. These changes are likely driven by an influx of new high earning residents moving from other areas in response to high housing costs and homeownership opportunities, but they can also be attributed in part to inflation effects.

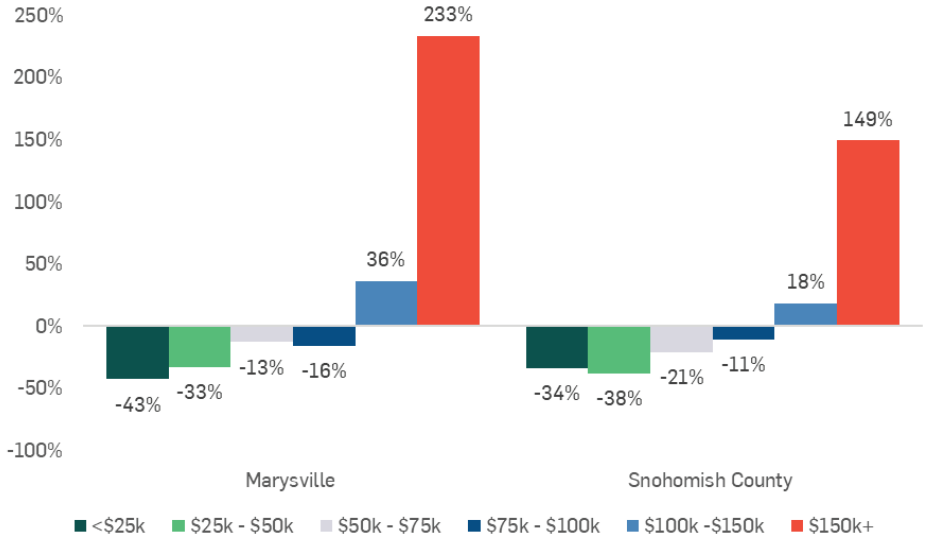
Additional analysis on median household income trends and comparisons to local jurisdictions can be found in the Housing Element (page 87) and 2023 Housing Action Plan.

Educational Attainment

Over 94.5 percent of Marysville residents have a high school diploma or greater educational attainment exceeding national (89.9 percent) and Snohomish County (93.5 percent) levels as shown in Figure 4.11. Over 32 percent of Marysville residents are high school graduates, while 39.1 percent have either some college or an Associates degree. A smaller proportion of Marysville residents have a Bachelor's degree (16.8 percent) or graduate degree (6.1 percent) than in either Snohomish County or nationally. With in-migration of higher income earners from other areas that often have greater educational attainment, this gap is anticipated to decrease in the future.

Figure 4.10

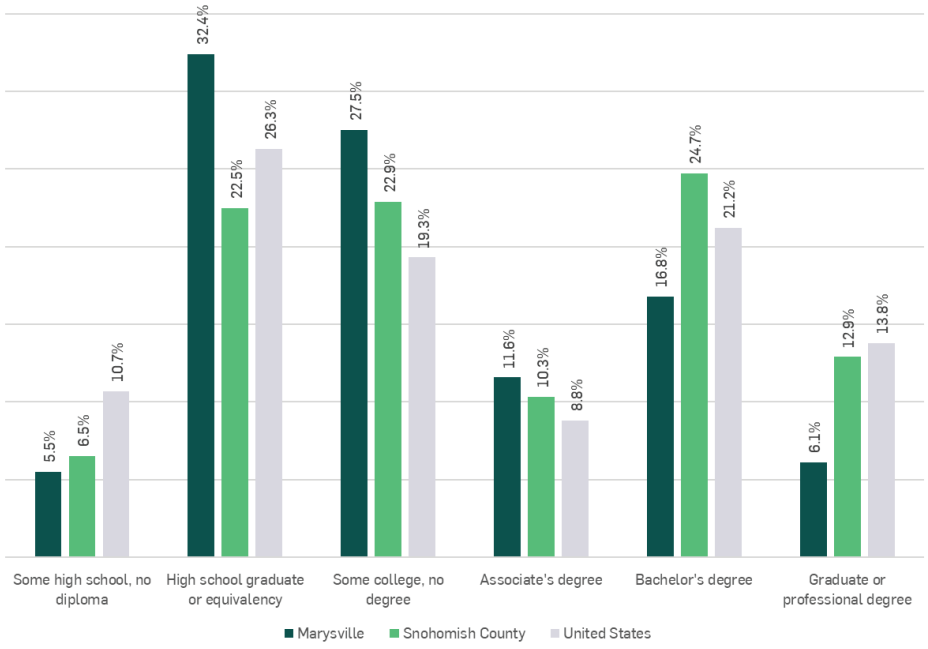
Change in Median Household Income Distribution, Marysville and Snohomish County, 2011 – 2021



Source: ACS 5-Year Data Tables, 2007 – 2011, 2017 – 2021

Figure 4.11

Educational Attainment of Residents, Marysville and Snohomish County, 2021



Source: ACS 1-Year Data Table, 2021

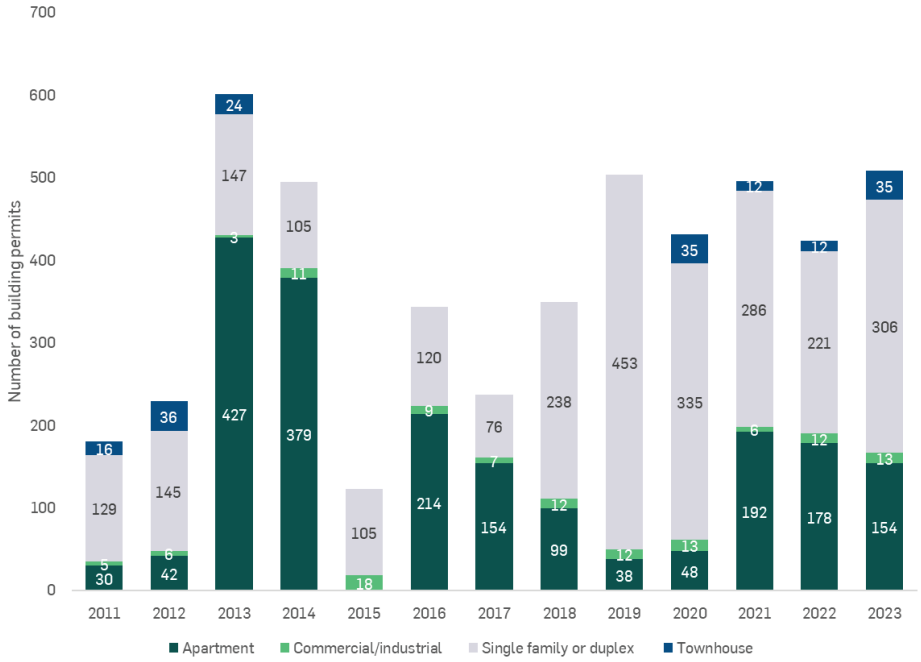
Permits, Licenses, and Sales Tax

Permit and Business License History

The high volume of building permits for commercial/industrial and residential projects (see Figure 4.12), and business licenses received since 2011, underscores the considerable growth that the City has experienced over the past decade plus. Between 2011 and 2023, the City's housing stock increased by 19 percent while 2.2 million square feet of commercial and industrial buildings or additions were constructed, representing over $197 million in private sector investment in Marysville. From 2011 through 2022, over 10,000 business licenses were issued – an average of 839 business licenses each year. In 2021 and 2022, Marysville received 195 and 361 new home based business licenses respectively.[85]

Figure 4.12

Building Permits for New Commercial, Industrial and Residential Buildings, 2011 - 2023



Source: Marysville Central Square Permitting Software

Northsound Industrial Park, a new 337,000 square foot light industrial warehouse in the Cascade Industrial Center.

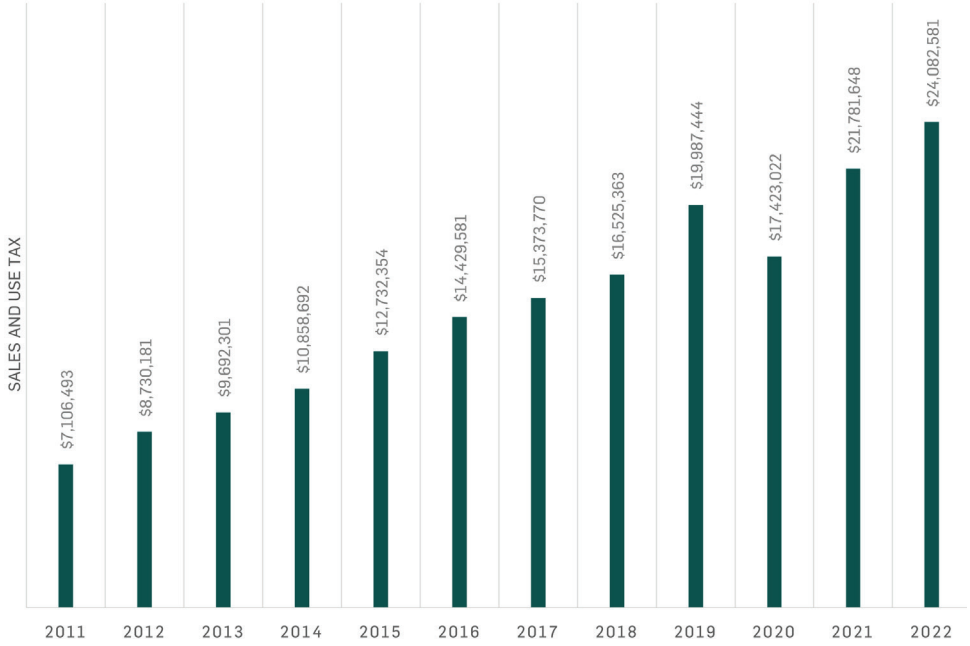
85. The Washington State Department of Revenue's Business Licensing Service appears to have improved their tracking of home-based business licenses in 2021 which is why the data cited above is limited to 2021 – 2023. Due to both the impacts of the pandemic and the growth of ecommerce platforms, home based businesses are surging nationally. In many cases, these businesses represent substantial economic activity even though employees and supply chains are highly decentralized. This is a trend that may require additional future study.

Sales and Use Tax

Marysville's sales and use tax receipts grew steadily from 2011 to 2019. In 2020 the sales and use tax receipts dipped significantly due to the expiration of the Washington state sales tax credit that the City received as a result of the 2009 Central Marysville Annexation (CMA). However, the decline does not appear to have been driven by the pandemic, and growth in sales and use tax receipts has resumed in 2021 as shown in Figure 4.13. The Retail Trade and Other: Criminal Justice (CJ), Transportation Benefit District (TBD), Streamline, Central Marysville Annexation (CMA) categories comprise the greatest share of sales and use tax as depicted in Figure 4.14 below. In 2020, with the expiration of the Washington state sales tax credit, the Other: CJ, TBD, Streamline, CMA sales tax category plummeted as the CMA sales tax credit receipts were included in this category. Then between 2021 and 2022, tax receipts from Retail Trade were stagnant, which deviates from the trend observed over the prior decade. This stagnation in Retail Trade tax receipts is likely attributable to post-pandemic supply change issues and trade disruption.

Figure 4.13

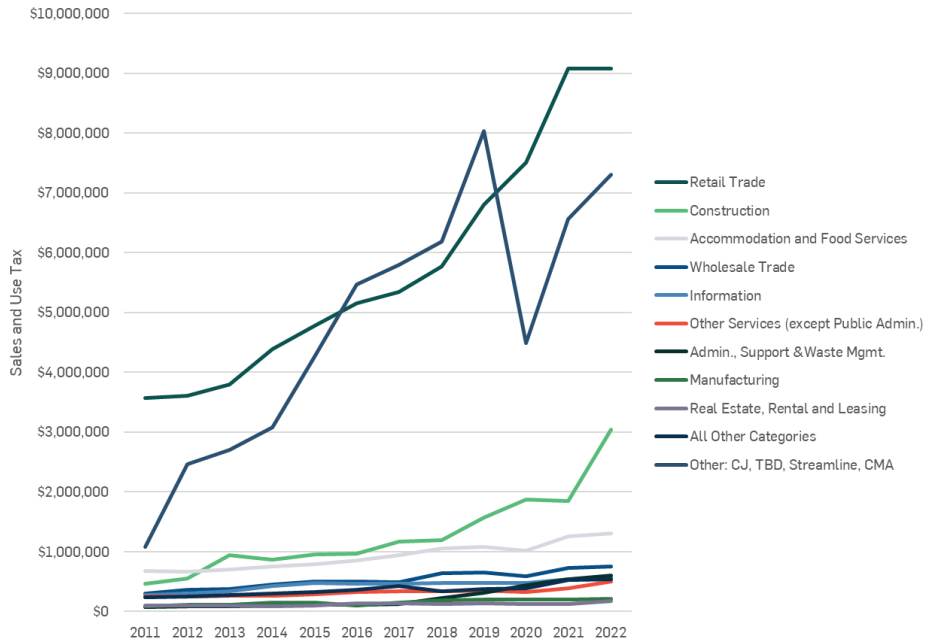
Total Annual Sales Tax Receipts, 2011 – 2022



Source: ACS 5-Year Data Tables, 2007 – 2011, 2017 – 2021

Figure 4.14

Annual Sales Tax Receipts by Industry, 2011 - 2022[86]



Source: ACS 5-Year Data Tables, 2017 – 2021

86. The CJ, TBD, Streamline, CMA category is comprised of funds for Criminal Justice (CJ), the Transportation Benefit District (CBD), Streamline, and the sales tax credit collected for the Central Marysville Annexation (CMA). Streamline is a sales tax for products purchased online (e.g. Amazon, Costco, etc.) that is sent to a jurisdiction based on the delivery address for the product.

Section 4.3

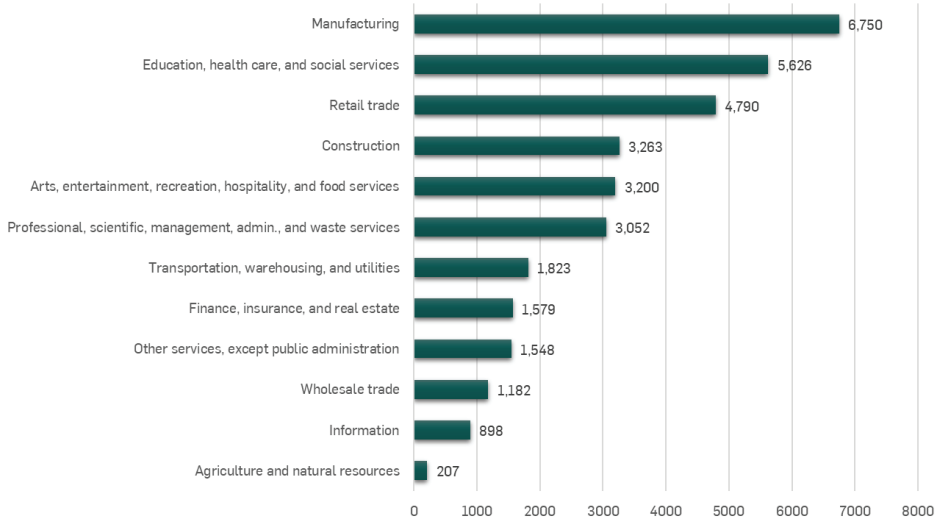
EMPLOYMENT AND WAGES BY INDUSTRY

Marysville Residents – Employment by Industry

Marysville residents are employed in a diverse array of industries. In 2021, the primary industries employing Marysville residents were manufacturing; education, health care, and social services; and retail trade as shown in Figure 4.15. Construction; arts, entertainment, recreation, hospitality, and food services; and professional, scientific, management, and administrative services had roughly the same number of residents employed, rounding out the top six industries.

Figure 4.15

Marysville Residents – Employment by Industry, 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Construction workers repave 132nd Street NE as part of the City's pavement preservation program.

Children play as construction workers.

Marysville Companies and Employees by Industry

In 2021, the City of Marysville was home to approximately 2,400 companies . The top four industries for Marysville companies by number of people employed are: retail trade; construction; professional, scientific, management, and administrative services; and education, health care, and social services (see Figure 4.16). Two industries which provided significant employment relative to the number of companies in their industry are:

- Arts, entertainment, recreation, hospitality, and food services with 183 companies employing nearly 2,800 people; and
- Manufacturing with 92 companies employing nearly 1,100 people.

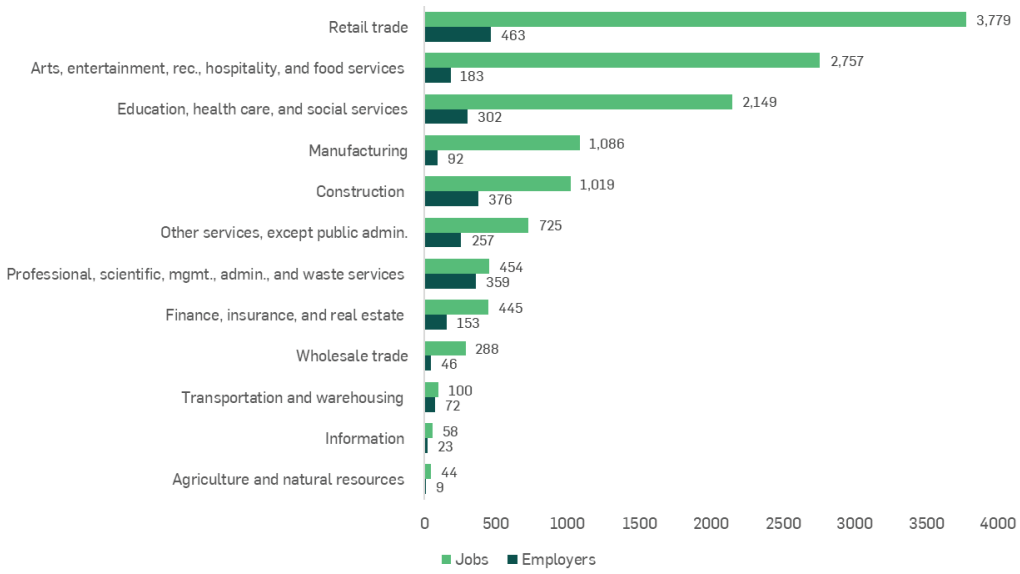
Wages by Industry

Between 2017 and 2021, employee wages increased across most industries within Marysville, Snohomish County, and Washington state (see Figure 4.17 below). The rate of wage increase was generally comparable, although not uniform, at the local, County, and State level for five of the 13 industries. Wage growth in six industries within Marysville lagged behind increases at the County and State level though.

Three notable sectors experiencing wage growth in Marysville include:

- The agricultural and natural resource sector which experienced a 110 percent increase in wages compared to 12 percent in the County and 20 percent in the State;
- The construction industry which saw a 47 percent increase in wages compared with the 15 and 18 percent increases observed in the County and State respectively. This is notable as the construction, mining and logging sector has grown more than other sectors, and is a competitive sector for the City as detailed in the next section (see also Figure 4.18); and
- The manufacturing sector, which is the third best compensated sector in Marysville, has experienced wage growth in the City on par with the growth observed in the County and the State. While there has been a decrease in manufacturing employment within Snohomish County, it remains a competitive sector in the County and a target industry for the State, County and City (see Figure 4.19). The City anticipates growth in both manufacturing and WTU employment in Marysville over the next two decades.

Figure 4.16
Marysville Residents – Employment by Industry, 2021



Source: Marysville business license history January 2023 with NAICS codes

The City is actively pursuing living wage jobs in the CIC, such as the fabrication job shown here.

Figure 4.17

Change in Wages by Industry, 2017 – 2021, Marysville, Snohomish County, and Washington State

	MARYSVILLE			SNOHOMISH COUNTY			WASHINGTON STATE		
Industry	**2017**	**2021**	**% Change 2017 - 2021**	**2017**	**2021**	**% Change 2017 - 2021**	**2017**	**2021**	**% Change 2017 - 2021**
Agriculture and natural resources	$29,032	$60,938	110%	$42,192	$47,331	12%	$31,711	$38,164	20%
Construction	$53,085	$77,827	47%	$60,581	$69,936	15%	$55,176	$64,977	18%
Manufacturing	$65,717	$75,239	14%	$73,309	$83,134	13%	$62,091	$71,769	16%
Wholesale trade	$50,379	$52,267	4%	$51,826	$59,389	15%	$51,333	$58,423	14%
Retail trade	$39,310	$45,477	16%	$41,629	$50,105	20%	$40,877	$48,229	18%
Transportation and warehousing, and utilities	$60,432	$62,188	3%	$60,842	$65,702	8%	$56,600	$64,276	14%
Information	$65,884	$70,106	6%	$73,816	$88,883	20%	$76,861	$104,703	36%
Finance, insurance, and real estates	$52,413	$63,663	21%	$60,920	$67,436	11%	$56,814	$69,749	23%
Professional, scientific, management, administrative, and waste services	$53,241	$58,500	10%	$65,151	$82,017	26%	$73,186	$89,790	23%
Education, health care, and social services	$42,801	$46,096	8%	$50,867	$58,253	15%	$50,023	$58,255	16%
Arts, entertainment, and recreation, and accommodation and food services	$36,412	$33,634	-8%	$34,605	$39,264	13%	$31,058	$38,332	23%
Other services except public administration	$44,821	$51,735	15%	$42,747	$49,805	17%	$40,408	$47,992	19%
Public administration	$66,978	$76,071	14%	$70,919	$77,221	9%	$62,448	$74,447	19%
Total	**$51,118**	**$58,271**	**14%**	**$56,958**	**$65,879**	**16%**	**$52,448**	**$63,384**	**21%**

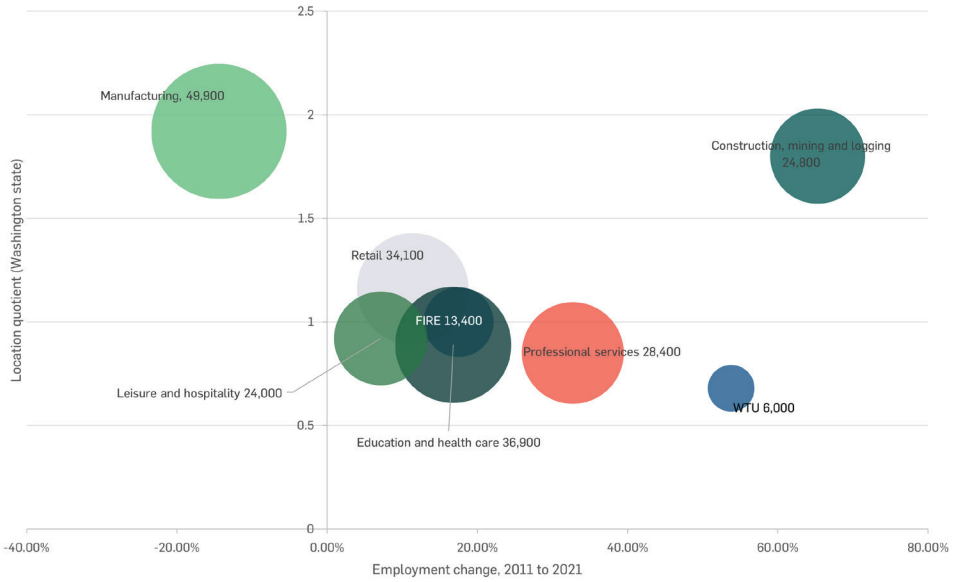
Source: ACS 5-Year Data Tables, 2017 – 2021

Section 4.4

COMPETITIVE SECTORS AND TARGET INDUSTRIES

Industries in which Snohomish County and the City of Marysville have a strong position relative to Washington State, and key industries that the City would like to target, are discussed in this section.

Figure 4.18
Snohomish County Competitive Sectors, 2021



Source: Employment Security Department, Washington State and Snohomish County employment by industry 2011 and 2021

Snohomish County Competitive Sectors

Snohomish County has a strong position (location quotient)[87] relative to Washington State overall in the manufacturing, construction, and retail industry sectors. The County has seen significant growth in the construction sector and modest growth in the retail sector, although the manufacturing sector has seen some declining employment since 2011. Snohomish County's position is on par with the State overall in the Finance, Insurance and Real Estate (FIRE) sector, which has seen modest growth in the County since 2011. Snohomish County's position is less strong than the State's overall in the leisure and hospitality; education and health care; professional and business service; and warehousing, trade and utilities sectors (WTU); however, each of these sectors has grown within Snohomish County since 2011, and with the exception of WTU, their location quotient is only modestly below one. In particular, Marysville anticipates growth in clean technology and aerospace related clusters over the next 20 years.

The construction sector, which employs workers in projects that range from buildings to infrastructure, such as the Downtown Stormwater Treatment Facility under construction here, has a strong position in Snohomish County and has seen significant growth.

87. A location quotient (LQ) is an analytical statistic that measures a region's industrial specialization relative to a larger geographic unit (usually the nation). An LQ is computed as an industry's share of a regional total for some economic statistic (earnings, employment, etc.) divided by the industry's share of the national total for the same statistic. For example, an LQ of 1.0 in mining means that the region and the nation are equally specialized in mining; while an LQ of 1.8 means that the region has a higher concentration in mining than the nation. Source: United States Bureau of Economic Analysis. The LQ shown in Figure 4.18 was calculated based on Snohomish County's share of Washington State's employment by industry.

Target Industries

The central Puget Sound Region "is home to an important set of key export focused industries"[88]. Key export focused industries identified by the Puget Sound Regional Council (PSRC), that are also identified by the Economic Alliance for Snohomish County as target industries, include:[89]

- Aerospace.
- Information & Communication Technology;
- Life Sciences & Global Health; and
- Maritime or Blue Economies.

The City has committed significant resources to identify and promote target industries in which the City has a strategic advantage. In 2016, the Arlington-Marysville Manufacturing Industrial Center Market Study was prepared for the Cascade Industrial Center[90] which was followed by the 2018 Arlington-Marysville MIC Subarea Plan (AMMIC Subarea Plan) and the 2021 Waterfront Strategic Plan. Target industry clusters identified in these Plans, which the City has and will continue to pursue include the following.

Boeing, an aerospace industry leader, manufacturing planes.

DID YOU KNOW?

The Boeing Everett Assembly Plant is the largest building in the world by volume and has delivered the 747, 767, KC-45A Pegasus Tanker, and 777 models to worldwide customers since 1967.

Source: Economic Alliance Snohomish County.

Aerospace

"The Boeing Company is one of the leading aerospace companies in the United States. The regional supply chain for the aerospace industry includes 600+ companies, supporting Boeing, as well as Airbus, Bombardier, Comac, Embraer, Sukhoi, and Mitsubishi." Forty six (46) percent of all aerospace workers in the State of Washington are employed in Snohomish County.[91] Given the proximity of Marysville to "Boeing's Paine Field, the strength of the aerospace industry in Snohomish County, and growing shortage of land viable for industry, the CIC is anticipated to be attractive for advanced aerospace manufacturers and suppliers. The presence of several businesses in the aerospace sector, engaged in materials fabrication, coating, machining, and process engineering, is another benefit."[92] Potential aerospace businesses for Marysville to pursue include those engaged in activities related to commercial/military airplanes, unmanned aerial vehicles/systems, space exploration maintenance, repair and overhaul, aviation biofuel, air travel and cargo. Notable aerospace firms operating within Marysville include SAFRAN (formerly Zodiac) and Gravitics, an aerospace component manufacturing firm that constructs large, next-generation space station modules.

88. Source: Puget Sound Regional Council (PSRC), Regional Economic Strategy, adopted December 2021. PSRC also identifies Military & Defense, Clean Technology, Tourism, Transportation & Logistics, and Business Services as key export industries in the region.
89. Source: Economic Alliance for Snohomish County Target Industries in Snohomish County, WA (economicalliancesc.org)
90. The CIC was called the Arlington-Marysville Manufacturing Industrial Center (AMMIC) at the time that the study was prepared.
91. Source: Economic Alliance Snohomish County.
92. Arlington-Marysville MIC Subarea Plan – Existing Conditions Report.

Advanced Manufacturing and Cleantech

"Advanced manufacturing includes businesses engaged in activities that depend on the use of information, automation, computation, software, sensing, and networking, and/or make use of cutting edge materials and emerging capabilities. It involves both new ways to manufacture existing products, and the manufacture of new products emerging from new advanced technologies".[93] Clean Technology or Cleantech "is any process, product or service that reduces negative environmental impacts through significant energy efficiency improvements, the sustainable use of resources, or environmental protection activities. Clean technology includes a broad range of technology related to recycling, renewable energy, information technology, green transportation, electric motors, green chemistry, lighting, grey water, and more."[94] Several other industry sectors noted in this section employ advanced manufacturing or cleantech techniques. SAFRAN, which is engaged in composites manufacturing, is an example of a Marysville business that uses advanced manufacturing techniques.

City Council inside Gravitics' advanced space station module which is manufactured in Marysville.

93. Arlington-Marysville MIC Subarea Plan – Existing Conditions Report.
94. Clean technology - Wikipedia.
95. Arlington-Marysville MIC Subarea Plan – Existing Conditions Report.
96. Ecotourism is defined by the International Ecotourism Society as "the responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education."

A conceptual image of the revitalized Waterfront as envisioned in the City's plans for Downtown.

Ecotourism/Tourism

The City's Waterfront Strategic Plan identifies redefining the City as a regional recreation and ecotourism[96] destination as a major objective in revitalizing the City's Downtown and Waterfont. The Marysville Opera House, Ebey Slough, Ebey Waterfront Park and Marina, and Ebey Waterfront Trail are major assets that further this objective – providing recreational programming, miles of inland non-motorized waterfront, a boat launch and fishing opportunities, and miles of trails with scenic viewpoints respectively. Further, the Snohomish County Sports Commission has selected a 30-acre waterfront assemblage in Marysville as the site for an indoor sports complex which, if constructed, will create significant employment in hospitality, facility and property maintenance and management, construction, security, retail, services, and tourism. The prospective sports complex, and the tourism opportunities it affords, are described more fully in Section 4.5, Assets, Challenges and Opportunities (page 136).

The Marysville Opera House hosts a variety of cultural programming attracting visitors and citizens to Downtown.

Food Production and Processing

The CIC has great access to many Western Washington food processors; the Port of Everett; fisheries in Alaska, British Columbia and the Pacific Northwest; and the Idaho aquaculture community.[95] Given this access, the CIC is anticipated to be attractive to food processing. Potential businesses in this industry could include indoor farming, hydroponics, post harvest handling, drying/dehydrating,

Soli Organic's cutting-edge indoor, organic herb production facility.

freezing, co-packing, central distribution/storage, poultry and meat processing. Recently Soli Organic, the number one leading national grower of fresh, organic, culinary herbs, relocated to Marysville. Their indoor organic farm is an example of an innovative food business that can flourish in Marysville's CIC.

Maritime or Blue Economies

Growing costs of doing business in Seattle, and close proximity to the ports of Anacortes, Bellingham, and Everett, make Marysville's CIC attractive to the maritime industry. Businesses in this industry potentially could include cargo handling and logistics, commercial fishing and seafood processing, ship and boat building, repair and maintenance, passenger vessel operations, recreational boating and sport fishing, military and federal activities through the U.S. Navy, U.S. Coast Guard, and NOAA, marine technology, aquatics research, and maritime education and training programs. Salacia, a value-added seafood processing plant and cold storage warehouse, is a significant maritime business located within Marysville.

Wood Products and Mass Timber

The strong Canadian raw timber sector coupled with U.S. tariffs on the importation of value-added[97] goods, has resulted in Canadian-owned companies purchasing or leasing land in Washington state for processing and shipping facilities in order to conduct value-added activities without the imposition of U.S. tariffs. Marysville's CIC is ideally situated on rail and interstate corridors and within short-haul trucking distance of Canadian distribution networks and ports of entry. Potential businesses include those engaged in the manufacture of furniture, wood products, paper, packaging and forestry, including high-value niche timber products manufacturing such as cross-laminated timber (CLT) or mass timber manufacturing.[98,99]

Siting Criteria

The top siting criteria needs for each of the industrial sectors outlined above are shown in Figure 4.19 below. Marysville's portion of the CIC fulfills many of these siting criteria. Where deficiencies are present, for example improved or new interchanges on I-5, the City is proactively working to address them.

Figure 4.19
Top Siting Needs of Target Industrial Uses

	TOP SITE CRITERIA						
Industry	**High Skilled, Specialized Workforce**	**Local And Regional Truck Access**	**Proximity To Airport**	**Proximity To Suppliers And/or Markets**	**Rail Access**	**Sites Larger Than Five Acres**	**Water And Power**
Aerospace	X	X	X	X			
Advanced Manufacturing	X	X		X	X		
Food Processing		X		X		X	X
Maritime	X	X		X		X	
Wood Products And Mass Timber	X	X		X		X	

97. A value-added product is one that has been enhanced with additional qualities that make it worth a higher price than the raw materials used to make it.
98. Arlington-Marysville MIC Subarea Plan
99. Mass timber manufacturing uses prefabricated solid engineered wood products made from layers of solid-sawn lumber or structural composite lumber.

Section 4.5

ASSETS, CHALLENGES AND OPPORTUNITIES

The City of Marysville has several assets that make it attractive to economic development. The City is also presented with many opportunities to build on these assets and improve economic prospects for businesses and residents of the community.[100] These assets and opportunities are detailed in this section.

Tesla occupies this new warehouse, the first of nine industrial warehouses planned for the Cascade Business Park. Image Credit: Sierra Construction.

Assets

Great Access to Regional Transportation Routes

Regional transportation routes including Interstate 5 (I-5), Highway 9, SR528, SR529, SR531 and Burlington Northern Santa Fe (BNSF) railway serve the City providing easy truck and freight access as well as great access for residents and workers. I-5 currently has four interchanges with two additional interchanges slated for the near future.

Cascade Industrial Center

The Cascade Industrial Center (CIC) received its official designation as a Manufacturing and Industrial Center from the Puget Sound Regional Council in 2019. The CIC's 'Centers' designation results in "funding priority – both for transportation infrastructure and for economic development" consistent with PSRC's VISION 2050.[101] The CIC contains many large, flat sites buffered from residential uses that are competitive, affordable, and ideal for modern industry. The CIC is a hub for innovation and supports a wide range of mechanized and technology-driven industries. Significant advantages of the CIC include:

- City and Snohomish County property tax exemptions for eligible manufacturing/industrial businesses;
- No City business and occupation (B&O) tax and reduced State B&O tax for qualifying industries;
- Marysville North Opportunity Zone[102] that provides tax incentives to investors; and
- Benefits afforded by proximity to the Port of Everett's Foreign Trade Zone (FTZ) #85.

In 2023, the City was awarded the Washington Governor's Smart Communities Award for Smart Planning Legacy for it's long-term planning of the CIC.

100. Assets and opportunities outlined build on those outlined in the prior Comprehensive Plan and draw heavily from the Arlington-Marysville MIC Subarea Plan.

101. Policy MPP-RC-7(p.20)of VISION 2050 indicates to, "Give funding priority – both for transportation infrastructure and for economic development – to support designated regional growth centers and manufacturing/industrial centers, consistent with the regional vision. Regional funds are prioritized to regional centers."

102. Opportunity zones are a community development tool that encourages investment in economically distressed areas in the United States in order to spur economic growth and job creation in low-income communities while providing tax benefits for investors. Opportunity Zones were created under the federal Tax Cuts and Jobs Act of 2017, and are defined by individual census tracts. The Marysville North Opportunity Zone is one of seven opportunity zones in Snohomish County and coincides with US Census Tract 53061052803.

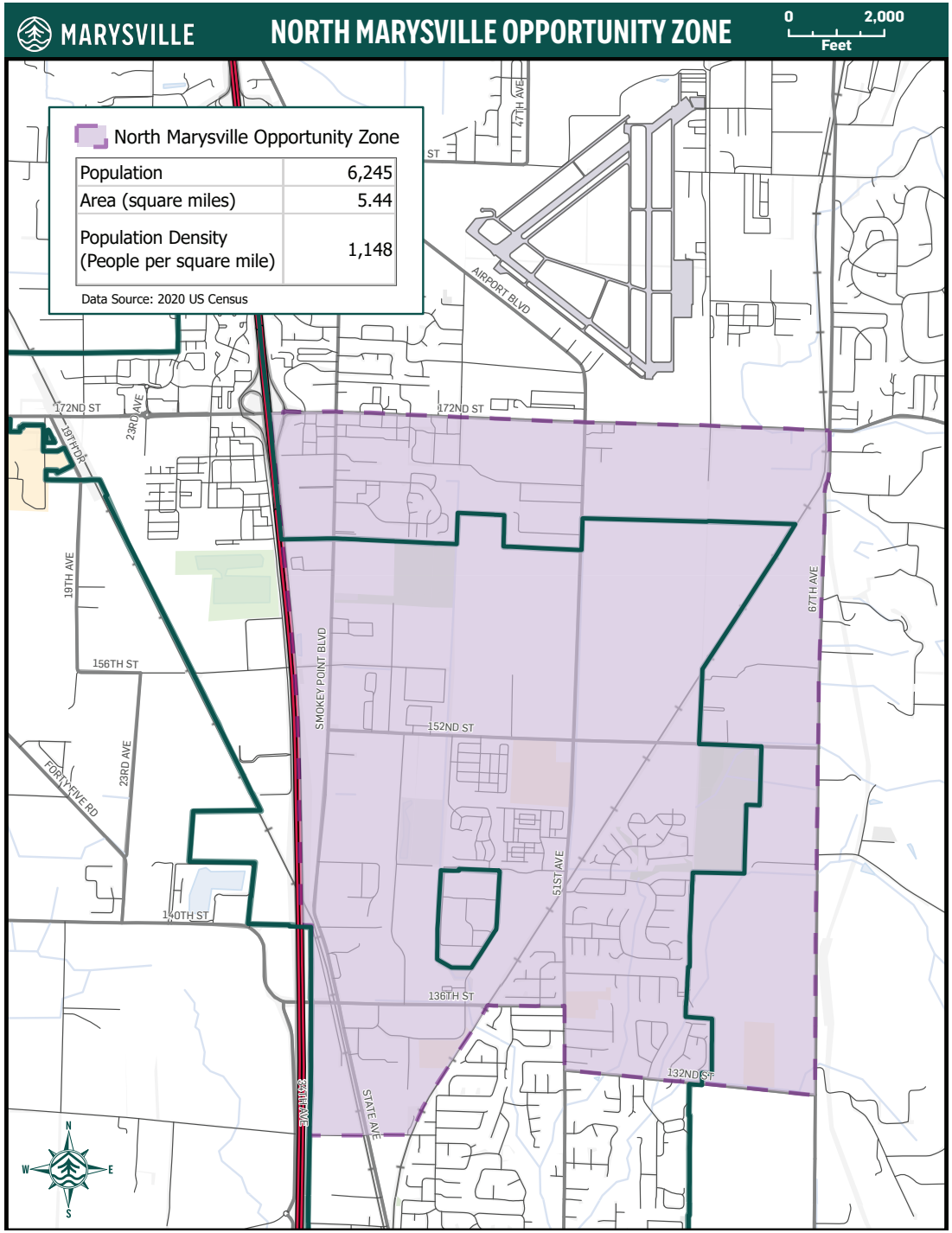
Proactive planning and investment

The City has and will continue to proactively plan for commercial, industrial and residential development within the City. Recent efforts include the Waterfront Strategic Plan, Downtown Master Plan update, Arlington-Marysville MIC Subarea Plan and Arlington-Marysville Manufacturing Industrial Center Market Study. Planning and investment has included, but not been limited to, infrastructure (e.g. interchanges, road networks, water and sewer facilities, and regional stormwater facilities), land availability and zoning, and the business and regulatory climate.

Recognized aerospace industry cluster and proximity to airports

Snohomish County's Seattle Paine Field International Airport (Paine Field) and the Arlington Municipal Airport support over 200 aerospace companies of varying sizes and 38,000 workers in Snohomish County. Given its proximity to Paine Field, existing concentration of aerospace businesses, access to skilled labor, and lower costs, the CIC enjoys a comparative advantage in the region for aerospace-related manufacturing and industrial activity. In addition, commercial flights at Paine Field Airport began in March 2019 providing an alternative to Sea-Tac for destinations on the continental west coast as well as Anchorage and Honolulu.[103]

Figure 4.20



103. The Seattle Paine Field Passenger Terminal currently serves the destinations of Anchorage, Las Vegas, Los Angeles, Orange County, Phoenix, San Diego, and San Fransisco with seasonal service to Tuscon and Palm Springs. Service to Honolulu anticipated in late 2023. Source: Seattle Paine Field Passenger Terminal | Destinations (flypainefield.com)

The Port of Everett is well-equipped to handle large cargo. Image credit: Port of Everett

Access to the Port of Everett

The Port of Everett is located in northwest Everett on Port Gardner Bay at the mouth of the Snohomish River next to U.S. Naval Station Everett, roughly seven miles south of the CIC. The seaport "is a natural deep-water, self-operating seaport that supports nearly $21 billion worth of U.S. exports annually", and is the second ranked "export customs district in Washington state"[104] and the fifth largest US west coast port for exports. "The Port of Everett is the third largest container port in Washington state and is the region's premier breakbulk cargo facility, handling high-value, conventional and overdimensional cargoes in support of the aerospace, construction, manufacturing, agriculture, energy, and forest product industries." The Port creates "economic opportunities and jobs while providing maritime and marine-related services". This natural, deepwater seaport "supports more than 40,000 jobs in the surrounding community and contributes $433 million in state and local taxes"and provides a skilled maritime workforce.

Affordable Workforce Housing

Adequate and affordable workforce housing is a key asset and need to further economic growth in the CIC and City generally. The 2018 Arlington-Marysville MIC Subarea Plan indicated that approximately 45 percent of AMMIC (now CIC) employees live less than 10 miles from the CIC, reflecting the appeal of immediate vicinity for employees.

Strong Regulatory Environment

The City provides a strong regulatory environment with certainty of established regulations, and respected businesses who can attest to the permitting process. The City endeavors to continuously improve services and provide excellent customer service to businesses, residents, and visitors.

Educated and Talented Workforce

Both the City and greater Puget Sound region feature a large, educated and talented workforce. More Marysville residents have a high school diploma or greater educational attainment (94.5 percent) than the national average (89.9 percent). Marysville's share of college- and trades-educated workers is anticipated to continue increasing given the current trends of in-migration from higher income areas.

The Port of Everett. Image credit: Port of Everett

104. All quotations on the Port of Everett section are attributed to information on the Port of Everett's website: portofeverett.com.

Challenges and Opportunities

Downtown and Waterfront Redevelopment

From 2017 – 2022, the City has invested $90 million and will be investing $200 million in the coming 10 years to revitalize the City's Downtown and transform the Waterfront into a regional recreation and eco-tourism destination. The City has identified 32 projects in its Waterfront Strategic Plan that are "top priority actions…to catalyze improvements in the Downtown and Waterfront areas".[105] The City has aggregated more than 45 acres in its Downtown Master Plan Area (DMP Area), and completed several catalyst projects including, but not limited to:

- Construction of the Marysville Civic Center and a new community center;
- 2021 Downtown Master Plan update; and
- Construction of the Downtown Stormwater Treatment Facility.

The City was recently selected by the Snohomish County Sports Commission for their multi-million dollar indoor sports tournament complex which is planned for a 30-acre waterfront assemblage and will anchor the approximately 45 acre, City-aggregated land holding.[106] Once funded and completed, this complex is projected to receive up to 185,000 visitors annually and generate enough demand to support a new 130 room hotel and related services. The sports complex is part of a planned development titled Riverwalk that will include expanded park, trail, and river activities. Private development is planned to include the sports facility, hotel, and multi-family residential. A prospective sports complex and hotel will generate significant employment, hotel nights, and millions in consumer spending impacts in the Downtown.

Investments in Infrastructure

As the City and CIC develop further, infrastructure will need to continue to be planned, designed and built to support growth. Infrastructure investments can attract new development, catalyze growth and also increase the success of existing businesses. The City has made significant investments in infrastructure and will continue these efforts.

The Marysville Civic Center – a 'one-stop' shop for government services.

A conceptual illustration of a redeveloped Downtown and Waterfront.

105. Waterfront Strategic Plan 2021 to 2026.

106. The City's land holding is flanked by two major recreation areas – the Ebey Slough with miles of inland non-motorized water craft opportunities, and the Ebey Waterfront Park and Marina, which is being expanded to include additional recreational assets. It is also near the Ebey Waterfront Trail.

Crossing over Ebey Slough – a gateway to Downtown.

Improvements to Transportation Network

The City will continue to improve motor vehicle circulation throughout the City. Freight and truck travel to and from the CIC need to continue to be improved to increase capacity, reduce conflicts with the Burlington Northern Santa Fe railway crossings, and improve connectivity. Improvements to 172nd Street NE, the construction of the SR529/I-5 Interchange, 156th Street/I-5 Interchange, and Grove Street Overcrossing are high priority projects that will improve the City's transportation network and facilitate business attraction and expansion.

Closing the Skills Gap

Access to a highly skilled workforce is a key need for the industrial and manufacturing sectors. While the City is home to a skilled workforce, filling the gaps in the manufacturing pipeline, such as in research and development, through partnerships with community colleges, schools and via other strategies, will ensure the City, and CIC, remains an attractive destination for manufacturing jobs.

Leveraging Benefits of Aerospace Industry Cluster and Proximity to Airports

As noted in the Assets section above, the aerospace industry is an established sector in Snohomish County and the CIC. New technologies, such as cloud computing, artificial intelligence (AI), composites and advanced manufacturing, complement this sector. Building on the CIC's strengths, and investing in infrastructure and workforce training, is an opportunity to maintain and leverage this competitive advantage.

Attract Businesses in Desired Industry Clusters

As noted in Section 7.4, the Arlington-Marysville MIC Subarea Plan identified Aerospace, Advanced Manufacturing, Food Processing, Maritime and Wood Products & Mass Timber as desired industry clusters or target industries. The City has already attracted businesses from several of these industries and will continue to pursue businesses in these industries and other desirable clusters.

Expand Residential Choice

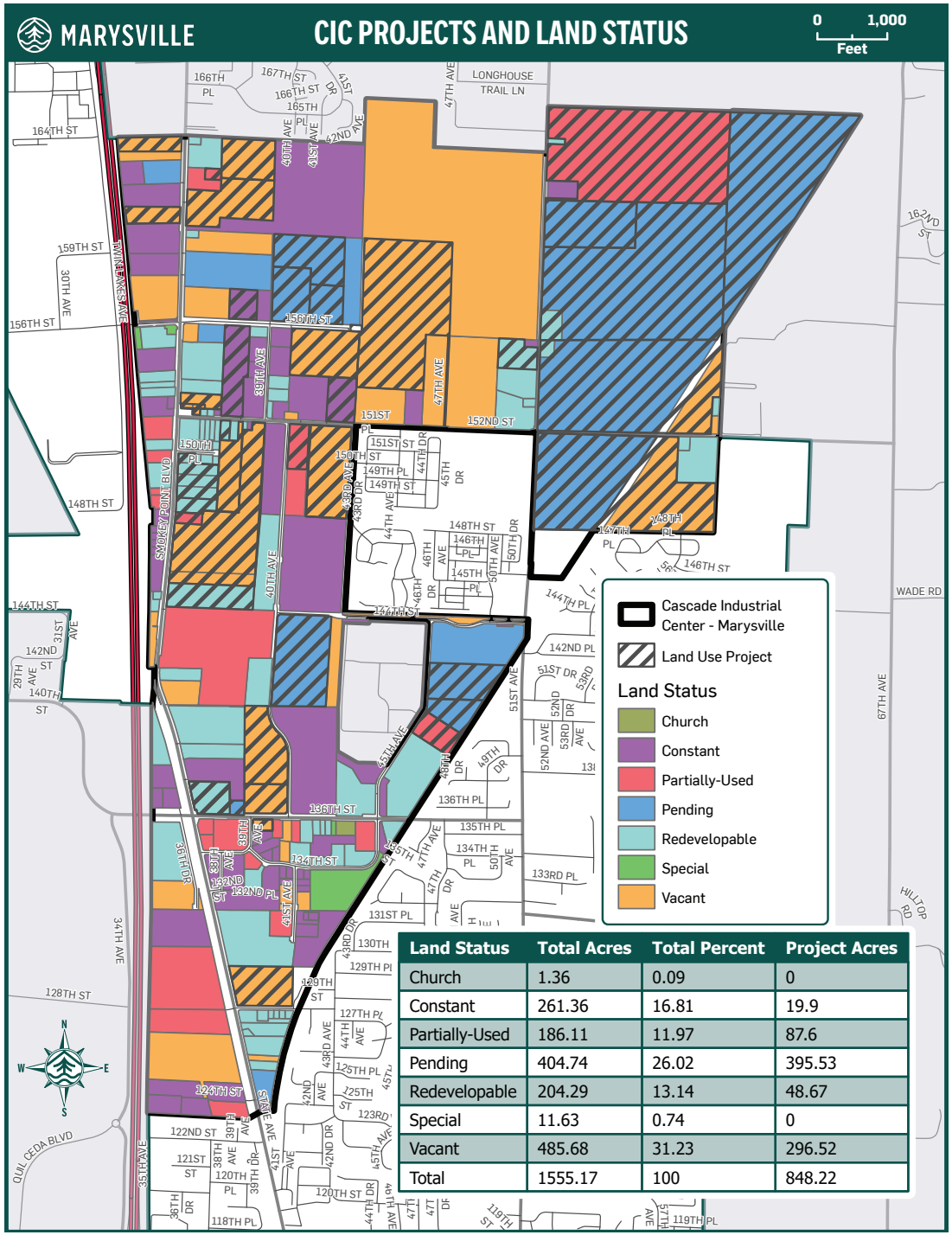
Providing additional middle and upper middle income housing opportunities along with affordable housing to ensure a healthier and more diverse mix of housing choices is both a challenge and opportunity for the City. Generally, quality housing that is available at different income levels, along with more housing/increased density in target areas, is desired. Some housing could directly support new manufacturing businesses while other housing could catalyze and enhance the Downtown and neighborhood livability.

Industrial Land Capacity

The Marysville portion of the Cascade Industrial Center (CIC) has experienced significant, sustained development since 2018. Of the 1,555 acres in the CIC, approximately 274 acres (17.6 percent) have existing stable uses with no further development potential, and 848 acres (54.5 percent) have land use entitlements. Only approximately 433 acres (27.8 percent) of the Marysville portion of the CIC is anticipated to have further development or redevelopment potential. Providing an adequate supply of industrial land is vital to ensuring that the City's employment goals are achieved. Given the limited amount of remaining land within Marysville's CIC, encouraging employment-intensive uses moving forward will be important to ensure that the City can achieve it's planned jobs to housing ratio.

The City may need to pursue expanding the UGA to acquire additional industrial land. This would better enable the City to accommodate demand for warehousing and distribution uses as well as manufacturers that tend to be higher employment generating businesses. Given the changing and multifaceted character of businesses, recruitment of a variety of industrial businesses in related cluster groups and representing advanced technologies may be the best way to optimize employment, wage, and business growth as well as the durability of the new employment created. This expanded land area will also need increased infrastructure to support it.

Figure 4.21



Land Status	Total Acres	Total Percent	Project Acres
Church	1.36	0.09	0
Constant	261.36	16.81	19.9
Partially-Used	186.11	11.97	87.6
Pending	404.74	26.02	395.53
Redevelopable	204.29	13.14	48.67
Special	11.63	0.74	0
Vacant	485.68	31.23	296.52
Total	1555.17	100	848.22

Section 4.6

GOALS AND POLICIES

OVERARCHING GOAL

Actively promote economic growth and prosperity within the City of Marysville by advancing initiatives that attract, support, and retain businesses and living wage jobs, and foster a vibrant, healthy and livable community for all.

ED 1 Continue the transformation of Marysville from a residentially-oriented, retail city to a regional employment center with diverse jobs and housing.

ED 1.1 Actively champion the Cascade Industrial Center (CIC) and the industries in which the City has a competitive advantage.

ED 1.2 Promote increased employment opportunities in the CIC, and other industrial and commercial areas, to achieve a greater balance between population and employment growth, and improve the jobs to housing ratio.

- ED 1.2.1 Promote the industrial/manufacturing property tax exemption allowed by MMC Chapter 3.104 to create more family living wage jobs in the City.
- ED 1.2.2 Develop a capital financing strategy to provide a comprehensive approach to construction of infrastructure to promote equitable and proactive distribution of development costs.
- ED 1.2.3 Promote innovative workers by leveraging area competencies in manufacturing and engineering sectors, and building resources for and networking among existing companies.

ED 1.3 Implement recommended policies and strategies identified in the 2023 Housing Action Plan to increase the quality and diversity of housing stock available to own or rent, and ensure an adequate supply of housing for all economic segments including workforce housing.

ED 2 Ensure an adequate supply of industrial and commercial land, and robust supporting infrastructure, to meet the City's business and employment needs.

ED 2.1 Pursue future Urban Growth Area (UGA) expansions that increase the commercial and industrial land base, and encourage annexation of UGA properties prior to their development.

ED 2.2 Ensure an adequate supply of, and stimulate availability of vacant and infill commercial and industrial land, especially in the Downtown and CIC.

- ED 2.2.1 Periodically prepare a report that: inventories and analyzes commercial and industrial land needs based on population growth projections; monitors demand for existing and proposed development; monitors local economic conditions; and proactively consults with business and property owners to determine levels of interest in various types of development.
- ED 2.2.2 Promote resources to fund redevelopment of existing, functionally obsolete buildings into modern facilities.

ED 2.3 Recognize the need for continued growth in the City's tax base from industrial and commercial development to provide quality public services and facilities for residents and businesses.

ED 2.4 Advance the goals, policies, and implementation strategies outlined in the Arlington-Marysville MIC Subarea Plan.

- ED 2.4.1 Establish and facilitate a stronger working relationship with the City of Arlington to further mutual goals, and promote marketing of the CIC.
- ED 2.4.2 Pursue and support business and employment growth in desired key competitive sectors and target industries over warehousing and distribution uses to ensure a strong ratio of jobs to acreage.

ED 2.4.3 Promote various tools and strategies outlined in the 'Assets' section to encourage competitive and target industries to location in the City.

ED 2.5 Prioritize public infrastructure and capital facilities funds first for new and improved infrastructure in industrial and commercial areas with vacant land and secondly in areas with redevelopment and infill potential.

ED 2.5.1 Prepare a strategic plan to support infrastructure advancement.

ED 2.5.2 Continue to collect impact and capital improvement fees, and pursue other appropriate capital facilities financing tools and strategies such as LIDs, grants, tax increment financing, residential density incentives, etc. that allow appropriate public-private funding partnerships.

ED 2.6 Improve traffic flow and multi-modal infrastructure and circulation by implementing the recommendations and actions outlined in the Transportation Element (page 229).

ED 3 Provide educational opportunities and workforce development to prepare Marysville residents for the jobs of today and tomorrow.

ED 3.1 Prepare Marysville residents for current and future jobs.

ED 3.1.1 Continue to communicate with and support the public schools serving Marysville in their efforts to improve existing school systems, facilities, and educational outcomes.

ED 3.1.2 Partner with local school districts, community colleges, universities, and trade and industry groups on opportunities to:

- Improve educational outcomes;
- Engage key business sectors in developing the future workforce through Science Technology Engineering and Math (STEM) programs and working with the Workforce Futures Alliance; and
- Promote the creation and expansion of vocational, trade school, and apprenticeship opportunities.

ED 4 Foster a strong business and regulatory environment.

ED 4.1 Actively pursue new development, businesses, and business expansions.

ED 4.1.1 Leverage the Economic Development Manager role to facilitate a strong business climate and support the needs of existing business, development of companies, and recruitment or relocation of businesses.

ED 4.1.2 Pursue businesses in established and emerging industries, technologies, and services that promote environmental sustainability and resilience, and address climate change.

ED 4.1.3 Provide outreach to assist developers, property owners, and businesses understand and better navigate the development review process.

ED 4.1.4 Expand access to opportunity by proactively connecting with economically disconnected communities and removing barriers (e.g. linguistic, cultural, physical, etc.).

ED 4.2 Develop a Business Retention and Expansion Program that provides support to businesses to promote their success.

ED 4.2.1 Improve communication with businesses by:

- Conducting an annual business survey that focuses on business satisfaction, and identifies service gaps and needs.
- Hosting business workshops to provide learning opportunities, and expand awareness of and access to business support programs.
- Acknowledging outstanding businesses with the Marysville Business Awards, highlighting businesses through the Marysville Business Highlights interviews, and distributing the Best in Business e-newsletter.
- Monitoring, following up, and assisting businesses that had plans for relocation and/or expansion.
- Increasing awareness of, and promoting environmentally and socially responsible business practices that address climate change, resilience, and improved health outcomes.

ED 4.2.2 Maintain areas of the City for small and locally-owned businesses, and take actions to avoid business displacement.

- Provide outreach to, and support and empower, all businesses including locally owned, women, tribally, and minority-owned small businesses and start-up companies to ensure that their unique needs are heard, understood, and addressed.
- Cultivate strategies to address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure.

ED 4.3 Continuously review, evaluate and improve zoning, land use regulations and plans, development standards, and review timelines and processes, and consult with development, real estate, and business interests, to ensure that:

ED 4.3.1 Regulations, plans, and standards are consistent, efficient, clear, flexible, predictable, and certain so that confidence is instilled in investors, applicants, and property owners;

ED 4.3.2 Permitting is streamlined, and regulatory barriers are reduced;

ED 4.3.3 Zoning is simplified and permitted uses are flexible so that a variety of uses that are responsive to market forces may be pursued; and

ED 4.3.4 High quality design guidelines, infrastructure requirements, and amenities are required to ensure regional competitiveness.

ED 4.4 Proactively identify and prioritize areas with the best potential for subarea master plans, area-wide environmental impact statements, traffic studies, and capital facilities investments, and opportunities to offset environmental mitigation costs in advance of development so that the private sector will be able to quickly and efficiently ready sites for employment and business activity.

ED 5 Promote the City brand, regional recognition and regional partnerships.

ED 5.1 Incorporate the economic development strategies of local, State and regional partners, and advance shared economic and employment initiatives, to enhance the City's image as well as knowledge and marketing of the City's economic assets.

ED 5.2 Communicate with and collaborate on joint plans, regulations, infrastructure and utilities with local jurisdictions and tribes, public entities, and State and regional partners.

ED 6 Beautify the City, and promote the arts and culture, to foster a greater sense of place and to enhance the City's image and identity.

ED 6.1 Create a Beautification Action Plan to enhance the City's image and reputation.

ED 6.1.1 Pursue the beautification catalyst projects outlined in the City's Waterfront Strategic Plan.

ED 6.1.2 Honor and feature the cultural contributions of the City founders, local Native Tribal communities, and other ethnically diverse communities to the art, history and heritage of our community.

ED 6.1.3 Promote the Community Beautification Grant Program to obtain greater participation in the program.

ED 6.1.4 Establish and promote a Façade or Storefront Improvement Program.

ED 6.1.5 Continuously improve design standards and pursue code enforcement for noncompliant building changes.

ED 6.1.6 Cultivate a greater sense of place through place-making initiatives that include landscaping, gathering areas, artwork, decorative lighting, gateway and wayfinding signage, and cultural programming (e.g. festivals and events). Enhance and maintain existing historic sites and focal points, and pursue themes or motifs where appropriate.

ED 6.1.7 Maintain and improve street amenities (e.g. lighting, benches, crosswalks, etc.) and landscaping, and create a mechanism to encourage private property owners to maintain and improve their properties.

ED 6.1.8 Provide thoughtful transitions from commercial and industrial uses to residential uses to minimize visual, spatial, noise, and odor impacts.

ED 7 Cultivate a vibrant and vital Downtown that is the heart of the community for residents and a recreation and tourism destination for visitors.

ED 7.1 Pursue the catalyst projects identified in the City's Waterfront Strategic Plan to revitalize and cultivate further tourism, ecotourism, and recreational opportunities in the City's Downtown and Waterfront.

ED 7.2 Improve tourism marketing

ED 7.2.1 Partner, or continue partnership, with the State of Washington Tourism (SWT), Snohomish County Tourism including the Industry Stakeholder Roundtable, The Greater Marysville Tulalip Chamber, and other tourist and business organizations.

ED 7.2.2 Pursue, and increase awareness of:

- The Snohomish County Hotel-Motel Small Fund Grant for public and non-profit organizations' tourism marketing and promotional projects;
- The Snohomish County Lodging Tax Program; and
- The Snohomish County Tourism Promotion Area Fund for private, public, and non-profit entities' large multi-day events, activities, and non-capital projects that generate significant sales of hotel room nights.

ED 7.2.3 Expand social media tourism presence while continuously improving conventional tourism marketing efforts.

- Curate local and regional attractions both large and small and feature on social media and interactive maps.
- Pursue or enhance presence on websites, brochures (digital and physical), mobile apps, and in The Washington State Visitor's Guide.

ED 7.3 Expand and enhance recreation and tourism business opportunities

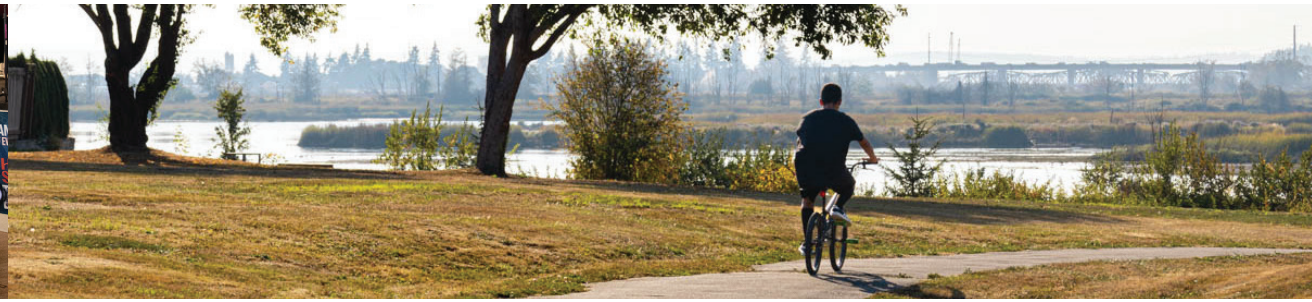
ED 7.3.1 Promote local businesses and their entertainment, shopping and dining offerings.

ED 7.3.2 Continue the City's robust recreation and entertainment programming.

ED 7.3.3 Pursue new, while continuously improving existing, recreation facilities, assets, and community events.

Hilton Pharmacy was established in 1898 and bought by Jeffrey Hilton Sr. in 1919. While the pharmacy was discontinued a few years ago, Mr. Hilton's great-granddaughter still owns the business which is now Hilton Pharmacy & Gifts.

OUR ENVIRONMENT • OUR ENVIRONMENT • OUR ENVIRONMENT •



Chapter 6
PARKS AND RECREATION

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Parks and Recreation Snapshot

Full Service Parks

Marysville's parks and open spaces, and recreational programming, are crucial to the vitality and vibrancy of our community. The City boasts 45 parklands, 24 miles of trails, and 38,000 square feet of facility space which serve both our 73,780 citizens as well as visitors. Over the past 20 years, the City has made several noteworthy park investments. As the City grows to nearly 100,000 citizens by 2044, the City will continue to plan for and invest in parks and recreation facilities, and athletic and cultural programming.

Department Structure and Budget

The Marysville Parks, Culture and Recreation Department (MPCR) is comprised of three divisions that are managed by the Parks, Culture and Recreation Director. The Department's 2023 - 2024 biennial budget is $4.346 million. Parks maintenance expenditures are part of the Public Works Department's budget as Public Works maintains the City's parks and facilities.

Parklands, Trails and Facilities

The City's 522 acres of parklands are diverse and include large regional and community parks, and small neighborhood and pocket parks.
The City offers 24 miles of trail. Most trails are within parks. Only two trails are dedicated trails - Ebey Waterfront and Bayview. The City's four facilities (i.e. buildings) are used for recreational programming and as public rental facilities. The Jennings Park Barn and Marysville Opera House are the most visited facilities. The community also benefits from recreational offerings provided by Snohomish County, public schools, and other private and public partners.

Recreation and Athletics

The Marysville Parks, Culture and Recreation Department manages a broad menu of exceptional recreational programs. Recreational offerings include arts and crafts, dance and music, fitness and wellness, and special interests that cater to both youth and adults. MPCR also hosts a variety of special events that include dances, movies, concerts and more. MPCR athletics offerings focus on fitness programs, recreational leagues, and instructional classes. A variety of athletics are also offered to the community by MPCR and partners such as the Marysville Boys & Girls Club, Marysville Little League, and Pilchuck Soccer Alliance.

Service guidelines

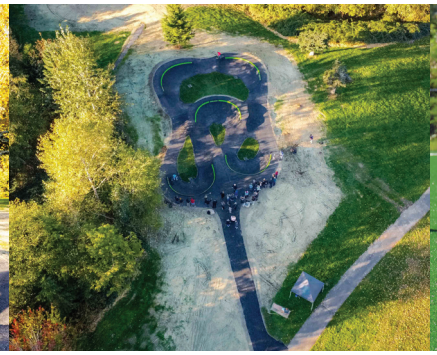
The National Recreation and Parks Association recommends that each city adopt its own service guidelines based on its growth patterns and local needs. An analysis of current and future park, trail and recreational facility needs has been conducted based on the current population of 73,780 and the expected 2044 population of nearly 100,000. In 2044, a variety of different parks, trails and athletic facilities will be needed to provide an appropriate level of service to the community.

Recommendations and Implementation

Several major areas of need were identified through feedback from the public and review of parks standards. These needs include additional neighborhood and community parks, better waterfront access, group picnic areas and restrooms, and more recreational facilities and gymnasiums. A warm water aquatic facility/pool and better baseball fields are special needs.
A long-standing need for soccer facilities was addressed in 2023 when drainage and synthetic turf was installed at Strawberry Fields.

Section 6.1

INTRODUCTION



Left and Center: Grand opening for the new pump track at Jennings Park.

Girls play soccer on the new turf at Strawberry Fields.

The City of Marysville's parks and open spaces, and recreation and cultural programming, are crucial to the vitality and vibrancy of our community. Recreation benefits the individual and society physically, socially and economically. The City boasts 45 parklands totaling 522 acres, 24 miles of trails, and 38,000 square feet of facility space which serve both our 73,780 citizens and visitors.[131] Marysville Parks, Culture and Recreation (MPCR) staff manage a diversified menu of exceptional recreational, cultural and athletic programming. Over the past 20 years, the City has made several noteworthy park investments that include:

- Bayview Trail with a Centennial Trail connection;
- Cedar Field artificial turf and new playground;
- Comeford Park upgrades including a water spray park, restroom, new playground with turf surfacing, and turf;
- Ebey Waterfront Park and boat launch;
- Ebey Waterfront Trail;
- Jennings Park pickleball courts and pump track;
- New playgrounds at Harborview Park, Jennings Nature Park and Northpointe East;
- Olympic View Park with playground and trail access; and
- Strawberry Fields additional turf field and new playground.

As the City grows to nearly 100,000 citizens by 2044, the City will continue to plan for and invest in parks and recreation facilities, and athletic and cultural programming, and to coordinate with other partners to serve the needs of the community.

This Parks and Recreation Element is a shortened version of the Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025 that was adopted in November 2020 via Ordinance 3165.[132] The overarching goal of the City's Parks and Recreation Element is to "enhance the quality of life of Marysville's citizens by providing beautiful parks, open spaces and exceptional recreational, cultural, and athletic programs".

Consistent with the Growth Management Act (WAC 365-196-440), the Parks and Recreation Element:

- Inventories existing parks, trails, facilities, and athletic and recreational programming;
- Estimates park and recreation demand for at least a decade;
- Prioritizes strategies to meet a level of service which fits the needs of residents, and proposes future improvements;
- Provides consistency with the Capital Facilities Element (page 287) as it relates to park and recreation facilities;
- Evaluates intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand; and
- Outlines goals and policies to guide these efforts.

131. A complete inventory of Marysville's parklands is available in Appendices B and C of the full Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025. The inventory includes more detailed information on each park, it location, facilities, management issues, and recommended improvements.

132. The overall vision, standards, policies, and implementation measures in the Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025 have been retained. Updates outlined in the Parks and Recreation Element are generally limited to major changes that have occurred since 2020; updating the horizon year for the Parks Element; and updates to maps and graphics as needed to ensure that the overall Comprehensive Plan is cohesive in appearance and writing style. The full Parks, Recreation and Open Space Comprehensive Plan is required to be updated every six years consistent with State law and to fulfill grant funding eligibility requirements of the Washington State Recreation Conservation Office (RCO).

Section 6.2

DEPARTMENT STRUCTURE AND OPERATING BUDGET

MPCR staff perform many functions. The Recreation Division plans and hosts events such as Merrysville for the Holidays.

The Parks Division coordinates with Public Works on park maintenance and building new parks such as the Pump Track under construction here.

Department Structure

The Marysville Parks, Culture and Recreation Department is comprised of three divisions that are managed by the Parks, Culture, and Recreation Director: the Administration Division, the Parks Division, and the Recreation Division with guidance from a Parks and Recreation Advisory Board. The Department has 10 full-time employees and approximately 30 part-time seasonal and program attendants. The Department is supported by six full-time employees and five summer seasonal staff in the Public Works Department that focus on parks maintenance.

Operating Budget

For the 2023-2024 biennial budget, the City of Marysville allocated $4.346 million for Parks, Culture and Recreation Department expenditures. This is approximately 3.4 percent of the City's general fund expenditures which is lower than in 2019-2020 due to parks maintenance staff transferring to Public Works. The average percentage of parks and recreation expenditures from the general fund by other cities in Washington with similar population sizes generally exceed Marysville; however, this is in part due to parks maintenance funding residing with Public Works.

Section 6.3

PARKLANDS

The City of Marysville currently owns 45 parklands totaling 522 acres. Of these parklands, 356.4 acres are developed, 93.6 acres are undeveloped, and close to 72 acres are open space. Marysville parks are regularly used. In 2020 a community survey was conducted in which 60 percent of respondents reported visiting a Marysville park at least two times a month or more, with 36 percent of those reporting visiting once a week or more.[133] The most frequently visited City parks are Jennings Memorial and Nature Parks, Ebey Waterfront Park and Comeford Park. Marysville residents also benefit from use of the Snohomish County parks system and recreational amenities offered by other local and regional partners.

Fall brings a burst of color to the Jennings Park demonstration garden.

City Parks

The following is a brief summary of the different types of parklands within Marysville. Each park is mapped on Figure 6.1 on page 179; the corresponding Map ID is shown in Table 6.1.

Community Parks

Community parks are generally around five to 20 acres and serve a three mile radius. Typically, these parks include a variety of active and passive recreation. The City has four community parks – Comeford, Deering Wildflower, Jennings Nature Park and Olympic View Park – which total 74.3 acres. While Comeford is small, it's significant amenities and spray-park means that it attracts visitors from a larger area.

Comeford Park, located Downtown adjacent to the Civic Center, provides significant amenities.

133. The complete 2020 community survey results are in Appendix D of the full Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025.

Neighborhood Parks

Neighborhood parks are usually smaller open spaces up to five acres that are more for neighborhood use and serve a ¾ mile radius. The City has 15 neighborhood parks that total 82 acres.

Doleshel Park offers visitors trails, picnic areas, and benches in a serene setting.

Open Space Parklands

Open space parklands have little or no development and serve to protect natural areas within the City. The City's six open space parklands total almost 72 acres.

The City owns several open natural areas. Some will be permanently preserved as open space while others may offer future recreational opportunities.

Pocket or Mini Parks

Pocket or mini parks are small parcels of land that the parks maintenance crew maintains and are generally less than a quarter acre in size.

Regional Parks

Regional parks are similar to community parks in the variety of active and passive recreation opportunities they offer. The difference is that regional parks serve people up to an hour drive and are usually much larger. Regional parks typically include unique features that draw people to them from outside of the area. The City of Marysville has two such parks, Ebey Waterfront Park and Jennings Memorial Park, that together total close to 25 acres.

Jennings Memorial Park – the City's flagship park.

Special Use Areas

Special Use Areas exist for a specific recreational use; the City's five Special Use Areas total 175 acres and include the facilities listed in Table 6.1.

Strawberry Fields for Rover is a special use area for dogs.

Undeveloped

Undeveloped park properties are currently undeveloped, and were purchased with the intent of developing them into parks as funding becomes available. They currently total nearly 94 acres and include significant properties such as Frontier Fields and Mother Nature's Window.

Ebey Slough as viewed from the Ebey Waterfront Trail.

Table 6.1 City Parks

MAP ID (FIGURE 6.1)	PARK NAME	ACRES	TRAIL MILES
Community Parks			
1	Comeford Park	2.09	-
2	Deering Wildflower Acres	30.32	1.2
3	Jennings Nature Park	34.25	1
4	Olympic View Park	7.64	-
Totals		**74.3**	**2.2**
Neighborhood Parks			
9	Cedarcrest Vista Park	1.87	-
10	Doleshel Park	6.27	0.6
11	Foothills Park	12.02	1.25
12	Harborview Park	14.58	-
13	Hickok Park	0.8	-
14	Kiwanis Park	5.05	0.5
15	Northpointe East Park	3.15	-
16	Northpointe Park	28.97	2
17	Parkside Way Park	1.5	-
18	Serenity Park	0.31	-
19	Shasta Ridge Park	1.56	0.5
20	Tuscany Ridge Park	1.2	0.25
21	Verda Ridge Park	1.8	0.5
22	Whiskey Ridge Park	1.5	-
23	Youth Peace Park	1.48	-
Totals		**82.06**	**5.6**

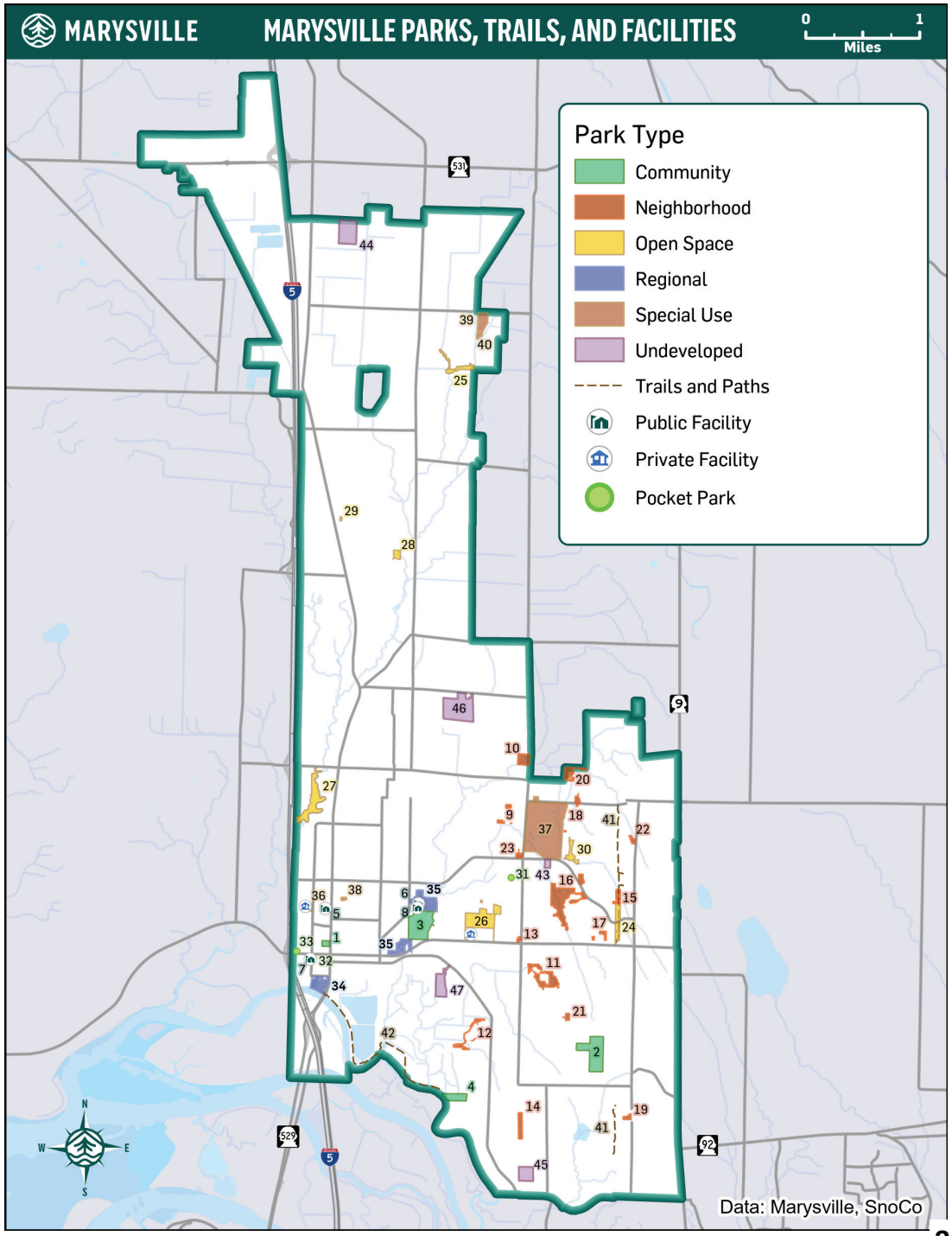
MAP ID (FIGURE 6.1)	PARK NAME	ACRES	TRAIL MILES
Open Space			
24	Bayview Trail Open Area	20	-
25	Heather Glen-Timberbrook	6.87	0.75
26	Holman Nature Park	20.84	0.25
27	Quilane Park	20.87	-
28	Sherwood Forest	2.78	-
29	Walter's Manor	0.33	-
30	Munson Creek	-	-
Totals		**71.69**	**1**
Pocket Parks			
31	66th Drive and 73rd Street	0.08	-
32	Community Information Site (Caboose)	0.26	-
33	Freeway Park	0.21	-
Total		**0.55**	**-**
Regional Parks			
34	Ebey Waterfront Park	5.72	0.5
35	Jennings Memorial Park	18.94	1.5
Totals		**24.66**	**2**
Special Use Areas			
36	Cedar Field (Rudy Wright Memorial)	1.2	
37	Cedarcrest Golf Course	99.4	3
38	Marysville Skate Park	0.79	
39	Strawberry Fields Athletic Complex	71.09	2.25
40	Strawberry Fields for Rover	3	5.25
Totals		**175.48**	**10.5**

MAP ID (FIGURE 6.1)	PARK NAME	ACRES	TRAIL MILES
Trails—Dedicated[1]			
41	Bayview Trail	-	2.75
42	Ebey Waterfront Trail	-	3.5
Totals		**-**	**6.25**
Undeveloped Park Properties			
43	Cedarcrest Reservoir	2.26	
44	Frontier Fields	25	
45	King property	9.74	0.5
46	Mother Nature's Window	34.57	1.5
47	Rainier Vista (Crane and Rose)	22.03	
Totals		**93.6**	**2**

1. Entries 41 and 42 are described in further detail in Section 6.4 Trails.

The parks referenced on the previous pages and listed in Table 6.1 are depicted in Figure 6.1 adjacent. A complete inventory of the City's parks system is also provided in Appendices B and C of the full Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025.

Figure 6.1



Other Public Parklands

As noted above, Marysville residents also benefit from parklands owned and managed by other entities. Other public parklands are provided by Snohomish County, the Tulalip Tribes, and both the Marysville and Lakewood school districts.

Federal and State

There are no federal lands in Marysville's service area; however, there are a couple of exceptional State-owned parklands within about an hour's drive of the City that are well-known for their trails. Two of the most notable of these are: Mount Pilchuck State Park, a 1,903 acre mountainous alpine day-use park, and Wallace Falls State Park, a 1,380 acre camping park featuring a river, three lakes, a 265-foot waterfall, and old-growth coniferous forests.

Snohomish County

Snohomish County operates one park within the City of Marysville, and several regional or special use parks that are within a 30-minute drive of the City. The lone park within the City is the 44-acre Gissberg Twin Lakes Park which features two naturally spring fed lakes, sandy beaches and a walking track; as of this writing, discussions are occurring between the County and City regarding the City potentially acquiring ownership of this park.

A father and son enjoy fishing at Gissberg Twin Lakes Park.

Kayak Point, with its vast shoreline, fishing pier, and various amenities, is a popular Snohomish County destination.

While the full Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025 goes into greater detail on Snohomish County Parks in the vicinity, some notable parks include:

- Flowing Lake Park at Leckie's Beach, a 40-acre park with amphitheater, boat launch, playground, wading area, fishing dock, nature trail and 40 campsites/cabins;
- Kayak Point Regional County Park, a 428-acre saltwater beach park with 3,300 feet of shoreline, a boat launch, 30 campsites, picnic shelters, a 300 foot fishing pier and trails. Significant improvements to this park began in 2023;
- Spencer Island, part of the Snohomish River Estuary, is co-owned by Snohomish County and the Washington Department of Fish and Wildlife and offers passive recreational options, as well as trails with scenic views of wetlands, sloughs and mountains; and
- Wenberg County Park, a 45-acre park with 1,140 feet of shoreline on Lake Goodwin, and a 70-site campground, beach, boat ramps and launch, picnic shelters, and hiking.

Tulalip Tribes of Washington

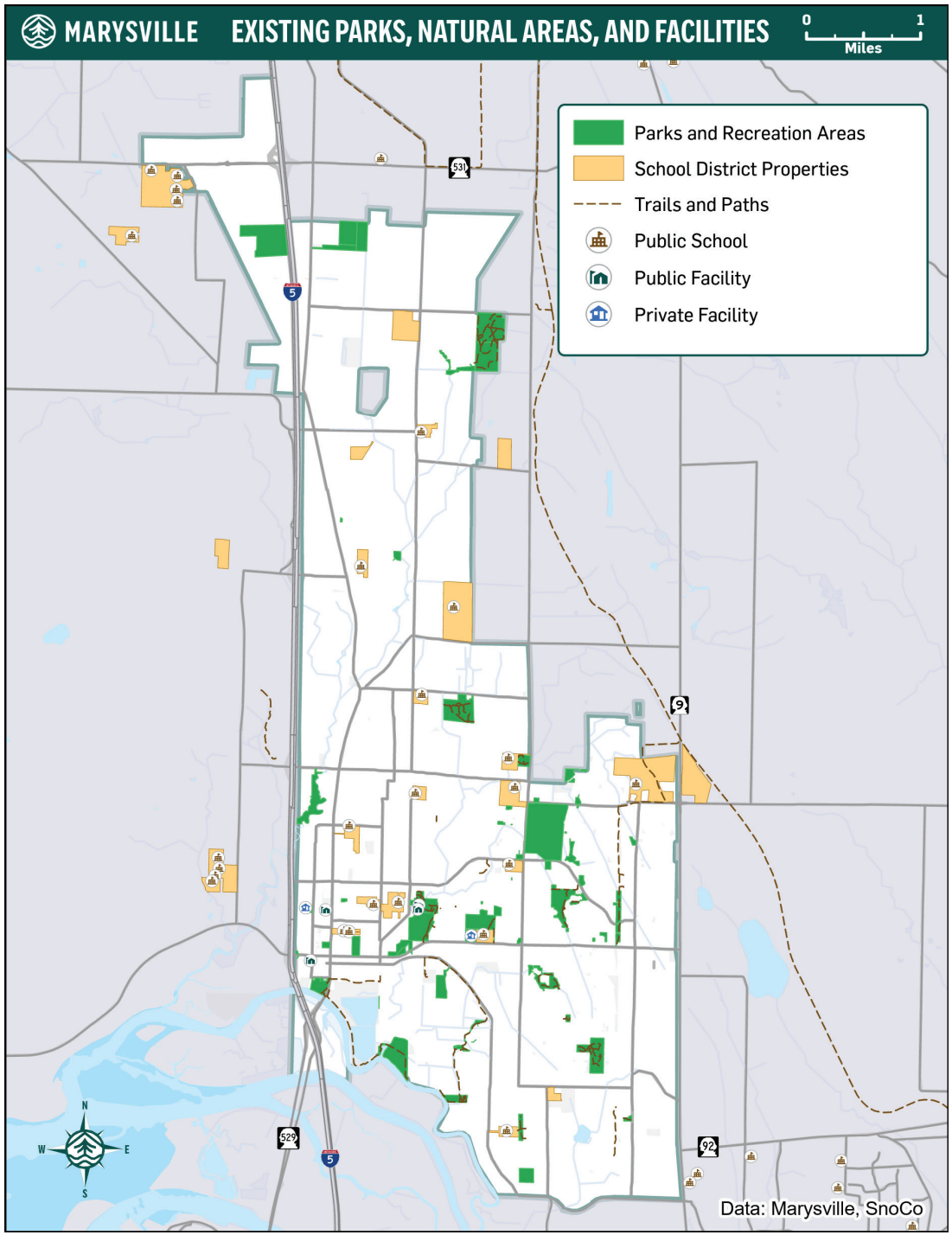
Within the City, the Tulalip Tribes manage the Poortinga Property, a 347-acre parcel with extensive frontage along Ebey Slough that is protected by conservation easements. The Tribes worked with State and Federal agencies on the Qwuloolt Estuary Restoration Project which flooded the property in 2015 to restore a tidally influenced estuary. The Tulalip Tribes also operate the 175-acre Battle Creek Golf Course just west of the City which includes a regulation-length 18-hole course, as well as a nine-hole par three course.

Marysville and Lakewood School Districts

There are three school districts that serve Marysville students; however, only the Marysville and Lakewood School Districts currently own and operate recreation facilities within the City. The Marysville School District owns 16 schools sites in the City, and the Lakewood School District owns five school sites, four of which are in the City's Urban Growth Area. These school sites primarily offer athletic fields and playgrounds that provide additional recreational opportunities for Marysville residents.

A new playground at Cedar Field.

Figure 6.2



Section 6.4

TRAILS

Marysville Parks, Culture and Recreation maintains over 24 miles of trails. Eighteen (18) of the trail miles are within 17 City parks. The Bayview Trail and Ebey Waterfront Trail are the only dedicated trail systems, and are described further in the City Trails section below.

Table 6.2 Dedicated Trails

MAP ID (FIGURE 6.1)	TRAIL NAME	TRAIL MILES
41	Bayview Trail	2.75
42	Ebey Waterfront Trail	3.5
Totals		**6.25**

Walking and jogging trails are important to residents.

The 2020 parks community survey consistently showed the importance of trails to city residents. When asked about desired improvements within walking and driving distance from their home, walking trails was rated the highest for both questions with biking trails close behind. Respondents also rated the following amenities as the most needed facilities and spaces for passive recreation:

- nature trails (60 percent);
- paved walking and jogging trails (58 percent);
- paved bike trails (51 percent);
- unpaved trails for walking and jogging (43 percent); and
- designated bike lanes along streets and roads (41 percent).

Survey takers identified the Centennial Trail Connector and Ebey Waterfront Trail Phase 3 as the most important improvements; the Centennial Trail Connector was constructed in 2021.

City Trails

The City's two designated trail systems are the Bayview Trail and the Ebey Waterfront Trail.

- The Bayview Trail is an asphalt trail located in the Bayview-Whiskey Ridge utility corridor; this trail features soft hills and exceptional views, and is good for walking, cycling and skating. In 2021, the 1.3 mile Centennial Trail Connector was completed which connects the Bayview–Whiskey Ridge Trail with the Centennial Trail and extends the overall trail length to 2.75 miles.
- The Ebey Waterfront Trail takes you along the shore of the Ebey Slough and Qwuloolt Estuary providing beautiful vistas and abundant wildlife. Currently, three trail sections are complete (see Figure 6.3). The west side of the trail is a mile and a half long; the trailhead is at Ebey Waterfront Park and ends at the Qwuloolt Estuary. The east side of the trail is two miles long and starts at the Olympic View Park, travels north to Harborview Park, and then continues west to Rainier Vista Park. When the full trail is complete, it will loop nearly all the way around the Qwuloolt Estuary which is the second largest man-made estuary at 347 acres.

From left to right: Cheerful waste receptacles, painted by local elementary school children, can be found along the scenic Bayview Trail; Ebey Waterfront Trail provides beautiful vistas along the shore of Ebey Slough and the Qwuloolot Estuary.

A full trail inventory is in Appendix B and more detailed information on each trail, including trailhead addresses, inventory, management issues, and recommended improvements are in Appendix C of the full Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025. The City of Marysville has also developed almost 25 miles of striped bicycle lanes.

Other Public Trails

There are no other trails with public access in the City of Marysville, but there are a number of trails owned and operated by Washington State Parks and Snohomish County that are located in a 30-minute or less drive from Marysville. Of these trails, the trail closest to Marysville is the Centennial Trail which is owned by Snohomish County and spans 30 miles from the City of Snohomish to the Skagit County line. The Centennial Trail features a 10-foot wide, multi-purpose paved trail for walking, bicycling, and hiking that is accessible to persons of all physical abilities. An adjacent 6-foot wide natural surface equestrian trail runs parallel to the paved trail for approximately 19 miles. The trail currently has 12 trailheads and features amenities such as benches, picnic tables, and restroom facilities. It also serves as both a safe bike route, and a conservation corridor protecting sensitive natural and cultural resources. Other notable trails systems in Snohomish County include: the Lime Kiln Trail, Lord Hill Regional Park trails, Mount Pilchuck Trail, and Wallace Falls Trail.

Figure 6.3

Section 6.5

FACILITIES

Marysville Parks, Culture and Recreation has four facilities (i.e. buildings) that are used both for the Department's recreational programming and as public rental facilities. In the 2020 community survey, 28 parks, facilities, and trails were listed. All four of the City's facilities were included within the top twelve most-visited properties with Jennings Park Barn and the Marysville Opera House being visited the most often.

The benefits of public facilities has been well documented over the years. Community centers appear to improve health and well-being through building positive social relationships by an exchange of resources, information, and emotional support.[134] They may also increase community engagement and participants' sense of citizenship.[135]

Figure 6.4 below shows the prevalence and population per facility for indoor parks and recreation facilities in the United States:

Figure 6.4 Prevalence and Population per Facility for Indoor Parks and Recreation Facilities

TYPE OF FACILITY	PERCENTAGE OF AGENCIES	AVERAGE RESIDENTS PER FACILITY FOR AGENCIES SERVING POPULATIONS OF 50,000 TO 99,999
Recreation Centers	61.0	40,899
Community Centers	59.7	42,491
Senior Centers	40.9	68,701
Performance Amphitheaters	35.0	57,304
Nature Centers	29.3	65,000
Stadiums	17.9	59,074
Ice Rinks	14.8	56,847
Teen Centers	13.8	60,268
Arenas	7.5	61,556

City Facilities

MCPR's facilities are listed in the table below, and their location is depicted in Figure 6.1 on page 179; a brief summary of these facilities follows.[136]

Table 6.3 Park Facilities

MAP ID (FIGURE 6.1)	FACILITY NAME	SQUARE FOOTAGE
5	Community Center	15,965
6	Jennings Park Barn	3,456
7	Marysville Opera House	16,990
8	Rotary Ranch in Jennings Park	1,800
Total		**38,211**

New pickleball courts at Jennings Park await players.

134. Colistra 2017
135. CDC – Health Equity Guide 2013, Glover 2004.
136. A full inventory spreadsheet is in Appendix B, and detailed information of each facility, including addresses, inventory, management issues, and recommended improvements are in Appendix C of the full Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025.

Jennings Park Barn

The Jennings Park Barn is used for recreational classes and as a rental space for events with 50 or fewer people. While the barn is 3,456 square feet, the 1,984 square foot main floor receives the most use with its large open room, kitchen, and public restrooms.

The Jennings Parks Barn is used for various events and also offers restrooms for park visitors.

Marysville Community Center

In January 2023, the renovation of the former Marysville Municipal Court was completed and the facility was opened to the public as the new Marysville Community Center. The Marysville Community Center replaced the former Ken Baxter Community Center as the location for community recreation programs. The former courtrooms were renovated into classrooms and meeting rooms that include a new dance room with full-length mirrors and barre bars for dance and fitness classes, and the Baxter room which serves as the home for art and senior programs.

The former municipal court is now home to the Marysville Community Center.

Marysville Opera House

Originally built by the Independent Order of Oddfellows in 1911, the Marysville Opera House has been the site for many memorable events, from world class musicians to New York productions to grade-school talent shows. During the Great Depression and later during World War II, the theatre became a center of support for the community. Thanks to a group of local artisans, the Marysville Opera House was placed on the National Register of Historic places in 1982, citing both its architectural uniqueness and historic significance. The City of Marysville leased the facility in 2016 from a private owner, who had used it as a rental facility, and then acquired it in 2018. The City uses the facility for both private rentals and multiple community events throughout the year.

A quinceañera fashion show brightens the Opera House stage.

The Marysville Opera House has four floors and totals 16,990 square feet. The main floor is 5,000 square feet and includes a large assembly area, lobby, ticket booth, a small room and an office, restroom, concession stand, and stage with green rooms. The 5,000 square foot lower floor consists of an assembly room, kitchen, and large storage area. There is a 1,990 square foot balcony that overlooks the main floor and stage, and also has a seating area and restrooms. The 5,000 square foot top floor has many rooms but is not currently used due to limited accessibility.

Rotary Ranch

The Rotary Ranch in Jennings Park was built in 1987, housed a petting zoo until 2006, and then sat fairly unused until a remodel in 2015. Community Development Block Grant funding, in addition to Marysville Rotary labor and funding, converted the 1,800 square foot facility into a community use building. The facility is mainly used for recreational classes, and some special events or City meetings; it includes a large open room and a restroom.

From top to bottom: Artwork displayed at the Juneteenth celebration hosted at Totem Middle School; Strawberry Lanes Bowling Alley offers bowling Downtown.

Other Recreational Facilities

Other recreational facilities which serve Marysville residents include school district facilities, non-profit facilities, and various privately-owned for-profit facilities. A brief summary of these follows:

School Facilities

As noted in the Parks section above, the Marysville and Lakewood School Districts own 20 schools within the City's UGA. During non-school times, the Districts offer classrooms, meeting facilities, and gym access to the public. Marysville-Pilchuck High School also has a swimming pool providing lessons and public swim times. The City's Parks, Culture and Recreation Department has a strong relationship with both Districts, and interlocal agreements are in place with both Districts to foster cooperative efforts; this allows for City access to school facilities for recreational programming during non-school times at a lower rate.

Private Non-Profit Facilities

Private, non-profit recreational facilities in Marysville include:

- Marysville – North County Family YMCA which features a full-size gym, indoor running track, fitness studio, weight room, sports courts, swimming pool, child care center, teen recreation and technology center, dry sauna, whirlpool, and meeting rooms;
- Marysville Boys and Girls Club; and
- Several churches that allow for facility rentals.

Private For-Profit Facilities

Privately-owned recreational facilities in Marysville include:

- Altitude Trampoline Park;
- Marysville Performing Arts Centre;
- Marysville Skate Inn;
- Northwest Dance and Acro;
- Regal Marysville 14 Cinemas;
- Rising Star Gymnastics, and several martial arts and self-defense academies; and
- Strawberry Lanes Bowling Alley.

Section 6.6

RECREATION

From left to right, top to bottom: Pups strut their stuff at Poochella; Children in their 4th of July best; Fireworks illuminate the night sky over Ebey Slough at the Marysville 4th of July celebration. Photo credit: Everett Herald; Future scientists and engineers attend the STEM Science Machine Mania Camp.

The Marysville Parks, Culture and Recreation Department employs four full-time Recreation Supervisors that manage a diversified menu of exceptional recreational programs. Many classes are taught by instructors. Administrative costs are paid through the general fund while operating costs are recovered through fees. Any net revenues are directed back to recreational programs.

Recreational activities that were rated as having the greatest need with the 2020 community survey include: walking/hiking, swimming, playgrounds, musical performances, biking, spray parks, cultural performances, aerobics/fitness, art classes and music lessons. Almost half of respondents reported that they were very likely or likely to attend a community event offered by the City in 2021 with outdoor entertainment being rated the highest with 63 percent.

MPCR hosts a variety of recreational opportunities and special events for both youth and adults. Recreational opportunities include arts and crafts, dance and music, fitness and wellness, and special interest classes, camps, and workshops. Special events include cultural events, family focused and holiday events, outdoor entertainment, and specialty events. From the Mother-Son Superhero Dance to Popcorn in the Park Movie Series to Merrysville for the Holidays, MPCR aims to offer something for everyone. More information on the various recreational opportunities and special events offered by MPCR can be found on the City's community events page.

Section 6.7

ATHLETICS

Marysville Parks, Culture and Recreation's athletic focus is on fitness programs, recreational leagues and instructional classes. Youth classes and camps focus on the fundamentals, skills, sportsmanship, and fun that prepare young athletes to participate in youth leagues. With a wide array of youth leagues offered throughout the county, the City focuses on the youngest users with recreational leagues for soccer and basketball. Youth baseball, football, fall soccer and select basketball leagues are provided by private groups or associations.

In the 2020 community survey, the need for gymnasiums, athletic fields, and sports courts within a 15 minute walk or drive from respondent's homes was rated low. While the survey shows that the general public does not see the need for more gymnasiums, athletic fields, or sports courts, our local athletic groups continue to report a shortage of space to run their programs. What the Marysville Parks, Culture and Recreation Department observes is that the physical number of fields, courts, and gymnasiums in Marysville may be adequate, however, there is a large deficiency in spaces that can accommodate youth premiere sports and adult athletics. The quality of a number of the gymnasiums, fields and courts is also questionable with many needing upgrades. A summary of current athletic programming and purveyors is detailed in Figure 6.5 on the following page.

Basketball for youth.

Figure 6.5 Athletic Programming Provided by MPCR and Other Entities

	MARYSVILLE PARKS, CULTURE & RECREATION	MARYSVILLE & LAKEWOOD SCHOOLS	MARYSVILLE YMCA	OTHER ORGANIZATIONS
Aerobics	For adults		Yes	
Baseball/ Softball	For adults	Middle and high school		Marysville Little League
				Marysville Little League
Basketball	Recreation league, classes, and youth camps	Middle and high school	Youth league	Marysville Boys and Girls Club
Bowling	Bowling classes			Strawberry Lanes
Cheerleading		High school		All Stars Cheer; Marysville Youth Cheer
Football		Middle and high school		Marysville Youth Football
Golf	Cedarcrest Golf Course public golf and lessons	High school		
Gymnastics				Multiple private organizations
Lacrosse				Snohomish Co Lacrosse Club
Martial Arts	Taekwondo and Kung Fu classes and camps		Yes	Kung Fu for Kids; USTA Martial Arts
Pickleball	Facilities, lessons, leagues		Gym space	Volli
Soccer	Youth league, classes and camps	Middle and high school		Pilchuck Soccer Alliance
Swim and Dive		Middle and high school; public pool	Pool	
Tennis	Youth and adult classes; youth camps/ competitions	High school		
Track, Field & Cross Country	Youth and adult track meets; youth camps	Middle and high school		
Volleyball	Youth camps	Middle and high school		Marysville Boys and Girls Club
Wrestling		Middle and high school		
Yoga	Youth and adult classes		Yes	

Section 6.8

SERVICE GUIDELINES

For years, the nationally accepted standard called for 10 acres of parkland for every 1,000 residents. But by the 1990s, the National Recreation and Parks Association suggested each city establish its own standard based on its growth patterns. Figure 6.6 outlines Marysville's standards per 1,000 people, the existing inventory, and the needs and deficiencies in 2023 and 2044. The 2023 need is estimated using a population of 73,780; for 2044 the estimated population is 99,822.

The east side of Jennings Memorial Park features the Jennings Dinosaur Playground, new pickleball courts, parking, and a trail to Jennings Nature Park.

Use Patterns

Use patterns can be analyzed in a variety of ways. Lack of facility space, a shortage of ball fields, or an overrun trail system may lead the City to easily conclude needs are not being met. In other cases, the analysis may be more ambiguous or complex. For example, the fact that a facility is being used under capacity may lead some to believe that needs are not being sufficiently met. Whereas, the real reason the facility is being underutilized may be due to maintenance, expansion, or upgrade needs of the facility, or some other inadequacy.

Due to the many variables, it becomes necessary to look at each facility and/or program "site specifically" to determine if the needs of the community are in fact being met. MPCR staff oversees facility use, have a current knowledge of the inadequacies and/or deficiencies of these facilities, and are positioned well for making this determination. In addition, there are users in the community that are extremely knowledgeable and focused on various types of recreation.

Attendance

Attendance is used as an indicator if the program or event being offered is meeting the needs of the community. Low attendance can indicate a lack of interest but it can also be an indicator that the program or event is offered at the wrong time.

Feedback

Listening to residents is an important way to find out if MPCR is meeting the public's needs. It was through feedback that MPCR realized there was a need for swings that better accommodated individuals with disabilities. Feedback also prompted MPCR to offer preschool dance classes in the evenings so working parents would be able to sign their child up, and to add dance classes for elementary school aged children.

Figure 6.6 MPCR Existing Parks, Trails and Recreational Facilities and Future Needs

TYPE	STANDARDS (PER 1,000 PEOPLE)	EXISTING INVENTORY			2023		2044	
		CITY	NON-CITY	TOTAL	NEED	DEFICIENCY	NEED	DEFICIENCY
Parks (acres) – Developed								
Neighborhood & Community[1]	3	156	30	186	221	35	299	113
Regional & Special Use[2]	3	200	44	244	221	0	299	55
Open Space[3]	3	72	87	159	221	62	299	140
Trails (miles)								
Bicycle Lanes	0.5	25	0	25	37	12	50	25
Park Trails	0.5	24	0	24	37	13	50	26
Athletic Fields & Courts (count)								
Baseball/ Softball	0.35	2	20	22	26	4	35	13
Football	0.1	0	5	5	7	2	10	5
Gymnasiums	0.3	0	17	17	22	5	30	13
Pickleball	0.1	8	4	12	7	0	10	0
Soccer	0.35	4	20	24	26	2	35	11
Sports	0.3	8	13	21	22	1	30	9
Tennis	0.1	0	8	8	7	1	10	3
Facilities (count)								
Pool	0.05	0	2	2	4	2	5	3
Recreation Center	0.05	1	2	3	4	1	5	2

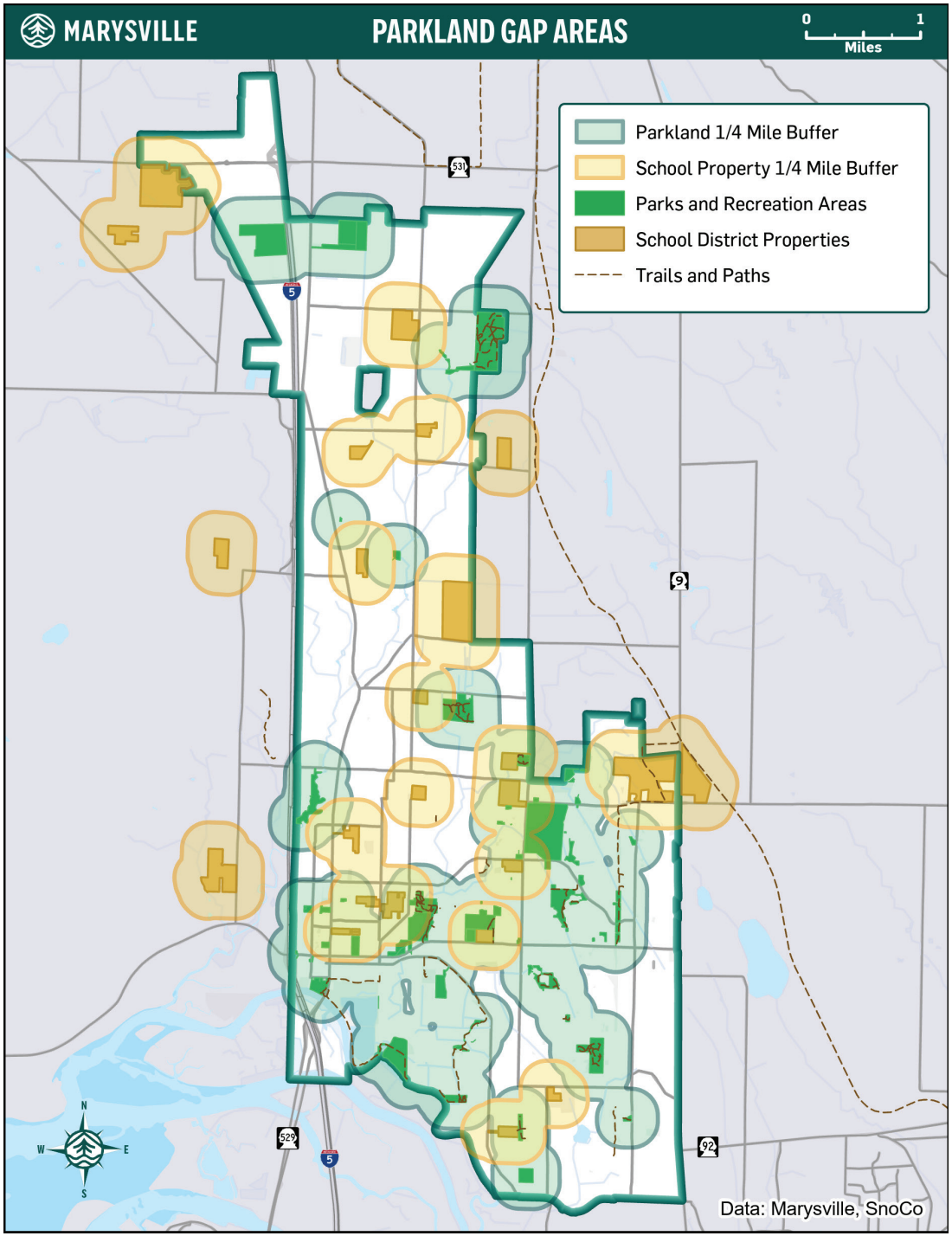
1. Non-city neighborhood and community park inventory total is an estimate to capture Marysville School District public play areas and HOA parks.
2. A pump track was constructed in Jennings Memorial Park in 2023.
3. The Tulalip Tribes of Washington manage a 347-acre of protected wetland that is tidally influenced. This land is used an as estuary and the majority of it is not accessible to humans. Therefore, only one-fourth of these acres are listed in the non-city inventory as open land.

Location

In addition to standards, it is also important to be aware of parkland locations and where there might be parkland gaps. The map (Figure 6.7) shows both city-owned parkland and parkland owned by others. A map showing only city-owned parklands and the resulting gaps is provided in the full Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025. It is clear from this map that there is less parkland in northern Marysville.

From top to bottom: Children play at the grand opening of the Strawberry Fields playground which addresses a long-standing need in the north end of the City. Adaptive playgrounds are another need MPCR will be addressing soon.

Figure 6.7



Section 6.9

RECOMMENDATIONS & IMPLEMENTATION

Voices from the Community

Neighborhood parks are the 5th most popular facility type. The community is interested in playgrounds close to where people live and walking opportunities in parks.

The top three infrastructure types desired by the community in 2020 were: walking trails, restrooms, and biking trails.

In 2020, parks, culture and recreational opportunities in the City were classified by 52 percent of survey takers as "excellent" and "good" across all age groups. Ages 5-12 were viewed as having the most opportunities with 70 percent "excellent" and "good" ratings while ages 13-17 had the least opportunities with only 38 percent "excellent" and "good" ratings.

Major park needs identified by the public include:

- Neighborhood and community parks
- Open natural areas
- Waterfront access
- Group picnic areas
- Restrooms
- Trails and pathways
- Recreational facilities
- Gymnasiums
- Swimming pools
- Baseball/softball fields

When evaluating possible future water access and uses along the Downtown Ebey Slough waterfront, the greatest needs identified by the community were walking trails (62%) shoreline access (52%) and picnic areas (50%). In a separate survey, (45%) of respondents rated a high need for wildlife viewing opportunities.

Major Needs

Several major areas of need were identified through feedback from the public and review of parks standards. These needs are listed in the adjacent graphic and described in depth in this section. Specific improvements to implement the recommendations described in each of the areas below are detailed in Chapter 15 of the full Parks, Recreation and Open Space Comprehensive Plan 2020 – 2025.

Neighborhood and Community Parks

In Marysville, there are 156 acres of developed neighborhood and community parklands owned by the City and approximately 30 acres owned by the Marysville School District and homeowners associations. With a standard of 3 acres per 1,000 people, there is currently a 35 acre deficiency that increases to 133 acres in 2044. The City owns 93.6 acres of undeveloped parklands that, if developed, would correct 70 percent of this deficiency. The City is currently working with Snohomish County on the acquisition of Gissberg-Twin Lakes Park, a 44 acre park. If acquired, this park will address the anticipated remaining 2044 deficiency.

Although Marysville has a good quantity of parks and open space, it is important to continue to acquire more park space as the population grows and sites become denser. Tracts that connect with existing parks, and larger tracts should be prioritized over smaller tracts.

Open Natural Spaces

The City of Marysville owns six open natural spaces totaling 71.69 acres. Some of these are accessible to the public but a number have not been developed with clear parking, access points or restrooms.

Waterfront Access

Public shoreline in Marysville is located on the shores of the Ebey Slough, which is part of the Snohomish River Estuary system that feeds into Port Gardner Bay. The enjoyment of Ebey Slough is highly valued by our residents. Public access is available at Ebey Waterfront Park and boat launch facility; however, this access is limited to 900 feet of the shoreline. The opening of the Ebey Waterfront Trail from Ebey Waterfront Park to the east side of the Qwuloolt Wetland Reserve allowed an additional mile and a half of viewing access to the Ebey Slough. Pressure on these facilities is expected to increase as redevelopment continues Downtown. The City's Waterfront Strategic Plan identifies the Ebey Waterfront Park Expansion as a future catalyst project that would expand the Ebey Waterfront Park onto the former Geddes Marina site and former Welco property, which have both been acquired by the City. When constructed, the expansion is proposed to include additional water features to encourage kayaking, boating, and water-oriented recreation.

Waterfront access including a boat launch is provided at Ebey Waterfront Park.

Group Picnic Areas

Group picnic areas are needed throughout our community. Marysville has added covered picnic shelters at Jennings Park, Strawberry Fields Athletic Complex, and Comeford Park. One unimproved shelter exists at Harborview Park. Overall condition of group picnic areas is fair. The public has stressed a need for covered facilities with cooking amenities. A simple shelter would improve most parks.

Restrooms

Additional public restrooms are a high priority within the City, and should be considered for the following parks:

- Harborview Park
- Jennings Memorial Park near BBQ shelter
- Mother Nature's Window
- Rainier Vista

Restrooms at the Ebey Waterfront Park.

Trails and Pathways

Currently, Marysville has 24.3 miles of walking trails, most of which are within existing parks. Dedicated trails are limited to the Ebey Waterfront and Bayview Trails. Recent residential developments within the City are creating a growing need for connectivity of trails, sidewalks and pathways. While the City has developed almost 25 miles of striped bicycle lanes, there is a need for more. Walking and biking trails continue to be a high priority for residents.

Connections of existing trails and sidewalks are the single most requested improvement to trails in Marysville. Citizens continue to ask for trails that connect to other trails, the waterfront, other parks, and areas of importance like shopping, Downtown, and schools. Connections and access to Ebey Slough has also been requested. Loop trails, such as the Jennings Park Loop, that serve as amenities to neighborhoods were seen as highly desirable. A long-standing community desire to connect the Bayview Trail to the Centennial Trail came to fruition in 2021 with the construction of a trail connector. The City of Marysville is also working with the City of Lake Stevens regarding an extension of the Bayview Trail to connect to the Lake Stevens trail system.

More connections to the waterfront are desired by the community.

Rotary Ranch, in Jennings Memorial Park, is used for recreational services.

Recreational Facilities

MPCR facilitates the delivery of recreational services using the Marysville Opera House, Community Center, Rotary Ranch and Jennings Park Barn. Additional programs are coordinated at school district facilities, as well as private businesses. There is a shortage of facilities which limits the number recreational programs offered to the public.

Gymnasiums

MPCR lacks an indoor gymnasium facility. Currently, all gym use is coordinated through the school districts. While there is a great relationship between the City and both school districts, gym usage is contingent on availability. In general, the City is viewed as having enough gymnasiums, but they are not as available as needed primarily due to school district use policies, field conditions, and weather-related impacts.

Swimming Pools

Marysville is deficient in pools for its residents. There are currently two pools in the City:

- The Marysville-Pilchuck High School pool is for students with public access limited to evenings and weekends during most of the year; and
- The Marysville YMCA pool requires a Y membership to use.

The public has expressed a need for a pool to accommodate Marysville residents. A warm water aquatic facility or recreational pool is also seen as a need.

Baseball/Softball Fields

In Marysville, there are four baseball fields for adult play located at the Marysville-Pilchuck High School. MPCR hosts tournaments at these fields, as well as adult softball leagues. The City has invested in the school district's fields providing an irrigation system, facility dugout improvements, and annually re-conditions the infields to provide for safe play. In general, the fields are considered sub-standard and contribute to a loss of participation.

The City owns only one regulation youth field at Rudy Wright Memorial Field/ Cedar Field and leases it to the Marysville Little League organization. The facility is not generally available for pickup games due to the lease, and the need to keep the park in excellent condition for league play.

Marysville has no dedicated softball facilities that would cater to both senior, adult, or girls fast pitch softball programs. Both staff and the community support the development of a tournament quality softball facility.

Soccer Fields

Currently, there are sufficient infrastructure /facilities to meet the demand in Marysville. The majority of soccer fields are owned by the Marysville School District. MPCR owns the Strawberry Fields Athletic Complex. A long-standing challenge to Marysville leagues and tournament was a lack of all-weather turf facilities and related costs associated with managing grass fields during extremely wet seasons. This concern was largely addressed with the installation of drainage and synthetic turf at Strawberry Fields in the spring of 2023. This investment will yield benefits from field rental, tournaments, and associated economic activities, and will also significantly reduce maintenance costs.

From left to right: Recent Cedar Field improvements include synthetic turf and lighting; New drainage and synthetic turf allow for year-round soccer at the Strawberry Fields Athletic Complex.

Section 6.10

GOALS AND POLICIES

The goals and policies of the City of Marysville's parks and recreation system are statements of attitude, outlook, and orientation. They reflect the importance of parks and recreation facilities, services, and programs to the overall quality of life in the community.

OVERARCHING GOAL

PK 1 To enhance the quality of life of Marysville's citizens by providing beautiful parks, open spaces and exceptional recreational, cultural, and athletic programs.

THIS OVERARCHING GOAL IS SUPPORTED BY THE FOLLOWING RELATED GOALS:

PK 2 To acquire and develop a system of park, open space, and recreation facilities, both active and passive, that is attractive, safe, functional, and available to all segments of the population.

PK 3 To enhance the quality of life in the community by providing recreation programs that are creative, productive, and responsive to the needs of the public.

PK 4 To promote preservation of the natural environment; protect fish and wildlife habitat corridors; preserve and conserve open space; provide appropriate public access; and offer environmental education opportunities within the parks system.

The following policies support the overarching goal.

PK 1.1 Acquire, preserve, and develop land, water, and waterfront areas for public recreation (i.e. trails and parks) based on area demand, public support, and use potential.

PK 1.2 Maximize utilization of existing school district facilities, organizational, or other public facilities whenever possible to supplement new and existing programming.

PK 1.3 Encourage citizen participation in the design and development of facilities and/or recreational areas.

PK 1.4 Encourage future development of school grounds to complement the facilities planned in future park developments and maintain support of a recently revised interlocal agreement with the district to facilitate this goal.

PK 1.5 Encourage and promote cultural facilities and social services, compatible with recreational use to be developed on or contiguous to park areas and designated buffer zones.

PK 1.6 Develop an approach to project planning and increase standards of park planning and design by developing support with surrounding jurisdictions such as Tulalip Tribes, City of Everett, City of Arlington, and Snohomish County for a regional planning effort.

PK 1.7 Maintain interlocal agreements with Snohomish County to address parks and recreation deficiencies in unincorporated areas of the City's Urban Growth Area and to ensure that park impact fees collected for developments within the Urban Growth Area are used to address needs/impacts to the City's park and recreation system.

PK 1.8 Pursue the acquisition of new parklands and proceed with the planning and development of new and existing parklands and facilities. Acquire environmentally sensitive areas to include streams, wetlands, creek,

and river corridors, as well as highly sensitive natural archaeological areas. Ensure that publicly owned land suitable for recreation purposes is set aside for that purpose.

PK 1.9 Accommodate new residential, commercial, and industrial development only when required parks, recreation, and open space are available prior to or concurrent with development.

PK 1.10 Encourage development in areas where parks, recreation, and open space are already available before developing areas where new parks, recreation, and open space would be required. Provide urban level parks, recreation, and open space only in Urban Growth Area.

PK 1.11 Reduce per unit cost of public parks, recreation, and open space by encouraging urban density development within Urban Growth Area, and rural densities outside the Urban Growth Area.

PK 1.12 Provide park and recreation facilities within or adjacent to residential developments, and adjacent to or in conjunction with school district properties.

PK 1.13 Developers should have primary fiscal responsibility to satisfy park, recreation, and open space needs/impacts created by their developments either by actual provision of these improvements or by a fee in-lieu alternate at the City's option.

PK 1.14 As an integral part of neighborhoods and the larger community, establish and enhance healthy, safe, abundant and varied recreation resources (both public and private) to serve present and future population needs.

PK 1.15 Develop recreational facilities to provide accommodations for users of the area's recreational amenities.

PK 1.16 Develop a pedestrian and bike system throughout the greater Marysville area. As possible, use creek corridors and the slough dike for a portion of these trails. These trails should connect all the Planning Areas, activity centers, park facilities, and open space system.

PK 1.17 New or expanded residential developments should be within walking distance, preferably but not necessarily via paved sidewalk or improved trail, of a neighborhood park, public recreation area, or in some cases a school. Existing residential areas should, as possible, also be provided with a neighborhood park, public recreation area, or in some cases a school within walking distance, via paved sidewalk or improved trail.

PK 1.18 Buy, lease, or otherwise obtain additional lands and facilities for parks, recreation, and open space throughout the City/ Urban Growth Area and specifically in those areas of the City/ Urban Growth Area facing intense population growth and/or commercial development.

PK 1.19 Equitably distribute park and recreation opportunities by type throughout the City, Urban Growth Area, and Planning Areas.

PK 1.20 Coordinate park planning acquisition and development with other City projects and programs that implement the Comprehensive Plan.

PK 1.21 Develop parks and facilities in a quality manner to assure attractiveness, full utilization, and long-term efficiency.

PK 1.22 Develop a neighborhood and community park system that provides a variety of active and passive facilities.

PK 1.23 Incorporate utility, storm drainage, and public lands into the open space and linkage system through cooperative use agreements.

PK 1.24 Permit parks to be located in any part of the City by way of the conditional use process.

PK 1.25 Provide for an open space system within and between neighborhoods.

PK 1.26 An open space network should be developed to connect parks, environmental sensitive areas, preserved areas of trees and native vegetation suitable for wildlife use and habitat.

PK 1.27 Restore or enhance the natural environment on developed and undeveloped City park sites where appropriate.

PK 1.28 Jointly develop habitat stewardship plans, acquisition/restoration projects for Endangered Species Act (ESA) benefit, and demonstration management projects with the Surface Water Division of the Public Works Department.

PK 1.29 Develop habitat management plans for specific properties where habitat and public access issues require detailed review.

PK 1.30 Assign and map stewardship and management designations for selected City- owned parklands to outline appropriate uses and identify management limitations.

PK 1.31 Explore techniques to manage and protect forest lands in City ownership.

PK 1.32 Provide appropriate public access to natural resource areas in order to promote understanding and support of natural areas.

PK 1.33 Provide interpretive facilities that make it possible for visitors to learn about natural resources through self-guided exploration.

PK 1.34 Provide outdoor classrooms and gathering places where appropriate in City parks to facilitate environmental learning programs.

PK 1.35 Explore the possibility of providing an environmental education summer camp through the existing summer recreation program.

PK 1.36 Acquire, preserve and responsibly steward natural areas on City parklands as a key component of the City's habitat preservation strategy.

PK 1.37 Coordinate public and private efforts to identify and acquire key habitat parcels that preserve critical corridors.

PK 1.38 Partner with public and private organizations to assist in habitat improvement implementation, monitoring and research on sensitive City park lands.

PK 1.39 Partner with local environmental education providers to provide environmental programs.

PK 1.40 Provide opportunities for Park staff to conduct environmental education activities and programs.

Young Marysville residents enjoy day camp.

Dancers at the Hispanic Heritage Event captivate the audience at the Opera House.

OUR ENVIRONMENT

Photo Credit: Mark J. Photography.

Chapter 7
ENVIRONMENT

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Environment Snapshot

Climate Change

The City first adopted climate change goals and policies in 2010 via resolution 2286. These goals and policies focused on managing and reducing energy use, fuel consumption, and greenhouse gasses (ghg). In 2023, a Climate Change Vulnerability and Risk Assessment Study (CVA) was conducted. The CVA was adopted as a reference document via resolution 2529 to inform updates to the Environmental Element. New goals and policies which address the social and physical impacts of climate change are incorporated into this plan. By 2029, the City will need to pursue actions to address climate change and to track, measure and reduce ghg emissions.

Water Resources

Water resources comprise surface water, ground water, aquifers, shorelines, floodplains, wetlands and stormwater. Surface water, groundwater and aquifers require protection and proper management for both water quality and supply. Development is required to construct stormwater management facilities to protect these resources from pollutants and prevent flooding. Federal and state regulations govern development near shorelines and floodplains, such as Ebey Slough and Quilceda Creek, to afford additional protections. Lastly, wetlands require protection to preserve their natural water quality functions, wildlife habitat, and stream flow.

Air Quality

Air quality within the Puget Sound Airshed is regulated at both the national and regional level via the clean air act. Vehicles, wildfire, industry and some home heating are the main contributors to air pollution in our region. The United States Environmental Protection Agency (EPA) has established a system to categorize and report air quality based on pollutant concentrations called the Air Quality Index (AQI). The Washington State Department of Ecology (DOE) and Puget Sound Clean Air Agency (PSCAA) jointly regulate and monitor air quality in western Washington. State climate action regulations have also recently been adopted to reduce emissions.

Earth Resources

Earth resources cover geology, soils, and geologically hazardous areas. Geology determines landforms, stream features, and soil types; it also provides insight into how the land was formed. Soils impact: how land can be developed including what structures and foundations are needed, whether the land has agricultural capacity, and what drainage system will work best. Geologically hazardous areas are lands that are prone to landslides and susceptible to earthquakes. Development of these areas must either be avoided or additional reports and measures implemented to mitigate the additional development risks.

Fish and Wildlife Habitat

Quil Ceda Creek, Allen Creek, Ebey Slough and the Qwuloolt Estuary, Twin Lakes, and associated wetlands, streams, and buffers provide crucial fish and wildlife habitat within the City. Quil Ceda and Allen Creek supply important spawning and rearing habitat for Salmonids. A variety of other wildlife use critical areas and buffers. The buffers along these habitats are required to be placed in Native Growth Protection Area (NGPA) tracts for permanent protection, and degraded buffers are required to be replanted with native trees and shrubs with development.

Environmental Stewardship

The City of Marysville endeavors to be a good steward of the environment. Protecting the natural environment entails preserving the ecological balance, improving air and water quality, retaining critical areas in their natural state, and protecting wildlife habitat. The Environmental Element, and the City's Critical Areas Management Ordinance, set forth goals, policies and standards that ensure that our natural resources are protected, and mitigation occurs when impacts cannot be avoided

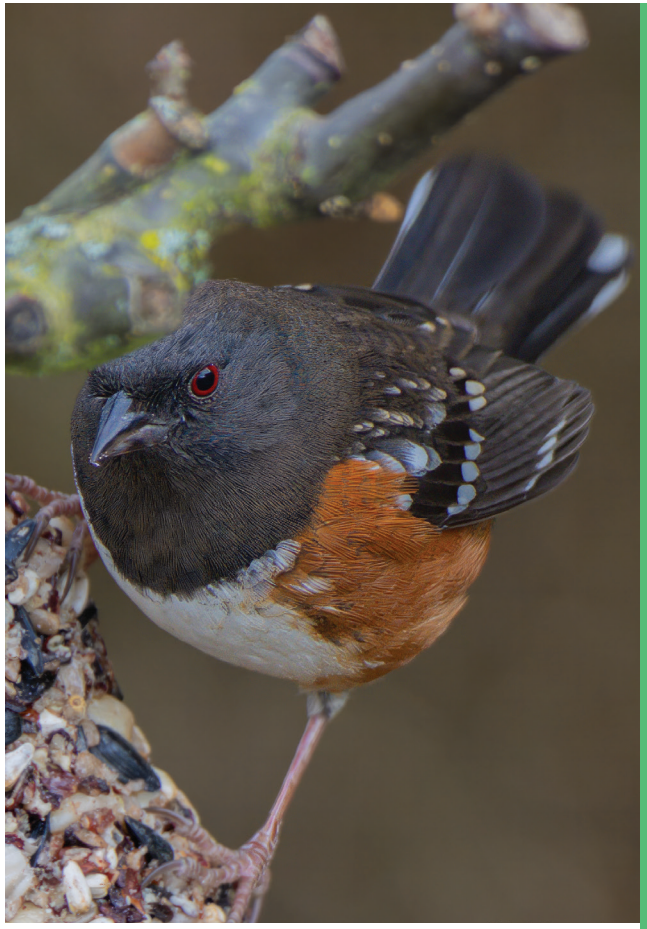
Section 7.1

INTRODUCTION

Protecting the natural environment in Marysville requires: preserving the ecological balance, environmentally sensitive areas, and wildlife habitat; improving air and water quality; and providing for public access to natural areas.

Marysville's varied topography and natural features create opportunities, as well as limitations, for development. The geography, geology, soils, hydrology, vegetation, and climate of the City have all contributed to settlement and development patterns. In turn, these natural features have a strong influence on future land use and the image of the community.

Human activity has had a major impact on our vegetation, wildlife, and water resources. City land use policies seek to protect the environment, conserve our resources, and permit future development only in areas that can support it without adverse impact. Natural resources are an important inheritance not only for recreation and aesthetic purposes, but also for their roles in the ecosystem and natural processes. The critical areas regulations, urban growth boundary, land use designations, capital facilities plan, and development regulations provide mechanisms for implementing environmental and resource management goals.



Bird roosting on suet. Photo Credit: Mark J. Photography.

Voices from the Community

Environmental impacts were identified as the third greatest concern regarding increased density in the City with 40% of community members identifying this as a concern.

Promoting environmentally sustainable business practices is a way that 16% of survey participants believe that the City should support businesses.

Four out of five (80%) of those polled are concerned about extreme weather events and a majority of them (70%) feel that climate change is a problem now or will be soon.

Marysville residents feel most prepared for extreme heat, with a majority (72%) who indicated that they are concerned feeling at least somewhat prepared for it; however, many do not feel as prepared for drought, flooding, and poor air quality due to smog and wildfire smoke.

Two-thirds of community members are concerned about extreme heat (65%) and poor air quality (63%). A lower number, approximately one third, are concerned about drought (37%) and flooding (37%).

Section 7.2

EARTH RESOURCES

There are a variety of earth related variables that influence potential land use, environmental quality and issues for land development. These include area geology, soils and topography.

Mount Pilchuck towers over the Puget Sound lowland which was formed by glacial events. Photo Credit: Mark J. Photography.

Geology

Geology is important in determining landforms, stream characteristics, and soil types. Runoff processes are characterized by the permeability, depth, and porosity of soil and bedrock. Soils and rock types affect erosion processes and the sediment delivery rate. Geologic features control stream gradient and channel morphology.

The soils and landforms of the Puget Sound area are the result of erosion and deposition of materials associated with the advance and withdrawal of glaciers. Surface geology is shown in Figure 7.1. The Quilceda/Allen Watershed lies in the Puget Sound Lowland Physiographic Province. The province contains the Puget Sound Basin and all areas west of the Snohomish County foothills.

The Puget Sound lowland was formed by several glacial events that occurred during the last million years. Current surface features, landforms, and subsurface layers are related to the most recent of these glacial advances –the Fraser Glaciation. During this glacial period, there were two glacial advances and an intervening glacial retreat. This final advance, locally referred to as the Vashon Stade of the Fraser Glaciation, began approximately 20,000 years ago.

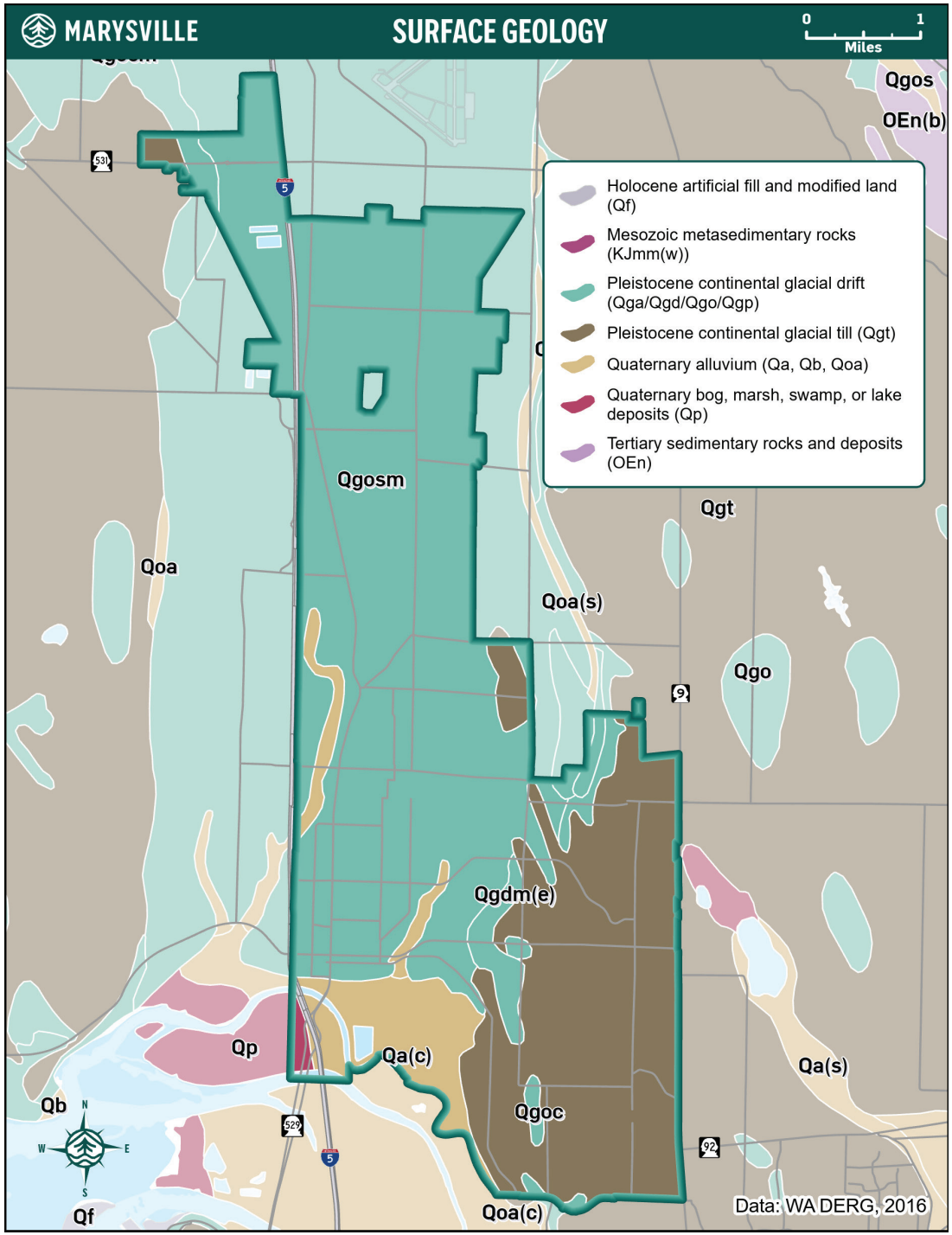
During the Vashon Stade, a large tongue of ice called the Puget Lobe advanced through the Puget Sound lowland. The meltwaters from the advancing glacier deposited sand and gravel, called Vashon advance outwash, directly on top of older glacial and nonglacial soils (transitional beds and tertiary sedimentary rocks). In the watershed advance, outwash material occurs on the Tulalip and Getchell plateaus in thicknesses of up to 350 feet.

As the ice sheet passed over the area, the sand and gravel materials consolidated with other materials that were directly deposited and overridden by the glacier. This consolidated material is referred to as Vashon Till. The Vashon Till was deposited on top of the advance outwash on hills and plateaus on both sides of the watershed. It also formed an underlying layer in the Marysville Trough.

At some time during this glacial event, the Puget Lobe dammed the Stillaguamish River valley and glacial flow was deflected southward, eroding the Marysville Trough Valley. As the Puget Lobe receded out of the area, extensive deposits of recessional materials were laid down on the Vashon Till. This recessional outwash, termed the Marysville sand member, became very thick and extensive throughout the Marysville Trough.

Alluvial deposits are the most recent geologic deposits in the watershed. They are found at the eastern and western edges of the Marysville Trough. These materials consist of sand and gravel carried by streams down the hillside and deposited in the valley.

Figure 7.1



Soils

The Natural Resource Conservation Service (NRCS), an agency of the United States Department of Agriculture (USDA) mapped and evaluated each soil type within the City in terms of its suitability for septic systems, capability for agricultural production, and structural integrity for siting buildings, and other structures.

Three major soil types can be found within the City. The Marysville Trough contains primarily the Indianola-Hale-Custer and the Indianola-Everett-Ragnar soil series as shown in Figure 7.2.

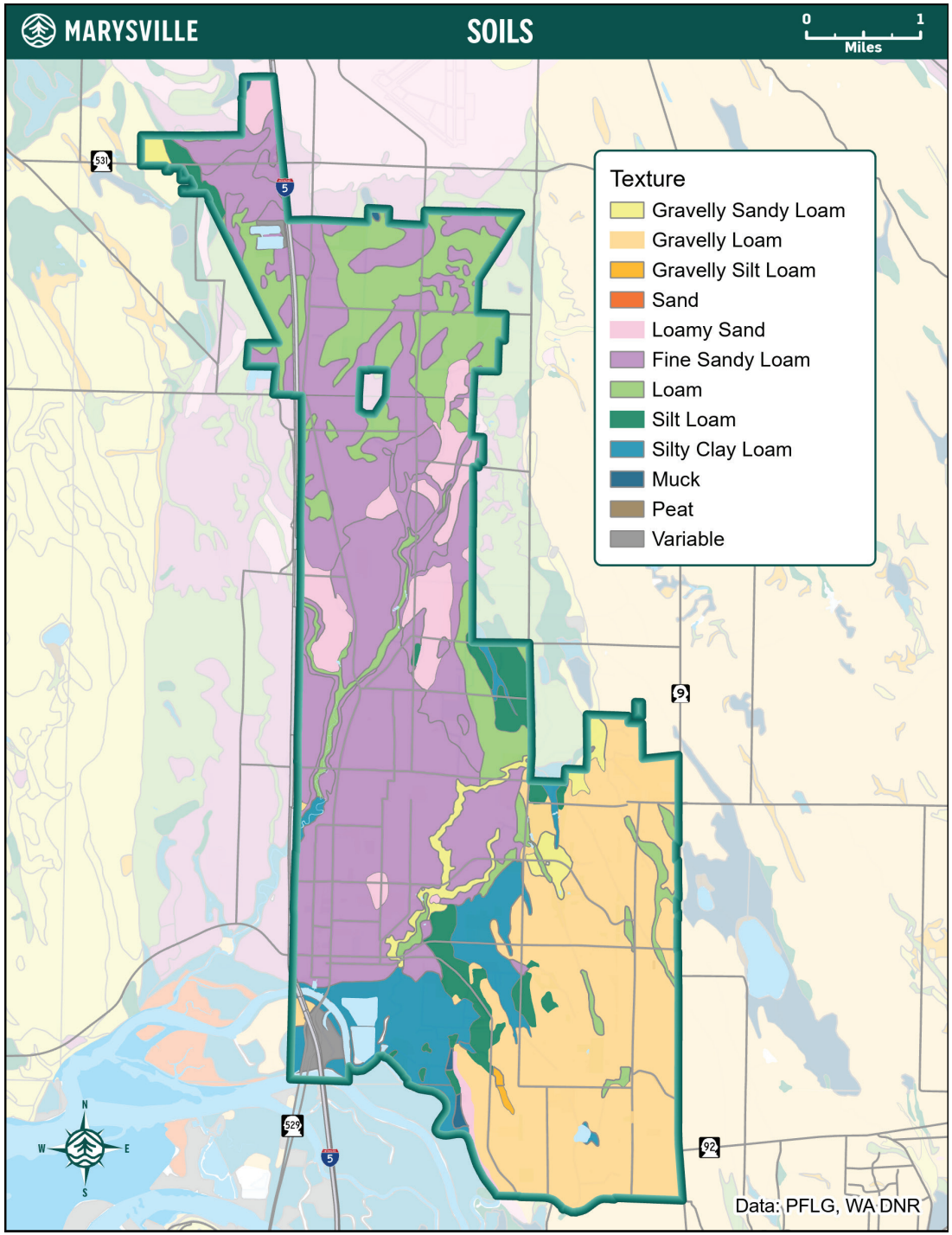
The Indianola-Hale-Custer soil series consists of poorly and somewhat excessively drained soils underlain by sand. The majority of well drained soils in this series have been previously developed while the preponderance of poorly drained soils has remained in agricultural use.

The Indianola-Everett-Ragnar soils series are generally well and somewhat excessively drained soils also underlain by porous sand and gravel and are generally well suited for septic tank and drain fields. The majority of this area is, however, currently developed and sewers are generally available for the remaining area.

All of the Getchell Hill Plateau is covered with moderately well and somewhat excessively drained soils of the Alderwood-Everett series underlain by compact glacial till or glacial outwash.

The capacity of the land to support buildings and other structures is a function of soil texture, density, plasticity, shrink-swell behavior, wetness, and slope. The NRCS has evaluated soils within the City in terms of their capacity to support foundations, settle evenly, and their resistance to slump and landslide. Mapping of the soil limitations for dwellings reveals “no” limitations for dwellings within most of the built-up areas in and around Marysville; “moderate” limitations in the upland areas of the Sisco Heights/ Getchell Hill plateau; and “severe” limitations generally for those soils that are also agricultural soils.

Figure 7.2



Geologically Hazardous Areas

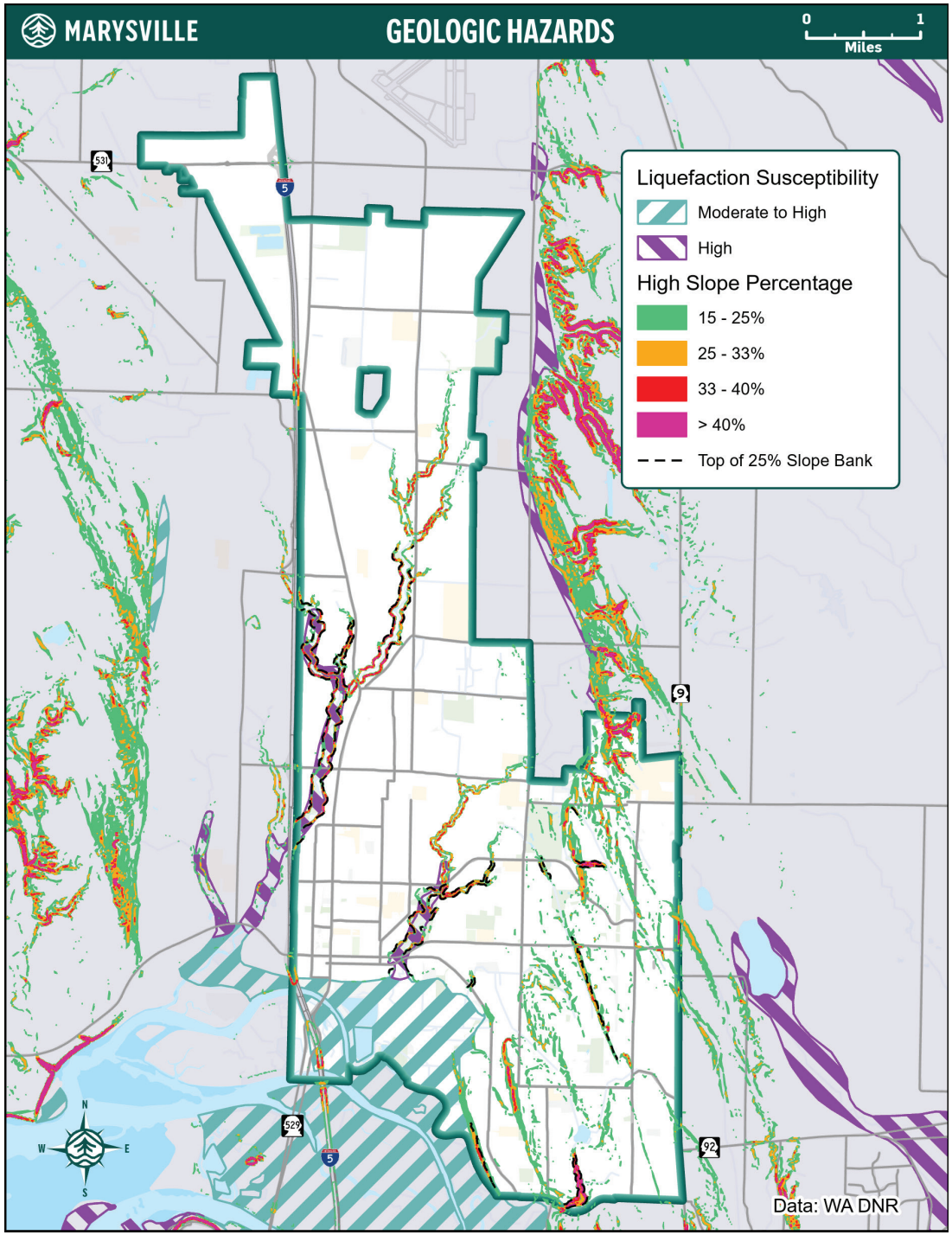
Geologic hazard areas have been defined through the City's critical areas ordinance by mapping created by the City's Geographic Information Systems (GIS) information. Geologic hazard areas include areas prone to landslides and earthquakes as shown in Figure 7.3. Landslide hazard areas are found along the slope of the Getchell plateau and along the banks of Quilceda, Allen and Munson creeks. Steep slopes (ranging from 25 to 75% slopes), soft soils, and ground water seepage make these areas prone to landslides.

Areas susceptible to earthquakes – where soft or loose soils form valley floors and locally in upland areas – have been identified by the City's Geographic Information Systems (GIS) information. Moderate to high seismic (liquefaction) areas have been identified along Quilceda and Allen creeks and in the 100 year floodplain along Ebey Slough. Soil liquefaction may occur during an earthquake in areas where fine to medium grain soil materials (silt and sand) are saturated. When subject to shaking, these soils become like quicksand and lose their capacity to support structures. When development is proposed on a seismic hazard area, the applicant must submit a study which demonstrates that:

1. Evaluation of site-specific subsurface conditions show that the site is not located in a seismic hazard area; or
2. Mitigation is implemented that renders the proposed development as safe as if it were not a seismic hazard area.

Geologic processes and human activities are responsible for slope instability and erosion prone areas. In the Quilceda/Allen watershed, steep, unstable slopes occur along the streams and in ravines. Erosion from increased stream flows and human activity is observable along several reaches in both stream systems.

Figure 7.3



Section 7.3

AIR QUALITY

Air quality within the Puget Sound Airshed is regulated at both the national level and regional level through the Clean Air Act. Air quality is generally assessed in terms of whether concentrations of air pollutants are higher or lower than ambient air quality standards set to protect human health and welfare.

The main sources of air pollution in the Puget Sound region are wood smoke from home heating, vehicles, wildfires and industry. According to the Puget Sound Clean Air Agency, fine particles and smog (ozone) are the greatest concern for the Puget Sound region. Wildfire smoke has contributed to the highest fine particle levels since being initially monitored in 1980.

The United States Environmental Protection Agency (EPA) has established a system to categorize and report air quality based on pollutant concentrations. This system is called the Air Quality Index (AQI) and utilizes a numerical scale divided into six categories. The air quality index scale is shown in Figure 7.4. For each pollutant, an AQI value of 100 generally corresponds to the national air quality standard for the pollutant, which is the level EPA has set to protect public health.

Within the Puget Sound region, the Washington State Department of Ecology (DOE) and Puget Sound Clean Air Agency (PSCAA) jointly regulate and monitor air quality. Widespread climate action regulations have been recently adopted by Washington State to reduce emissions at State, regional and local levels.

Air quality is vital to environmental and public health.

Figure 7.4
Air Quality Index for Air Pollutants

DAILY AQI COLOR	LEVELS OF CONCERN	VALUES OF INDEX	DESCRIPTION OF AIR QUALITY
Green	Good	0 to 50	Air quality is satisfactory, an air pollution poses little to no risk.
Yellow	Moderate	51 to 100	Air quality is acceptable. However, there may be a risk for some people, particularly those who are usually sensitive to air pollution.
Orange	Unhealthy for Sensitive Groups	101 to 150	Members of sensitive groups may experience health effects. The general public is less likely to be effected.
Red	Unhealthy	151 to 200	Some members of the general public may experience health effects; members of sensitive groups may experience more sensitive health
Purple	Very Unhealthy	201 to 300	Health alert: The risk of health effects is increased for everyone.
Maroon	Hazardous	301 and higher	Health warning of emergency conditions: everyone is more likely to be affected.

Source: Air Quality Index - Washington State Department of Ecology

Section 7.4

WATER RESOURCES

Surface Water

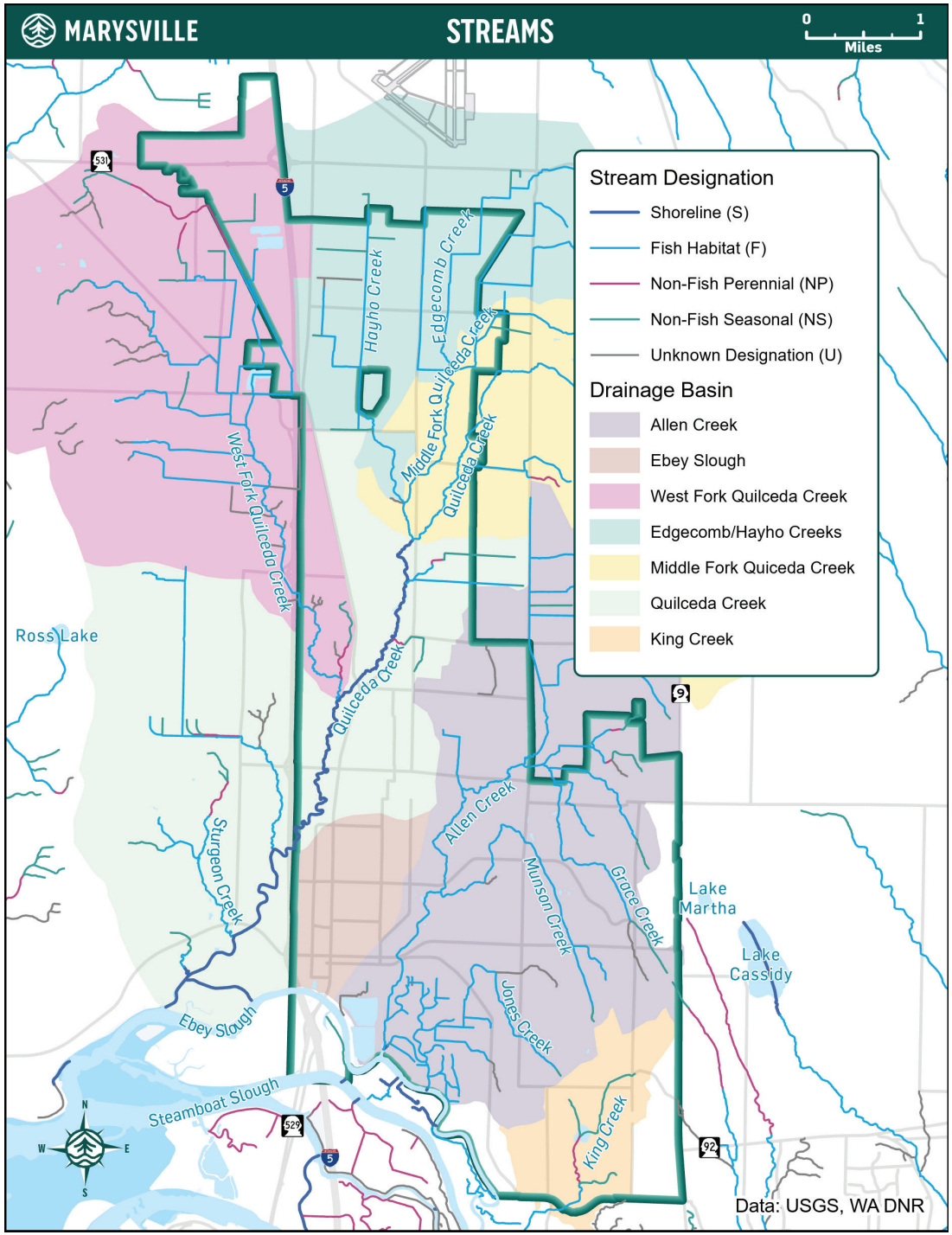
Surface water resources within the City are primarily located within the Quilceda/Allen creek watershed, which covers an area of about 49 square miles. The watershed has two stream systems: Quilceda and Allen Creeks. Quilceda Creek drains approximately 38 square miles and Allen Creek drains approximately 11 square miles; both drain into Ebey Slough and the lower Snohomish River Delta as illustrated in Figure 7.5.

Both drainage basin surface waters flow generally in a northwesterly direction in the upper reaches of the tributaries, and a southwesterly flow in the lower reaches. The watershed is highly susceptible to a variety of environmental problems. Water pollution is increasing from non-point sources such as agricultural and urban development. Generally, pollutants that flow into the tributary systems consist of pesticides, chemical fertilizers, animal waste, oil, gasoline, heavy metals, and sediments.

Also, although much of Quilceda and Allen Creeks have a protective vegetative buffer, agriculture and timber harvesting in the mid-to-upper reaches have resulted in soil erosion and subsequent loss of spawning areas and reduction of fish rearing habitat throughout much of the system.

The Quilceda-Allen system is within the Tulalip Tribes' usual and accustomed fishing areas; therefore, land use within the watershed is governed by a variety of tribal, state, county and city governments, and ranges from agricultural and timber production to commercial development.

Figure 7.5



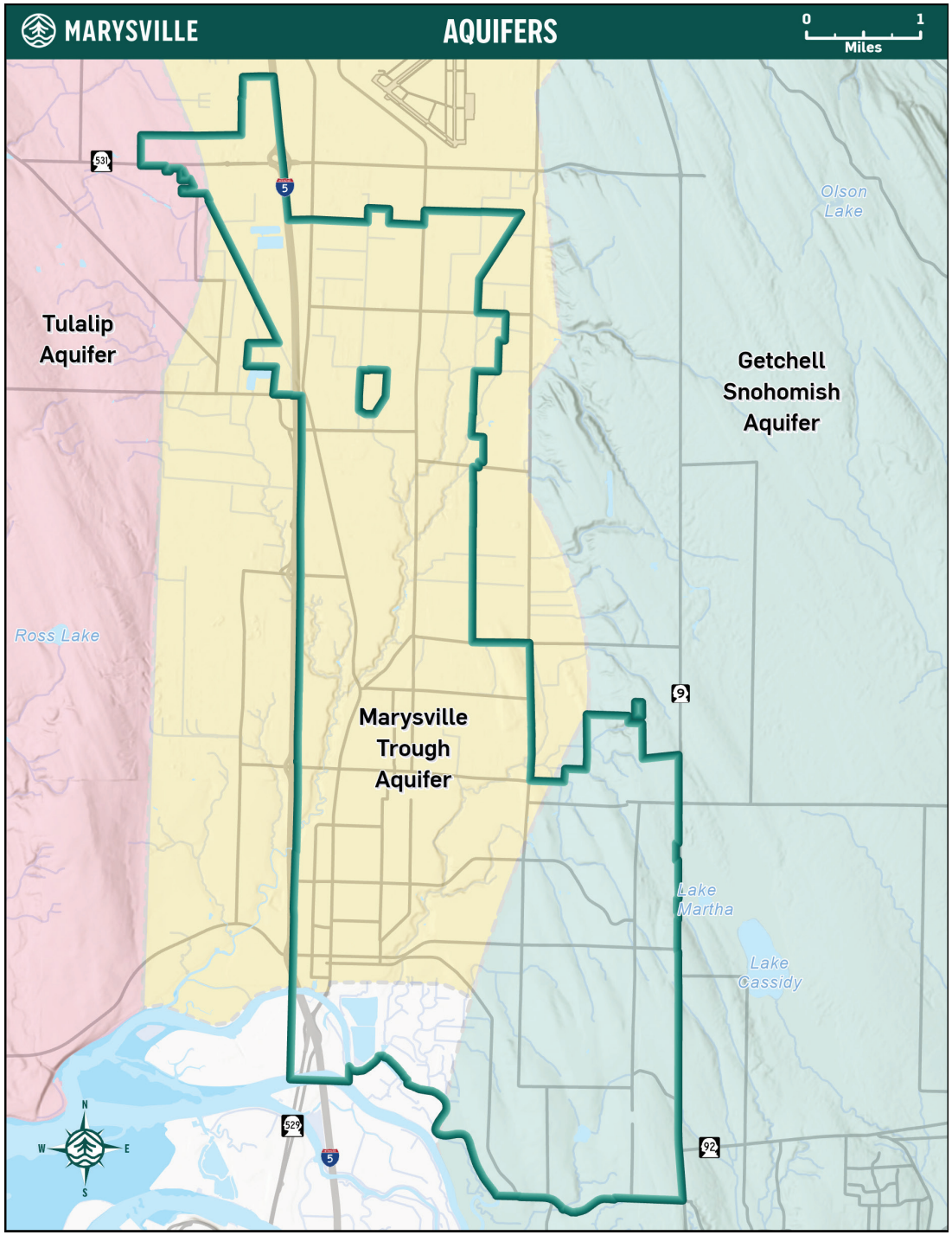
Ground Water

Ground water is a limited and variable resource that plays an important role in the watershed. Ground water discharge to streams supports year-round flow, and ground water provides drinking water to watershed residents. The infiltration, movement and storage of ground water are controlled by the soils and geologic materials present below ground surface.

Aquifers are subsurface zones of earth, gravel, or porous stone yielding usable amounts of water. The Marysville UGA encompasses two of three of the aquifers within the Quilceda/ Allen Watershed. These are the Marysville Trough Aquifer, and the Getchell-Snohomish Aquifer as shown in Figure 7.6. The Marysville Trough Aquifer is a shallow aquifer; the Getchell-Snohomish Aquifer is an intermediate aquifer.

The Marysville Trough Aquifer is a large unconfined or water table aquifer. It extends from Arlington and the Stillaguamish River in the north and to Marysville and the Snohomish River in the south. The aquifer is contained within the Marysville sand recessional outwash, extending from the surface to 150 feet below the surface. The ground water generally flows in a south to southwest direction, perpendicular to the water table contours.

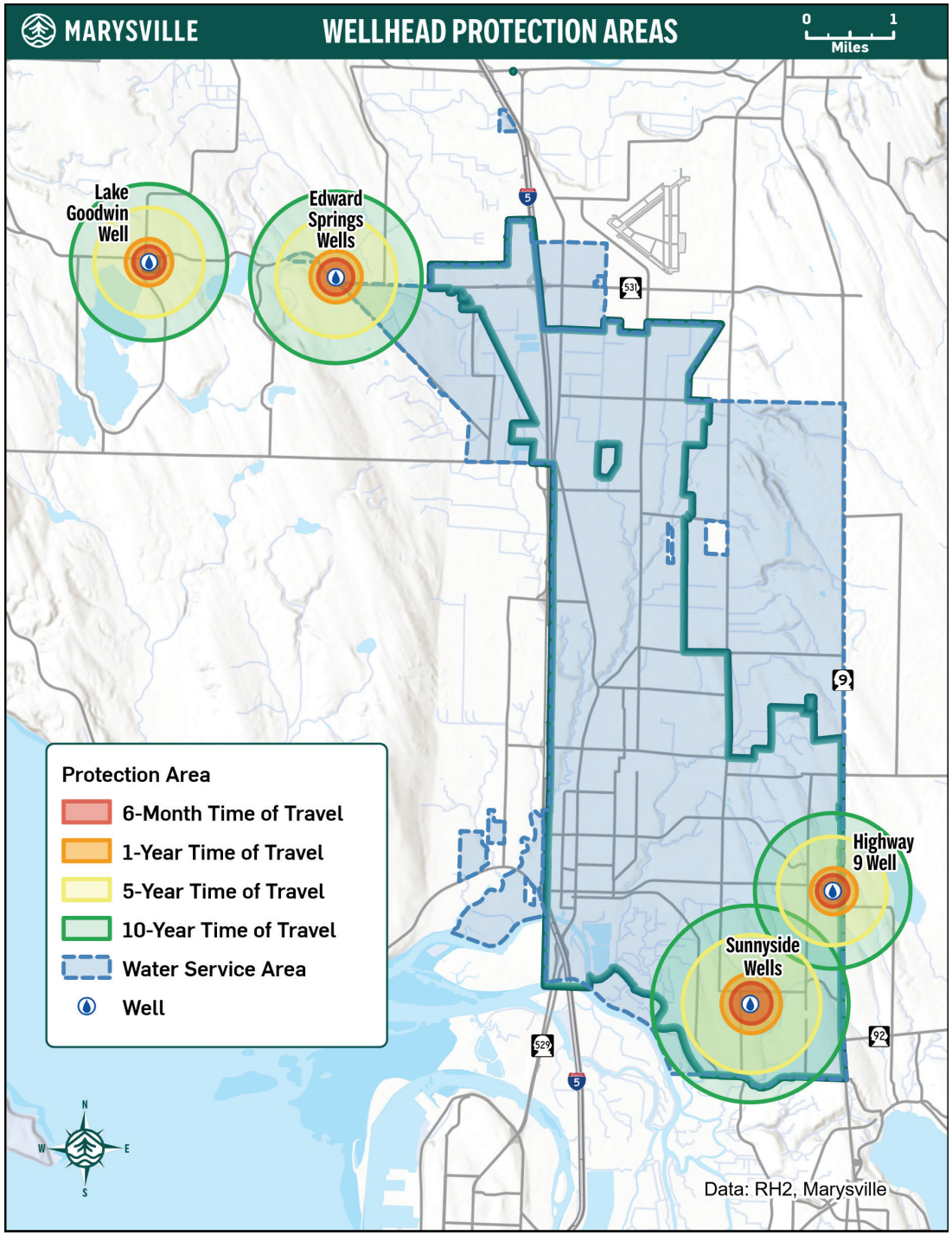
Figure 7.6



The Getchell-Snohomish Aquifer occurs in advance outwash deposits extending from Arlington to Snohomish just east of the Marysville Trough Aquifer. The aquifer is from 50 to several hundred feet deep. Ground water flow from the Getchell-Snohomish Aquifer is generally to the west in the watershed. This aquifer is considered confined even though ground water emerges where the Vashon advance outwash meets transitional beds, forming hillside springs and seeps and discharging into hillside headwater streams.

Sunnyside Wells 1R and 2 currently draw groundwater from the Getchell-Snohomish Aquifer, for potable use. The City began to utilize these wells for potable water, after the Sunnyside Water Treatment Facility was constructed in 2017. The Highway 9 Well is currently designated as an emergency backup, however, the City intends to maximize the water right to this source at a future date. Sunnyside and the Highway 9 Wells (shown in Figure 7.7) are classified as Critical Aquifer Recharge Areas (CARAs)[137,138]. The City is required to classify, designate and regulate CARAs according the State regulations.

Figure 7.7



137. Note: the City expects to eventually serve the properties on private wells with a public water system.

138. Critical Aquifer Recharge Areas (CARA) are defined under the GMA as "areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge."

Shoreline and Floodplain Management

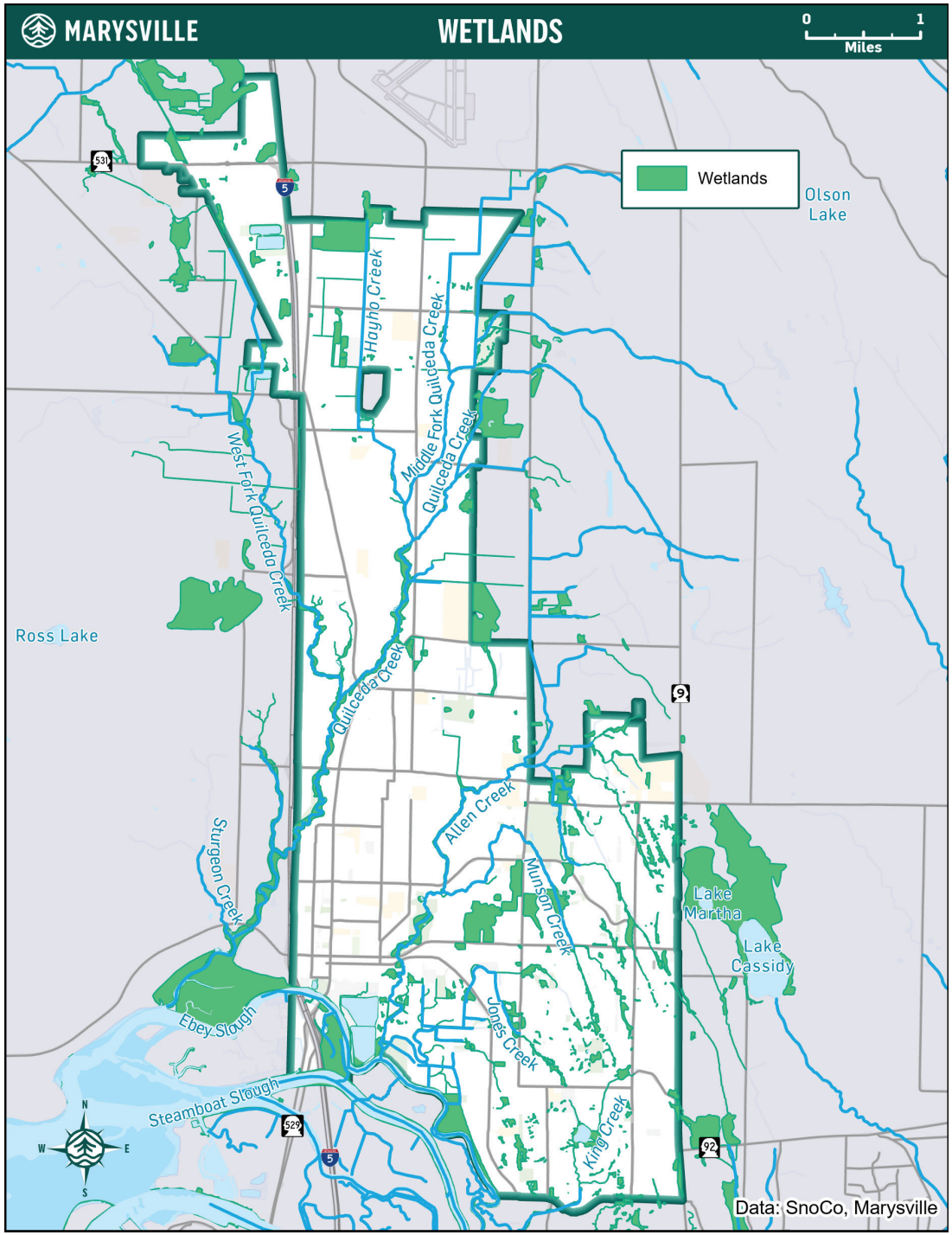
Streams and water bodies that fall within shoreline jurisdiction include Ebey Slough, Quilceda Creek, which flows from its confluence with the Middle Fork downstream to the mouth of Ebey Slough, and the West Fork Quilceda Creek along the eastern boundary of Interstate 5 to its confluence with the Mainstem Quilceda. Land use activities within these boundaries must obtain shoreline permits or shoreline substantial development permits regulated by the City and State Department of Ecology. Ebey Slough provides the single point of shoreline access (as opposed to creeks) within city limits.

The Federal Emergency Management Agency (FEMA) designated the reaches of Quilceda Creek downstream from 101st Place NE; Allen Creek downstream from 76th Place NE together with an upland bog immediately west of SR 9 and north of 108th Street NE; and the limits of the 100-year flood area associated with Ebey Slough as flood hazard zones. Any structures proposed to be constructed in any area designated as a flood hazard zone are required to be flood-proofed to assure that the City may continue to qualify for participation in the National Flood Insurance Program.

Wetlands

Wetlands provide many functions within the watershed. These include fish and wildlife habitat; water quality protection; groundwater recharge/discharge; and flood water storage and attenuation or desynchronization. There have been a number of surveys by Snohomish County, Marysville, and private surveys completed within the Marysville UGA to identify and classify wetlands. These inventories, however, represent only a portion of area wetlands. Of those identified, the majority of Category I, II and III wetland habitats are located within existing stream corridors. Most wetlands in the watershed are hydrologically connected either by ditch or as part of the stream as shown in Figure 7.8. Consequently, a high percentage of the wetlands in the watershed are significant for providing base flow to streams.

Figure 7.8



Stormwater

Residential, commercial and industrial development have both short-term and long-term effects upon the quality of surface and ground water resources. Increased storm water runoff results from removal of natural vegetation, draining and filling wetlands, disturbing soil structures by grading and compacting, and by covering land with impervious surfaces such as streets, parking lots, and structures. The unmitigated increased volume and rate of subsequent storm water runoff carries greater quantities of silt, debris, and chemical pollutants into the Quilceda and Allen Creek drainage system.

In 2022 the City of Marysville completed the Marysville Watershed Planning Basin Assessment and Prioritization which describes stream conditions inside city boundaries, and ranks areas for stormwater retrofits to improve stream water quality. This plan subsequently developed the Stormwater Management Action Plan (SMAP) describing the stormwater retrofits. These retrofits will be incorporated into subsequent Comprehensive Surface Water Plan updates.

The City of Marysville adopted its Comprehensive Surface Water Management Plan and adopted a rate structure in 2003 to address capital facility needs. The Comprehensive Surface Water Plan was updated in 2009 and 2017, with a future update scheduled to begin in 2024.

Coordination between Arlington, Marysville, Snohomish County and the Tulalip Tribes should occur to prevent further degradation of the natural system and property damage due to flooding and erosion.

Wetlands perform many important functions including enhancing water quality. Photo Credit: Mark J. Photography.

Section 7.5

VEGETATION

Certain areas within the City remain forested. No area has old growth timber since it was logged in the late 1800s and early 1900s; therefore, these areas are of second growth forest. They are found on undeveloped tracks, along creeks, ravines, and some wetlands, and as significant buffers along Interstate 5 and Highway 9. They have important functions as visual buffers, erosion prevention and maintaining topsoil, help with the conversion of carbon dioxide to oxygen, and provide habitat for wildlife. Most of the wildlife habitats coincide with the forested areas or areas with heavy vegetation. However, a significant stand of older trees, known as Mother Nature's Window, is situated at 55th Avenue NE and 100th Street NE.

Mature cedar trees and native understory along Quil Ceda Creek.

Section 7.6

FISH AND WILDLIFE HABITAT

The condition of fish habitat in watershed streams is variable. Coho spawning and good rearing habitat are found toward the headwaters (Figure 7.9); the heavily altered middle sections have significantly reduced habitat value; and the lower sections with their large ravines generally have good habitat value for an urban stream system. There is one lake within the Marysville UGA. Largemouth bass, pumpkinseed and rainbow trout are planted in Twin Lakes by the Washington Department of Fish & Wildlife and other parties.

The majority of the City's wildlife habitat is found in areas with dense vegetation or second growth forests. This covers the habitat that is suitable for salmonid spawning and rearing at the headwaters of numerous tributaries of Allen Creek and Quilceda Creek. Along with resident cutthroat trout habitat in the Edgecomb Creek headwaters, numerous areas of the Quilceda Creek system provide healthy habitat for spawning and rearing Coho and Chum salmon. Due to the rarity of buffers in agricultural fields, fish habitat in agricultural areas has decreased. Erosion has reduced the amount of spawning habitat in the Allen Creek system, resulting in stream beds becoming filled with mud and silt, canary reed grass growing in streambeds and channelized areas of the system, and the elimination of wetlands. Though not as much as the aforementioned species, chinook salmon, steelhead, and rainbow trout also make use of the streams in the Quilceda and Allen Creek watersheds.

Streams provide important fish and wildlife habitat.

Quil Ceda Creek System

Quilceda Creek and its tributaries provide good spawning and rearing habitat for salmonids, as well as supplying resident fish habitat. The mainstem Quilceda Creek provides about one and a half miles of spawning habitat towards the headwaters. Very good salmon rearing habitat and resident fish habitat are found throughout the stream. A riparian buffer of from 100 to 200 feet in width, and adjacent wetlands, protect the creek along most of the length except as it passes through agricultural land.

The West Fork Quilceda Creek has patchy spawning and good rearing habitat in the lower and middle sections. Coho and chum spawning habitat occurs east of I-5. Coho and chum also spawn in some of the tributaries and channeled streams. Most of the stream sections that flow through agricultural lands have been highly modified, significantly reducing habitat values.

Salmon rely on streams for spawning and rearing.

Fish spawning habitat occurs throughout the Middle Fork Quilceda Creek in both long reaches and isolated spots. Chum spawning occurs north of the confluence of the Middle Fork with Quilceda Creek. A 75 to 100 foot riparian buffer exists along the creek through portions of residential development, but has been removed where the creek flows through farm fields.

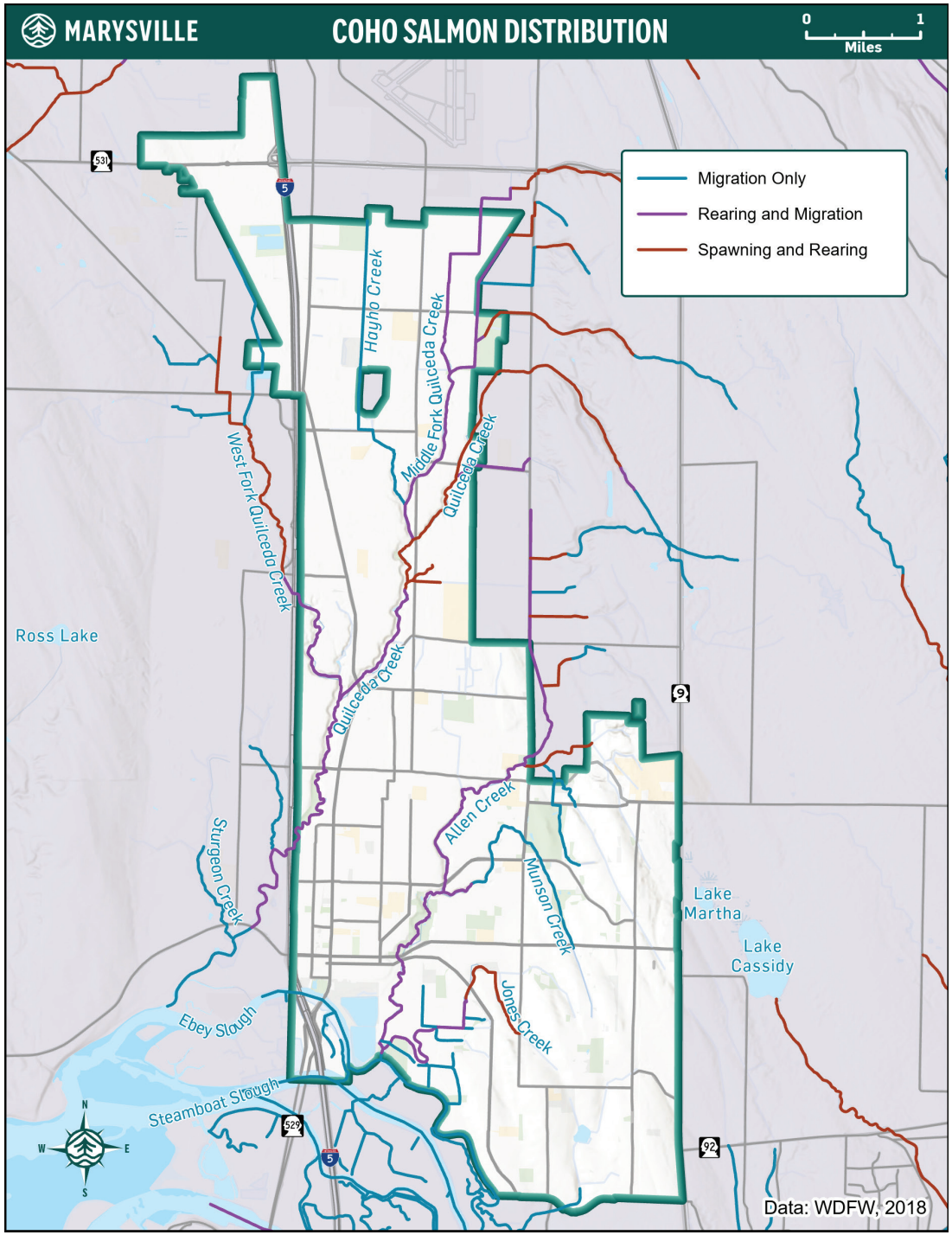
The headwaters of Edgecomb Creek, a tributary to the Middle Fork, contains spawning habitat for coho salmon and resident cutthroat. The spawning habitat extends south of 172nd Street NE, for over two miles through a newly relocated and enhanced stream and wetland mitigation corridor. This stream flows through Arlington and Marysville, west of 67th Avenue NE following the west side of the BNSF railroad tracks. Additional spawning habitat for chum salmon has been identified from the confluence with the Middle Fork Quilceda Creek for about a half mile of stream.

Olaf Strad Creek, another Middle Fork tributary, is spring fed and provides good spawning habitat at its headwaters. Steelhead redds have been observed in this stream. The headwaters are protected with forested vegetation, but there is little overstory vegetation where the stream enters farmland.

Allen Creek System

Salmon spawning habitat occurs toward the headwaters of Allen Creek east of 67th Avenue NE and along the stream south of 108th to 88th Streets NE. The creek has good rearing habitat in many sections including some of the east bank tributaries. Below its confluence with Munson Creek, the stream bottom is mud and silt, and spawning habitat is lacking. A small wooded buffer and wetland system protect the creek from Jennings Park south to Sunnyside Boulevard. North of Jennings Park, the buffer is 100 to 200 feet, but shrinks as it nears agricultural land and 67th Avenue NE, where little vegetation has been retained. Below Sunnyside Boulevard, Allen Creek flows through floodplain farmland where much of the channel is choked with sediment and reed canarygrass.

Figure 7.9



Rearing habitat is available in the unnamed east bank tributary to Allen Creek (WRIA 07-0079) that has been channeled along 112th Street NE. There is some spawning habitat, but much of the stream has filled in with reed canarygrass. Habitat projects built in the stream channel no longer function properly.

Munson Creek has spawning and rearing habitat throughout, but construction activities and urban impact has severely degraded the stream and eliminated wetlands.

Wetlands play a critical role in protection of fish and wildlife habitat. Wetlands provide a steady water source and reduce stream degradation from uncontrolled stormwater runoff. A significant portion of wildlife species occurring in western Washington, use wetlands or riparian habitat during their life cycle. Many wildlife species occur only in wetlands, while many more spend a portion of their life cycle in wetlands. They improve water quality through biofiltration of surface water, nutrient uptake by vegetation, binding by soils particles, and/or by providing a settling basin for suspended solid deposition. Wetland soils can extend stream flow and recharge over long time periods, and they can act as recharge areas for stream channels during dry periods. Wetlands also assist in reducing runoff quantity and velocity during storms. Wetland flood storage plays a critical role in tempering downstream flooding impacts within the watershed and can also be important in preventing scouring of salmonid spawning beds in stream gravels.

Qwuloolt Estuary Restoration Project

The Qwuloolt Estuary Restoration Project is a combined effort among the Tulalip Tribes, Army Corp of Engineers, Department of Ecology, National Oceanic and Atmospheric Administration (NOAA), Washington Department of Fish and Wildlife (WDFW) and the City of Marysville to restore approximately 400 acres of tidally influenced estuary. This restored ecosystem includes both wetland and riverine habitats in the Allen creek basin. This area is located at the southern edge of Marysville, at the confluence of Allen Creek and Ebey Slough. The area was diked for farming in the 1800s, dramatically changing the floodplains' vegetation and wildlife regimes. Restoration of the site began in 2012, with the creation of tidal channels, mowing and tilling of existing invasive vegetation, and planting of native species to form plant communities. The Army Corp of Engineers began construction in 2014 of a new levee system to protect the Industrial Park at 56th Place NE and 48th Drive NE and the historic levee was breached August 28, 2015. The city continues collaborating with Tulalip tribes to monitor and control invasive species within the wetlands. The Department of Ecology and the Army Corps of Engineers monitor the site periodically. The next monitoring date is 2025.

Critical areas and buffers provided important habitat for both fish and wildlife. Photo Credit: Mark J. Photography.

The Qwuloolt Estuary Restoration restored over 400 acres of tidally influenced estuary.

Section 7.7

CLIMATE CHANGE

Marysville Climate Change Initiatives – History and Background

In May of 2010, the Marysville City Council formally adopted Resolution 2286 establishing a strategy to manage and reduce energy, fuel consumption and greenhouse gasses (GHG). During the review process, the Council expressed some concern regarding the uncertainty of climate change, but recognized that although there is not clear consensus about exactly what will occur, some changes are likely inevitable. Components from Resolution 2286 were incorporated into the 2015 Comprehensive Plan update.

The existing climate change section is now expanded to: address Puget Sound Regional Council (PSRC) Vision 2050 requirements; plan for approaching mandatory State regulations; and address Marysville-specific climate change issues. The Growth Management Act regulations require Marysville to adopt a formal (and more elaborate) Climate Change and Resiliency Element by 2029 including providing measurable actions to reduce greenhouse gas (GHG) emissions.

In May of 2023, the Marysville City Council approved Resolution 2529, to utilize the Climate Change and Vulnerability and Risk Assessment Study (CVA) prepared by Cascadia Consulting as a resource to further inform the City's Comprehensive Plan in order to address issues surrounding the environment and climate change.

Extreme weather events such as droughts, flooding, and extreme heat pose risks to health, infrastructure, natural areas, and the economy in Marysville. Planning is necessary to address future impacts that could occur as a result of these events. The following sections will summarize the findings of the CVA.

Trees and parks provide a reprieve from extreme heat.

Climate Vulnerability Assessment (CVA) Summary

The CVA was prepared to analyze Marysville's communities, economy, natural areas and infrastructure and the potential climate change effects to these areas. The study assessed four areas including; the physical vulnerability of infrastructure and natural areas, as well as the social vulnerability of neighborhoods (or communities) and economy. Impacts to these four areas anticipated are, increasing winter storms and flooding, higher temperatures and extreme heat, changing stream flows, rising see levels, and more frequent and intense wildfires and smoke events.

CVA Key Findings

The CVA's key findings identified areas of vulnerability within Marysville as it relates to the social and physical realms.

The social impacts identified are summarized below.

The CVA found that certain areas and communities (located in the northeastern and central census tracts of Marysville) are more vulnerable to climate change because of:

- Higher rates of respiratory illness and mortality related to poor air quality for longer periods of times;
- Food access and security due to proximity to grocery stores; and
- Fewer areas with open spaces and tree canopy coverage.

Areas in the southern part of Marysville are exposed more to flooding impacts which are anticipated to occur more often and more intense within the 100-year and 500-year floodplain (floodplain).

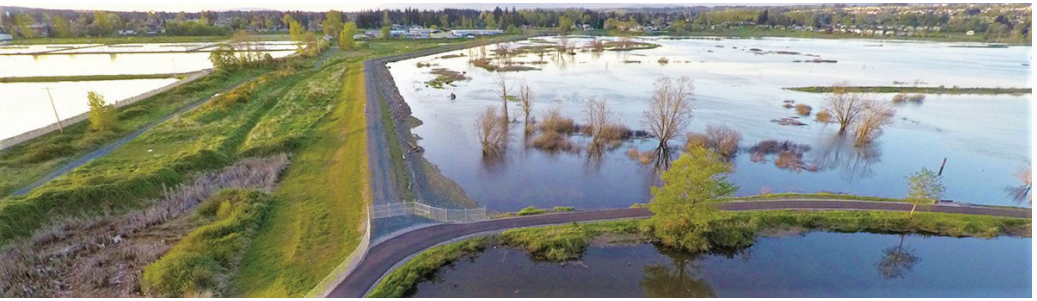
Disruptions (short term and long term) will occur to businesses and the workforce as a result of sea level rise, flooding and extreme heat events. Businesses and workers located in the floodplain are most at risk for flood damage. Outdoor occupations (such as construction) will see reduced labor during extreme heat events. The ability to adapt to climate change related monetary impacts will be more difficult for small businesses, and for residents who are unemployed, elderly, low income and/or disabled.

The physical impacts identified are summarized below.

- Ebey Slough and the associated critical areas and habitat areas face more risk of erosion and flooding. The City received grant funding to increase levee heights to address: 2023 sea level rise projections, flood mitigation, and estuary restoration.
- Increasing temperatures and more intense rainfall patterns cause risks for forested areas and salmon. Elevated stream temperatures and insufficient flows in streams can harm salmon migration and spawning. Mortality of trees can occur in the floodplain, near the shoreline or land hazard areas when there is an extreme weather event.
- Marysville's transportation systems, roads, wastewater treatment plant, stormwater conveyance infrastructure and sewer facilities, within the floodplain or near the shoreline area, are subject to risk due to flooding and sea level rise.
- Very hot summers or heat events (occurring more often and more extreme) will cause a surge in energy usage (from air-conditioning) causing strains on the electricity systems resulting in potential power outages. Residents with low income have a higher change of occupying housing with poor insulation or limited weatherproofing and will be overburdened by higher power bills.
- The majority of the electricity supply in Marysville is from hydropower. Increasing temperatures and extreme rainfall can cause damage to dams due to overtopping. Diversifying the City's energy options is included in the policy section below.
- Portions of the British Petroleum (BP) Pipeline are within the floodplain which poses a risk of pipe damage due to flooding.

Existing and Proposed CVA Policies

Marysville previously adopted several climate change adaption policies within the 2015 Comprehensive Plan. Additional policies are included to address the CVA results, PSRC requirements and to plan for approaching climate change State mandates. By 2029, the City will be required to modify the climate change section within its Comprehensive Plan and municipal codes to further elaborate on these policies, create action items to address climate change, and to track, measure, and reduce GHG emissions.



The City received grant funding to increase levee heights to address sea level rise projections, flood mitigation, and estuary restoration.

Infrastructure and structures near the shoreline or floodplain are subject to risk of flooding and sea level rise. Photo Credit: Mark J. Photography.

Section 7.8

GOALS AND POLICIES

Environmental Goals and Policies Format

Please note, in other chapters, the goals and policies format includes one goal followed by the related policies for that goal. In this chapter, the goals and policies format includes one category (such as General Environmental Goals and Policies, Environmentally Sensitive Lands Goals and Policies, etc.) followed by a group of goals and a group of policies that relate to the overarching category. Goals are numbered as EN X and policies as EN 0.X.

General Environment

GOALS

EN 1 Pursue effective policies, regulations, management practices, and capital projects that result in improvements, preservation and/or enhancement of the natural environment.

EN 2 Protect life and property from floods, landslides, erosion, uneven settlement, and other disruptions that may be associated with natural hazard areas.

EN 3 Design and build developments in a manner that respects and retains ecosystem services, natural elements, vegetation and critical areas, with emphasis on streams, creeks and other bodies of water; and on wetlands, and steep slopes.

EN 4 Promote innovative and environmentally sensitive development practices informed by Best Available Science in siting, design, materials selection, construction, and maintenance.

EN 5 Recognize the benefits provided by ecosystem services and incorporate these functions into developments by using applicable green infrastructure tactics.

EN 6 Support programs to ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected.

EN 7 Support and incentivize environmental stewardship on private and public lands.

EN 8 Advance integrated and interdisciplinary approaches for environmental planning and assessments

POLICIES

EN 0.1 Recognize the natural environment as an integrated unit composed of interacting land, water, and air resources. Make every effort to ensure that the health and stability of this resource system is protected and maintained.

EN 0.2 Recognize the interrelationship of habitat corridors with parks and open space and prioritize the connection and enhancement of these valuable linkages in order to promote no net loss of ecological function while enhancing recreational opportunities.

EN 0.3 Educate the public concerning the importance of maintaining and conserving environmentally sensitive lands, natural resources, climate change impacts on health and safety, flood risk, practices that maintain or improve air quality, and the cultural environment.

EN 0.4 Encourage property owners to utilize the Open Space Current Use Assessment Program to preserve significant areas of environmental concern, particularly wetlands.

EN 0.5 Identify open space, trails (including pedestrian and bicycle trails), and park resources and needs, and develop programs for protecting and enhancing these areas.

EN 0.6 Regulatory programs developed for the protection of the natural environment shall provide certainty, clarity, flexibility, efficiency, public outreach, and education so that: people understand the requirements, permits are processed quickly, and alternative approaches that provide equal or greater protection to the environment may be considered.

EN 0.7 Create programs and/or development regulations that allow for flexible site design for innovative solutions for critical area protection, and consideration of site constraints and characteristics.

EN 0.8 Encourage all future development to occur in a manner that will first avoid critical areas impacts where such avoidance is feasible and reasonable. In appropriate circumstances, impacts to critical areas resulting from regulated activities may be minimized, rectified, reduced or compensated for, consistent with the requirements of the City's Critical Areas Ordinance.

Kildeer eggs.

Environmentally Sensitive Lands

GOALS

EN 9 Ensure no net loss of ecological function of natural features in areas potentially sensitive to development. This includes areas that have features such as steep slopes, severe erosion, foundation instability, seasonally wet soils, or any other critical areas.

EN 10 Areas of significantly forested and vegetated areas should be maintained. These areas provide shade over impervious surfaces – reduce heat island effects, increase filtration of harmful road-related runoff, provide habitat for avian and terrestrial wildlife species, contribute to aesthetic value, assist in noise buffering, and more.

POLICIES

EN 0.9 Utilize natural features to provide visual variety, community identity, and open space areas.

EN 0.10 Encourage development to consider the inherent characteristics of the predominant soil type(s).

Earth

GOAL

EN 11 Restrict clearing and grading on steep slopes, near streams, or high-predisposition Tokul soils. The City and County should collaborate to identify areas unsuitable for urban development and future UGA expansions due to soils, topography, ecosystem service value, and watershed impact.

POLICIES

EN 0.11 Utilize natural features to provide visual variety, community identity, and open space areas.

EN 0.12 Encourage development to consider the inherent characteristics of the predominant soil type(s).

Sunrise paints the sky over the Qwuloolt Estuary and Cascade Mountain range. Photo Credit: Mark J. Photography.

Water Quality, Wetland and Watershed Protection, Stormwater Runoff and Drainage

GOALS

EN 12 Coordinate with adjacent jurisdictions, tribes, countywide planning groups and watershed groups to protect critical areas, habitat, water quality, and Critical Aquifer Recharge Areas (CARAs).

EN 13 Promote the preservation and improvement of water quality by recognizing the importance of land within and adjacent to streams, shorelines, and watercourses to provide and sustain water resources for humans, natural processes, and wildlife use.

EN 14 Continue to deliver on the goals and actions outlined in the Marysville Watershed Planning Basin Assessment and Prioritization report and the Marysville Watershed Planning Stormwater Action Plan, prioritizing areas with a high level of environmental importance that have also been impacted by development.

POLICIES

EN 0.13 Protect, restore and/or enhance natural systems, critical areas, hydrological functions and water quality, including restoring shorelines and estuaries, removing fish-blocking culverts, reducing use of toxic products, and retrofitting basins to manage stormwater.

EN 0.14 Density credits should be given when vegetation is retained and open space or buffer areas provided, above and beyond what code requires.

EN 0.15 Utilize the natural drainage system where it is possible to do so without significantly altering the natural drainage ways or upgrading a public storm drainage system.

EN 0.16 Recognize the inter-jurisdictional characteristics of storm drainage management problems and work with Snohomish County, other jurisdictions, and area-wide residents to improve storm drainage.

EN 0.17 Promote advanced planning and subsequent monitoring to mitigate development impacts through area wide wetland surveys, wetland banking and mitigation projects.

EN 0.18 Review and update development codes and design standards to comply with State stormwater requirements, pursue nature-based solutions and low-impact development, and minimize impervious surface areas in private development and city capital improvements.

EN 0.19 Account for climate change impacts in planning, designing, and operating stormwater management approaches, including infrastructure and best management practices.

EN 0.20 Improve real-time forecasting of water delivery and basin yields to improve management of stored water.

EN 0.21 Improve provision of technical assistance and incentives to increase storage capacity and to improve conservation, reuse, and water use efficiency among all consumptive water uses.

Wildlife

GOAL

EN 15 Encourage the preservation of wildlife, their habitats and refuges.

POLICY

EN 0.22 Preserve fish and wildlife habitats conservation areas by requiring adequate setbacks of development from creeks and tributaries and by limiting alterations to natural vegetative cover through development restrictions. Also coordinate with other agencies to manage or improve conditions for wildlife and habitat in streams, anadromous fisheries, drainage ways, wetlands, and other watercourses.

Cultural Resources

GOAL

EN 16 Protect and enhance Marysville's cultural heritage.

POLICIES

EN 0.23 Encourage coordination between public and private entities to identify, preserve and restore buildings, structures, objects, and sites having historical and cultural significance or interest.

EN 0.24 Protect scenic views and sites so present and future generations may enjoy them.

EN 0.25 Archeological and historic resources should be surveyed as part of the development review process.

EN 0.26 Work with the Washington State Department of Archaeology and Historic Preservation (DAHP) and local tribes to help identify cultural resources and coordinate when cultural resources are identified.

Climate Change

GOALS

EN 17 Work with public and private partners to develop strategies and programs, that can be used by both the public and private sectors, to prepare for and mitigate the potential impacts of climate change.

EN 18 Account for climate change impacts when planning, siting, designing, and operating capital facility, utility, and infrastructure projects.

EN 19 Develop programs and strategies that will encourage the retrofitting of existing development and infrastructure to mitigate and adapt to the effects of climate change.

EN 20 Develop policies, programs, and projects that equitably reduce climate change impacts on vulnerable communities and increase resilience.

POLICIES

Air Quality

EN 0.27 To protect local and regional air quality, the City shall coordinate with county, regional, state, and federal agencies with air quality responsibilities, and seek to ensure that the City's programs and transportation projects are designed and implemented to conform to the provisions of the state and federal Clean Air Act.

EN 0.28 Ensure all federal and state air quality standards are met to reduce emissions of air toxics and greenhouse gases.

EN 0.29 Develop policies and strategies to reduce greenhouse gas emissions.

EN 0.30 Continue cooperative education efforts with the Marysville Fire District regarding burn bans and outdoor burning to promote air quality improvements.

EN 0.31 Protect, restore and manage native vegetation, tree canopy and forests (including parks, greenbelts and urban forests).

EN 0.32 Protect and restore natural resources that sequester and store carbon.

Energy Efficiency

EN 0.33 Promote the use of conservation, alternative energy sources including solar energy, and energy management technology where feasible.

EN 0.34 Prioritize EPA Energy Star-certified and high-efficiency devices to reduce electricity consumption.

EN 0.35 Promote sustainable building practices such as Leader in Energy and Environmental Design (LEED), Evergreen Sustainable Development Standard (ESDS) or a similar system.

EN 0.36 Staff shall recycle, and reduce paper consumption and plastic bottle use.

EN 0.37 The City will continue to participate in the Commute Trip Reduction (CTR) program.

Planning and Risk Assessment

EN 0.38 Develop a comprehensive approach to manage low flow conditions and drought response, taking into consideration the needs of the environment, agriculture, and vulnerable communities.

EN 0.39 Support enhanced data collection for hazard events to provide a fuller understanding of the community's hazard characteristics—including identifying demographic groups/community members most vulnerable to hazard events.

Natural Emergency Preparedness

EN 0.40 Improve capability to rapidly assess and repair damaged transportation infrastructure, in order to ensure rapid reopening of transportation corridors.

EN 0.41 Integrate local climate impacts risk assessment, as applicable, into hazard mitigation planning.

EN 0.42 Implement an urban heat resilience plan, incorporating heat mitigation and management actions, informed by heat island mapping, and involving cooling centers, early warning systems, and energy grid resilience.

EN 0.43 Revise land use codes to promote passive cooling, energy-efficient technologies, and green spaces to mitigate urban heat island effects.

EN 0.44 Prioritize equitable access to emergency preparedness resources for vulnerable populations and areas. Develop and distribute tools and resources for the community to stay safe during extreme heat events.

Wildfire Risk

EN 0.45 Develop short- and medium-term adaptation strategies for urban forests and other fire-prone habitats, and improve development standards.

EN 0.46 Collaborate with community partners to establish resilience hubs as clean air centers for public use during wildfire smoke events, especially in areas with poor air quality and limited air filtration access.

EN 0.47 Provide community education and outreach on wildfire smoke mitigation practices.

EN 0.48 Develop community wildfire preparedness, response, and recovery plans.

Prioritize Green Spaces and Shade Coverage

EN 0.49 Review, update, and implement tree protection codes to increase tree retention. Encourage the protection, maintenance, and expansion of tree canopy throughout the community, prioritizing residential and mixed-use areas with the least current tree canopy to equitably distribute benefits.

EN 0.50 Actively manage municipal forests (e.g., parks and greenbelts) to protect residents, and improve ecosystem health and habitat.

Shorelines and Flood areas

EN 0.51 Collaborate with scientific community, agencies, and jurisdictions to develop science-based estimates of coastal flooding impacts, incorporating future climate conditions in land use, Flood Hazard Management, and comprehensive planning.

EN 0.52 Prioritize coastal restoration to promote ecosystem resilience, considering sea level rise impacts.

EN 0.53 Increase resilience to flooding, and protect, restore, and enhance existing flood storage, conveyance, and the ecological functions and values of floodplains, wetlands, and riparian corridors.

EN 0.54 Maintain existing water levels of perennial water bodies and update local land use codes to reduce the risks of sea level rise for shoreline development.

EN 0.55 Preserve and develop direct and visual public access to water, including public docks, aquatic recreation, marine facilities, and scenic vistas, where consistent with the Shoreline Management Act.

EN 0.56 Discourage construction in designated flood hazard areas, and prohibit it in floodway areas. Developments in designated flood hazards areas shall be adequately flood-proofed.

EN 0.57 Provide continued maintenance of established flood control facilities along rivers and creeks that protect existing populations and developments.

EN 0.58 Identify and reduce flooding through improvements to drainage systems and reductions in impervious surfaces and runoff.

EN 0.59 Conserve and utilize shoreline and flood plain areas within the City consistent with the City's Shoreline Management Master Program.

Native plants contribute to a healthy environment. Photo Credit: Mark J. Photography.

COMMUNITY DEVELOPMENT DEPARTMENT
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MEMORANDUM

DATE: November 4, 2024

TO: City Council

FROM: Angela Gemmer, Principal Planner

SUBJECT: 2024 Comprehensive Plan – minor code amendments

CC: Haylie Miller, Community Development Director
Chris Holland, Planning Manager

Exhibits:

A Residential amendments

B Commercial amendments

As part of the 2024 Comprehensive Plan update, limited minor code amendments are concurrently proposed to ensure consistency between the Comprehensive Plan and Title 22C, *Unified Development Code*, and/or to provide greater clarity. Major code amendments pertaining to Middle Housing will be presented to the Planning Commission and City Council separately in early 2025 for adoption by June 2025. The following is a summary of the code amendments which are currently proposed:

- **Duplexes in R-4.5 Zone.** Amend MMC 22C.010.060, *Permitted uses*, and *22C.010.070, Permitted uses – Development conditions*, to eliminate the Conditional Use Permit (CUP) requirement for duplexes in the R-4.5 Single Family, Medium Density zone (see **Exhibit A**). This change promotes consistency with the Middle Housing Bill (HB 1110) and is the one change involving HB 1110 that is proposed for adoption prior to the overall package of code amendments. The reason this change is proposed now is to streamline and reduce the cost for pursuing a duplex in the R-4.5 zone. While duplexes are already allowed in the R-4.5 zone, additional paperwork and fees are required for building them in this zone; however, ultimately the same product is built, and there are seldom, if ever, additional conditions that mitigate the impact of the duplex on surrounding properties.

- **PRD Requirement for Mobile/Manufactured Home Parks.** Amend MMC 22C.010.060, *Permitted uses*, to eliminate the requirement that new mobile/manufactured homes parks in the R-4.5, R-6.5, and R-8 zones use the Planned Residential Development process set forth in MMC 22G.080, *Planned Residential Developments* (see **Exhibit A**).However, this requirement appears to be inconsistent with State law which requires that manufactured homes[1] be treated in the same manner as conventionally built single family residences.

[1] Pursuant to MMC 22A.120.140 "M" definitions, Manufactured Home, Designated means "a manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which: (1) Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long; (2) Was originally constructed with and now has a composition or wood shake or shingle, coated metal or

This amendment would ensure consistent treatment while allowing an applicant to determine whether to pursue a Planned Residential Development, which allows for reduced lot sizes and dimensional standards, but requires the provision of open space and alternate access (e.g. auto courts, shared driveways, etc.).

- **Light Industrial – General Commercial Overlay.** The intent of the Light Industrial with General Commercial Overlay zone is to allow the various commercial uses allowed in both the LI and GC zones to be pursued, while retaining the site and architectural design, and density and dimensional standards for the LI zone. The following amendments (see **Exhibit B**) are proposed in code to clarify that:

  - Amend MMC 22C.020.020 *List of the commercial, industrial, recreation and public institutional zones*, and 22C.020.030 *Characteristics of commercial, industrial, recreation and public-institutional zones* to provide a description of the Light Industrial with General Commercial Overlay zone;

  - Amend MMC 22C.020.060, *Permitted uses*, and MMC 22C.020.070, *Permitted uses – Development conditions*, to provide a separate column for the LI with GC Overlay zone to ensure that it is clear which standards apply. Where both the GC and LI zones allow a use, the less restrictive standard generally has been applied. For example, if a Conditional Use Permit (CUP) is required in the GC zone, but the use is permitted outright in the LI zone, the use will generally be permitted outright. Another example is that certain uses in the LI zone are limited to properties abutting State Avenue/Smokey Point Boulevard; however, generally this limitation has not been applied in the GC with LI zone with limited exceptions. A couple uses that are allowed in the GC zone which were not intended to be allowed in the LI with GC Overlay are have been excluded as permitted uses. These include:

    - Multiple-family
    - Adult family homes
    - Master planned senior communities

  - Amend 22C.020.080, *Densities and dimensions*, and 22C.020.090, *Densities and dimensions – Development conditions*, to indicate that the Light Industrial with General Commercial Overlay zone uses the Light Industrial density and dimensional standards.

- **Mixed Use zone – Eating and Drinking Places.** Currently, restaurants are limited to 4,000 square feet in the Mixed Use (MU) zone; however, a variety of other commercial uses are allowed in the MU zone but are not similarly size restricted. To encourage restaurants in the MU zone, and treat them more consistently with other uses, the size restriction is proposed to be removed (see **Exhibit B**).

- **Motorcycle dealers.** In the Community Business (CB) and Community Business – Whiskey Ridge (CB-WR) zones, motor vehicle and boat dealers are permitted outright; however, motorcycle dealers require a Conditional Use Permit (CUP). Typically motorcycle dealers are a less intensive use than motor vehicle and boat dealers, so the code is proposed to be amended to permit motorcycle dealers outright (see **Exhibit B**).

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similar roof of nominal 3:12 pitch; and (3) Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code single-family residences.

Exhibit A

22C.010.060 Permitted uses.

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R-MHP
Residential Land Uses									
Dwelling Units, Types:									
Single detached (14)	P11	P11	P11	P11	P11	P11	P11	P11	P43
Model home	P30	P30	P30	P30	P30	P30	P30	P30	P30
Cottage housing (14)	C6	C6	C6	C6	C6	C6	C6	C6	
Duplex (14)	~~C~~P8	P8	P8	P8	P	P	P	P	
Townhouse	P3	P3	P3	P3	P	P	P	P	
Multiple-family					P	P	P	P	
Mobile home	P12	P12	P12	P12	P12	P12	P12	P12	P12
Mobile/manufactured home park	P~~3~~	P~~3~~	P~~3~~		C	P	P		P45
Senior citizen assisted	C2	C2	C2	C2	C2	C2	C2	C2	C2
Factory-built	P7	P7	P7	P7	P7	P7	P7	P7	P7, 43
Recreational vehicle (44)	P	P	P	P	P	P	P	P	P
Tiny house or tiny house with wheels (51)	P	P	P	P	P	P	P	P	P
Group Residences:									
Adult family home	P	P	P	P	P	P	P	P	P
Convalescent, nursing, retirement	C2	C2	C2	C2	C2	C2	C2	C2	
Residential care facility	P	P	P	P	P	P	P	P	
Master planned senior community (15)	C	C	C	C	C	C	C	C	C
Transitional housing facilities (53)	P	P	P	P	P	P	P	P	P
Permanent supportive housing (53)	P	P	P	P	P	P	P	P	P
Emergency housing (54)									
Emergency shelters – Indoor (54)									
Accessory Uses:									
Residential accessory uses (1), (9), (10), (14), (49), (50)	P	P	P	P	P	P	P	P	P
Home occupation (5)	P	P	P	P	P13	P13	P13	P13	P

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R-MHP
Temporary Lodging:									
Hotel/motel									
Bed and breakfast guesthouse (4)		C	C	C	P	P	P	P	
Bed and breakfast inn (4)					P	P	P	P	
Enhanced services facility (52)									
Recreation/Cultural Land Uses									
Park/Recreation:									
Park	P16	P16	P16	P16	P16	P16	P16	P16	P16
Community center	C	C	C	C	C	C	C	C	C
Amusement/Entertainment:									
Sports club					C	C	C	C	
Golf facility (17)	C	C	C	C	P	P	P	P	
Cultural:									
Library, museum and art gallery	C	C	C	C	C	C	C	C	C
Church, synagogue and temple	C	C	C	C	P	P	P	P	C
General Services Land Uses									
Personal Services:									
Funeral home/crematory	C18	C18	C18	C18	C18	C18	C18	C18	C18
Cemetery, columbarium or mausoleum	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19
Day care I	P20	P20	P20	P20	P20	P20	P20	P20	P20
Day care II	C25	C25	C25	C25	C	C	C	C	C25
Stable	C	C	C	C					
Kennel or cattery, hobby	C	C	C	C	C	C	C	C	
Electric vehicle (EV) charging station (38), (39)	P	P	P	P	P	P	P	P	
EV rapid charging station (40), (41), (42)					P	P	P	P	
Health Services:									
Medical/dental clinic					C	C	C	C	
Supervised drug consumption facility									
Education Services:									

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R-MHP
Elementary, middle/junior high, and senior high (including public, private and parochial)	C	C	C	C	C	C	C	C	C
Commercial school	C21	C21	C21	C21	C21	C21	C21	C21	
School district support facility	C23	C23	C23	C23	C23	C23	C23	C23	
Interim recycling facility	P22	P22	P22	P22	P22	P22	P22	P22	
Vocational school									
Government/Business Service Land Uses									
Government Services:									
Public safety facilities, including police and fire	C26	C26	C26	C26	C26	C26	C26	C26	C26
Utility facility	P	P	P	P	P	P	P	P	P
Private storm water management facility	P	P	P	P	P	P	P	P	P
Public storm water management facility	P	P	P	P	P	P	P	P	P
Business Services:									
Self-service storage (31)					C27	C27	C27	C27	
Professional office					C	C	C	C	
Automotive parking	P29	P29	P29	P29	P29	P29	P29	P29	
Model house sales office	P47	P47	P47	P47					
Wireless communication facility (28)	P C	P C	P C	P C	P C	P C	P C	P C	P C
State-Licensed Marijuana Facilities:									
Marijuana cooperative (48)									
Marijuana processing facility – Indoor only (48)									
Marijuana production facility – Indoor only (48)									
Marijuana retail facility (48)									
Retail/Wholesale Land Uses									
Forest products sales	P32	P32	P32	P32					
Agricultural crop sales	P32	P32	P32	P32					
Resource Land Uses									
Agriculture:									
Growing and harvesting crops	P34	P34	P34	P34					
Raising livestock and small animals	P35	P35	P35	P35					

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R-MHP
Forestry:									
Growing and harvesting forest products	P34	P34	P34	P34					
Fish and Wildlife Management:									
Hatchery/fish preserve (33)	C	C	C	C					
Aquaculture (33)	C	C	C	C					
Regional Land Uses									
Regional storm water management facility	C	C	C	C	C	C	C	C	C
Nonhydroelectric generation facility	C	C	C	C	C	C	C	C	C
Transit park and pool lot	P	P	P	P	P	P	P	P	
Transit park and ride lot	C	C	C	C	C	C	C	C	
School bus base	C36	C36	C36	C36	C36	C36	C36	C36	
Racetrack	C37	C37	C37	C37	C37	C37	C37	C37	
College/university	C	C	C	C	C	C	C	C	

22C.010.070 Permitted uses – Development conditions.

(1) Accessory dwelling units must comply with development standards in Chapter 22C.180 MMC. Accessory dwelling units in the R-MHP zone are only allowed on single lots of record containing one single-family detached dwelling.

(2) Limited to three residents per the equivalent of each minimum lot size or dwelling units per acre allowed in the zone in which it is located.

(3) Only as part of a planned residential development (PRD) proposal, and subject to the same density as the underlying zone.

(4) Bed and breakfast guesthouses and inns are subject to the requirements and standards contained in Chapter 22C.210 MMC.

(5) Home occupations are subject to the requirements and standards contained in Chapter 22C.190 MMC.

(6) Subject to cottage housing provisions set forth in MMC 22C.010.280.

(7) Factory-built dwelling units shall comply with the following standards:

(a) A factory-built house must be inspected at least two times at the factory by the State Building Inspector during the construction process, and must receive an approval certifying that it meets all requirements of the International Building Code. At the building site, the city building official will conduct foundation, plumbing and final inspections.

(b) A factory-built house cannot be attached to a metal frame allowing it to be mobile. All such structures must be placed on a permanent foundation at the building site.

(8) Permitted outright in the R-6.5, R-8, and WR-R-4-8 zones on minimum 7,200-square-foot lots. A conditional use permit is required for the R-4.5 zone, and the minimum lot size must be 12,500 square feet. Duplexes must comply with the comprehensive plan density requirements for the underlying land use designation.

(9) A garage sale shall comply with the following standards:

(a) No residential premises shall have more than two such sales per year and no such sale shall continue for more than six days within a 15-day period.

(b) Signs advertising such sales shall not be attached to any public structures, signs or traffic control devices, nor to any utility poles. All such signs shall be removed 24 hours after the sale is completed.

A garage sale complying with the above conditions shall be considered as being an allowable accessory use to all residential land uses. A garage sale violating one or more of the above conditions shall be considered as being a commercial use and will be disallowed unless it complies with all requirements affecting commercial uses.

(10) Residential accessory structures must comply with development standards in Chapter 22C.180 MMC.

(11) Manufactured homes must:

(a) Be set on a permanent foundation, as specified by the manufacturer, enclosed with an approved concrete product from the bottom of the home to the ground which may be either load-bearing or decorative;

(b) Meet all design standards applicable to all other single-family homes in the neighborhood in which the manufactured home is to be located;

(c) Be no more than five years old, as evidenced by the date of manufacture recorded on the HUD data plate. An administrative variance to the requirement that a manufactured home be no more than five years old may be granted by the community development director only if the applicant demonstrates all of the following:

(i) The strict enforcement of the provisions of this title creates an unnecessary hardship to the property owner;

(ii) The proposed manufactured home is well maintained and does not present any health or safety hazards;

(iii) The variance is necessary or warranted because of the unique size, shape, topography, location, critical areas encumbrance, or other feature of the subject property;

(iv) The proposed manufactured home will be compatible with the neighborhood or area where it will be located;

(v) The subject property is otherwise deprived, by provisions of this title, of rights and privileges enjoyed by other properties in the vicinity and within an identical zone;

(vi) The need for the variance is not the result of deliberate actions of the applicant or property owner; and

(vii) The variance is the minimum necessary to grant relief to the applicant.

(12) Mobile homes are only allowed as a primary residence in existing mobile/manufactured home parks established prior to June 12, 2008, subject to the requirements of Chapter 22C.230 MMC, Mobile/Manufactured Home Parks.

(13) Home occupations are limited to home office uses in multifamily dwellings. No signage is permitted in townhouse or multifamily dwellings.

(14) No more than one single-family detached or duplex dwelling is allowed per lot except in cottage housing developments that are developed with all cottages located on a common lot, and accessory dwelling units through the provisions of Chapter 22C.180 MMC.

(15) Subject to Chapter 22C.220 MMC, Master Planned Senior Communities.

(16) The following conditions and limitations shall apply, where appropriate:

(a) Parks are permitted in residential and mixed use zones when reviewed as part of a subdivision, mobile/manufactured home park, or multiple-family development proposal; otherwise, a conditional use permit is required;

(b) Lighting for structures and fields shall be directed away from residential areas; and

(c) Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

(17) Golf facilities shall comply with the following:

(a) Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

(b) Restaurants are permitted as an accessory use to a golf course.

(18) Only as an accessory to a cemetery.

(19) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.

(20) Only as an accessory to residential use and subject to the criteria set forth in Chapter 22C.200 MMC.

(21) Only as an accessory to residential use, provided:

(a) Students are limited to 12 per one-hour session;

(b) All instruction must be within an enclosed structure; and

(c) Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.

(22) Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.

(23) Only when adjacent to an existing or proposed school.

(24) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.

(25) Day care IIs must be located on sites larger than one-half acre and are subject to minimum standards identified in Chapter 22C.200 MMC for day care I facilities. Parking facilities and loading areas shall be located to the rear of buildings or be constructed in a manner consistent with the surrounding residential character. Evaluation of site suitability shall be reviewed through the conditional use permit process.

(26) Public safety facilities, including police and fire, shall comply with the following:

(a) All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

(b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street.

(27) Accessory to an apartment development of at least 12 units, provided:

(a) The gross floor area in self-service storage shall not exceed 50 percent of the total gross floor area of the apartment dwellings on the site;

(b) All outdoor lights shall be deflected, shaded and focused away from all adjoining property;

(c) The use of the facility shall be limited to dead storage of household goods;

(d) No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;

(e) No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;

(f) No residential occupancy of the storage units;

(g) No business activity other than the rental of storage units to the apartment dwellings on the site; and

(h) A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

(28) All WCFs and modifications to WCFs are subject to Chapter 22C.250 MMC including, but not limited to, the siting hierarchy, MMC 22C.250.060. WCFs may be a permitted use or a conditional use subject to MMC 22C.250.040.

(29) Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:

(a) They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours; and

(b) The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department.

(30) Model Homes.

(a) The community development director may approve construction of model homes subject to the following conditions:

(i) No model home shall be constructed without the issuance of a building permit;

(ii) In no event shall the total number of model homes in a preliminary subdivision be greater than nine;

(iii) A hard-surfaced roadway to and abutting all model homes shall be constructed to standards determined by the city engineer or designee;

(iv) Operational fire hydrant(s) must be available in accordance with the International Fire Code;

(v) Submittal of a site plan, stamped by a registered civil engineer or licensed surveyor, delineating the location of each structure relative to existing and proposed utilities, lot lines, easements, roadways, topography and critical areas;

(vi) Submittal of building permit applications for each of the proposed structures;

(vii) Approval of water, sewer and storm sewer extension plans to serve the proposed structures; and

(viii) Execution of an agreement with the city saving and holding it harmless from any damages, direct or indirect, as a result of the approval of the construction of model homes on the site.

(b) Prior to occupancy of any model home, the final plat of the subject subdivision shall be approved and recorded.

(31) Any outdoor storage areas are subject to the screening requirements of the landscape code.

(32) Subject to approval of a small farms overlay zone.

(33) May be further subject to the provisions of the Marysville shoreline master program.

(34) Only allowed in conjunction with the small farms overlay zone.

(35) Provided, that the property has received approval of a small farms overlay designation, or is larger than one acre in size.

(36) Only in conjunction with an existing or proposed school.

(37) Except racing of motorized vehicles.

(38) Level 1 and Level 2 charging only.

(39) Allowed only as an accessory use to a principal outright permitted use or permitted conditional use.

(40) The term “rapid” is used interchangeably with “Level 3” and “fast charging.”

(41) Only “electric vehicle charging stations – restricted” as defined in Chapter 22A.020 MMC.

(42) Rapid (Level 3) charging stations are required to be placed within a parking garage.

(43) One single-family detached dwelling per existing single lot of record. Manufactured homes on single lots must meet the criteria outlined in subsection (11) of this section.

(44) Recreational vehicles (RVs) are allowed as a primary residence in an established mobile/manufactured home park (MHP) subject to the requirements of Chapter 22C.230 MMC, Mobile/Manufactured Home Parks.

(45) MHPs shall fulfill the requirements of Chapter 22C.230 MMC, Mobile/Manufactured Home Parks.

(46) Reserved.

(47) Model house sales offices are subject to the requirements of MMC 22C.110.030(12).

(48) No person or entity may produce, grow, manufacture, process, accept donations for, give away, or sell marijuana concentrates, marijuana-infused products, or usable marijuana within residential zones in the city. Provided, activities in strict compliance with RCW 69.51A.210 and 69.51A.260 are not a violation of the Marysville Municipal Code.

(49) Shipping/cargo and similar storage containers are prohibited on lots within a platted subdivision and properties under one acre in size. Shipping/cargo and similar storage containers may be located on properties over one acre in size if located behind the primary residence, observe all setbacks applicable to an accessory structure, and are screened from public view.

(50) Accessory structures may not be utilized as, or converted to, a dwelling unless the structure complies with the accessory dwelling unit standards outlined in MMC 22C.180.030.

(51) Tiny houses or tiny houses with wheels are allowed as a primary residence in an established mobile/manufactured home park (MHP) subject to the requirements of Chapter 22C.230 MMC, Mobile/Manufactured Home Parks.

(52) Enhanced services facilities are prohibited in all residential zones as such are identified and adopted in this chapter.

(53) An operations plan, to mitigate potential impacts on the surrounding community, must be provided by the sponsor and/or property owner at the time of application. The operations plan must address the following elements to the satisfaction of the city:

(a) Name and contact information for key staff;

(b) Roles and responsibilities of key staff;

(c) Site/facility management, including a security and emergency plan;

(d) Site/facility maintenance;

(e) Occupancy policies, including resident responsibilities and a code of conduct that address, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession;

(f) Provision of human and social services, including staffing plan and outcome measures;

(g) Outreach with surrounding property owners and residents and ongoing good neighbor policy;

(h) Procedures for maintaining accurate and complete records; and

(i) Additional information as requested by the community development director to ensure current best practices for permanent supportive housing and transitional housing facilities are used.

(54) Emergency housing and emergency shelters – indoor are prohibited in all residential zones as such are identified and adopted in this chapter.

Exhibit B

22C.020.020 List of the commercial, industrial, recreation and public institutional zones.

The full names, short names and map symbols of the commercial, industrial, recreation and public institutional zones are listed below.

Full Name	Short Name/Map Symbol
Neighborhood business	NB
Community business	CB
General commercial	GC
Downtown commercial	DTC
Mixed use	MU
Light industrial	LI
Light industrial with General Commercial overlay	LI-GC
General industrial	GI
Recreation	REC
Public/institutional zone	P/I
Whiskey Ridge	WR (suffix to zone's map symbol)
Small farms overlay	SF (suffix to zone's map symbol)
Property-specific development standards	P (suffix to zone's map symbol)

22C.020.030 Characteristics of commercial, industrial, recreation and public institutional zones.

(1) Neighborhood Business Zone.

(a) The purpose of the neighborhood business zone (NB) is to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties. These purposes are accomplished by:

(i) Limiting nonresidential uses to those retail or personal services which can serve the everyday needs of a surrounding residential area;

(ii) Allowing for a mix of housing and retail/service uses; and

(iii) Excluding industrial and community/regional business-scaled uses.

(b) Use of this zone is appropriate in neighborhood centers designated by the comprehensive plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(2) Community Business and Community Business – Whiskey Ridge Zones.

(a) The purpose of the community business (CB) and community business – Whiskey Ridge (CB-WR) zones is to provide convenience and comparison retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses. These purposes are accomplished by:

(i) Providing for limited small-scale offices as well as a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas;

(ii) Allowing for a mix of housing and retail/service uses; provided, that housing is not allowed in the community business – Whiskey Ridge zone; and

(iii) Excluding commercial uses with extensive outdoor storage or fabrication and industrial uses.

(b) Use of this zone is appropriate in community business areas that are designated by the comprehensive plan and are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(3) General Commercial Zone.

(a) The purpose of the general commercial zone (GC) is to provide for the broadest mix of commercial, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment. These purposes are accomplished by:

(i) Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in CB zoned areas;

(ii) Allowing for outdoor sales and storage, regional shopping areas and limited fabrication uses; and

(iii) Concentrating large-scale commercial and office uses to facilitate the efficient provision of public facilities and services.

(b) Use of this zone is appropriate in general commercial areas that are designated by the comprehensive plan that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(4) Downtown Commercial Zone.

(a) The purpose of the downtown commercial zone (DTC) is to provide for the broadest mix of comparison retail, service and recreation/cultural uses with higher density residential uses, serving regional market areas and offering significant employment. These purposes are accomplished by:

(i) Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in GC zoned areas;

(ii) Allowing for regional shopping areas, and limited fabrication uses; and

(iii) Concentrating large-scale commercial and office uses to facilitate the efficient provision of public facilities and services.

(b) Use of this zone is appropriate in downtown commercial areas that are designated by the comprehensive plan that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(5) Mixed Use Zone.

(a) The purpose of the mixed use zone (MU) is to provide for pedestrian- and transit-oriented high-density employment uses together with limited complementary retail and higher density residential development in locations within activity centers where the full range of commercial activities is not desirable. These purposes are accomplished by:

(i) Allowing for uses that will take advantage of pedestrian-oriented site and street improvement standards;

(ii) Providing for higher building heights and floor area ratios than those found in the CB zone;

(iii) Reducing the ratio of required parking to building floor area;

(iv) Allowing for on-site convenient daily retail and personal services for employees and residents; and

(v) Minimizing auto-oriented, outdoor or other retail sales and services which do not provide for the daily convenience needs of on-site and nearby employees or residents.

(b) Use of this zone is appropriate in areas designated by the comprehensive plan for mixed use, or mixed use overlay, which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(6) Light Industrial Zone.

(a) The purpose of the light industrial zone (LI) is to provide for the location and grouping of non-nuisance-generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and limited retail uses. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:

(i) Allowing for a wide range of industrial and manufacturing uses;

(ii) Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and

(iii) Limiting residential, institutional, service, office and other nonindustrial uses to those necessary to directly support industrial activities.

(b) Use of this zone is appropriate in light industrial areas designated by the comprehensive plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

(7) Light Industrial with General Commercial Overlay Zone.

(a) The purpose of the light industrial with general commercial overlay zone is to provide for the location and grouping of non-nuisance generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, and warehousing along with the broadest mix of commercial,

wholesale, service and recreation/cultural uses. This zone is intended as a transitional zone between Light Industrial and General Commercial areas that allows the market to determine whether industrial or commercial uses are the highest and best use of the site.

(b) Use of this zone is appropriate in light industrial areas designated by the comprehensive plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

~~(7)~~(8) General Industrial Zone.

(a) The purpose of the general industrial zone (GI) is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking and equipment but also for commercial uses having special impacts and regulated by other chapters of this title. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:

(i) Allowing for a wide range of industrial and manufacturing uses;

(ii) Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and

(iii) Limiting residential, institutional, service, office and other nonindustrial uses to those necessary to directly support industrial activities.

(b) Use of this zone is appropriate in general industrial areas designated by the comprehensive plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

~~(8)~~(9) Recreation Zone.

(a) The purpose of the recreation zone (REC) is to establish areas appropriate for public and private recreational uses. Recreation would permit passive as well as active recreational uses such as sports fields, ball courts, golf courses, and waterfront recreation, but not hunting. This zone would also permit some resource land uses related to agriculture and fish and wildlife management.

(b) This recreation zone is applied to all land designated as “recreation” on the comprehensive plan map.

~~(9)~~(10) Public/Institutional Zone.

(a) The purpose of the public/institutional (P/I) land use zone is to establish a zone for governmental buildings, churches and public facilities.

(b) This public/institutional zone is applied to all land designated as "public/institutional" on the comprehensive plan map.

~~(10)~~(11) Small Farms Overlay Zone.

(a) The purpose of the small farms overlay zone (-SF suffix to zone's map symbol) is to provide a process for registering small farms, thereby applying the small farms overlay zone and recording official recognition of the existence of the small farm, and to provide encouragement for the preservation of such farms, as well as encouraging good neighbor relations between single-family and adjacent development.

(b) Use of this zone is appropriate for existing and newly designated small farms.

22C.020.060 Permitted uses.

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI ~~(81)~~	GI	REC	P/I
	Residential Land Uses										
Dwelling Units, Types:											
Townhouse					P6	P					
Multiple-family	C4	P4, C5		P4, C5	P4, P6	P					
Manufactured home	P7	P7		P7		P7	P7	P7	P7		
Mobile home	P7	P7	P7	P7	P7	P7	P7	P7	P7		
Recreational vehicle	P7	P7		P7		P7	P7	P7	P7		
Tiny house or tiny house on wheels	P7	P7		P7		P7	P7	P7	P7		
Senior citizen assisted	P					C					P
Caretaker's quarters (3)	P	P	P	P	P	P	P	P	P	P	P
Group Residences:											
Adult family home (70)	P	P	P	P	P	P					P
Convalescent, nursing, retirement	C	P			P	P					P
Residential care facility	P	P			P	P	P70	P70	P70	P70	P
Master planned senior community (10)						C					C

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI ~~(81)~~	GI	REC	P/I
Enhanced services facility (77)		P		P		P					
Transitional housing facilities (79)	P	P	P	P		P	P	P			
Permanent supportive housing (79)	P	P	P	P		P	P	P			
Emergency housing (80)	P, C	P, C	P, C	P, C		P, C	P, C	P, C			
Emergency shelters – Indoor (80)	P, C	P, C	P, C	P, C		P, C	P, C	P, C			
Accessory Uses:											
Home occupation (2)	P8	P8, P9	P8, P9	P8, P9	P8, P9	P8, P9	P8, P9	P9	P9		
Temporary Lodging:											
Hotel/motel	P	P	P	P	P	P	P75	P75			
Bed and breakfast guesthouse (1)											
Bed and breakfast inn (1)	P	P	P	P			P				
	Recreation/Cultural Land Uses										
Park/Recreation:											
Park	P11	P	P	P	P	P	P	P	P	P11	P
Marina					P				P	C	P
Dock and boathouse, private, noncommercial					P				P	P16	P
Boat launch, commercial or public					P				P		P
Boat launch, noncommercial or private					P				P	P17	P
Community center	P	P	P	P	P	P	P	P	P	P	P
Amusement/Entertainment:											
Theater		P	P	P	P	P	P				
Theater, drive-in				C			C				
Amusement and recreation services		P18	P18	P18	P18	P19	P	P	C		
Sports club	P	P	P	P	P	P	P	P	P		
Golf facility (13)		P	P	P			P	P	P	C	
Shooting range (14)				P15			P15	P15			
Outdoor performance center				C			C	C		C	C
Riding academy							P	P		C	
Cultural:											
Library, museum and art gallery	P	P	P	P	P	P	P	P	P	C	P

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI ~~(81)~~	GI	REC	P/I
Church, synagogue and temple	P	P	P	P	P	P	P	P	P		P
Dancing, music and art center		P	P	P	P	P	P			C	P
	General Services Land Uses										
Personal Services:											
General personal service	P	P	P	P	P	P	P	P	P		
Dry cleaning plant		P	P				P	P	P		
Dry cleaning pick-up station and retail service	P	P	P	P	P	P25	P	P76	P		
Funeral home/crematory		P	P	P	P	P26	P	P76	P		
Cemetery, columbarium or mausoleum	P24	P24	P24	P24, C20			P	P	P		
Day care I	P70	P70	P70	P70	P70	P70	P70	P21, 70	P70	P70	P70
Day care II	P	P	P	P	P	P	P	P21			
Veterinary clinic	P	P	P	P	P	P	P	P76	P		
Automotive repair and service	P22	C, P28	C, P28	P			P	P	P		
Electric vehicle (EV) charging station (64)	P	P	P	P	P	P	P	P	P	P	P
EV rapid charging station (65), (66)	P	P	P	P	P67	P67	P	P	P		
EV battery exchange station				P			P	P	P		
Miscellaneous repair		P	P	P			P	P	P		
Social services		P	P	P	P	P	P				P
Kennel, commercial and exhibitor/breeding (71)		P	P	P			P	P	P		
Pet daycare (71), (72)		P	P	P	P	P	P	P76	P		
Civic, social and fraternal association		P	P	P	P	C	P		P		P
Club (community, country, yacht, etc.)									P		P
Health Services:											
Medical/dental clinic	P	P	P	P	P	P	P				P
Hospital		P	P	P	P	C	P				C
Miscellaneous health	P68	P68	P68	P68	P68	P68	P68				P68
Supervised drug consumption facility											
Education Services:											

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI ~~(81)~~	GI	REC	P/I
Elementary, middle/junior high, and senior high (including public, private and parochial)		C	C	C	C	C	P	P	C		C
Commercial school	P	P	P		P	P27					C
School district support facility	C	P	P	P	P	P	P	P	P		P
Vocational school		P	P	P	P	P27	P				P
	Government/Business Service Land Uses										
Government Services:											
Public agency office	P	P	P	P	P	P	P	P	P		P
Public utility yard				P			P	P			P
Public safety facilities, including police and fire	P29	P	P	P	P	P	P	P			P
Utility facility	P	P	P	P		C	P	P	P		P
Private storm water management facility	P	P	P	P	P	P	P	P	P		P
Public storm water management facility	P	P	P	P	P	P	P	P	P		P
Business Services:											
Contractors' office and storage yard				P30	P30	P30	P	P	P		
Interim recycling facility		P23	P23	P23			P	P			P
Taxi stands		P	P	P			P	P	P		
Trucking and courier service		P31	P31	P31			P	P	P		
Warehousing and wholesale trade				P			P	P	P		
Mini-storage (36)		C78		C78			C78	P76	P		
Freight and cargo service				P			P	P	P		
Cold storage warehousing							P	P	P		
General business service and office	P	P	P	P	P	P30	P	P	P		
Commercial vehicle storage							P	P	P		
Professional office	P	P	P	P	P	P	P	P			
Miscellaneous equipment rental		P30, 37	P30, 37	C38		P30, 37	P	P	P		
Automotive rental and leasing				P			P	P	P		
Automotive parking	P	P	P	P	P	P	P	P	P		
Research, development and testing				P			P	P	P		
Heavy equipment and truck repair							P	P	P		
Automobile holding yard				C			P	P	P		

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI ~~(81)~~	GI	REC	P/I
Commercial/industrial accessory uses (73)	P39, 40	P39	P39	P39	P39, 40	P39, 40	P	P	P		
Adult facility									P33		
Factory-built commercial building (35)	P	P	P	P	P		P	P	P		
Wireless communication facility (32)	P, C	P, C	P, C	P, C	P, C	P, C	P, C	P, C	P, C		P, C
	State-Licensed Marijuana Facilities:										
Marijuana cooperative (69)											
Marijuana processing facility – Indoor only (69)											
Marijuana production facility – Indoor only (69)											
Marijuana retail facility (69)											
	Retail/Wholesale Land Uses										
Building, hardware and garden materials	P47	P	P	P	P	P47	P	P76	P		
Forest products sales		P	P	P			P	P			
Department and variety stores	P	P	P	P	P	P	P	P76			
Food stores	P	P	P	P	P	P45	P	P76			
Agricultural crop sales		P	P	P		C	P	P76			
Storage/retail sales, livestock feed								P76	P		
Motor vehicle and boat dealers		P	P	P			P	P	P		
Motorcycle dealers		P~~C~~	P~~C~~	P	P49		P	P	P		
Gasoline service stations	P	P	P	P	P		P	P76	P		
Eating and drinking places	P41	P	P	P	P	P46	P	P46	P		
Drugstores	P	P	P	P	P	P	P	P76	P		
Liquor stores		P	P	P			P				
Used goods: antiques/secondhand shops		P	P	P	P	P	P				
Sporting goods and related stores		P	P	P	P	P	P				
Book, stationery, video and art supply stores	P	P	P	P	P	P	P				
Jewelry stores		P	P	P	P	P	P				
Hobby, toy, game shops	P	P	P	P	P	P	P				
Photographic and electronic shops	P	P	P	P	P	P	P				
Fabric and craft shops	P	P	P	P	P	P	P				
Fuel dealers				P43			P43	P43	P43		

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI ~~(81)~~	GI	REC	P/I
Florist shops	P	P	P	P	P	P	P				
Pet shops	P	P	P	P	P	P	P				
Tire stores		P	P	P	P		P	P76	P		
Bulk retail		P	P	P			P	P76			
Auction houses				P42			P42	P76			
Truck and heavy equipment dealers								P	P		
Mobile home and RV dealers				C			P	P	P		
Retail stores similar to those otherwise named on this list	P	P	P	P	P	P48	P	P44, 76	P44		
Automobile wrecking yards							C	C	P		
	Manufacturing Land Uses										
Food and kindred products		P50, 52	P50, 52	P50			P50	P50	P		
Winery/brewery		P53	P53	P	P53	P53	P	P	P		
Textile mill products							P	P	P		
Apparel and other textile products				C			P	P	P		
Wood products, except furniture				P			P	P	P		
Furniture and fixtures				P			P	P	P		
Paper and allied products							P	P	P		
Printing and publishing	P51	P51	P51	P		P51	P	P	P		
Chemicals and allied products							C	C	C		
Petroleum refining and related industries							C	C	C		
Rubber and misc. plastics products							P	P	P		
Leather and leather goods							C	C	C		
Stone, clay, glass and concrete products							P	P	P		
Primary metal industries							C	C	P		
Fabricated metal products				C			P	P	P		
Industrial and commercial machinery							C	C	P		
Heavy machinery and equipment							C	C	P		
Computer and office equipment				C			P	P			
Electronic and other electric equipment				C			P	P			
Railroad equipment							C	C	P		

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI ~~(81)~~	GI	REC	P/I
Miscellaneous light manufacturing				P54, 74	P54		P	P	P		
Motor vehicle and bicycle manufacturing							C	C	P		
Aircraft, ship and boat building							C	C	P		
Tire retreading							C	C	P		
Movie production/distribution				P			P	P			
	Resource Land Uses										
Agriculture:											
Growing and harvesting crops							P	P	P	P	
Raising livestock and small animals							P	P	P	P	
Greenhouse or nursery, wholesale and retail				P			P	P	P	C	
Farm product processing							P	P	P		
Forestry:											
Growing and harvesting forest products							P	P			
Forest research							P	P			
Wood waste recycling and storage							C	C	C		
Fish and Wildlife Management:											
Hatchery/fish preserve (55)							P	P	P	C	
Aquaculture (55)							P	P	P	C	
Wildlife shelters	C	C	C							P	
Mineral:											
Processing of minerals							P	P	P		
Asphalt paving mixtures and block							P	P	P		
	Regional Land Uses										
Jail		C	C	C			C	C			
Regional storm water management facility		C	C	C	C		C	C	C		P
Public agency animal control facility				C			P	P	P		C
Public agency training facility		C56	C56	C56		C56	C56	C57			C57
Nonhydroelectric generation facility	C	C	C	C			C	C	C		C
Energy resource recovery facility							C	C			
Soil recycling/incineration facility							C	C	C		

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI-GC	LI ~~(81)~~	GI	REC	P/I
Solid waste recycling									C		C
Transfer station							C	C	C		C
Wastewater treatment facility							C	C	C		C
Transit bus base				C			P	P			C
Transit park and pool lot	P	P	P	P	P	P	P	P	P		P
Transit park and ride lot	P	P	P	P	P	P	P	P	P		C
School bus base	C	C	C	C			P	P			C58
Racetrack	C59	C59	C59	C			P	P			
Fairground							P	P	P		C
Zoo/wildlife exhibit		C	C	C							C
Stadium/arena				C			C	C	P		C
College/university	C	P	P	P	P	P	P	P	P		C
Secure community transition facility									C60		
Opiate substitution treatment program facilities		P61, 62	P61, 62	P61, 62	P61, 62		P62	P62	P62		

22C.020.070 Permitted uses – Development conditions.

(1) Bed and breakfast guesthouses and inns are subject to the requirements and standards contained in Chapter 22C.210 MMC, Bed and Breakfasts.

(2) Home occupations are subject to the requirements and standards contained in Chapter 22C.190 MMC, Home Occupations.

(3) Limited to one dwelling unit for the purposes of providing on-site service and security of a commercial or industrial business. Caretaker's quarters are subject to the provisions set forth in Chapter 22C.110 MMC, entitled "Temporary Uses."

(4) All units must be located above a street-level commercial use; provided, that in the community business (CB) zone within Lakewood neighborhood planning area 11, a horizontal mixed use project may be proposed through a development agreement approved by city council.

(5) Twenty percent of the units, but no more than two total units, may be located on the street level of a commercial use, if conditional use permit approval is obtained and the units are designed exclusively for ADA accessibility. The street-level units shall be designed so that the units are not located on the street front and primary access is towards the rear of the building.

(6) Reserved.

(7) Manufactured homes, mobile homes, recreational vehicles, and tiny houses with wheels are only allowed in existing mobile/manufactured home parks.

(8) Home occupations are limited to home office uses in multifamily dwellings. No signage is permitted in townhouse or multifamily dwellings.

(9) Permitted in a legal nonconforming or conforming residential structure.

(10) Subject to Chapter 22C.220 MMC, Master Planned Senior Communities.

(11) The following conditions and limitations shall apply, where appropriate:

(a) Parks are permitted in residential and mixed use zones when reviewed as part of a subdivision or multiple-family development proposal; otherwise, a conditional use permit is required;

(b) Lighting for structures and fields shall be directed away from residential areas; and

(c) Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

(12) Reserved.

(13) Golf Facility.

(a) Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

(b) Restaurants are permitted as an accessory use to a golf course.

(14) Shooting Range.

(a) Structures and ranges shall maintain a minimum distance of 50 feet from property lines adjoining residential zones;

(b) Ranges shall be designed to prevent stray or ricocheting projectiles or pellets from leaving the property; and

(c) Site plans shall include safety features of the range; provisions for reducing noise produced on the firing line; and elevations of the range showing target area, backdrops or butts.

(15) Only in an enclosed building.

(16) Dock and Boathouse, Private, Noncommercial.

(a) The height of any covered overwater structure shall not exceed 20 feet as measured from the line of ordinary high water;

(b) The total roof area of covered, overwater structures shall not exceed 1,000 square feet;

(c) The entirety of such structures shall have not greater than 50 percent of the width of the lot at the natural shoreline upon which it is located;

(d) No overwater structure shall extend beyond the average length of all preexisting overwater structures along the same shoreline and within 300 feet of the parcel on which proposed. Where no such preexisting structures exist within 300 feet, the pier length shall not exceed 50 feet;

(e) Structures permitted hereunder shall not be used as a dwelling; and

(f) Covered structures are subject to a minimum setback of five feet from any side lot line or extension thereof. No setback from adjacent properties is required for any uncovered structure, and no setback from water is required for any structure permitted hereunder.

(17) Boat Launch, Noncommercial or Private.

(a) The city may regulate, among other factors, required launching depth, and length of docks and piers;

(b) Safety buoys shall be installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare and health; and

(c) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which they are located.

(18) Excluding racetrack operation.

(19) Amusement and recreation services shall be a permitted use if they are located within an enclosed building, or a conditional use if located outside. In both instances they would be subject to the exclusion of a racetrack operation similar to other commercial zones.

(20) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.

(21) Permitted as an accessory use; see MMC 22A.020.020, the definition of "Accessory use, commercial/industrial."

(22) Only as an accessory to a gasoline service station; see retail and wholesale permitted use table in MMC 22C.020.060.

(23) All processing and storage of material shall be within enclosed buildings and excluding yard waste processing.

(24) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.

(25) Drive-through service windows in excess of one lane are prohibited in Planning Area 1.

(26) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.

(27) All instruction must be within an enclosed structure.

(28) Car washes shall be permitted as an accessory use to a gasoline service station.

(29) Public Safety Facilities, Including Police and Fire.

(a) All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

(b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street.

(30) Outdoor storage of materials or vehicles must be accessory to the primary building area and located to the rear of buildings. Outdoor storage is subject to an approved landscape plan that provides for effective screening of storage, so that it is not visible from public right-of-way or neighboring properties.

(31) Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.

(32) All WCFs and modifications to WCFs are subject to Chapter 22C.250 MMC including but not limited to the siting hierarchy, MMC 22C.250.060. WCFs may be a permitted use or a CUP may be required subject to MMC 22C.250.040.

(33) Subject to the conditions and requirements listed in Chapter 22C.030 MMC.

(34) Reserved.

(35) A factory-built commercial building may be used for commercial purposes subject to the following requirements:

(a) A factory-built commercial building must be inspected at least two times at the factory by the State Building and Electrical Inspector during the construction process, and must receive a state approval stamp certifying that it meets all requirements of the International Building and Electrical Codes. At the building site, the city building official will conduct foundation, plumbing and final inspections; and

(b) A factory-built commercial building cannot be attached to a metal frame allowing it to be mobile. All structures must be placed on a permanent, poured-in-place foundation. The foundation shall be structurally engineered to meet the requirements set forth in Chapter 16 of the International Building Code.

(36) Mini-storage facilities are subject to the development standards outlined in Chapter 22C.170 MMC.

(37) Except heavy equipment.

(38) With outdoor storage and heavy equipment.

(39) Incidental assembly shall be permitted; provided, it is limited to less than 20 percent of the square footage of the site excluding parking.

(40) Light industrial uses may be permitted; provided, there is no outdoor storage of materials, products or vehicles.

(41) Excluding drinking places such as taverns and bars and adult entertainment facilities.

(42) Excluding vehicle and livestock auctions.

(43) If the total storage capacity exceeds 6,000 gallons, a conditional use permit is required.

(44) The retail sale of products manufactured on site shall be permitted; provided, that not more than 20 percent of the constructed floor area in any such development may be devoted to such retail use.

(45) Limited to 5,000 square feet or less.

(46) Eating and Drinking Places.

(a) Limited to 4,000 square feet or less in the Light Industrial zone.

(b) Drive-through service windows in excess of one lane are prohibited in Planning Area 1.

(c) Taverns, bars, lounges, etc., are required to obtain a conditional use permit in the mixed use zone.

(47) Limited to hardware and garden supply stores.

(48) Limited to convenience retail, such as video, and personal and household items.

(49) Provided there is no outdoor storage and/or display of any materials, products or vehicles.

(50) Except slaughterhouses.

(51) Limited to photocopying and printing services offered to the general public.

(52) Limited to less than 10 employees.

(53) In conjunction with an eating and drinking establishment.

(54) Provided there is no outdoor storage and/or display of any materials, products or vehicles.

(55) May be further subject to the provisions of city of Marysville shoreline management program.

(56) Except weapons armories and outdoor shooting ranges.

(57) Except outdoor shooting ranges.

(58) Only in conjunction with an existing or proposed school.

(59) Except racing of motorized vehicles.

(60) Limited to land located along east side of 47th Avenue NE alignment, in the east half of the northeast quarter of Section 33, Township 30N, Range 5E, W.M., and in the northeast quarter of the southeast quarter of Section 33, Township 30N, Range 5E, W.M.

(61) Opiate substitution treatment program facilities permitted within commercial zones are subject to Chapter 22G.070 MMC, Siting Process for Essential Public Facilities.

(62) Opiate substitution treatment program facilities, as defined in MMC 22A.020.160, are subject to the standards set forth below:

(a) Shall not be established within 300 feet of an existing school, public playground, public park, residential housing area, child care facility, or actual place of regular worship established prior to the proposed treatment facility.

(b) Hours of operation shall be restricted to no earlier than 6:00 a.m. and no later than 7:00 p.m. daily.

(c) The owners and operators of the facility shall be required to take positive ongoing measures to preclude loitering in the vicinity of the facility.

(63) Permitted uses include Whiskey Ridge zones.

(64) Level 1 and Level 2 charging only.

(65) The term “rapid” is used interchangeably with Level 3 and fast charging.

(66) Rapid (Level 3) charging stations are required to comply with the design and landscaping standards outlined in MMC 22C.020.265.

(67) Rapid (Level 3) charging stations are required to be placed within a parking garage.

(68) Excepting “marijuana (cannabis) dispensaries,” “marijuana (cannabis) collective gardens,” and “marijuana cooperatives” as those terms are defined or described in this code and/or under state law; such facilities and/or uses are prohibited in all zoning districts of the city of Marysville.

(69) No person or entity may produce, grow, manufacture, process, accept donations for, give away, or sell marijuana concentrates, marijuana-infused products, or usable marijuana within commercial, industrial, recreation, and public institution zones in the city. Provided, activities in strict compliance with RCW 69.51A.210 and 69.51A.260 are not a violation of the Marysville Municipal Code.

(70) Permitted within existing legal nonconforming single-family residences.

(71) Subject to the requirements set forth in MMC 10.04.460.

(72) Pet daycares are restricted to indoor facilities with limited, supervised access to an outdoor fenced yard. Overnight boarding may be permitted as a limited, incidental use. Both outdoor access and overnight boarding privileges may be revoked or modified if the facility is not able to comply with the noise standards set forth in WAC 173-60-040.

(73) Shipping/cargo and similar storage containers may be installed on commercial or industrial properties provided they are screened from public view pursuant to MMC 22C.120.160, Screening and impact abatement.

(74) Tanks, generators, and other machinery which does not generate nuisance noise may be located in the service/loading area. Truck service/loading areas shall not face the public street and shall be screened from the public street.

(75) Hotels/motels are prohibited within Arlington Airport Inner Safety Zones (ISZ) 2, 3, and 4. Hotels/motels that are proposed to locate within Arlington Airport Protection Subdistricts B and C shall be required to coordinate with the Arlington Municipal Airport to ensure that height, glare, and other aspects of the hotels/motels are compatible with air traffic and airport operations.

(76) Use limited to properties that have property frontage along State Avenue/Smokey Point Boulevard.

(77) Enhanced services facilities (ESFs) are permitted when the building is located within the area depicted in MMC 22C.280.050, Figure 1. In the GC and CB zones, ESFs shall be located in a building in which the ESF is located above a permitted ground floor commercial use. See Chapter 22C.280 MMC for enhanced services facility regulations.

(78) Mini-storage facilities may be allowed in the CB and GC zones as a conditional use on property located east of Interstate 5, north of 100th Street, and west of 47th Avenue NE, subject to the following conditions:

(a) The property does not have direct frontage on an arterial street.

(b) Vehicular access to the property is limited by physical constraints, such as railroad tracks, proximity to congested public street intersections where turning movements are restricted, or other physical barriers that limit convenient vehicular access for higher-traffic-generating uses such as retail or office.

(c) Buildings shall be located a minimum of 150 feet from the nearest arterial street or interstate highway right-of-way.

(79) An operations plan, to mitigate potential impacts on the surrounding community, must be provided by the sponsor and/or property owner at the time of application. The operations plan must address the following elements to the satisfaction of the city:

(a) Name and contact information for key staff;

(b) Roles and responsibilities of key staff;

(c) Site/facility management, including a security and emergency plan;

(d) Site/facility maintenance;

(e) Occupancy policies, including resident responsibilities and a code of conduct that address, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession;

(f) Provision of human and social services, including staffing plan and outcome measures;

(g) Outreach with surrounding property owners and residents and ongoing good neighbor policy;

(h) Procedures for maintaining accurate and complete records; and

(i) Additional information as requested by the community development director to ensure current best practices for permanent supportive housing and transitional housing facilities are used.

(80) All facilities are subject to the regulations set forth in Chapter 22C.290 MMC, Emergency Housing and Shelters. Facilities with 30 or more residents require a conditional use permit.

~~(81) Permitted uses for properties zoned light industrial with a general commercial overlay include uses allowed in the light industrial and general commercial zones.~~

22C.020.080 Densities and dimensions.

(1) Interpretation of Tables.

(a) Subsection (2) of this section contains general density and dimension standards for the various zones and limitations specific to a particular zone(s). Additional rules and exceptions, and methodology, are set forth in MMC 22C.020.090.

(b) The density and dimension table is arranged in a matrix format and is delineated into the commercial, industrial, recreation and public institutional use categories.

(c) Development standards are listed down the left side of the table, and the zones are listed at the top. The matrix cells contain the minimum dimensional requirements of the zone. The parenthetical numbers in the matrix identify specific requirements applicable either to a specific use or zone. If more than one standard appears in a cell, each standard will be subject to any applicable parenthetical footnote set forth in MMC 22C.020.090.

(2) General Densities and Dimension Standards.

Standards	NB	CB	GC	DTC	MU (12)	LI (19)	GI	REC	P/I	WR-MU (15)	WR-CB (15)
Base density: Dwelling unit/acre	None (18)	12	12	12	28 (1)	0	0	0	0	12	0
Maximum density:	None (18)	27 (13)	None (13)	None	28	0	0	0	0	18 (13)	0

Standards	NB	CB	GC	DTC	MU (12)	LI (19)	GI	REC	P/I	WR-MU (15)	WR-CB (15)
Dwelling unit/acre											
Minimum street setback (3)	20 feet	None (7)	None (7)	None (7)	None (7, 8)	None (7)	None (7)	20 feet	None (7, 8)	None (7, 8, 14)	None (7, 14)
Minimum interior setback	10 feet (side) 20 feet (rear)	None (4)	None (4)	None (4)	None (9)	None (4) 50 feet (5)	None (4) 50 feet (5)	None (4)	None (4)	5 feet (9, 16, 17)	None (4)
Base height (6)	25 feet	55 feet	35 feet	55 feet	45 feet	65 feet	65 feet	35 feet	45 feet	45 feet	55 feet
Maximum impervious surface: Percentage	75%	85%	85%	85%	85%, 75% (11)	85%	85%	35%	75%	85%, 75% (11)	85%

22C.020.090 Densities and dimensions – Development conditions.

(1) These densities are allowed only through the application of mixed use development standards.

(2) Reserved.

(3) Gas station pump islands shall be placed no closer than 25 feet to street front lines. Pump island canopies shall be placed no closer than 15 feet to street front lines.

(4) A 25-foot setback is required on property lines adjoining residentially designated property.

(5) A 50-foot setback only required on property lines adjoining residentially designated property for industrial uses established by conditional use permits, otherwise no specific interior setback requirement.

(6) Height limits may be increased when portions of the structure or building which exceed the base height limit provide one additional foot of street and interior setback beyond the required setback for each foot above the base height limit.

(7) Subject to sight distance review at driveways and street intersections.

(8) A 20-foot setback is required for multiple-family structures.

(9) A 15-foot setback is required for (a) commercial or multiple-family structures on property lines adjoining single-family residentially designated property, and (b) a rear yard of a multistory residential structure, otherwise no specific interior setback requirement. Interior setbacks may be reduced where features such as critical area(s) and buffer(s), public/private right-of-way or access easements, or other conditions provide a comparable setback or separation from adjoining uses.

(10) Reserved.

(11) The 85 percent impervious surface percentage applies to commercial developments, and the 75 percent rate applies to multiple-family developments.

(12) Reduced building setbacks and height requirements may be approved on a case-by-case basis to provide flexibility for innovative development plans; provided, that variance requests which are greater than 10 percent of the required setback shall be considered by the hearing examiner.

(13) Subject to the application of the residential density incentive requirements of Chapter 22C.090 MMC.

(14) Required landscaping setbacks for developments on the north side of Soper Hill Road are 25 feet from the edge of sidewalk.

(15) Projects with split zoning (two or more distinct land use zones) may propose a site plan to density average or adjust the zone boundaries using topography, access, critical areas, or other site characteristics in order to provide a more effective transition.

(16) Townhome setbacks are reduced to zero on an interior side yard setback where the units have a common wall for zero lot line developments.

(17) Townhome setbacks are reduced to five feet on side yard setbacks, provided the buildings meet a 10-foot separation between structures.

(18) There is no minimum or maximum density for this zone. Residential units are permitted if located above a ground-level commercial use.

(19) The Light Industrial with General Commercial overlay zone uses the Light Industrial density and dimensional standards.

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270

MEMORANDUM

DATE: November 4, 2024

TO: Planning Commission

FROM: Haylie Miller, Community Development Director
Angela Gemmer, Principal Planner

SUBJECT: Downtown Master Plan Flex zone permitted use and block frontage designation amendments

ECC: Chris Holland, Planning Manager

EXHIBITS

Exhibit A Proposed elevations for 220 Ash Avenue
Exhibit B DRAFT DMP amendments for the Flex zone
Exhibit C DRAFT MMC amendments for the Flex zone
Exhibit D Current DMP block frontage designation map
Exhibit E Proposed DMP block frontage designation map amendment

SUMMARY

In 2021, a major update of Marysville's Downtown Master Plan (DMP) was adopted. With the adoption of the updated DMP, new zones were established. One of the new zones, the Flex (F) zone, rezoned areas formerly designated either Downtown Commercial or General Commercial. The current intent of the Flex zone is "to encourage a mix of uses, including artisan, workshops, small light manufacturing, and commercial. New residential, schools, daycares, and other sensitive uses are not allowed due to air quality, noise, and odor impacts from I-5 and the BNSF railroad corridor".

Recently Community Development Department staff were approached with a development proposal for the former Village Restaurant site at 220 Ash Avenue, which has been vacant since the building was destroyed by fire in February 2017. The proposal is for a mixed-use building with ground floor commercial and parking (in-building), and residential above the ground floor uses (see **Exhibit A**). Currently this use is not allowed as residential is prohibited in the Flex zone.

Researching the establishment of the Flex zone, the primary reason that residential was not allowed was due to air quality, noise, and odor impacts from I-5 and the BNSF railroad corridor. However, limiting residential in the Flex zone is undermined by the following:

1) There is a significant amount of existing residential zoning and residential uses (e.g. single family, apartments, etc.) located along either I-5, BNSF, or both transportation corridors; and
2) The Flex Residential (FR) zone, which allows for residential, is adjacent to the Flex zone in many instances; is also near I-5 in many places (some areas are within 500

feet of I-5); and is located along the BNSF corridor in places. The locational differences between the F and FR zones are not likely to result in significant enough differences in air quality, noise, and odor impacts to justify exclusion of residential in the F zone.

Allowing residential above a ground floor commercial use in the Flex zone would enable the proposed mixed-use project to proceed and would likely serve as a catalyst for other similar projects. It would further Downtown goals of providing mixed-use development, and a balance of day and nighttime activities, helping to make Downtown a more vibrant place. Residential was previously allowed above ground floor commercial uses in the areas currently designated as Flex when the properties were previously designated Downtown Commercial and General Commercial. Since the Flex zone coincides with key commercial areas, or areas that have a significant amount of existing commercial, preserving ground floor commercial use is recommended.

If the Flex zone is amended to allow residential above a ground floor commercial use, the proposed density would be the same as the Flex Residential zone with a minimum of 20 dwelling units required per acre and no upper limit on density (i.e. other standards and dimensional requirements such as height and parking would determine the amount of density that is possible). The height for the Flex zone is concurrently proposed to be increased from 45 to 55 feet. The DMP and Marysville Municipal Code (MMC) would also be amended to allow for commercial daycares (i.e. daycares with 12 or children or adults requiring care within a 24-hour period) to be consistent with other commercial zones within the Downtown and the decision to allow residential in the Flex zone (see **Exhibits B and C**).

Concurrent with the proposed DMP and MMC amendments to allow residential above a ground floor commercial use in the Flex zone, staff proposes applying a 'pedestrian-friendly' block frontage standard to the portion of Beach Avenue that is located south of Fourth Street. A pedestrian-friendly block frontage designation is proposed for this portion of Beach Avenue due to its key location Downtown, the redevelopment potential along this street, and its proximity to destinations such as the Opera House and Waterfront[1] (see **Exhibit D** for existing block frontage designations and **Exhibit E** for the application of a pedestrian-friendly block designation on Beach Avenue south of Fourth Street).

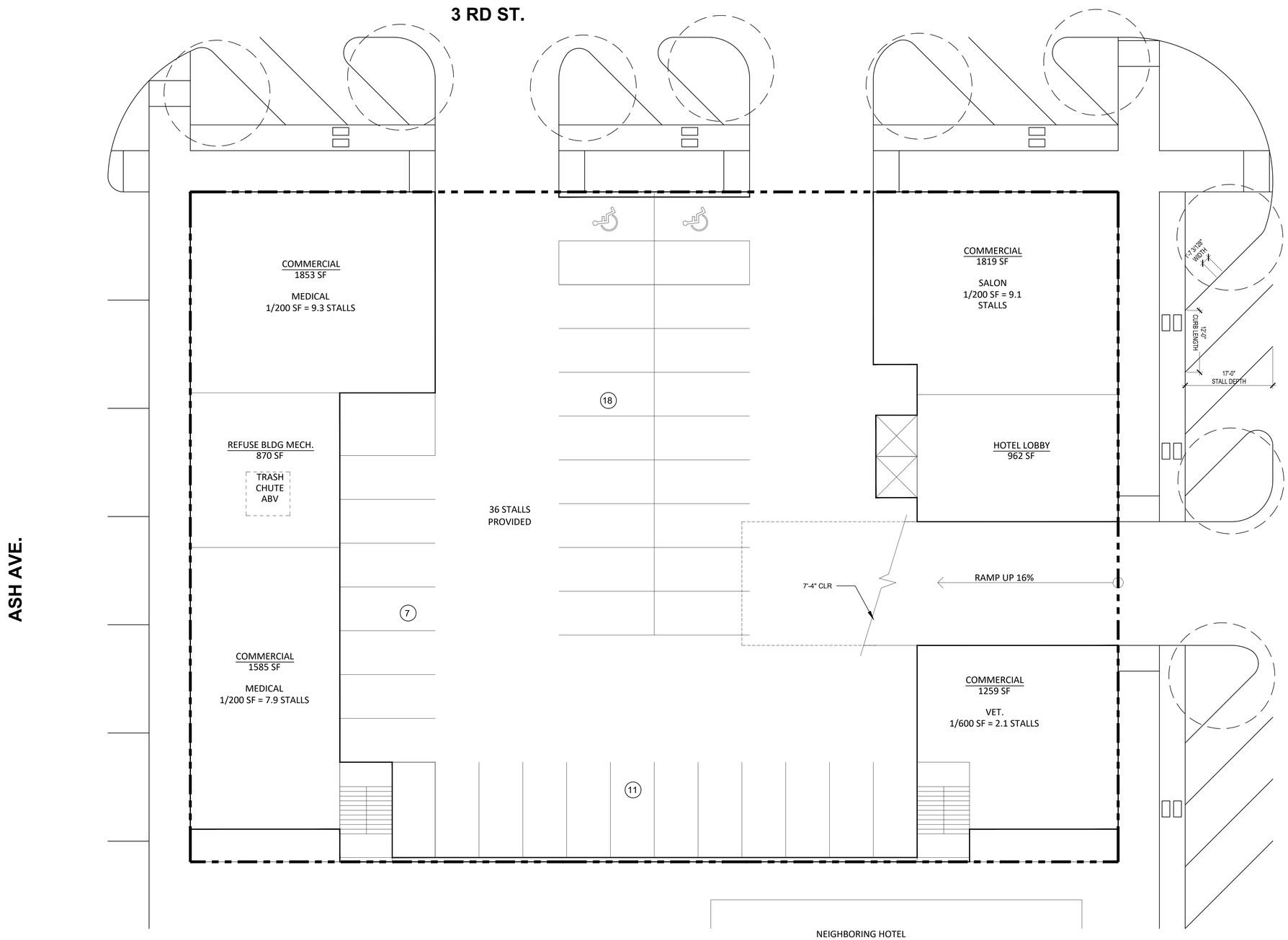
Block frontage designations apply to many Downtown streets and provide supplemental standards that guide sidewalk width; building and parking location; and requirements for windows (i.e. transparency), weather protection, and landscaping. The proposed code amendment would also allow the Community Development Director the flexibility to potentially reduce the ground floor commercial requirement (for residential uses above a ground floor commercial use) to 20 percent of the ground floor square footage to enable first floor parking structures; however, would require that commercial uses be along the designated block frontage(s), or the highest priority roadway, as determined by the Community Development Director based on existing and proposed land uses and structure orientations.

Community Development staff respectfully requests that Planning Commission review the proposed amendment to allow residential above a ground floor commercial use in the Flex zone, and to apply a pedestrian-friendly block frontage for the portion of Beach Avenue located south of Fourth Street. Staff welcomes questions and direction at the September 10th Planning Commission meeting.

[1] The 'pedestrian-friendly' block frontage standards allow the flexibility to integrate either a storefront or a landscaped block frontage in a pedestrian-friendly configuration. Applicable standards are set forth in MMC **22C.080.340 Pedestrian-friendly block frontage standards.**

Exhibit A

PDF processed with CutePDF evaluation edition www.CutePDF.com



1 SITE PLAN

Scale: 1" = 10'-0"

N

PARKING SUMMARY:	
COMMERCIAL MEDICAL 1853/ 200 = 9.3 MEDICAL 1585/ 200 = 7.9 SALON 1819/ 200 = 9.1 VETERINARY 1259/ 600 = 2.1 TOTAL PARKING REQUIRED COMMERCIAL: 29 STALLS	HOTEL UNITS: 1.0 PER UNIT (62 UNITS) = 62 STALLS TOTAL PARKING REQUIRED IN BLDG 29+62 = 91 STALLS TOTAL PARKING PROVIDED: 36 STALLS (L1) + 55 STALLS (L2) = 91 STALLS

Date:	By:	Description:

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T 425.401.6828

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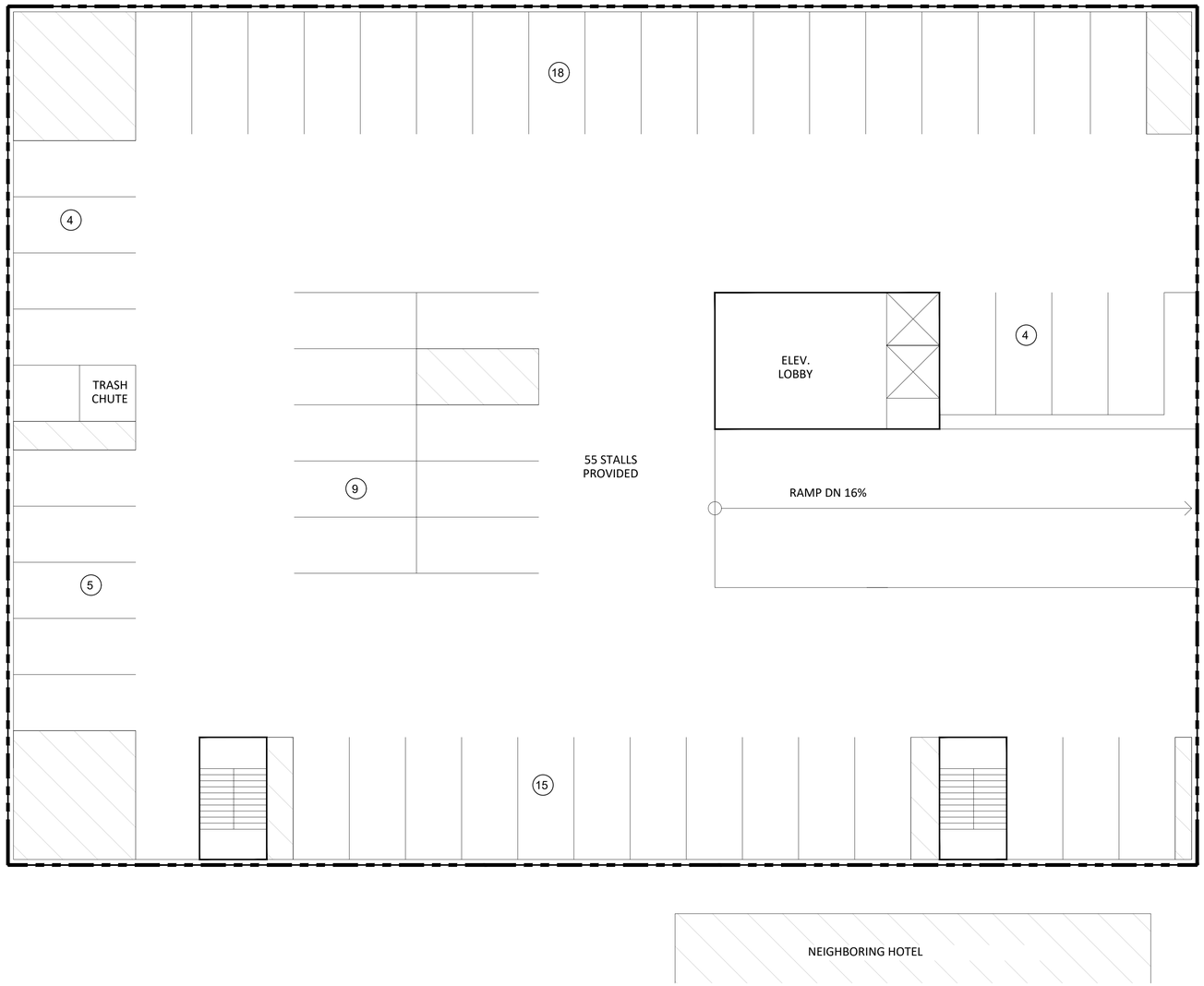
SITE PLAN

SHEET NO.

A101

202401

2024-03-25



1 2ND FLOOR PLAN

Scale: 1" = 10'-0"

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Date:	By:	Description:

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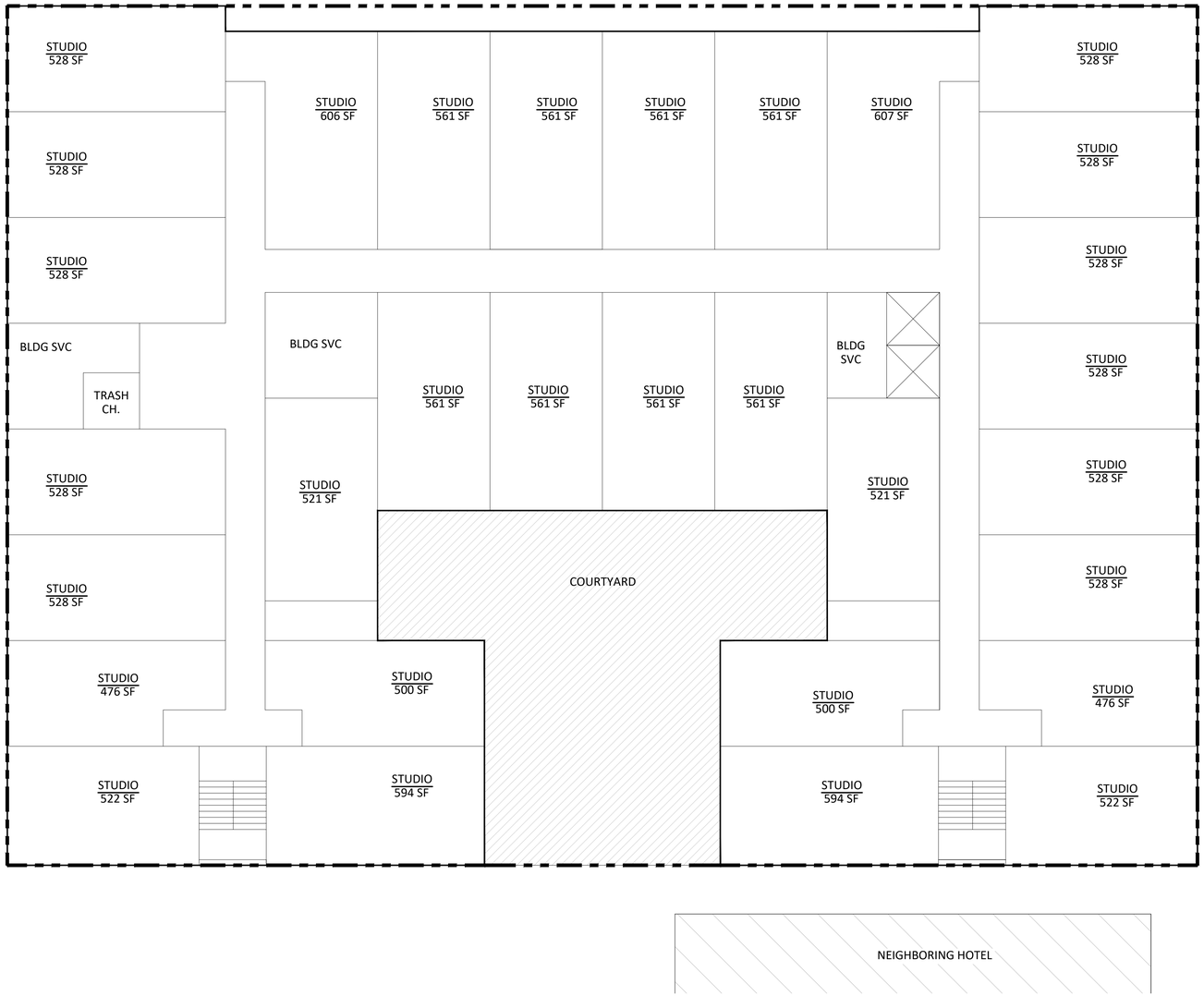
PLAN

SHEET NO.

A201

202401

2024-03-25



1 3RD FLOOR PLAN

Scale: 1" = 10'-0"

Date:	By:	Description:

TERANGA COMMONS ON ASH

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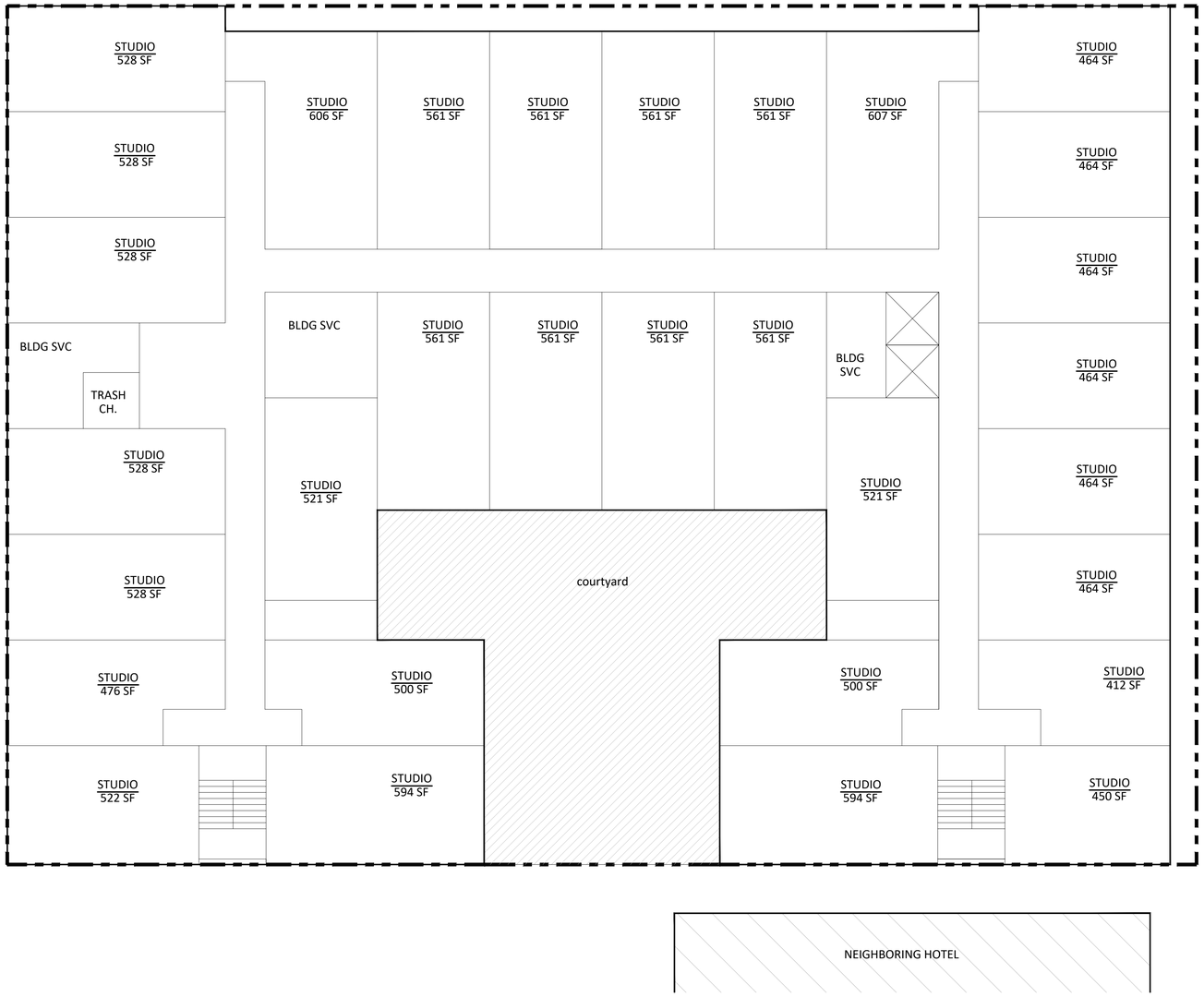
PLAN

SHEET NO.

A202

202401

2024-03-25



1 4TH FLOOR PLAN

Scale: 1" = 10'-0"

Date: | By: | Description:

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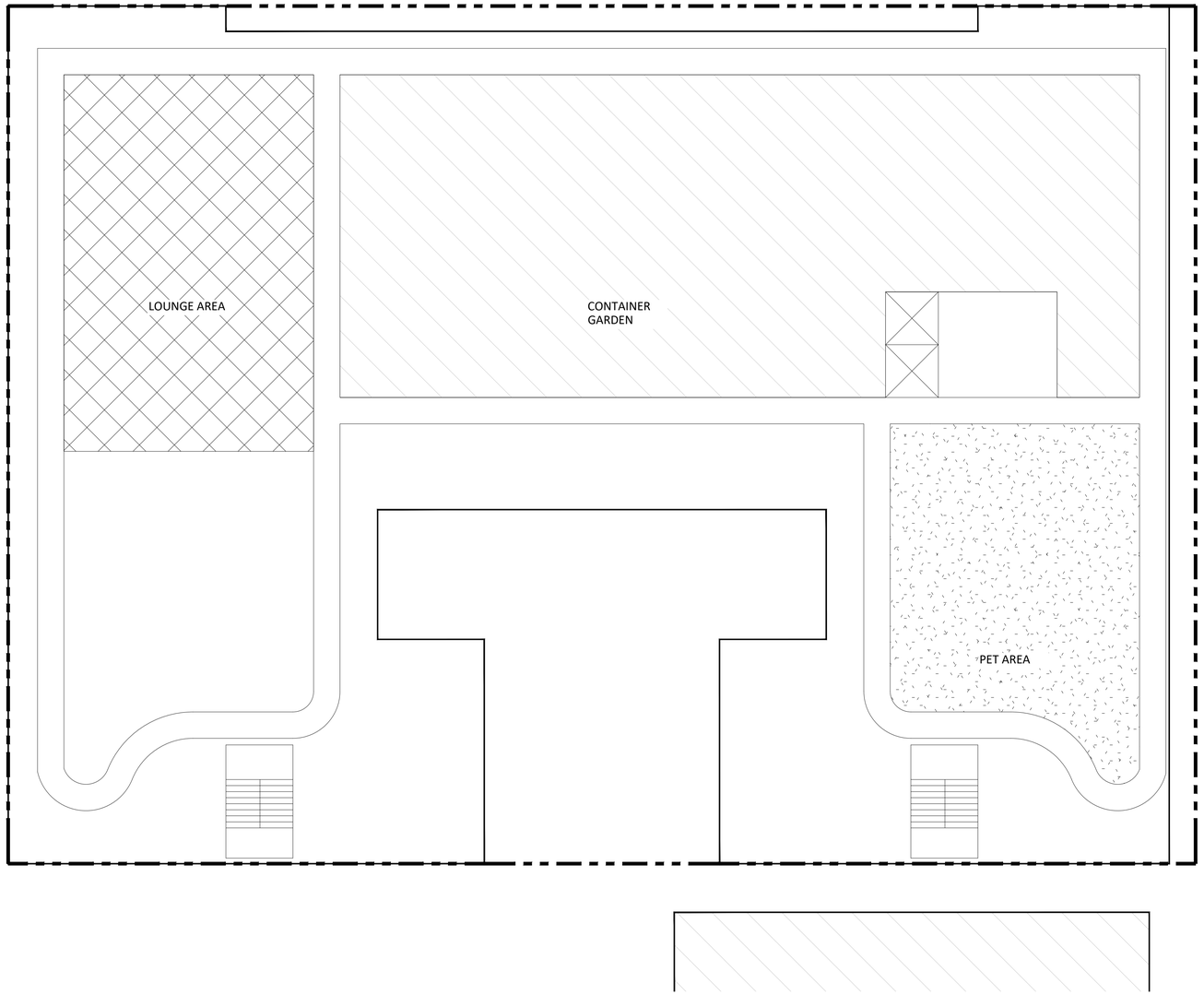
PLAN

SHEET NO.

A203

202401

2024-03-25



1 ROOF PLAN

Scale: 1" = 10'-0"

Date:	By:	Description:

TERANGA COMMONS ON ASH

220 Ash Ave,
Marysville, WA 98270

veer
ARCHITECTURE PLLC

10655 NE 4TH ST.
Suite 707
Bellevue, WA 98004
T 425.401.6828

www.VeerArchitecture.com

PLAN

SHEET NO.

A204

202401

2024-03-25

Flex

This zone encourages a mix of uses, including artisan, workshops, small light manufacturing, ~~and~~ commercial, and residential above a ground floor commercial use. ~~New residential, schools, daycares, and other sensitive uses are not allowed due to air quality, noise, and odor impacts from I-5 and the BNSF railroad corridor.~~

~~Current~~Prior zoning: General Commercial, Downtown Commercial

Building Form

Expected Building Types	Development Standards	Parking
Workshops Single-story flexible buildings Small footprint retail/services	Maximum height 4 55 feet Minimum residential density: 20 dwelling units/acre except as allowed with director waiver No maximum density	Standard parking code

Land Use

Allowed Uses	Prohibited Uses
Light industrial/manufacturing (indoors)	~~Residential with limited exceptions~~
Retail	Outdoor storage and sales
Office	Industrial
Commercial	Drive-throughs
Artisan manufacturing/small work shops	
Residential above a ground floor commercial use	

Development Examples

L-R: flexible building in Bozeman, MT; small retail/office building in Seattle, WA; retail shop in converted industrial building in Bozeman, MT

22C.080.105 Marysville downtown subarea zoning classifications.

The downtown Marysville subarea regulations in this chapter comprise zoning classifications and regulations which are unique to the subarea, except where other regulations in this title are adopted by reference.

Name of Downtown Marysville Zoning Districts	Symbol
Downtown Core	DC
Main Street	MS
Flex	F
Flex Residential	FR
Midrise Multifamily	MMF
Middle Housing 1	MH1
Middle Housing 2	MH2

(1) Downtown Core (DC). The downtown core zone encourages high density residential mixed use and office mixed use. Other commercial uses and multifamily residential are allowed. No active ground floor required except on designated streets.

(2) Main Street (MS). The Main Street zone protects and enhances the character of Marysville's historic retail core. This zone encourages high-activity uses like restaurants, entertainment, and shops, and residential above the ground floor. New buildings should feature an active ground floor use. Parking is not required for some uses in small commercial buildings.

(3) Flex (F). This zone encourages a mix of uses, including artisan, workshops, small light industrial/manufacturing (indoors), ~~and~~ commercial, and residential above a ground floor commercial use. ~~New residential, schools, daycares, and other sensitive uses are not allowed due to air quality, noise, and odor impacts from I-5 and the BNSF railroad corridor.~~

(4) Flex Residential (FR). This zone encourages a mix of uses including artisan, workshops, small light industrial/manufacturing (indoors), commercial, and allows "missing middle" housing and low-rise apartments.

(5) Midrise Multifamily (MMF). This zone encourages dense multifamily housing. Small commercial uses are allowed for properties abutting Third and Fourth Streets, but are limited to a ground floor element of a mixed use building for other properties within this zone.

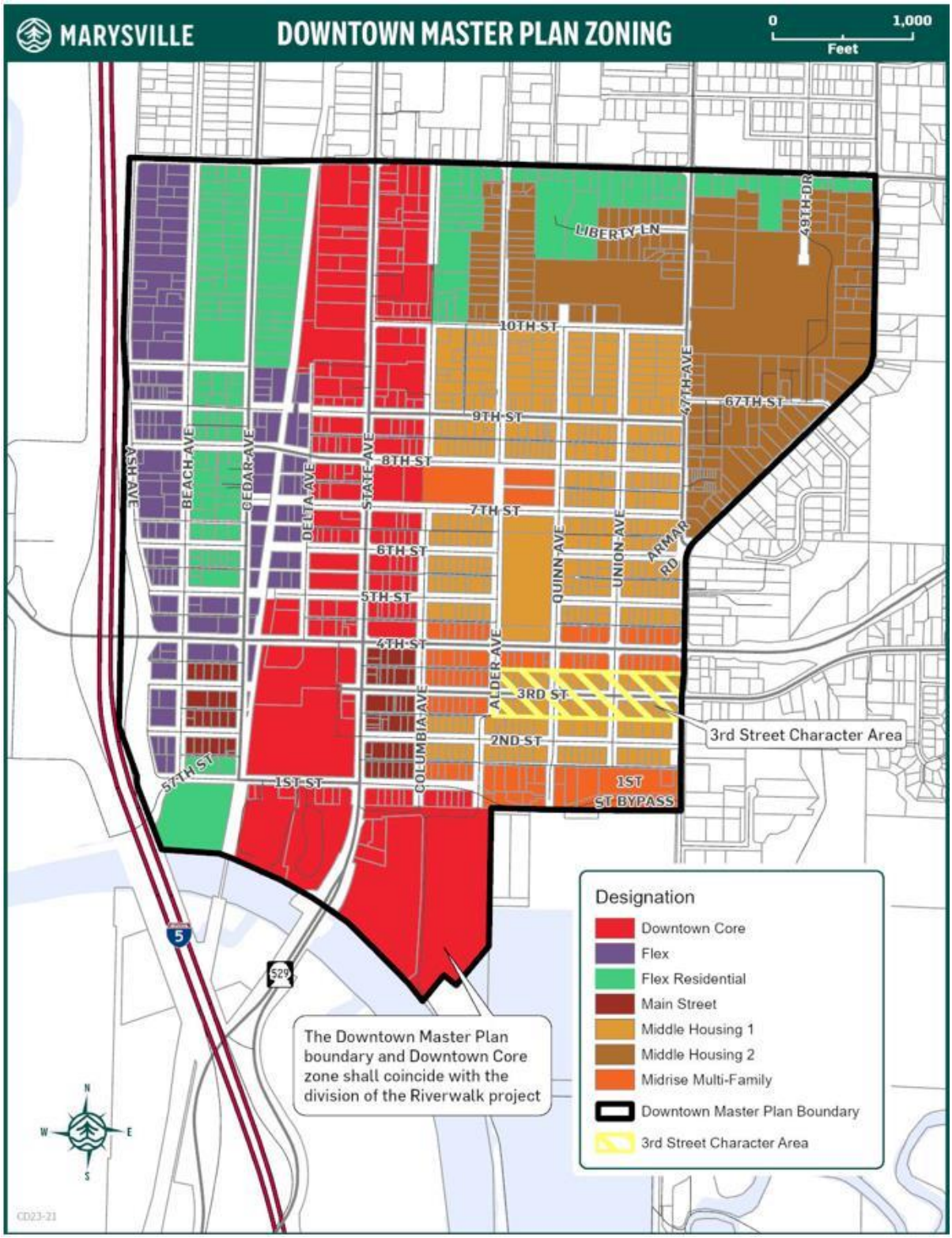
(6) Middle Housing 1 (MH1). This zone encourages small infill housing, especially “missing middle” housing. The zone protects the fine-grained, residential character of historic neighborhoods.

(7) Middle Housing 2 (MH2). This zone encourages infill housing, especially “missing middle” housing and low-rise apartments. Commercial is not allowed except as a ground floor element of a mixed use building located along an arterial street, and is limited to uses that serve the immediate needs of the neighborhood. ~~(Ord. 3295 § 10 (Exh. J), 2023; Ord. 3191 § 6 (Exh. B), 2021).~~

22C.080.110 Districts map.

Figure 22C.080.110 illustrates the location and boundaries of downtown’s zones for reference.

Figure 22C.080.110



~~(Ord. 3295 § 10 (Exh. J), 2023; Ord. 3191 § 6 (Exh. B), 2021).~~

22C.080.120 Uses permitted in downtown Marysville zones.

(1) Interpretation of Permitted Use Table. The permitted use table in this section determines whether a use is allowed in a zone. The name of the zone is located on the vertical column and the use is located on the horizontal row of these tables.

(a) Permitted Use (P). If the letter "P" appears in the box at the intersection of the column and the row, the use is permitted in the zone. These uses are allowed if they comply with the development standards and other standards of this chapter.

(b) Conditional Use (C). If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review process and approval criteria as stated in Chapter 22G.010 MMC, conditional use approval criteria for that use, the development standards and other standards of this chapter.

(c) Use Not Permitted ( ). Where no symbol appears in the box at the intersection of the column and the row, the use is not permitted in that zone, except for certain temporary uses.

(d) For uses containing a superscript letter (X), refer to the applicable condition in the "Additional Provisions" column to the right.

(e) Additional Provisions. The references, notes, and/or standards in the "Additional Provisions" column apply to all such permitted uses, except for those that apply to particular zones as noted in subsection (1)(d) of this section.

(f) For uses containing a superscript letter (Y) or (Z), refer to the "Notes" that are at the top of the "Nonresidential Uses" section.

(g) Unclassified Uses. See MMC 22A.010.070.

(2) Permitted Use Table. Table 22C.080.120 provides the list of permitted uses in downtown Marysville zones.

Table 22C.080.120

Permitted Use Table for Downtown Marysville Zones

Table legend: ***P = Permitted use*** ***C = Conditional use*** ***No letter = Use not permitted*** **Use Categories**	**DC**	**MS**	**F**	**FR**	**MMF[Y]**	**MH1**	**MH2[Z]**	**Additional Provisions**
Residential Uses								

Table 22C.080.120

Permitted Use Table for Downtown Marysville Zones

Table legend: ***P = Permitted use*** ***C = Conditional use*** ***No letter = Use not permitted*** **Use Categories**	**DC**	**MS**	**F**	**FR**	**MMF[y]**	**MH1**	**MH2[z]**	**Additional Provisions**
Dwelling Units, Types								
Note: Residential uses are not allowed on the ground floor facing a designated active ground floor block frontage (see MMC 22C.080.320). Lobbies for multifamily uses and live-work dwelling units are an exception, provided the units meet the standards in MMC 22C.080.320.								
Single detached								Single detached dwellings are limited to those established on or prior to September 27, 2021, and are subject to the provisions of Chapter 22C.100 MMC, Nonconforming Situations.
Duplex				P	P	P	P	
Townhouse	P	P		P	P	P	P	
Multifamily	P	P[x]	P[x]	P	P		P	[x] Multifamily must be above a ground floor commercial use in the MS and F zones. In the F zone, the director may reduce the ground floor commercial requirement to 20 percent of the ground floor square footage to enable first floor parking structures; provided that, commercial uses shall be along the designated block frontage or frontages, or on the highest priority roadway, as determined by the director based on a review of existing and proposed land uses and structure orientations.
Senior citizen assisted	P			C	P	C	C	
Group Residences								
Adult family home	P	P	P	P	P	P	P	Permitted within a single detached dwelling in existence as of September 27, 2021 Use is subject to obtaining a state license in accordance with Chapter 70.128 RCW
Home, rest, convalescent, or for the aged	P				P			
Residential care facilities	P	P	P	P	P	P	P	

Table 22C.080.120

Permitted Use Table for Downtown Marysville Zones

Table legend: ***P = Permitted use*** ***C = Conditional use*** ***No letter = Use not permitted*** **Use Categories**	**DC**	**MS**	**F**	**FR**	**MMF[Y]**	**MH1**	**MH2[Z]**	**Additional Provisions**
Enhanced services facilities	P		P	P				Enhanced services facilities are limited to the areas depicted in MMC 22C.280.050, Figure 1 In the DC zone, enhanced services facilities shall be located above a permitted ground floor commercial use See Chapter 22C.280 MMC for enhanced services facility regulations
Transitional housing facilities	P	P	P	P	P	P	P	Provide an operations plan as outlined in MMC 22C.010.070(53) and 22C.020.070(79)
Permanent supportive housing	P	P	P	P	P	P	P	Provide an operations plan as outlined in MMC 22C.010.070(53) and 22C.020.070(79)
Emergency housing	P, C	P, C	P, C	P, C				All facilities are subject to the regulations set forth in Chapter 22C.290 MMC, Emergency Housing and Shelters. Facilities with 30 or more residents require a conditional use permit
Emergency shelters – indoor	P, C	P, C	P, C	P, C				All facilities are subject to the regulations set forth in Chapter 22C.290 MMC, Emergency Housing and Shelters. Facilities with 30 or more residents require a conditional use permit
Residential Accessory Uses								
Dwelling units, accessory						P	P	MMC 22C.180.030
Home occupations	P	P	P	P	P	P	P	Chapter 22C.190 MMC No signage is permitted in townhouse or multifamily buildings
Other residential accessory uses	P	P	P	P	P	P	P	Uses accessory to permitted principal uses may be pursued as authorized by the director
Nonresidential Uses								
Notes: [Y] In the midrise multifamily (MMF) zone, commercial is allowed for properties abutting Third and Fourth Streets, but is limited to a ground floor element of a mixed use building for other properties within this zone.								

Table 22C.080.120

Permitted Use Table for Downtown Marysville Zones

Table legend: ***P = Permitted use*** ***C = Conditional use*** ***No letter = Use not permitted*** **Use Categories**	**DC**	**MS**	**F**	**FR**	**MMF[y]**	**MH1**	**MH2[z]**	**Additional Provisions**
[z] In the middle housing 2 (MH2) zone, commercial is not allowed except as a ground floor element of a mixed use building located along an arterial street, and is limited to uses that serve the immediate needs of the neighborhood.								
Amusement and entertainment	P	P[x]	P	P				Operations shall be conducted entirely indoors [x] Excludes shooting ranges
Cultural, as listed below based on gross floor area (GFA):								
<10,000 sf GFA	P	P	P	P	C	C	C	
10,000 – 20,000 sf GFA	P	C	P	P	C		C	
>20,000 sf GFA	P		P	P	C			
Dancing, music and art center	P	C[x]	P	P				[x] Use conditionally permitted with 10,000 – 20,000 sf GFA and prohibited over 20,000 sf GFA
Day care, as listed below:								Day cares are defined in MMC 22A.020.050 and are subject to all state licensing requirements. [x] Only as an accessory to residential use and subject to the criteria set forth in Chapter 22C.200 MMC
Day care I	P[x]	P[x]	P[x]	P[x]	P[x]	P[x]	P[x]	
Day care II	P	P	P	C	C		C	
Drive-through, principal or accessory								Drive-through is defined in MMC 22A.020.050
Education services	P	P	P	P	C	C	C	
Electric vehicular charging station	P	P	P	P	P	P	P	
Electric vehicular battery exchange			P	P				
Essential public facilities	C	C	C	C	C	C	C	See Chapter 22G.070 MMC for the siting process for essential public facilities
General service uses, except those listed below:	P	P	P	P				Operations shall be conducted entirely indoors

Table 22C.080.120

Permitted Use Table for Downtown Marysville Zones

Table legend: ***P = Permitted use*** ***C = Conditional use*** ***No letter = Use not permitted*** **Use Categories**	**DC**	**MS**	**F**	**FR**	**MMF[y]**	**MH1**	**MH2[z]**	**Additional Provisions**
Small boat sales, rental and repair, equipment rentals, vehicle repair, commercial vehicle repair, car wash, self-storage								
Government services, except as listed below:	P	P	P	P	P	P	P	
Public safety facilities, including police and fire	C	C	C	C	C	C	C	All buildings shall maintain a 20-foot setback from adjoining residential zones Any buildings from which firefighting equipment emerges onto a street shall maintain a distance of 35 feet from such street
Health services, except as listed below:	P	P	P	P	P			
Hospital	C		C	C				Pick-up and drop-off areas are permitted if determined by the director to be needed for safe and efficient hospital operations and may be subject to a screening plan.
Heavy service uses, except those listed below:			C					
Commercial vehicle storage, automotive rental and leasing								
Light industrial/ manufacturing	P		P					Operations shall be conducted entirely indoors
Artisan manufacturing	P	P	P	P				Operations shall be conducted entirely indoors
Nursery	P[x]		P	P				[x] Retail only
Park, community center	P	P	P	P	P	P	P	
Parking lot	P		P					Stand-alone parking lots are only allowed in the listed zones. Parking lots accessory to a

Table 22C.080.120

Permitted Use Table for Downtown Marysville Zones

Table legend: ***P = Permitted use*** ***C = Conditional use*** ***No letter = Use not permitted*** **Use Categories**	**DC**	**MS**	**F**	**FR**	**MMF[Y]**	**MH1**	**MH2[Z]**	**Additional Provisions**
								residential or nonresidential use are permitted in all zones.
Personal services use	P	P	P	P				Operations shall be conducted entirely indoors
Professional office	P	P	P	P	P			
Marina, dock and boathouse – private and noncommercial, boat launch	P		P	P				
Retail uses, as listed below and based on gross floor area (GFA)/individual use:								Excludes retail uses with exterior sales and/or storage areas. Drive-throughs are prohibited
<2,500 sf GFA	P	P	P	P	P		C	
2,500 – 20,000 sf GFA	P	P	P	P				
20,001 – 50,000 sf GFA	P	C	P	P				
>50,000 sf GFA	P	C	P	P				
Special retail sales uses:								
Eating and drinking places	P	P	P	P	C			Drive-throughs are prohibited
Gas station	P		P	P				
Heavy retail, except as listed below			C					
Motor vehicle and boat dealer, and heavy equipment sales								
State-licensed marijuana facilities								
Temporary lodging	P	P	P	P				
Temporary uses	See Chapter 22C.110 MMC							
Regional Uses								

Table 22C.080.120

Permitted Use Table for Downtown Marysville Zones

Table legend: ***P = Permitted use*** ***C = Conditional use*** ***No letter = Use not permitted*** **Use Categories**	**DC**	**MS**	**F**	**FR**	**MMF[Y]**	**MH1**	**MH2[Z]**	**Additional Provisions**
Regional uses, except as listed below:								
College	P		P	P	C		C	
Transit park and pool lot	P		P	P	P		P	
Opiate substitution treatment program facilities	P		P	P				MMC 22C.080.150
Jail	C		C	C				
Regional storm water facility	C		C	C	C	C	C	
Public agency training facility	C		C	C				Except weapons armories and outdoor shooting ranges
Nonhydroelectric generation facility	C		C	C	C	C	C	
Wireless communication facility	P, C	P, C	P, C	P, C	P, C	P, C	P, C	Subject to Chapter 22C.250 MMC and the small cell wireless design district provisions in MMC 22C.250.120.
Nonresidential Accessory Uses								
Nonresidential accessory uses	P	P	P	P	P	P	P	Uses accessory to permitted principal uses may be pursued as authorized by the director.

~~(Ord. 3295 § 10 (Exh. J), 2023; Ord. 3205 § 7, 2022; Ord. 3196 § 3 (Exh. A), 2021; Ord. 3191 § 6 (Exh. B), 2021).~~

22C.080.130 Opiate substitution treatment program facilities.

(1) Opiate substitution treatment program facilities permitted within commercial zones are subject to Chapter 22G.070 MMC, Siting Process for Essential Public Facilities.

(2) Opiate substitution treatment program facilities, as defined in MMC 22A.020.160, are subject to the standards set forth below:

(a) Shall not be established within 300 feet of an existing school, public playground, public park, residential housing area, child care facility, or actual place of regular worship established prior to the proposed treatment facility.

(b) Hours of operation shall be restricted to no earlier than 6:00 a.m. and no later than 7:00 p.m. daily.

(c) The owners and operators of the facility shall be required to take positive ongoing measures to preclude loitering in the vicinity of the facility. ~~(Ord. 3295 § 10 (Exh. J), 2023; Ord. 3191 § 6 (Exh. B), 2021. Formerly 22C.080.150).~~

22C.080.140 Dimensional regulations for downtown Marysville zones.

(1) Purpose. To promote forms of development that reinforce and/or enhance the desired character of the downtown Marysville zones.

(2) Dimensional Regulations Table. The table below addresses the form and intensity of development specific to individual downtown Marysville zones. The zone is located on the vertical columns and the form/intensity measure being addressed is located on the horizontal rows.

Table 22C.080.140

Dimensional Regulations for Downtown Marysville Zones

Measure	DC	MS	F	FR	MMF	MH1	MH2	Additional Provisions
DEVELOPMENT INTENSITY AND HEIGHT								
Base height (feet)	85[x]	45[x]	~~45~~5[x,y]	45[x,y]	65	35	45	[x] Height may be increased by 1' for each 1' of street and interior setback beyond minimum requirement [y] Max height is 75' for the SW waterfront parcel, as depicted in Map 3 of the Downtown Master Plan
Minimum density (du/acre)	20		20	20	20	10	10	The director may waive the minimum density requirement for: (a) mixed use projects that provide a wide variety of desirable nonresidential uses; or

Table 22C.080.140

Dimensional Regulations for Downtown Marysville Zones

Measure	DC	MS	F	FR	MMF	MH1	MH2	Additional Provisions
								(b) for sites with unique size, shape, topography, location, critical areas encumbrance, or other feature that precludes the minimum density being achieved. A written justification must be provided by the applicant and is subject to director approval.
Maximum density (du/acre)	None	None	None	None	None	None	None	
Minimum lot area (square feet)	There is no minimum lot area regulation; however, lot dimensions will be influenced by permitted uses, market conditions, and other development regulations herein.							
Maximum impervious surface (%)	There is no maximum percentage standard for impervious surfaces; however, the impervious surfaces will be limited by setbacks, required landscaping and open space, compliance with stormwater management provisions (see City of Marysville Storm Water Design Manual), critical areas provisions (see Chapter 22E.010 MMC), and market conditions, and compliance with other zoning and site design regulations in this chapter.							
SETBACKS (minimum)								
Street setback (feet)	0 – 10[x]	0 – 10[x]	0 – 10[x]	0 – 10[x]	20[y]	20[y]	20[y]	[x] See Article IV of this chapter for applicable block frontage standards [y] The minimum street setback shall be 20' or the average street setback for adjacent lots (when less than 20') which shall apply to the primary block frontage. For corner lots, the secondary street setback may be reduced to 10' along nonarterials and to 15' along arterials.
Side yard setback (feet)	0 – 15[x]	0 – 15[x]	0 – 15[x]	0 – 15[x]	0 – 15[x]	5 – 15[x]	5 – 15[x]	[x] See MMC 22C.080.150 for applicable side and rear yard setbacks

Table 22C.080.140

Dimensional Regulations for Downtown Marysville Zones

Measure	DC	MS	F	FR	MMF	MH1	MH2	Additional Provisions
Rear yard setback (feet)	0 – 15[x]	0 – 15[x]	0 – 15[x]	0 – 15[x]	0 – 15[x]	0 – 15[x, y]	0 – 15[x, y]	[x] See MMC 22C.080.150 for applicable side and rear yard setbacks [y] Where no alley is present, the minimum rear yard setback is 5'

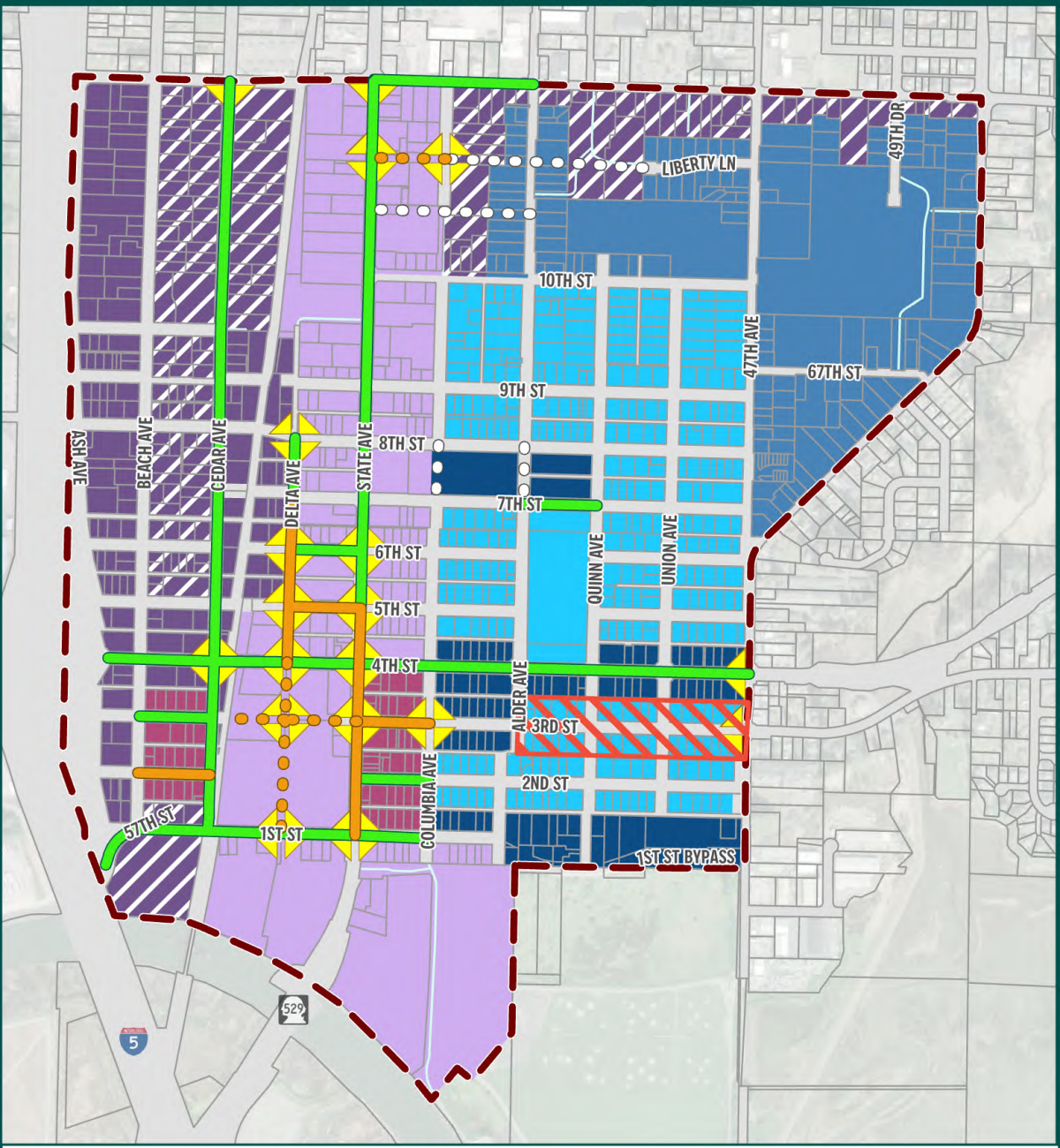
~~(Ord. 3295 § 10 (Exh. J), 2023; Ord. 3191 § 6 (Exh. B), 2021).~~

MARYSVILLE

DOWNTOWN MASTER PLAN ZONES AND BLOCK FRONTAGE DESIGNATIONS

Exhibit D

0 1,000 Feet



Downtown Master Plan Boundary

Zones and Character Designation

- Downtown Core
- Flex
- Flex Residential
- Main Street
- Midrise Multi-Family
- Middle Housing 1
- Middle Housing 2
- 3rd Street Character Area

Block Frontage

- Pedestrian friendly
- Active ground floor
- High Visibility Street Corner
- Through-block connection (with redevelopment)
- Through-block connection with active ground floor

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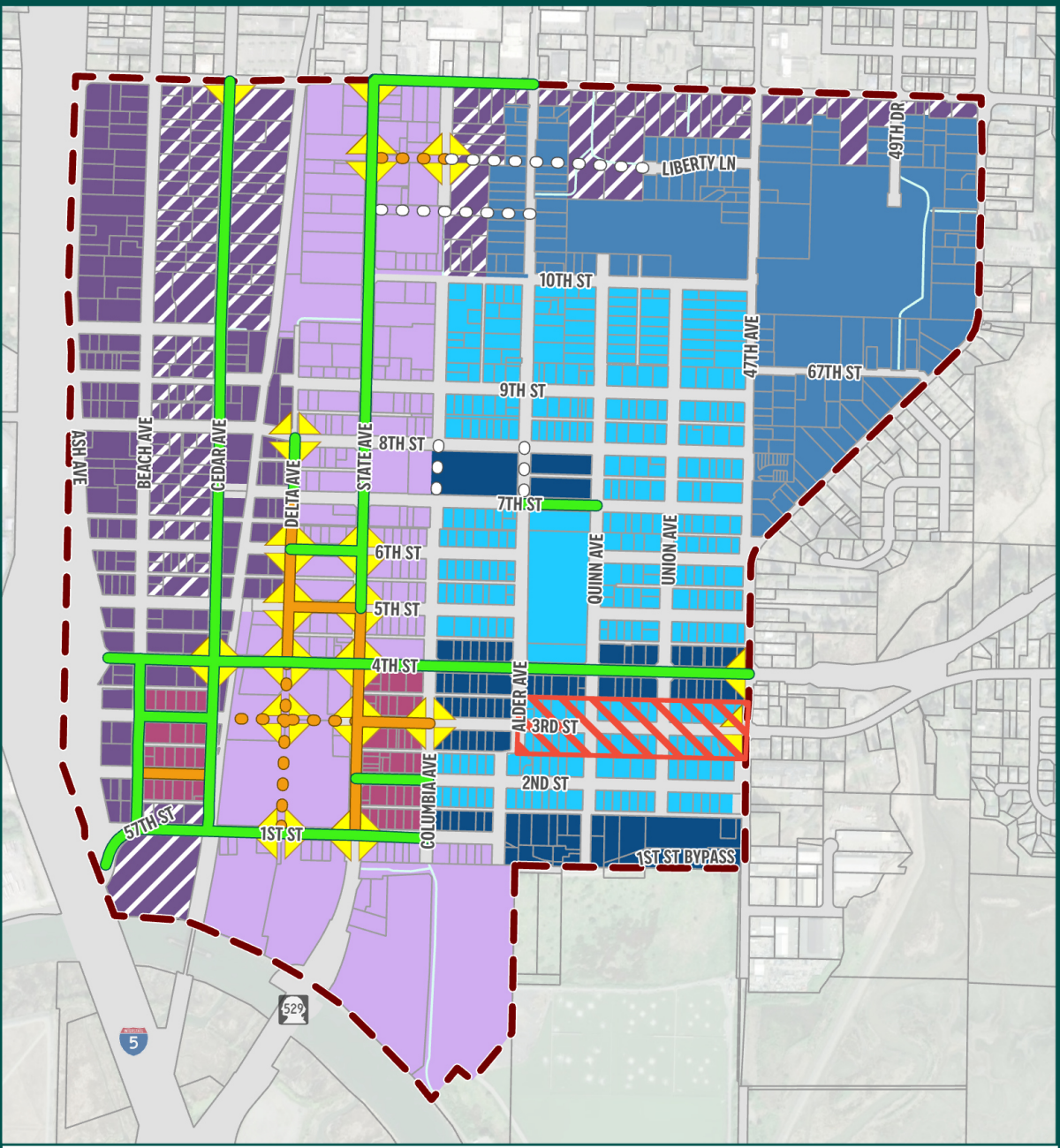
MARYSVILLE

DOWNTOWN MASTER PLAN ZONES AND BLOCK FRONTAGE DESIGNATIONS

Exhibit E

0 1,000 Feet



Zones and Character Designation

- Downtown Master Plan Boundary
- Downtown Core
- Flex
- Flex Residential
- Main Street
- Midrise Multi-Family
- Middle Housing 1
- Middle Housing 2
- 3rd Street Character Area

Block Frontage

- Pedestrian friendly
- Active ground floor
- High Visibility Street Corner
- Through-block connection (with redevelopment)
- Through-block connection with active ground floor

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Puget Sound Regional Council

1201 Third Avenue, Suite 500, Seattle, WA 98101-3055 | psrc.org | 206-464-7090

October 28, 2024

Haylie Miller, Community Development Director
City of Marysville
501 Delta Avenue
Marysville, WA 98270

Subject: PSRC Comments on City of Marysville Draft Comprehensive Plan

Dear Ms. Miller,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review elements of the City of Marysville draft comprehensive plan. We appreciate that the city has invested a substantial amount of time and effort in developing the draft plan and appreciate the chance to review while in draft form. This timely collaboration provides an opportunity to review plan elements for the 2024 comprehensive plan and prepares the city well for certification by PSRC once the full plan has been adopted.

This comment letter contains the combined comments from April, September, and October 2024 reviews of individual plan elements, with any duplicative or subsequently addressed comments removed.

Overall, we found few things to comment on. Importantly, we encourage the city to work towards a final draft that aligns land use assumptions for travel demand modeling with the plan's growth targets. We suggest the city consider the following comments as further work is completed for the comprehensive plan update to align with VISION 2050 and the Growth Management Act.

We reviewed the draft plan using the VISION 2050 Consistency Tool. Key sections of the consistency tool are listed below on the left along with relevant comments on the draft plan on the right:

Transportation

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Provide travel demand forecasts and identify state and local system projects, programs, and management necessary to meet current and future demands and to improve safety and human health (RCW 36.70A.070, MPP-T-4-5)	The element's Land Use Forecasts indicate housing and employment assumptions larger than adopted growth targets. The travel demand forecast must be based on housing and employment growth assumptions that are consistent with adopted growth targets and with assumptions in the land use element and throughout the plan. The final plan should clearly demonstrate this consistency for the alternative selected. Information on these requirements is provided in Commerce's Transportation Guidebook.
	A map of transportation projects is provided in the plan, but project list is missing (Table 8). The city should include a project list for 6- and 20-year horizons, including both roadway and multimodal projects, including any in the current RTP.
Identify maintenance and system preservation projects and programs necessary to maintain the ability of the transportation system to provide safe, efficient, and reliable movement of people, goods, and services (RCW 36.70A.070, MPP-T-1-2, T-4)	Maintenance should be included as a programmatic item in the plan's project list, in addition to where it is currently provided in the financing strategy.
Promote clean transportation programs and facilities, including actions to reduce air pollution and greenhouse gas emissions from transportation (MPP-CC-3, CC-12, T-29-30)	The plan includes several policies supporting compact, pedestrian-oriented development and a policy to reduce greenhouse gas emissions. The plan should also include a policy to reduce vehicle miles traveled (VMT).

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Develop a comprehensive concurrency program that addresses level-of-service standards for multimodal types of transportation and include implementation strategies (RCW 36.70A.070, RCW 36.70A.108, MPP-DP-52-54)	The city is commended for including LOS standards for its bicycle and pedestrian systems. The city should also establish LOS standards for transit. This should include the documentation of adopted standards, identification of existing LOS for facilities and services, and the identification of facilities and services projected to operate below the adopted LOS. PSRC's Transportation Element Guidance provides further information.

Regional Collaboration

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070(6)(a)(v), MPP-RC-1, RC-4-5)	The city should describe and include policies on tribal treaty rights and tribal coordination. PSRC's Coordination with Tribes resource provides more information on this topic.
Preserve historic, visual, and cultural resources and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds (MPP-DP-5-7)	

Regional Growth Strategy – Centers Planning

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Include growth targets for designated regional growth centers and manufacturing/industrial centers (MPP-RGS-2)	Growth targets for employment should be included in the manufacturing/industrial center plan, consistent with regional center guidelines. These targets should be incorporated into the comprehensive plan as well. Refer to the VISION 2050 MIC Consistency Tool and the Regional Centers Framework for guidance.

Land Use/Housing

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Demonstrate sufficient capacity for a variety of housing types (RCW 36.70A.070(2)(c))	The city should clarify the capacity for housing to meet various income levels, including for emergency housing and emergency shelter, per RCW 36.70a(2)(c). Commerce provides guidance and examples for documentation of capacity. - Guidance for Updating your Housing Element - Housing Element Examples
Expand the diversity of housing types for all income levels and demographic groups, including low, very low, extremely low, and moderate-income households (MPP-H-2-6, H-9)	Document barriers and actions needed to achieve housing affordability for all income brackets, including findings of existing barriers and documentation of housing tools to address gaps. Commerce's Adequate Provisions Checklist can help document this work and may be included as an appendix to the comprehensive plan.

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability	In addition to the displacement risk analysis included in the Housing Element, consider providing context to racially disparate outcomes by acknowledging historic exclusionary practices in traditional land use planning, as documented in the following resources: - Commerce Racially Disparate Impact Guidance – Appendix A - PSRC's Equity Planning Resources for Comprehensive Plans - PSRC's Legacy of Structural Racism

Environment

Plan Review Consistency Tool	PSRC Comment on Draft Elements
Support programs to ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected (MPP-En-3-4, En-7-8, En-21)	The plan would be improved by identifying areas where residents are impacted by negative environmental factors (e.g., poor air/water quality, flood risk). The Washington Environmental Health Disparities Map may be a useful tool for this work.

Identify open space, trail, and park resources and needs, and develop programs for protecting and enhancing these areas (MPP-En-11-12, En-15, En-Action-4)	Consistent with VISION 2050 and national best practices, PSRC recommends including a policy and parks level-of-service to provide parks within a 10-minute walk of all residents. This will set the foundation for adding or expanding parks to create equitable access. PSRC uses the Trust for Public Land's ParkServe mapping tool to identify park gaps. ParkServe shows that 56% of Marysville residents live within a 10-minute walk of a park.

Climate Change

Plan Review Consistency Tool	PSRC Comment on Draft Elements
Support achieving regional greenhouse gas emission reduction goals by: • Electrifying the transportation system, • Reducing vehicle miles traveled through increasing alternatives to driving alone and using land use strategies that reduce trips and trip length, and • Expanding the use of conservation, alternative energy sources, and energy management technology (MPP-CC-1, CC-3, CC-5, CC-11-12, CC-Action-3)	The climate change element must include strategies for reducing greenhouse gas emissions, including, but not limited to, goals and policies in VISION 2050 and targets from the Puget Sound Clean Air Agency. Additional resources include the Snohomish County GHG Emissions Inventory and PSRC Climate Change and Resilience Guide.
Address impacts to vulnerable populations and areas that have been or will be disproportionately affected by climate change (MPP-CC-6, CC-8, CC-Action-3, CC-Action-4)	The city is commended for completing a climate vulnerability assessment. Consider incorporating the community-focused policies from the assessment into this Plan.

PSRC has resources available to assist the city in addressing these comments and inform development of the draft plan. We have provided links to online documents in this letter, and additional resources related to the plan review process can also be found at https://www.psrc.org/planning-2050/vision/vision-2050-planning-resources.

We appreciate all the work the city is doing and the opportunity to review and provide comments. We are happy to continue working with you as the draft progresses through the adoption process. If you have any questions or need additional information, please contact me at 206-464-6172 or ddixon@psrc.org.

Sincerely,

David Dixon, Growth Management
Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce

VISION Consistency Tool for Local Comprehensive Plans

Note: The tool shown here is for illustrative purposes. To fill out the tool, visit www.psrc.org/our-work/plan-review.

This tool is intended to help cities and counties integrate VISION 2050 into their local comprehensive plans. VISION 2050's multicounty planning policies serve as the adopted regional guidelines and principles required in state law to guide both regional and local planning. The tool also identifies transportation planning requirements of the Growth Management Act (GMA). The tool may be used at various times in the local planning process:

Plan Update Scoping: Use checklist items as guidance for scoping the extent of plan element updates. New or expanded issue areas in VISION 2050 are identified to support this process.

Draft Plan Review: Submit draft plans to PSRC prior to Planning Commission and Council review. Completing and submitting this tool and providing early drafts to PSRC help identify potential consistency issues early in the process.

Certification Review: Along with the adopted plan, the tool will assist in PSRC's review of the plan. Demonstrating inclusion of the necessary information in the checklist helps facilitate certification. *Note: The PSRC Executive Board is the final decision-making body for plan certification.*

Regional Collaboration: The tool provides cities and counties an opportunity to highlight innovative policies and programs. This supports sharing of best practices across the region and benefits jurisdictions as they apply for planning grants and awards.

Updates made in September 2022 integrate the GMA requirements of HB 1220 and countywide housing needs into PSRC's plan review process, including housing for all income levels and addressing racially disparate impacts.

Resources

- Regional Plans: VISION 2050, Regional Transportation Plan, and Regional Economic Strategy
- VISION 2040 to VISION 2050 – summary of what changed in VISION 2050
- VISION 2050 Policy Matrix – a comparison of multicounty planning policies and actions from VISION 2040 to VISION 2050
- Plan Review webpage – access more information about the review and certification process and find PSRC guidance and other resources by policy area. See previous certification reports for areas for future work.

Discussion Questions | Innovation, Engagement, and Racial Equity

Questions provide an opportunity to highlight the most noteworthy aspects of the plan and the planning process. Responses help tell PSRC boards how the plan is working to implement VISION 2050 and how the plan meets certification requirements.

- What aspects of the updated plan would you like to highlight? What was especially innovative, challenging, or noteworthy?
- What innovative public engagement strategies were used in the update process? Did you use strategies to reach communities that have not typically been engaged in planning? How were other agencies and governments, such as tribes, ports, and special purpose districts, engaged through this process? (MPP-RC-1, DP-8)
- Racial equity and access to opportunity have been elevated as critical regional issues in VISION 2050. How has your community addressed racial equity in the comprehensive plan update? Do you have lessons learned from your experience about how to advance racial equity? (MPP-RC-3)

Checklist at a Glance

Support regional collaboration	Page/Policy Reference
✓ Include a statem… policies, VISION 2050, and plan…	
Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070(6)(a)(v), MPP-RC-1, RC-4-5)	
Prioritize services and access to opportunity for people of color, people with low incomes, and his… ple can attain the resources and opportunities to improve quality of life and address past inequities (MPP-RC-2)	

Indicates new or expanded emphasis in VISION

Provides relevant VISION 2050 policies or

Indicate where to find the best or most complete example. It is not necessary to list all

Regional Collaboration

The plan supports **collaboration for a healthy environment, thriving communities, and opportunities for all**, including coordination with other jurisdictions and agencies, tribes, ports, military installations, and adjacent regions.

Policies and programs should:

Support regional collaboration	Page/Policy Reference
✓ Include a statement about how the plan relates to countywide planning policies, VISION 2050, and planning requirements of the Growth Management Act	
Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070(6)(a)(v), MPP-RC-1, RC-4-5)	
Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities (MPP-RC-2)	
Address land use, transportation, and housing opportunities and challenges related to military installations, when applicable (MPP-RC-6)	
✓ Prioritize investments in centers, including regional centers, countywide centers, high-capacity transit areas with a station area plan, and other local centers (MPP-RC-8-9)	
✓ Explore funding sources, changes to regulatory, pricing, taxing, and expenditure practices, and other fiscal tools to meet infrastructure and other needs (MPP-RC-10-11, RC-Action-7, RC-Action-9)	

Additional comments on Regional Collaboration or additional documents to share [optional]: _____

Regional Growth Strategy

The plan **focuses growth in designated centers and near transit stations** to create healthy, equitable, vibrant communities well-served by infrastructure and services. The plan **supports rural and resource lands** as vital parts of the region that retain important cultural, economic, environmental, and rural lifestyle opportunities over the long term.

The plan should:

Implement the Regional Growth Strategy	Page/Policy Reference
✓ Incorporate housing and employment targets (MPP-RGS-1-2)	
✓ Use land use assumptions substantially consistent with countywide growth targets (RCW 36.70A.070, WAC 365-196-430, VISION 2050 Regional Growth Strategy)	
✓ Demonstrate sufficient zoned development capacity to accommodate targets (RCW 36.70A.115)	
✓ Use consistent land use assumptions throughout plan (RCW 36.70A.070, WAC 365-196-430)[1]	

Note: see Growth Target Guidance for additional information.

Population, Employment, and Housing Growth

(add information from local plan and insert/delete rows as needed, based on regional centers or county regional geographies)

	Adopted Growth Target*	Land Use Assumptions for Travel Demand Modeling (numbers/notes, as applicable)	Zoned Development Capacity (can be greater than target)	Page Reference
County or citywide**				
Population				
Employment				

[1] The Transportation Element must be based on the land use assumptions in the Comprehensive Plan - A problem sometimes encountered in the certification of transportation-related provisions in local comprehensive plans is the use of different planning assumptions in the transportation element from the land use element. Comprehensive plans are to be internally consistent, which means that the same land use assumptions must be used for planning for housing, transportation, and other provisions in the plan.

Housing				
Centers *(as applicable)*				
Population				
Employment				
Housing				

*Include targets as applicable. Some counties adopt only housing and employment targets, and not population targets. If more explanation would be helpful, provide additional information about land use assumptions for modeling in space provided below.

**Counties: Attach additional tables or add rows to address multiple regional geographies.

Policies and programs should:

Maintain a stable urban growth area with densities and capacity that support the Regional Growth Strategy	Page/Policy Reference
✓ Encourage infill development and increased density in locations consistent with the Regional Growth Strategy (MPP-RGS-6)	
Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit (MPP-RGS-12)	
Metropolitan Cities: Provide additional housing capacity in response to rapid employment growth, particularly through increased zoning for middle density housing (MPP-RGS-7)	
✓ **Counties:** Accommodate the region's growth first and foremost in the urban growth area (MPP-RGS-4)	
✓ **Counties:** Ensure long-term stability and sustainability of the urban growth area (MPP-RGS-5)	
Support growth in designated centers and near high-capacity transit	**Page/Policy Reference**
Where applicable, focus a significant share of growth in designated regional growth centers, high-capacity transit station areas, manufacturing/industrial centers, and countywide centers (MPP-RGS-8-11)[2]	

[2] The region has a goal to attract 65% of new residential growth and 75% of employment growth to regional growth centers and high-capacity transit station areas.

✓ Include growth targets for designated regional growth centers and manufacturing/industrial centers (MPP-RGS-2)	
Manage and reduce rural growth and protect resource lands	**Page/Policy Reference**
✓ **Counties:** Identify steps to reduce rural growth over time to maintain rural landscapes and lifestyles and protect resource lands and the environment (MPP-DP-40-43)	
✓ **Counties:** Include a full range of strategies, including zoning and development standards, incentives, infrastructure investments, funding for conservation easements, housing tools, and economic development to reduce rural growth rates and protect natural resource lands over time (MPP-RGS-14-15, RGS-4, RGS-Action-7)	
✓ **Counties:** Locate commercial, retail, and community services that serve rural residents in neighboring cities and existing activity areas (MPP-RGS-13, DP-37)	
Counties: Avoid growth that cannot be sufficiently served by roads, utilities, and services at rural levels of service (MPP-DP-45)	
✓ **Counties:** Address vested development that conflicts with regional and local growth management objectives (MPP-DP-36)	

Additional comments on the Regional Growth Strategy or additional documents to share [optional]: _____

Environment

Local plans support the natural environment through policies on **protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants**. The health of all residents and the economy is connected to the health of the environment. Planning at all levels should consider the impacts of land use, development, and transportation on the ecosystem and use the best environmental information available.

Policies and programs should:

Protect and restore the environment	Page/Policy Reference
✓ Protect critical areas, habitat, and water quality and coordinate planning with adjacent jurisdictions, tribes, countywide planning groups, and watershed groups (MPP-En-1, En-6, En-11-12, En-14, En-16, En-Action-3)	
✓ Advance integrated and interdisciplinary approaches for environmental planning and assessments (MPP-En-2)	
✓ Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance (MPP-En-5)	
Support programs to ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected (MPP-En-3-4, En-7-8, En-21)	
Support and incentivize environmental stewardship on private and public lands (MPP-En-10)	
Identify open space, trail, and park resources and needs, and develop programs for protecting and enhancing these areas (MPP-En-11-12, En-15, En-Action-4)	
✓ Protect and restore native vegetation and tree canopy (MPP-En-9, En-13)	
Protect and restore hydrological functions and water quality, including restoring shorelines and estuaries, removing fish-blocking culverts, reducing use of toxic products, and retrofitting basins to manage stormwater (MPP-En-16-20)	
✓ Ensure all federal and state air quality standards are met and reduce emissions of air toxics and greenhouse gases (WAC 173-420-080, MPP-En-22)	

Additional comments on Environment or additional documents to share [optional]: _____

Climate Change

The plan supports substantially **reducing emissions of greenhouse gases** that contribute to climate change in accordance with the goals of the Puget Sound Clean Air Agency and **preparing for climate change impacts**.

Policies and programs should:

Reduce greenhouse gas emissions in support of state, regional, and local reduction goals	Page/Policy Reference
NEW Support achieving regional greenhouse gas emission reduction goals by: NEW Electrifying the transportation system, • Reducing vehicle miles traveled through increasing alternatives to driving alone and using land use strategies that reduce trips and trip length, and • Expanding the use of conservation, alternative energy sources, and energy management technology (MPP-CC-1, CC-3, CC-5, CC-11-12, CC-Action-3)	
✓ Reduce building energy use through green building and retrofit of existing buildings (MPP-CC-2, CC-Action-3, DP-46)	
NEW Protect and restore natural resources that sequester and store carbon (MPP-CC-4)	
NEW Address impacts to vulnerable populations and areas that have been or will be disproportionately affected by climate change (MPP-CC-6, CC-8, CC-Action-3, CC-Action-4)	
NEW Identify and address the impacts of climate change and natural hazards on the region to increase resilience (MPP-CC-7-10, CC-Action-4)	
NEW Address rising sea water by siting and planning for relocation of hazardous industries and essential public services away from the 500-year floodplain (MPP-CC-10)	

Additional comments on Climate Change or additional documents to share [optional]: _____

Land Use/Development Patterns

The plan supports the further development of **healthy, walkable, compact, and equitable transit-oriented communities** that maintain unique character and local culture. The plan supports **conserving rural areas and creating and preserving open space and natural areas**.

Policies and programs should:

Build thriving urban communities	Page/Policy Reference
Support inclusive community planning (MPP-DP-2, MPP-DP-8)	
✓ Support the development of compact urban communities and central places with densities that support the Regional Growth Strategy, transit, and walking (MPP-RGS-6, DP-1, DP-3)	
Reduce disparities in access to opportunity and expand employment opportunities to improve the region's shared economic future (MPP-DP-2, Ec-8, Ec-13)	
✓ Coordinate with local, state, and federal agencies to identify underused lands such as surplus public lands or environmentally contaminated lands and: ✓ Promote infill or redevelopment in growth centers and existing neighborhoods in a manner that supports the Regional Growth Strategy (MPP-DP-4) ✓ Develop strategies for cleaning up brownfield and contaminated sites (DP-Action-7)	
Preserve historic, visual, and cultural resources and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds (MPP-DP-5-7)	
Support inclusive engagement to ensure land use decisions do not negatively impact historically marginalized communities (MPP-DP-8)	
✓ Support the design of transportation and infrastructure projects that achieve community development objectives and improve communities (MPP-DP-12-15, DP-17)	
Promote healthy communities	**Page/Policy Reference**
Reduce health disparities and improve health outcomes (MPP-RC-3, DP-18)	

Support centers as connections to opportunity	Page/Policy Reference
✓ Identify one or more central places as locations for more compact, mixed-use development (MPP-DP-22, DP-25)	
Jurisdictions with or planning for high-capacity transit stations: Identify high-capacity station areas and plan for densities[3] that maximize benefits of transit investments (MPP-DP-22, DP-Action-8)	
Jurisdictions with or planning for light rail stations: Support the adoption of subarea plans for light rail station areas (DP-Action-8)	
✓ **Jurisdictions with regional centers**: Support the update of regional center subarea plans to be consistent with the revised Center Plan Tools (DP-Action-8)	
Evaluate planning in areas for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts (MPP-DP-23, Ec-12)	
Support annexation and incorporation	**Page/Policy Reference**
✓ Work towards annexation and the orderly transition of unincorporated urban areas by: • Joint planning and urban development standards for urban unincorporated areas • Affiliating all unincorporated urban growth areas with adjacent cities Planning for phased growth of communities to be economically viable, supported by planned urban infrastructure, and served by public transit (MPP-RGS-16, DP-27-30)	
Preserve rural areas and natural resource lands	**Page/Policy Reference**
✓ **Counties**: Work to ensure that development in rural areas is rural in character (MPP-DP-32-35, DP-37-38)	
✓ **Counties:** Work to ensure the sustainability of designated resource lands through programs that support economic vitality, encourage conservation, and avoid incompatible adjacent land uses (MPP-DP-39, DP-41-43)	

[3] VISION 2050 calls for transit-oriented development near stations located in or near manufacturing/industrial centers to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region's overall economic vitality.

Conserve and enhance important uses	Page/Policy Reference
✓ **As applicable,** limit incompatible uses adjacent to: • Military lands (MPP-DP-49) • Manufacturing/industrial centers (MICs) and industrial zoning (MPP-DP-50) Tribal reservation lands (MPP-DP-51)	

Additional comments on Land Use/Development Patterns or additional documents to share [optional]: _____

Housing

The plan guides the **preservation, improvement, and expansion of the housing stock** to provide a range of **affordable, accessible, healthy, and safe housing choices** to every resident. It continues to **promote fair and equal access to housing for all people**.

Policies and programs should:

Assess housing needs	Page/Policy Reference
Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations (H-Action-4)	
Increase housing supply and choices	**Page/Policy Reference**
✓ Increase housing supply and densities to meet the region's current and projected needs at all income levels consistent with the Regional Growth Strategy (MPP-H-1)	
✓ Expand the diversity of housing types for all income levels and demographic groups, including low, very low, extremely low, and moderate-income households (MPP-H-2-6, H-9)	

Expand housing capacity for moderate density housing, i.e., “missing middle” (MPP-H-9)	
Promote jobs-housing balance by providing housing choices that are accessible and attainable to workers. Include jobs-housing balance in housing needs assessments to better support job centers with the needed housing supply (MPP-H-1, H-6, H-Action-4)	
✓ Expand housing choices in centers and near transit (MPP-H-7-8)	
✓ Promote flexible standards and innovative techniques to encourage housing productions that keeps pace with growth and need (MPP-H-10)	
Support the development and preservation of affordable housing	**Page/Policy Reference**
Use inclusionary and incentive zoning to provide more affordable housing when creating additional housing capacity (H-Action-5)	
Jurisdictions planning for high-capacity transit stations: Create and preserve affordable housing near high-capacity transit[4] (MPP-H-8, H-Action-1)	
Address inequities in access to housing	**Page/Policy Reference**
Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in when planning for growth (MPP-H-12, H-Action-6)	
Promote homeownership opportunities while recognizing historic inequities in access to homeownership opportunities for communities of color (MPP-H-5)	
Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability	

Additional comments on Housing or additional documents to share [optional]: _____

[4] Transit-oriented development near stations located in or near manufacturing/industrial centers need to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region’s overall economic vitality.

Economy

The plan includes an **economic development element (Ec-Action-5)** that promotes a **prospering and sustainable economy** by supporting **businesses and job creation and investing in all people**.

Policies and programs should:

Promote a prosperous and sustainable economy for all people	Page/Policy Reference
✓ Identify and enhance industry clusters, including those recognized in the Regional Economic Strategy that provide goods and services for export (MPP-Ec-3, Ec-4)	
✓ Focus retention and recruitment efforts and activities to foster a positive business climate and diversify employment opportunities by specifically targeting: • Businesses that provide living wage jobs Locally, women-, and minority-owned small businesses and start-up companies Established and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience (MPP-Ec-1, Ec-3, Ec-4, Ec-7, Ec-9, Ec-16)	
Promote strategies and policies that expand access to opportunity and remove barriers for economically disconnected communities (MPP-Ec-13-14)	
Address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure (MPP-Ec-12)	
✓ Develop a range of employment opportunities to create a closer balance between jobs and housing (MPP-Ec-18)	
Promote environmental and socially responsible business practices, especially those addressing climate change, resilience, and improved health outcomes (MPP-Ec-8, Ec-16)	
Support, recognize, and empower the contributions of the region's culturally and ethnically diverse communities, institutions, and Native Tribes (MPP-Ec-15, Ec-17, Ec-20)	

Additional comments on Economic Development or additional documents to share [optional]: _____

Transportation

The plan promotes a **sustainable, equitable, affordable, safe, and efficient multimodal transportation system**, with specific emphasis on an **integrated regional transit network that supports the Regional Growth Strategy** and promotes vitality of the economy, environment, and health.

Policies and programs should:

Implement the Regional Transportation Plan	Page/Policy Reference
✓ Promote the development of an efficient, multimodal transportation system that supports the Regional Growth Strategy in collaboration with other jurisdictions and agencies (MPP-T-7)	
✓ Work to develop and operate a safe and convenient system for all users and the movement of freight and goods (MPP-T-11)	
✓ Reduce the need for new capital improvements through investments in operations, pricing programs, demand management strategies, and system management activities that improve the efficiency of the current system (RCW 36.70A.070(6)(a)(vi), MPP-T-3)	
✓ Emphasize transportation investments that provide alternatives to single occupancy vehicle travel, increase travel options, especially to and within centers, and support compact, pedestrian- and transit-oriented densities and development (MPP-T-12-13, T-15)	
Increase the resilience of the transportation system and support security and emergency management (MPP-T-31)	
Prepare for changes in transportation technologies and mobility patterns (MPP-T-33-34)	
Support the Regional Growth Strategy	**Page/Policy Reference**
✓ Focus system improvements to connect centers and support existing and planned development as allocated by the Regional Growth Strategy (MPP-RC-7-9, T-7-8, T-15)	
Prioritize multimodal investments in centers and high-capacity station areas (MPP-RC-7-10, T-12-13, T-19)	

✓ Promote the design of transportation facilities that support local and regional growth centers and high-capacity transit station areas and fit the community in which they are located (MPP-T-19-21)	
✓ Support a safe and welcoming environment for walking and bicycling (MPP-DP-15): • Include a pedestrian and bicycle component and collaborative efforts to identify planned improvements for pedestrian and bicycle facilities and corridors (RCW 36.70A.070(6)(a)(vii)) • Improve local street patterns and design to promote walking and biking (MPP-T-16-17)	
✓ Support alternatives to driving alone, including walking, biking, and transit use, through design of local streets, land use development tools, and other practices (MPP-T-16-18)	
✓ **Counties**: Avoid construction of major roads or capacity expansion on existing facilities in rural and resource areas (MPP-T-22, DP-38)	
Support people	**Page/Policy Reference**
Identify racial and social equity as a core objective when planning and implementing transportation improvements, programs, and services (MPP-T-9)	
✓ Ensure mobility choices for people with special needs (MPP-T-10)	
Support the economy	**Page/Policy Reference**
✓ Recognize the critical role of safe, reliable, and efficient movement of people and goods (MPP-Ec-6, T-1, T-23)	
✓ Identify and support key facilities and improvements that connect the region to major transportation hubs such as ports, airports, and designated freight routes (MPP-T-24-25)	
✓ Promote coordination with providers of major regional infrastructure, such as freight rail and commercial aviation (MPP-Ec-4-5, T-27-28)	
Protect the environment	**Page/Policy Reference**
Promote clean transportation programs and facilities, including actions to reduce air pollution and greenhouse gas emissions from transportation (MPP-CC-3, CC-12, T-29-30)	
Reduce stormwater pollution from transportation facilities and improve fish passage (MPP-T-32)	

✓ Incorporate environmental factors into transportation decision-making, including attention to human health and safety (MPP-DP-44, T-4-5, T-29-32)	

The plan should:

Provide facilities inventories and identify service needs	Page/Policy Reference
✓ Include mapped inventories for each element of the transportation system, including roadways, transit, cycling, walking, freight, airports, and ferries (RCW 36.70A.070, RCW 36.70A.108, MPP-T-7, T-15-17)	
✓ Include state facilities and reflect related (regional/state) level-of-service standards (RCW 36.70A.070, RCW 36.70A.108)	
✓ Develop a comprehensive concurrency program that addresses level-of-service standards for multimodal types of transportation and include implementation strategies (RCW 36.70A.070, RCW 36.70A.108, MPP-DP-52-54)	
✓ Provide travel demand forecasts and identify state and local system projects, programs, and management necessary to meet current and future demands and to improve safety and human health (RCW 36.70A.070, MPP-T-4-5)	
✓ Identify maintenance and system preservation projects and programs necessary to maintain the ability of the transportation system to provide safe, efficient, and reliable movement of people, goods, and services (RCW 36.70A.070, MPP-T-1-2, T-4)	
Finance transportation investments	**Page/Policy Reference**
✓ Identify stable and predictable funding sources for maintaining and preserving existing transportation facilities and services (MPP-RC-11-12, T-6)	
✓ Pursue alternative transportation financing methods, such as user fees, tolls, and other pricing mechanisms (MPP-T-6)	
✓ Include a 20-year financing plan, as well as an analysis of funding capability for all transportation modes (RCW 36.70A.070(3), RCW 36.70A.070(6)(a)(iv), WAC 365-196-415, WAC 365-196-430, MPP-RC-11-12, T-6, T-15)	

✓ Include a reassessment strategy to address the event of a funding shortfall (RCW 36.70A.070(3), RCW 36.70A.070(6)(a)(iv), WAC 365-196-415, WAC 365-196-430, MPP-RC-11-12, T-6)	
Address land uses adjacent to airports	**Page/Policy Reference**
✓ **Airport-adjacent communities:** Identify and address any airports within or adjacent to the jurisdiction (RCW 36.70.547, 36.70A.070(6)(a)(iii)(A), MPP-DP-48)	
✓ **Airport-adjacent communities:** Describe existing and planned uses near the airport, as well as policies and regulations that discourage incompatible uses (RCW 36.70.547, 36.70A.070(6)(a)(iii)(A), MPP-DP-48)	
Airport-adjacent communities: Promote coordinated planning and effective management to optimize the region's aviation system in a manner that minimizes health, air quality, and noise impacts to communities, including historically marginalized communities (MPP-T-28)	

Additional comments on Transportation or additional documents to share [optional]: _____

Public Services

The plan supports development with adequate **public facilities and services in a timely, coordinated, efficient, and cost-effective manner** that **supports local and regional growth planning objectives**.

Policies and programs should:

Provide adequate public facilities and services to support growth	**Page/Policy Reference**
✓ Protect and enhance the environment and public health and safety when providing services and facilities (MPP-PS-1)	
✓ Promote coordinated planning for services and facilities with counties, cities, tribes, and special purpose districts in a manner that supports the Regional Growth Strategy, including addressing	

	long-term needs, supply, and the use of conservation and demand management (MPP-PS-3-4, PS-8-9, PS-13-14, PS-23-25)	
✓	Protect water quality by replacing failing septic systems and serving new urban development with sanitary sewer systems (MPP-PS-10-12)	
NEW	Consider the potential impacts of climate change on public facilities and support the necessary investments to move to low-carbon energy sources (MPP-PS-13-15, PS-20-21)	
NEW	Promote affordable and equitable access of public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities (MPP-PS-2, PS-16, PS-22)	
✓	Encourage planning and coordination of emergency management and public safety programs (MPP-PS-17, T-31)	
NEW	Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts (MPP-PS-18, PS-20, PS-29, DP-11)	
NEW	Promote working with school districts on school siting and design to support safe, walkable access, including strategies to provide adequate urban capacity for new schools and to avoid serving urban students with schools in the rural area (MPP-PS-26-28)	
✓	**Counties**: Avoid providing urban services and regional facilities in rural areas. Facilities and utilities in rural areas should be at a size and scale appropriate for rural locations. (MPP-PS-5-7, PS-30)	

Additional comments on Public Services or additional documents to share [optional]: _____

The following goals and policies are either new or were amended to address PSRC's VISION Consistency Tool for Local Comprehensive Plans and/or Department of Commerce comments. The goals and policies are presented by the Element/chapter in which they are located. The underlined language addresses the respective PSRC or Commerce comment. For PSRC comments, a citation is provided to the PSRC guidance that is being addressed by the new or amended goal or policy.

Land Use Element

LU1.2 All Comprehensive Plan elements shall be internally consistent, including capital budget decisions outlined in the Capital Facilities Plan (add link). Should probable funding fall short of meeting existing needs, the Land Use Element shall be reassessed.

LU1.4 Ensure the involvement of citizens in the planning process, including the participation of vulnerable population and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

LU1.6 Ensure an adequate supply of appropriately zoned land to enable meeting the City's employment, population and housing targets. Reduce disparities in access to opportunity and expand employment opportunities to improve the region's shared economic future. *(The underlined clause addresses PSRC's MPP-DP-2, Ec-8, Ec-13).*

LU1.7 Establish a vision for growth that is informed by active and inclusive citizen engagement and community planning to ensure that land use is reflective of the community's vision, and that land use decisions do not negatively impact the community – particularly historically marginalized communities. Implementing development regulations must be fair and predictable. *(The underlined clause addresses PSRC's MPP-DP-2, MPP-DP-8).*

LU1.8 Periodically review goals and policies to monitor progress towards implementation and ensure that development regulations further goals and policies. Every five years, conduct an implementation

progress report detailing the progress that has been achieved in implementing the Comprehensive Plan.

LU1.9 To ensure the preservation of property rights, staff will evaluate proposed regulatory or administrative actions to ensure that said actions do not result in an unconstitutional taking of private property. [1]

LU2.6 Proactively plan for the annexation of the City's UGA, and for phased growth of communities to be economically viable, supported by planned urban infrastructure, and served by public transit. *(The underlined clause addresses PSRC's MPP-RGS-16, DP-27-30).*

LU3.2 Coordinate with Community Transit on identifying future high-capacity transit station areas (i.e. SWIFT Bus Rapid Transit service) and, at the direction of City Council, plan for densities that maximize benefits of transit investments. *(The underlined clause addresses PSRC's MPP-DP-22, DP-Action-8).*

LU3.8 Use land use, multi-modal transportation, and other initiatives to promote healthy communities and health outcomes, ~~and~~ reduce health disparities, and promote environmental justice. *(The underlined clause addresses PSRC's MPP-RC-3, DP-18).*

LU3.9 Encourage convenience and commercial services at or near transit stations, park and rides, and major transit stops to foster a more pleasant transit experience, ~~and to~~ encourage the use of transit as an alternative to private automobile use, and reduce vehicle miles traveled (VMT).

LU3.10 Consider potential impacts to, and preserve significant historic, visual, cultural, and archaeological resources and sites[2]; and identify strategies and incentives for their protection for the enrichment of future generations. *(The underlined clause addresses PSRC's MPP- DP-5-7).*

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[1] The Office of the Attorney General's *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property*, dated September 2018 or as subsequently amended, should be used as a resource in evaluating whether an action may constitute a taking.

[2] Culturally significant resources include tribal treaty fishing, hunting, and gathering grounds.

LU4.3 Evaluate planning in areas for potential residential and commercial displacement, and use a range of strategies to mitigate displacement impacts. *(The underlined addresses PSRC's MPP-P-23, Ec-12).*

LU4.4 Limit incompatible uses adjacent to the Cascade Industrial Center (CIC), Arlington Airport, military lands, and the Tulalip Tribal Reservation. *(The underlined clause addresses PSRC's MPP- DP-49, DP-50, and DP-51).*

LU5.12 Provide urban parks, recreation opportunities, open space, ~~and~~ trails, critical areas, and associated corridors throughout the City with a particular emphasis on the Downtown, Waterfront, and Mixed Use zone.[3] Public access is paramount to the Waterfront, and redevelopment of significant waterfront parcels must provide public access.

LU8.4 Advance the goals, policies and implementation strategies in the Arlington-Marysville MIC Subarea Plan including, but not limited to, pursuing key infrastructure, and promoting target industries and living wage jobs. Support the update of plans for the MIC to be consistent with PSRC's Center Plan Tools (*DP-Action-8*).

Housing Element

HS1.3 Provide for a wide range of ownership and rental housing opportunities for the various household types and income levels within the community including, but not limited to, families, senior citizens, smaller households, first time buyers, those with special needs, and lower incomes. Recognize historic inequities in access to homeownership opportunities for communities of color. *Note: the last statement is to address PSRC's MPP-H-5.*

HS1.6 Continue to promote and recalibrate existing housing incentives (e.g. Downtown Multi-family Tax Exemption, Residential Density Incentives, etc.) and pursue new ones while giving consideration to inclusionary and incentive zoning to increase housing capacity

[3] Key corridors that extend through the City and connect to neighboring jurisdictions include, but are not limited to, those formed by various critical areas (i.e. Ebey Slough and the Qwuloolt Estuary; Allen, Edgecomb, Hayho, Jones, King, and Quil Ceda Creeks; and associated wetlands), and key trails (i.e. Bayview, Centennial, Centennial Connector, and Ebey Waterfront). Trail corridors are discussed in Section 6.4 Trails of the Parks and Recreation Element, and stream and wetland corridors are depicted in Figures 7.5 and 7.8 of the Environmental Element (add link).

and affordable housing. *Note: this is amended to address PSRC H-Action-5.*

HS1.12 Provide affordable housing opportunities and evaluate potential density increases close to places of employment and near future high-capacity transit. *Note: this is amended to address PSRC MPP-H-8, H-Action-1.*

HS1.14 Use the analysis within the Housing Action Plan to understand the potential physical, economic, and cultural displacement risks of low-income households and marginalized populations, and work with communities to develop anti-displacement strategies when planning for growth. *Note: this is amended to address PSRC MP-H-12, H-Action-6.*

HS3 Respect the scale and form of established ~~character of existing~~ residential neighborhoods.

HS3.5 Ensure that mixed use development, infill, and middle housing complements and enhances the scale and form~~character~~ of the surrounding built environment ~~residential and commercial areas~~.

HS3.6 Encourage the concept of strong~~, traditional~~ neighborhood planning to improve neighborhood quality and reduce automobile dependency.

HS4.4 Promote jobs to housing balance by providing housing choices that are accessible and attainable to workers. Include jobs to housing balance in housing and land use needs assessment to better support job centers with the needed housing supply. *Note: this is amended to address PSRC H-Action-5.*

HS5.2 Consult the City's Housing Needs Assessment and Housing Action Plan to evaluate the effectiveness and relevance of housing policies and strategies for achieving housing targets and affordability goals. *Note: this is a new policy intended to address PSRC H-Action-4.*

Economic Development

ED4.1.2 Pursue businesses in established and emerging industries, technologies, and services that promote environmental

sustainability and resilience, and address climate change. *Note: this is to address PSRC MPP-Ec-8, Ec-16.*

ED4.1.4 Expand access to opportunity by proactively connecting with economically disconnected communities and removing barriers (e.g. linguistic, cultural, physical, etc.). *Note: This is amended to address PSRC MPP-Ec-13-14.*

ED4.2.2 Maintain areas of the City for small and locally-owned businesses, and take actions to avoid business displacement.

- Provide outreach to, and support and empower, all businesses including locally owned, women, tribally, and minority-owned small businesses and start-up companies to ensure that their unique needs are heard, understood, and addressed.
- Cultivate strategies to address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. *Note: This is amended to address MPPC-Ec-1, Ec-3, Ec-4, Ec-7, Ec-9, Ec-12, and Ec-16.*

ED6.1.2 Honor and feature the cultural contributions of the City founders, local Native Tribal communities, and other ethnically diverse communities to the art, history and heritage of our community. *Note: This is a new policy intended to address PSRC MPP-Ec-15, Ec-17, Ec-20.*

Environment

EN3 Design and build developments in a manner that respects and retains ecosystem services, natural elements, vegetation and critical areas, with emphasis on streams, creeks and other bodies of water; and on wetlands, and steep slopes.

EN4 Promote innovative and environmentally sensitive development practices informed by Best Available Science in siting, design, materials selection, construction, and maintenance.

EN5 Recognize the benefits provided by ecosystem services and incorporate these functions into developments by using applicable green infrastructure tactics.

EN6 Support programs to ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment and prioritize the reduction of

impacts to vulnerable populations that have been disproportionately affected.

EN0.2 Recognize the interrelationship of habitat corridors with parks and open space and prioritize the connection and enhancement of these valuable linkages in order to promote no net loss of ecological function while enhancing recreational opportunities.

EN0.8 Encourage all future development to occur in a manner that will first avoid critical areas impacts where such avoidance is feasible and reasonable. In appropriate circumstances, impacts to critical areas resulting from regulated activities may be minimized, rectified, reduced or compensated for, consistent with the requirements of the City's Critical Areas Ordinance.

EN9 ~~Preserve, as much as possible, and~~ Ensure no net loss of ecological function of natural features in areas potentially sensitive to development. This includes areas that have features such as steep slopes, severe erosion, foundation instability, seasonally wet soils, or any other critical areas.

EN10 Areas of significantly forested and vegetated areas should be maintained. These ~~not only provide habitat but also are visually appealing and useful in providing environmental balance~~. areas provide shade over impervious surfaces – reduce heat island effects, increase filtration of harmful road-related runoff, provide habitat for avian and terrestrial wildlife species, contribute to aesthetic value, assist in noise buffering, and more.

EN11 Restrict clearing and grading on steep slopes, geologically hazardous areas, near streams, or high-predisposition Tokul soils. The City and County should collaborate to identify areas unsuitable for urban development and future UGA expansions due to geologic hazards, soils, topography, ecosystem service value, and watershed impact.

EN12 Coordinate with adjacent jurisdictions, tribes, countywide planning groups and watershed groups to protect critical areas, habitat, ~~and~~ water quality, and Critical Aquifer Recharge Areas (CARAs).

EN14 Continue to deliver on the goals and actions outlined in the Marysville Watershed Planning Basin Assessment and Prioritization report and the Marysville Watershed Planning Stormwater Action Plan, prioritizing

areas with a high level of environmental importance that have also been impacted by development.

EN0.31 Protect, restore, and manage native vegetation, tree canopy, and forests (including parks, greenbelts, and urban forests).

EN0.33 Promote the use of conservation, alternative energy sources including solar energy, and energy management technology where feasible.

Exhibit 7

Commerce comments are provided on the following checklists. A response to the comments is provided in the email that follows the checklist along with the requested Land Capacity Analysis. Please note that any minor discrepancies on figures in the Land Capacity Analysis will be resolved prior to the December 9th City Council meeting.

LOCAL GOVERNMENT DIVISION
GROWTH MANAGEMENT SERVICES

Periodic Update Checklist for Fully-Planning Cities

Marysville
City

Jeff Aken (Commerce)

Staff contact, phone + email

Notice: This checklist has been updated with the new 2024 GMA legislation. *Rows* that include new 2023 and 2024 legislative changes or updated Commerce guidance are shown in light orange , and all statutory changes adopted since 2015 are emphasized in highlighted *text* to help identify new GMA requirements that may not have been addressed during the last periodic update or through other amendments outside of the required periodic update process. Additionally, amendments to the GMA are summarized in this document on Commerce's GMA Laws and Rules webpage.

Overview: This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) conduct the "periodic review and update" of ***comprehensive plans*** and ***development regulations*** required under RCW 36.70A.130 (5). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

Checklist Instructions

Please use the most recent versions of your comprehensive plan and development regulations to fill out each item in the checklist and answer the following questions:

Is this item addressed in your current plan or development regulations? If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce Periodic Update webpage or contact the Commerce planner assigned to your region.

Is amendment needed to meet current statute? Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

Use the "Notes" column to add additional information to note where your city may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your periodic update grant.

PlanView system and instructions: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: reviewteam@commerce.wa.gov Fill out and attach a cover sheet, a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals*.

For further information about the submittal process, please visit Commerce's Growth Management Act Laws and Rules webpage.

Need help?

Please visit Commerce's periodic update webpage for additional resources.

Or contact:

Suzanne Austin, AICP
Senior Planner
Growth Management Services
WA Department of Commerce
509.407.7955
Suzanne.Austin@commerce.wa.gov

Or, your assigned regional planner

Checklist Navigation

Section I: Comprehensive Plan	Section II: Development Regulations	Appendices
LAND USE	CRITICAL AREAS	APPENDIX A: HOUSING UNIT MINIMUMS PER POPULATION
HOUSING	ZONING CODE	APPENDIX B: ELEMENT UPDATES UNDER HB 1181
CAPITAL FACILITIES	SHORELINE MASTER PROGRAM	
UTILITIES	RESOURCE LANDS	
TRANSPORTATION	ESSENTIAL PUBLIC FACILITIES	
SHORELINE	SUBDIVISION CODE	
ESSENTIAL PUBLIC FACILITIES	STORMWATER	
TRIBAL PLANNING	ORGANIC MATERIALS MANAGEMENT	
CLIMATE CHANGE & RESILIENCY	IMPACT FEES	
ECONOMIC DEVELOPMENT	CONCURRENCY & TDM	
PARKS & RECREATION	TRIBAL PARTICIPATION	
OPTIONAL ELEMENTS	REGULATIONS FOR OPTIONAL ELEMENTS	
CONSISTENCY	PROJECT REVIEW PROCEDURES	
PUBLIC PARTICIPATION	PLAN & REGULATION AMENDMENTS	

Section I: Comprehensive Plan

Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1), amended in 2023

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: 2021-2022 legislation ESSB 5593: includes changes to RCW 36.70A.130 regarding UGA size, patterns of development, suitability and infrastructure. Coordinate these efforts with your county.				Completed: ☐ Date:
a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multicounty planning policies. RCW 36.70A.210 WAC 365-196-305 Coordinate these efforts with your county.	Yes,		LU1 (LU1.1-1.2)	Completed: ☐ Date:
b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) amended in 2023 and RCW 36.70A.110(6), WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)	Yes,		Figure 2.9, Recommendation: Clarify in the key/index UGA and City Limit Boundaries. (they might be there, but I didn't see labels)	Completed: ☐ Date:
c. Consideration of urban planning approaches that increase physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(j). Additional resources: Commerce's Climate guidance, Transportation Efficient Communities' guidance, and the WA Department of Health Washington State Plan for Healthy Communities and Active Community Environment Toolkit	Yes,		LU3.7-3.9, LU7.3. Reduced VMT not explicitly called out but increasing the convenience of transit is in multiple policies.	Completed: ☐ Date:

Section I: Comprehensive Plan

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. A consistent population projection throughout the plan which should be consistent with the jurisdiction's allocation of countywide population and housing needs. RCW 36.70A.115, RCW 43.62.035 and WAC 365-196-405(f)	Yes,		99,822 is planning horizon population.	Completed: ☐ Date:
e. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1) (amended in 2023), WAC 365-196-405(2)(i) • For cities required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce's Buildable Lands Program page.	No,	Yes,	MISSING: A footnote in the Land Use Element shows that the city may have already calculated "density assumptions" (pg. 8). The Land Use Element should specify these assumed densities and/or the city should include the assumed densities in the land capacity analysis documentation (see comments on item e. below.) (RCW 36.70A.070(1) For more information on *assumed densities*, see page 24 of Commerce Guidance for Updating Your Housing Element, Book 2.	Completed: ☐ Date:
f. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1) (amended in 2023), WAC 365-196-405(1)(c); WAC 365-196-485(1)(d)	No,	Yes,	Not in LU Element but footnoted. Recommendation: Add policy language and link to further policy work to ensure it is consistent with RCW: *The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies*	Completed: ☐ Date:
g. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools and other public uses. RCW 36.70A.150 and WAC 365-196-340	No,	Yes,	Not in the LU Element (I did see Open Space and Recreation on map but not future corridors). Recommendation: Add policy language consistent with the RCW: *A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry,*	Completed: ☐ Date:

Section I: Comprehensive Plan				
			recreation, open spaces and green spaces, urban and community forests within the urban growth area, general aviation airports, public utilities, public facilities, and other land uses.	

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
h. Identification of open space corridors and green spaces within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails and connection of critical areas, and urban and community forests within the UGA. RCW 36.70A.070(1) amended in 2023, RCW 36.70A.160 and WAC 365-196-335	Yes,	Yes,	LU calls out recreation on page 19 and in Figure 2.13, which includes resource lands and fish and wildlife management but does not identify corridors etc. that I could determine. Recommendation: Add policy language or maps consistent with RCW: *…location and extent of open spaces and green spaces, urban and community forests* (policy 2.9.6 would be consistent if it identified corridors)	Completed: ☐ Date:
i. If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547 Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT. WAC 365-196-455	Yes,		LU4.4, Airport Protection District in Figure 2.26, Uses within the Smokey Point Neighborhood boundaries are limited.	Completed: ☐ Date:
j. Where applicable, a review of drainage, flooding and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(e) Note: RCW 90.56.010(27) defines waters of the state. Additional resources: Commerce's climate guidance, Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda	Yes,		Noted on pg.3 of LU Element and in footnote 1 with future links in updated draft plan to make easier for reader.	Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas and geologically hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080. Best Available Science: see WAC 365-195-900 through -925	Yes, some	Yes, see notes.	LU5.4. PK 4 is overarching goal in Environmental Element. Various zones call out some critical areas constraints. EN 3 (Critical Areas, Wetlands), EN 4 (BAS), EN 15 (FW), Recommendation: Critical Aquifer Recharge and Geologic Hazards called out in narrative, consider adding policy language that includes these along with Anadromous fisheries.	Completed: ☐ Date:
l. If forest or agricultural lands of long-term commercial significance are designated inside a city: a program authorizing Transfer (or Purchase) of Development Rights. RCW 36.70A.060(4), RCW 36.70A.170	N/A			Completed: ☐ Date:
m. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), WAC 365-196-475	N/A			Completed: ☐ Date:
n. New section RCW 36.70A.142 (2022), HB 1799: Development regulations newly developed, updated, or amended *after January 1, 2025* allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in RCW 70A.205.040(3). See also RCW 36.70.330. For applicability, see RCW 70A.205.540.	No,	Yes,	The need to comply with this RCW and HB 1799 is discussed in Utilities, but I did not see policy related to future siting.	Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
o. Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. RCW 36.70A.070(1) amended in 2023.	Yes (health),	Yes, (environmental justice)	LU3.8 promotes health and reduction of disparities, but didn't see EJ called out.	Completed: ☐ Date:
p. The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures. RCW 36.70A.070(1) amended in 2023. See also: International Wildland-Urban Interface Code	Yes,	Yes, Recommendation to strengthen policy language from "consider" to adopt or similar to address RCW. Potential Policy: *"Reduce and mitigate the risk to lives and property posed by wildfires by adopting land use planning tools such as the Wildland-Urban Interface Code."*	*LU4.7 The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to, adoption of portions or all of the wildland urban interface code developed by the international code council or developing building and maintenance standards consistent with the firewise USA program or similar program designed to reduce wildfire risk, reducing wildfire risks to residential development in high risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.* EN0.45-48 are focused on Wildfire Risk.	Completed: ☐ Date:

Housing Element

New legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070 (2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpage for further information. See also Appendix A of this checklist for the new 2023 minimum housing unit requirements per city population.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: For more information about what these housing element requirements involve and what Commerce staff will be reviewing for, please see the Expanded Housing Checklist located on the Updating GMA Housing Elements webpage.			The housing section was completed by Commerce's Housing Policy Team and the expanded Housing Checklist is included as an additional attachment.	
a. Goals, policies and objectives for: • the preservation, improvement and development of housing RCW 36.70A.070(2)(b); • moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary, RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a); and • Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) new in 2021 Notice: *These items were separately listed in the previous version of the checklist. No content was changed.*				Completed: ☐ Date:
b. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)				Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters and permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)				Completed: ☐ Date:
d. Adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii), WAC 365-196-300(f), WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan.				Completed: ☐ Date:
e. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability RCW 36.70A.070 (2)(e) new in 2021				Completed: ☐ Date:
f. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021				Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
g. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments. RCW 36.70A.070(2)(g) new in 2021 Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) new in 2021 See also: Support Materials for Racially Disparate Impacts, Exclusion and Displacement Work				Completed: ☐ Date:

Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3) amended in 2023. Changes made to this element through HB 1181 (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	No,		Not part of Excel spreadsheet, but to come in future draft per AG.	Completed: ☐ Date:
b. An inventory of existing capital facilities owned by public entities, including green infrastructure. RCW 36.70A.070(3)(a) amended in 2023 and WAC 365-196-415(1)(a)	Yes,		Currently by service area in Excel Spreadsheet Part 6.	Completed: ☐ Date:
c. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b) Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	TBD:		Methodology and forecast period not called out in Excel. (Beyond 20-year designation)	Completed: ☐ Date:
d. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415 (1)(c) and (3)(c) Infrastructure investments should consider equity and plan for any potential displacement impacts.	Yes,		Recommendation: *Narrative in future chapter should highlight equity and potential displacement impacts*.	Completed: ☐ Date:
e. A six-year plan (at minimum) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196-415(1)(d)	Yes,		6-Year CIP and 20-Year strategy.	Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. A policy or procedure to reassess the land use element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e), WAC 365-196-415(2)(d) Note: park and recreation facilities shall be included in the capital facilities plan element.	TBD:			Completed: ☐ Date:
g. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)	Yes, Transportation and Parks		Confirm when CF Element is finalized.	Completed: ☐ Date:
h. Identify and include information about all public entities, including special purpose districts that own capital facilities. RCW 36.70A.070 (3) amended in 2023	TBD:		Confirm with AG, maybe in Utilities Element.	Completed: ☐ Date:
Utilities Element Consistent with relevant CWPPs and RCW 36.70A.070 (4) amended in 2023. Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines. Changes made to this element through HB 1181 (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.				
a. The general location, proposed location and capacity of all existing and proposed utilities, to include telecommunications. RCW 36.70A.070(4)(a) amended in 2023 and WAC 365-196-420	Yes,		Figure 10.1-10.4 (water, sewer, storm), solid waste 10.5-6, PUD 10.7-10.8. 10.9 has natural gas. Some proposed (sewer) are still being calculated. Narrative discusses most capacity.	Completed: ☐ Date:
b. Identify and include information and contact information about all public entities, including special purpose districts that own utility systems. RCW 36.70A.070 (4)(b) new in 2023	Yes,	Yes,	Most/all utility providers are identified, but contact information was not included.	Completed: ☐ Date:

Transportation Element

Consistent with relevant CWPPs and RCW 36.70A.070 (6) amended in 2023 by HB 1181. See also the new climate element below for jurisdictional requirements.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. An inventory of air, water and ground transportation facilities and services, including transit alignments, active transportation facilities, state-owned transportation facilities and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) amended in 2023 and WAC 365-196-430(2)(c)	Yes,		Narrative on page 5 of Transportation Element, Freight map figure 08, pedestrian figure 10, bicycle figure 11, transit figure 12	Completed: ☐ Date:
b. Adopted multimodal levels of service standards for all locally owned arterials, locally and regionally operated transit routes that serve UGAs, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve environmental justice. RCW 36.70A.070(6)(a)(iii)(B) and (C) amended in 2023, WAC 365-196-430	Yes,		Goal 6 is LOS and Concurrency: T-6.1-12.Figure 16 (Bicycle LOS) and Figure 15 (Pedestrian). Transit is coordinated with Community Transits 2050 long-range plan. T-1.1 calls out public health and environmental vitality. T-5.3.	Completed: ☐ Date:
c. Identification of specific actions to bring transportation facilities and services to established multimodal LOS. RCW 36.70A.070(6)(a)(iii)(D) amended in 2023, WAC 365-196-430	Yes		Transportation Financing program and Project list. Financing section is being re-written/updated per highlights. Policy	Completed: ☐ Date:
d. A forecast of multimodal transportation for a minimum of 10 years including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i), RCW 36.70A.070 (6)(a)(iii)(E) amended in 2023, WAC 365-196-430(2)(f)	Yes,		Page 32-39 details baseline and alternatives evaluation. Figure 14 provides the forecast information.	Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. A projection of state and local system needs to equitably meet current and future demand and equitably implement the multimodal network. RCW 36.70A.070(6)(a)(iii)(F) amended in 2023, WAC 365-196-430(1)(c)(vi) and RCW 47.06	Yes,		Table 8.	Completed: ☐ Date:
f. A transition plan for transportation as required in Title II of ADA. Perform self-evaluations of current facilities and develop a program access plan to address deficiencies and achieve the identification of physical obstacles, establish methods, perform modifications and identify leadership roles. RCW 36.70A.070(6)(a)(iii)(G) new in 2023.	Yes,		Approved in December 2020, T-6.10. (Consider clarifying if this is funding for removing barriers or creating plan (update of 2024 plan?)	Completed: ☐ Date:
g. An active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii) amended in 2023, WAC 365-196-430(2)(j)	Yes,		Figure 26 and Table 8 identify these projects.	Completed: ☐ Date:
h. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(i)	Yes,		Page 54 and Policy T-1.3.	Completed: ☐ Date:
i. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A), WAC 365.196-430(2)(k)(iv)	Yes,		Financing Strategy and Reassessment Strategy on page 68-69.	Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
j. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010, WAC 365-196-430(2)(k)(ii)	Yes,		Six-Year TIP (policy T-7.1)	Completed: ☐ Date:
k. If probable funding falls short of meeting identified needs of the transportation system, including state transportation facilities, a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C) amended in 2023, WAC 365-196-430(2)(l)(iii)	Yes,		Policy T-7.4	Completed: ☐ Date:
l. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v); WAC 365-196-430(1)(e) and 430(2)(a)(iii)	Yes,		T-7.5, T-7.8, (Goal 7 focuses on coordinating)	Completed: ☐ Date:

Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 are added as one of the goals of the Growth Management Act (GMA) as set forth in RCW 36.70A.480. The goals and policies of a shoreline master program for a county or city approved under RCW 90.58 shall be considered an element of the county or city's comprehensive plan.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. The policies, goals, and provisions of RCW 90.58 and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070, 36.70A.040(4), 35.63.125, 35A.63.105, 36.70A.480			SMP adopted in 2020.	Completed: ☐ Date:
b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by department of ecology guidelines adopted pursuant to RCW 90.58.060. See Ecology's Shoreline planners' toolbox for the SMP Checklist and other resources.				Completed: ☐ Date:
c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)				Completed: ☐ Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f), then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2).				Completed: ☐ Date:
Provisions for siting essential public facilities (EPFs) Consistent with CWPPs and RCW 36.70A.200, amended in 2021. This section can be included in the Capital Facilities Element, Land Use Element or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.				
a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200 and WAC 365-196-550(1) Notes: RCW 36.70A.200, amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200. Regional transit authority facilities are included in the list of essential public facilities.	Yes,		MMC 22G.070	Completed: ☐ Date:
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5) Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)	Yes,		UT4.5, UT4.3	Completed: ☐ Date:

Tribal Participation in Planning new in 2022 (see HB 1717)

A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the local and regional planning processes. See Commerce's new Tribal Planning Coordination for GMA webpage for guidance and staff contacts.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022, RCW 36.70A.190 new in 2022	No,			Completed: ☐ Date:
b. *Port elements*, if adopted, are developed collaboratively between the city, the applicable port and the applicable tribe(s), which shall comply with RCW 36.70A.040(8). RCW 36.70A.085 amended in 2022	N/A			Completed: ☐ Date:
c. *Urban Growth Areas:* counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). RCW 36.70A.110(1) amended 2022, RCW 36.70A.040(8)	No,	Yes,	Recommendation: Add "tribes" to policy LU2.5	Completed: ☐ Date:

Climate Change and Resiliency

New in 2023, see HB 1181. WAC updates are forthcoming.
A new required element for comprehensive plans and new goal of the GMA. Designed to reduce greenhouse gas (GHG) emissions, plan for resilience and support environmental justice. Climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A climate element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation and land use. Visit Commerce's Climate Program webpage for further guidance, grants, tools and staff contacts. Per HB 1181, GHG reduction goals, policies, and programs not specifically identified in the guidelines must be based on scientifically credible projections and scenarios likely to result in equivalent harm avoidance, GHG emission reductions and/or per capita vehicle miles traveled (VMT) reductions.

All fully planning jurisdictions must have a resilience sub-element as part of their broader climate element. The following counties and their cities with a population greater than 6,000 as of April 1, 2021 must also have a greenhouse gas emissions reduction sub-element. Please also review the Appendix for requirements due in the upcoming periodic update.

- December 31, 2025 Deadline: Clark, Skagit, Thurston, Whatcom
- June 30, 2026 Deadline: Benton, Franklin, Spokane
- June 30, 2029 Deadline: These jurisdictions are only required to update two elements this cycle — the transportation and climate elements.

Jurisdictions may submit their greenhouse gas emissions reduction sub-element to Commerce for approval per RCW 36.70A.096. Please contact Commerce for submittal requirements if you think your jurisdiction will request approval.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Resiliency sub-element: items a through d are required for all fully planning jurisdictions				
a. Specific goals, policies and programs that identify, protect and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration. RCW 36.70A.070(9) new in 2023			Not due until 2029, City did complete a Climate Change Vulnerability and Risk Assessment in 2023. *By 2029, the City will need to pursue actions to address climate change and to track, measure and reduce ghg emissions.*(Environment Element page 4)	Completed: ☐ Date:
b. Specific goals, policies and programs that identify, protect and enhance community resiliency to climate change impacts, including social, economic and built environment factors that support adaptation to climate impacts				Completed: ☐ Date:

consistent with environmental justice. RCW 36.70A.070(9) new in 2023				
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Specific goals, policies and programs that address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire and other effects of changes to temperature and precipitation patterns. RCW 36.70A.070(9) new in 2023 Note: include a goal and supportive policy for each climate-exacerbated hazard that is relevant to your jurisdiction.				Completed: ☐ Date:
d. Prioritize actions (pursuant to a-c) that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. RCW 36.70A.070(9) new in 2023				Completed: ☐ Date:
Greenhouse Gas (GHG) Emissions Reduction sub-element: items e through i are only required for jurisdictions identified above				
e. Greenhouse gas emissions reduction sub-elements must include goals and policies to reduce emissions and per capita vehicle miles traveled. RCW 36.70A.070(9) new in 2023 Note: Commerce recommends that jurisdictions use 2022 as a baseline year for their GHG inventories and set incremental targets that lead to achieving Washington's economy-wide target of net zero emissions in 2050 set forth in RCW 70A.45.020(1). Commerce also recommends that jurisdictions should, at a minimum, include goals and policies within the following sectors:				Completed: ☐ Date:

Transportation; Buildings & Energy; and, Zoning & Development. The rulemaking process is underway.				
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by transportation within the jurisdiction. RCW 36.70A.070(9) new in 2023				Completed: ☐ Date:
g. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by land use within the jurisdiction. RCW 36.70A.070(9) new in 2023				Completed: ☐ Date:
h. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in per capita vehicle miles traveled (VMT) within the jurisdiction. RCW 36.70A.070(9) new in 2023				Completed: ☐ Date:
i. Prioritize GHG and VMT reductions that benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice. RCW 36.70A.070(9) new in 2023				Completed: ☐ Date:

Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes	
Economic Development Although included in RCW 36.70A.070 "mandatory elements" an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. RCW 36.70A.070(7) amended in 2017	Yes,	Chapter 4 is the Economic Development Element.	Completed: ☐ Date:
Parks and Recreation Implements and is consistent with the capital facilities plan. Include a ten-year demand estimate, evaluation of service and facilities needs and evaluation of tree canopy coverage within UGAs. RCW 36.70A.070(8) amended in 2023 Although included in RCW 36.70A.070 "mandatory elements" a parks and recreation element is not currently required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, parks, recreation and open space planning are GMA goals, and it is important to plan for and fund these facilities.	Yes,	A demand estimate based on population and local factors is included in figure 6.6 and 6.7 (location) Recommendation: Add Tree canopy coverage assessment policy. CIP does include Parks projects. EN0.31, EN0.49 mention tree canopy, but not an overall canopy coverage assessment.	Completed: ☐ Date:

Optional Elements

Pursuant to RCW 36.70A.080, a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes	
Sub-Area Plans	Yes,	General summaries of uses, maps and future vision are included.	Completed: ☐ Date:
Conservation	Yes,	Chapter 7 Environment Element includes conservation.	Completed: ☐ Date:
Recreation	Yes,	Chapter 6 Parks and Recreation Element.	Completed: ☐ Date:
Solar Energy	No,	Didn't see solar mentioned in the Environment Element.	Completed: ☐ Date:

Consistency is required by the GMA				
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs), and the GMA. RCW 36.70A.100 and 210, WAC 365-196-305; 400(2)(c); 510 and 520	Yes,		LU1 (LU1.1-5)	Completed: ☐ Date:
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040	Unsure:		Didn't see a policy directly related to this	Completed: ☐ Date:
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520	Yes,		LU1.2	Completed: ☐ Date:
Public Participation				
a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140, WAC 365-196-600(3) provide possible public participation choices.	Yes,		2024 Public Participation Plan	Completed: ☐ Date:
b. If the process for making amendments is included in the comprehensive plan: • The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640 • The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390 new in 2021, (HB 1220 sections 3-5), WAC 365-196-650(4)	N/A		I did not see amendment process in current draft plan.	Completed: ☐ Date:

Consistency is required by the GMA				
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis. New 2021-2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. This legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.	No,	Yes,	Didn't see policy(s) directly related to how the goals are being achieved. Some (LU2) related to monitoring of land etc.	Completed: ☐ Date:
d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. RCW 36.70A.370. For further guidance see the 2018 Advisory Memo on the Unconstitutional Taking of Private Property	No,	Yes,	I didn't but I don't have a TOC in the draft plan so might be missing it if included.	Completed: ☐ Date:
e. Encourage the involvement of citizens in the planning process, *including the participation of vulnerable populations and overburdened communities*, and ensure coordination between communities and jurisdictions to reconcile conflicts. HB 1181 (2023) revised RCW 36.70A.020 *Planning Goals* for inclusion of	Yes,	Yes,	LU1.4-5 both address negative impacts and reducing disparities, but I did not see language focused inclusion in the process of vulnerable or overburdened. The participation plan does include: *Obtain feedback from diverse perspectives, and engage with all segments of the community including: citizens, property owners, neighboring jurisdictions and tribes, community*	Completed: ☐ Date:

Consistency is required by the GMA				
vulnerable populations and overburdened communities. RCW 36.70A.035 *Public Participation* was not amended under HB 1181.			*groups, underserved or underrepresented groups, and other stakeholders;* Coordination around UGA's called out but not around conflict resolution. Recommendation to add language addressing this part of the RCW: *…and ensure coordination between communities and jurisdictions to reconcile conflicts.*	

Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. RCW 36.70A.040, WAC 365-196-800 and 810

Critical Areas

Regulations protecting critical areas are required by RCW 36.70A.060(2), RCW 36.70A.172(1), WAC 365-190-080 and WAC 365-195-900 through 925.

Please visit Commerce's **Critical Areas webpage** for resources and to complete the **Critical Areas Checklist**. Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

Zoning Code

Note: Please review the new 2023 housing laws in the Washington State Housing Laws of 2019 through 2023 guidance, on Commerce's Planning for Housing webpage and Appendix A of this checklist.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: For more information about housing regulatory changes regarding supportive housing types, see Supportive Housing Types Review Checklist on the Updating GMA Housing Elements webpage. And for additional information on middle housing and ADU regulations, see the Middle Housing webpage.				
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - amended in 2021 (HB 1220)) Note: Zoning must reflect sufficient land capacity for all income housing needs, including emergency housing and permanent supportive housing.				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5) "permanent supportive housing" is defined in RCW 36.70A.030; "transitional housing" is defined in RCW 84.36.043(2)(c)				Completed: ☐ Date:
c. Indoor emergency shelters and indoor emergency housing must be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5) Any limitations on emergency housing and emergency shelter must be connected to public health and safety and allow the siting of a sufficient number of units and beds necessary to meet projected needs (see Housing Element Book 2, pages 41-48), new in 2023 "emergency housing" is defined in RCW 36.70A.030				Completed: ☐ Date:
d. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short-term rentals, or occupant load per square foot shall not be regulated or limited by cities. (HB 5235), RCW 35.21.682 new in 2021, RCW 35A.21.314 new in 2022, RCW 36.01.227 new in 2021				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. Limitations on the amount of parking local governments can require for low-income, senior, disabled and market-rate housing units located near high-quality transit service. RCW 36.70A.620 amended in 2020 and RCW 36.70A.600 amended in 2019				Completed: ☐ Date:
f. Parking requirements must allow tandem, gravel or grass pavers, and new spaces must be at least 8 by 20 feet in size. Existing and non-conforming parking must be allowed to meet parking requirements for up to six spaces. SB 6015, new in 2024, must be addressed with the periodic update. Note: guidance coming fall 2024				Completed: ☐ Date:
g. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450. Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.				Completed: ☐ Date:
h. Manufactured housing is regulated the same as site built housing. RCW 35.21.684 amended in 2019, RCW 35.63.160, RCW 35A.21.312 amended in 2019 and RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing. See: National Manufactured Housing Construction and Safety Standards Act of 1974				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
i. Accessory dwelling units (ADUs): cities (and counties) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls. RCW 36.70A.680 amended in 2023, RCW 36.70A.681 amended in 2023, RCW 36.70A.696 amended in 2023, RCW 36.70A.697 amended in 2020, RCW 36.70A.698 amended in 2020, RCW 36.70A.699 amended in 2020 **Must be adopted by 6 months after the periodic update deadline, or be superseded by state law.** Note: see new Commerce ADU guidance and ADU checklist.				Completed: ☐ Date:
j. Middle housing: if your jurisdiction is one of the 77 cities subject to middle housing, regulations must allow the appropriate amount of middle housing units on a lot by 6 months after the periodic update deadline, or be superseded by state law. RCW 36.70A.635 See Commerce's model ordinances and user guide on the middle housing web page.				Completed: ☐ Date:
k. Co-living must be allowed as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use development. HB 1998, new in 2024, contains specific standards for size, density calculations, connection fees and parking. **Must be adopted by December 31, 2025** Note: guidance will be available fall of 2024				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
l. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of "familial status" are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410, RCW 70.128.140 and 150, RCW 49.60.222-225 and WAC 365-196-860				Completed: ☐ Date:
m. Affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. WAC 365-196-300 See also RCW 36.70A.545 and WAC 365-196-410(2)(e)(i) "affordable housing" is defined in RCW 84.14.010 new in 2024 (ESSB 6175) Review RCW 36.70A.620 amended in 2020, for minimum residential parking requirements.				Completed: ☐ Date:
n. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 35.21.915, amended in 2020				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
o. Allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multi-family residence located on real property owned or controlled by a religious organization. RCW 36.70A.545, amended in 2019 (HB 1377).				Completed: ☐ Date:
p. Reduce restrictions for additional housing units within existing commercial, mixed-use and multi-family buildings by exempting the added units from density limits, parking and other regulatory requirements. RCW 35A.21.440, new in 2023 and RCW 35.21.990, new in 2023, (HB 1042) Note: These requirements must be in effect within six months after the periodic update due date.				Completed: ☐ Date:
q. Must not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally. RCW 36.130.020 (2008) Note: This applies to cities, counties, other local government entities and agencies.				Completed: ☐ Date:
r. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455. Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see WSDOT's Aviation Land Use Compatibility Program.				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
s. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475. Visit Military One Source to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.				Completed: ☐ Date:
t. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695				Completed: ☐ Date:
Shoreline Master Program Consistent with RCW 90.58 Shoreline Management Act of 1971				
a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.480				Completed: ☐ Date:
b. If updated to meet RCW 36.70A.480 (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4) See Ecology's shoreline planners' toolbox for the SMP Checklist and other resources and Ecology's Shoreline Master Programs Handbook webpage				Completed: ☐ Date:

Resource Lands

Defined in RCW 36.70A.030(3), (12) and (17) and consistent with RCW 36.70A.060 and RCW 36.70A.170

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3), WAC 365-196-815 and WAC 365-190-020(6). Consider innovative zoning techniques to conserve agricultural lands of long-term significance RCW 36.70A.177(2). See also WAC 365-196-815(3) for examples of innovative zoning techniques.				Completed: ☐ Date:
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040 Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan				Completed: ☐ Date:
c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b)				Completed: ☐ Date:
d. Designate mineral lands and associated regulations as required by RCW 36.70A.131and WAC 365-190-040(5). For more information review the WA State Dept. of Natural Resources (DNR)'s Geology Division site				Completed: ☐ Date:

Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with RCW 36.70A.200 and consider WAC 365-196-550. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Regulations for CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200 amended in 2023, WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas. Visit Commerce's Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs. Note: RCW 36.70A.200 amended by SB 5536 to include EPFs for opioid treatment programs				Completed: ☐ Date:

Subdivision Code

a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(8), RCW 36.70A.040(4)				Completed: ☐ Date:
b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018 • Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students. • Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018 • Open spaces, parks and recreation, and playgrounds • Schools and school grounds Other items related to the public health, safety and general welfare, WAC 365-196-820(1).				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Preliminary subdivision approvals under RCW 58.17.140 and RCW 58.17.170 are valid for a period of five or seven years (previously five years). Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.				Completed: ☐ Date:
d. Include in short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. RCW 58.17.060 (3) new in 2023 by SB 5258 - section 11				Completed: ☐ Date:

Stormwater				
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology's latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance –See Commerce's 2005 Technical Guidance Document for Clearing and Grading in Western Washington. Adoption of a low impact development ordinance. See Puget Sound Partnership's 2012 Low Impact Development guidance and Ecology's 2013 Eastern Washington Low Impact Development guidance. Additional Resources: Federal Grants to Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda				Completed: ☐ Date:
b. Provisions for corrective action for failing septic systems that pollute waters of the state. RCW 36.70A.070(1). See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding				Completed: ☐ Date:

Organic Materials Management Facilities

New in 2022, HB 1799 added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material waste and reduction of methane gas (a greenhouse gas).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
New section RCW 36.70A.142; new in 2022 legislation HB 1799: Development regulations newly developed, updated, or amended *after January 1, 2025* allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting to meet criteria described in RCW 70A.205.040(3) See also RCW 36.70.330. For applicability, see RCW 70A.205.540				Completed: ☐ Date:

Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2015, RCW 82.02.060 amended in 2023 by SB 5258, .070, .080, .090 amended in 2018 and .100. WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.				Completed: ☐ Date:
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016				Completed: ☐ Date:
c. If adopted, limitations on impact fees for early learning facilities. RCW 82.02.060 amended in 2021				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If adopted, exemption of impact fees for low-income and emergency housing development. RCW 82.02.060 amended in 2023. See also definition change in RCW 82.02.090(1)(b) amended in 2018				Completed: ☐ Date:
e. Ensure impact fees are not assessed on the construction of accessory dwelling units that are greater than 50 percent (50%) of the impact fees that would be imposed on the principal unit. RCW 36.70A.681 new in 2023 by HB 1337				Completed: ☐ Date:
f. The schedule of impact fees reflects the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units. RCW 82.02.060 amended in 2023 by SB 5258				Completed: ☐ Date:
Concurrency and Transportation Demand Management (TDM) Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.				
a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b) amended in 2023, WAC 365-196-840. Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
b. Measures exist to bring into compliance locally owned, or locally or regionally operated, transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D), RCW 36.70A.070(6)(b) amended in 2023 Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.				Completed: ☐ Date:
c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C)				Completed: ☐ Date:
d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi) Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.				Completed: ☐ Date:
e. If required by RCW 82.70, a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.				Completed: ☐ Date:

Tribal Participation in Planning new in 2022 (see HB 1717)

A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process. See Commerce's new Tribal Planning Coordination for GMA webpage for guidance and staff contacts.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022.				Completed: ☐ Date:
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022.				Completed: ☐ Date:

Regulations to Implement Optional Elements

a. New fully contained communities are consistent with comprehensive plan policies, RCW 36.70A.350 and WAC 365-196-345				Completed: ☐ Date:
b. If applicable, master planned resorts are consistent with comprehensive plan policies, RCW 36.70A.360, RCW 36.70A.362 and WAC 365-196-460				Completed: ☐ Date:
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365, RCW 36.70A.367 and WAC 365-196-465				Completed: ☐ Date:
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13), WAC 365-196-450				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445				Completed: ☐ Date:
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible				Completed: ☐ Date:
g. Local design review includes one or more ascertainable guideline, standard or criterion by which an applicant can determine whether a given building design is permissible under that development regulation. May not result in a reduction in density, height, bulk or scale below the generally applicable development regulations for a development proposal in the applicable zone. RCW 36.70A.630 new in 2023 by HB 1293				Completed: ☐ Date:

Project Review Procedures

In 2023, SB 5290 substantially amended local permit review processes. Codification and additional resources from Commerce are forthcoming.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Project review processes integrate permit and environmental review. RCW 36.70A.470, RCW 36.70B and RCW 43.21C. Also: WAC 365-196-845, WAC 197-11(SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook. Integrated permit and environmental review procedures for: • Notice of application • Notice of complete application • One open-record public hearing • Combining public hearings & decisions for multiple permits • Notice of decision • One closed-record appeal Note: new in 2023, see Commerce's new guidance for Local Project Review and SB 5290				Completed: ☐ Date:

Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3)				Completed: ☐ Date:
b. Regulations define *emergency* for an emergency plan amendment. RCW 36.70A.130(2)(b) and WAC 365-196-640(4)				Completed: ☐ Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2), RCW 36.70A.470, and WAC 365-196-640(6)				Completed: ☐ Date:
d. A process has been established for early and continuous public notification and participation in the planning process. RCW 36.70A.020(11), RCW 36.70A.035 and RCW 36.70A.140. See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.				Completed: ☐ Date:
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property RCW 36.70A.370. See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property				Completed: ☐ Date:
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1).				Completed: ☐ Date:

Appendix A: Housing unit minimums per population

See Commerce's Middle Housing webpage for more information and the Middle Housing Fact Sheet for the list of cities that must comply with the following requirements.

Cities with a population less than 25,000 but within the Contiguous UGA with the largest city in a county with a population greater than 275,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Zoning and development regulations allow at least two residential units per lot on all lots zoned predominantly for residential use, unless the lot is smaller than 1,000 square feet. RCW 36.70A.635 (1) and (6) HB 1110				Completed: ☐ Date:

Cities with a population between 25,000 and 75,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning and development regulations allow at least: • two residential units on each lot, • four residential units on each lot if at least one unit is affordable, unless the lot is smaller than 1,000 square feet.				Completed: ☐ Date:
b. Zoning and development regulations allow at least four residential units on each lot, within ¼ mile walking distance of a major transit stop.				Completed: ☐ Date:

Cities with a population greater than 75,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning and development regulations allow at least: • four residential units on each lot, • six residential units on each lot if at least two units are affordable, unless the lot is smaller than 1,000 square feet.				Completed: ☐ Date:
b. Zoning and development regulations allow at least six residential units on each lot, within ¼ mile walking distance of a major transit stop.				Completed: ☐ Date:

Appendix B: Element updates per HB 1181– Climate Change and Resiliency

GMA Periodic Update Due Dates	Required Updates to GMA Elements per HB 1181						
	Greenhouse Gas Reduction Sub-element	Climate Resilience Sub-element	Transportation Element	Land Use Element	Capital Facilities Element*	Utilities Element*	Parks & Recreation Element*
For jurisdictions with a 2024 deadline and subject to GHG Emissions Reduction [Sec. 15 (10)]	Due 2029	Due 2029	Due 2029	Due in 2034			
For jurisdictions with a 2025 & 2026 deadline and subject to GHG Emissions Reduction [Sec. 4 (1) and (2)]	X	X	X	X	X*	X*	X*
Jurisdictions not subject to GHG Emissions Reduction (all years) [Sec. 4 (3) and 9(e)(i)]	Optional	X See RCW 36.70A.070(9)(e)	**	Only counties over 20k pop.	X*	X*	X*

Table notes: "X" indicates a GMA update requirement. One asterisk (*) indicates jurisdictions should make a good faith effort to update their elements to be consistent; refer to HB 1181 (Chapter 228, Laws of 2023) for specifics. Two asterisks (**) indicates 22 cities that need to update their transportation element based on population, not whether or not their county is among those that must develop a GHG emissions element.

Washington State Department of Commerce

LOCAL GOVERNMENT DIVISION
GROWTH MANAGEMENT SERVICES

EXPANDED HOUSING CHECKLIST

Periodic Update Checklist for Fully-Planning Cities and Counties[1] with additional checklist items for housing element review.[2]

This checklist provides the framework Commerce regional planners will use to review periodic update submissions. **This checklist is NOT required to be completed by each jurisdiction;** it is an additional tool to help local planners meet the intent of the statute.

- Jurisdictions may submit draft housing elements to Laura Hodgson for initial review prior to 60-day review. Jurisdictions in the PSRC region are encouraged to submit draft housing elements to Commerce when it is submitted to PSRC and/or King County, as the requirements from the state are slightly different from the local or regional requirements.
- **Housing element submissions should include a land capacity analysis (LCA) reflecting updated policies.** This LCA may be included as a supporting document such as a Housing Needs Assessment (HNA) or simply a separate land capacity analysis document. If the LCA is missing from the submission, it will be requested by Commerce staff.
- Regional planners will review draft comprehensive plans and development regulations for the items **IN BOLD CAPITALIZED TEXT BELOW EACH ITEM**. If these materials are not included in the housing submission, Commerce staff will request them. More information on these requirements are included in parenthesis if additional information is needed. (Land use element review items are included for reference to ensure consistency between elements.)
- Commerce will also be tracking that zoning changes are consistent with comprehensive plan changes and the LCA (RCW 36.70A.115). These zoning changes implement the policies in the comprehensive plan to plan for and accommodate housing affordable to all income brackets.
- **Questions?** Contact Laura Hodgson at Laura.Hodgson@commerce.wa.gov or 360-764-3143.

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[1] The checklist items in this document are applicable to cities and counties, unless otherwise noted, but the headings in the checklist may be slightly different from the county checklist.
[2] The May 2024 checklist includes the following updates: (1) Under Section I: Comprehensive Plan Elements, Housing Element, item (e) – clarified that a land capacity analysis is needed for emergency housing. (2) Under Section II: Development Regulations, item (b) – corrected state statute reference which was incorrect.

Section I: Comprehensive Plan Elements

Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1)

	Consistent? Yes/No	Changes needed?
b. A future land use map showing land uses, city limits and UGA boundaries. RCW 36.70A.070(1) and RCW 36.70A.110(6), WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii) **THE LAND USES MUST REFLECT PROJECTED GROWTH INCLUDING FUTURE HOUSING NEEDS.**	No	The Land Use Map Designations (Figure 2.9 on page 11) shows three of the city's land use designations labeled as Single Family (Middle, High, and High Small Lot). We recommend the city update this map to be consistent with their work on HB 1110, as discussed in the Land Use Element.
d. A consistent population projection throughout the plan which should be consistent with the jurisdiction's allocation of projected countywide population and housing needs. RCW 36.70A.115, RCW 43.62.035 and WAC 365-196-405(f) **TABLE OR OTHER DOCUMENTION OF LOCAL ALLOCATION OF POPULATION AND HOUSING NEEDS BY INCOME BRACKET FROM THE COUNTYWIDE PROCESS.**	Yes	
e. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1), WAC 365-196-405(2)(i) **ESTIMATES SHOULD INCLUDE ASSUMED DENSITIES TO ACCOMMODATE HOUSING NEEDS. (See WAC 365-196-210(6), and Housing Element Book 2: Step C and footnote 30 on page 24.)**	No	MISSING: A footnote in the Land Use Element shows that the city may have already calculated "density assumptions" (pg. 8). The Land Use Element should specify these assumed densities and/or the city should include the assumed densities in the land capacity analysis documentation (see comments on item e. below.) (RCW 36.70A.070(1) For more information on *assumed densities*, see page 24 of Commerce Guidance for Updating Your Housing Element, Book 2.

Commented [WC(1]: "With the adoption of House Bill 1110, different types of middle housing will be allowed in single family neighborhoods." (pg. 12)

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070(2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements: **Updating GMA Housing Elements** and **Planning for Housing**.

	Consistent? Yes/No	Changes needed?
a. Goals, policies and objectives for: • the preservation, improvement and development of housing, RCW 36.70A.070(2)(b), and • moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary. RCW 36.70A.070(2)(b) amended in 2021, and WAC 365-196-410(2)(a) **ENSURE THERE ARE POLICY(IES) ON A VARIETY OF MODERATE DENSITY HOUSING TYPES, SUCH AS DUPLEXES, TRIPLEXES, AND TOWNHOMES IN URBAN GROWTH AREAS.**	Yes	
b. Consideration of housing locations in relation to employment locations. RCW 36.70A.070(2)(d) amended in 2021 **LAND USE MAP SHOULD SHOW HIGHER DENSITY HOUSING LOCATED NEAR EMPLOYMENT (COMMERCIAL) AND/OR ADJACENT TO HIGH QUALITY TRANSIT IF APPLICABLE. (Housing Element Book 2: see pages 67-68.)**	Yes	
c. Consideration of the role of accessory dwelling units (ADUs) in meeting housing needs. RCW 36.70A.070(2)(d) amended in 2021 **TO SHOW CONSIDERATION OF ADUS, DO ONE OR BOTH OF THE FOLLOWING:** **(1) THE HOUSING NEEDS ASSESSMENT OR HOUSING ELEMENT MUST INCLUDE TEXT AND/OR POLICIES THAT ADDRESSES THE POTENTIAL FOR ADUS TO MEET HOUSING NEEDS, OR** **(2) INCLUDE ADU CAPACITY IN LAND CAPACITY ANALYSIS. 20-year ADU capacity should not exceed 10% of eligible lots.** **(See Housing Element Book 2 - ADU narrative guidance: pages 68-69; ADU capacity: see Step 1.6 on pages 27-28.)**	Yes	

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070(2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements: **Updating GMA Housing Elements** and **Planning for Housing**.

	Consistent? Yes/No	Changes needed?
d. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c) **TABLE OR OTHER DOCUMENTATION OF LOCAL ALLOCATION OF HOUSING NEEDS BY INCOME BRACKET. (Housing Element Book 1: see #6 of "Minimum standards for identifying and allocating projected housing needs" on page 60.)**	Yes	
e. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f) **STATEMENT SHOWING THERE IS SUFFICIENT CAPACITY OF LAND FOR ALL INCOME HOUSING NEEDS, INCLUDING EMERGENCY HOUSING. INCLUDE A TABLE SHOWING THE BREAKDOWN OF CAPACITY IN ZONES WHICH ADDS UP TO HOUSING NEEDS FOR ALL INCOME LEVELS, INCLUDING EMERGENCY HOUSING. (Supporting documentation of land capacity analysis is encouraged.) (Housing Element Book 2: see bottom table of Exhibit 17 on page 40 and Exhibit 20 on page 48.)** **ANY LIMITATIONS ON SUPPORTIVE HOUSING TYPES (EMERGENCY HOUSING (EH), EMERGENCY SHELTER (ES), PERMANENT SUPPORTIVE HOUSING (PSH), AND TRANSITIONAL HOUSING (TH)) MUST ALLOW THE SITING OF A SUFFICENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)** **THE ZONING MAP MUST BE CONSISTENT WITH AND IMPLEMENT THE LAND USE MAP AND LAND CAPACITY FINDINGS. (See RCW 36.70A.115(1), WAC 365-196-800)**	TBD.	Thank you for completing an analysis of land capacity by income segment, as required by 36.70A.070(2)(c). We strongly recommend that you include in your comprehensive plan or appendices the methodology used to complete the LCA, ensuring that it includes all elements referenced in the land capacity analysis section in Guidance for Updating Your Housing Element (chapter 3). This should include an emergency housing land capacity analysis (see pg. 41-43 of "Guidance for Updating Your Housing Element").

Commented [JH(2]: See "2.3 Land Use Inventory" pg. 6-9 of "Part 1" doc. Housing section on pg. 9

Pg. 7: " A complete land capacity table is provided in Appendix 3 of the Land Use Element." ← don't see this anywhere

Ch.3 quantifies deficit (fig 3.22, pg. 77), but does not quantify impact of policies to increase housing affordability/ production?

	Consistent? Yes/No	Changes needed?
f. Adequate provisions for existing and projected housing needs for all economic segments of the community. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii), WAC 365-196-300(f), WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan **INCLUDE A LIST OF BARRIERS TO AFFORDABLE HOUSING NEEDS, INCLUDING BARRIERS TO EMERGENCY HOUSING AND PERMANENT SUPPORTIVE HOUSING. (Housing Element Book 2: see page 50 and Appendix B.)** **INCLUDE A LIST OF ACTIONS NEEDED TO REMOVE BARRIERS TO AFFORDABLE HOUSING. (Housing Element Book 2: see page 61 and Appendix B.)** **Note: Identification of barriers to affordable housing and actions to remove barriers do not need to be in table format, but both items need to be present in the housing element.**	No	MISSING: The housing element is missing a list or discussion of barriers to developing affordable housing (e.g. development regulations, process obstacles) and actions to address those barriers, including permanent supportive housing and emergency housing. (RCW 36.70A.070(2)(d)). In your next submission of the housing element, please include a discussion of these barriers and actions. You may also complete the checklists provided by Commerce, and include these in the housing element or in an appendix. See Chapter 4. Adequate Provisions (pgs. 48-69) and Appendix B (pgs. 114-127) in Housing Element Book 2 for more information and example checklists to review barriers and identify actions. We have additional examples of completed checklists on our EZView site.
g. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability RCW 36.70A.070(e) new in 2021 **INCLUDE A STATEMENT OF WHETHER DATA SHOWS IF THERE ARE DISPARATE IMPACTS. NOTE: COMMERCE HAS DATA AVAILABLE FOR ALL JURISDICTIONS ON OUR EZVIEW SITE. (Housing Element Book 3: see pages 19-20.)** **REVIEW OF HOUSING ELEMENT POLICIES AND REGULATIONS THAT HAVE LED TO THESE IMPACTS. This may be in the housing element, housing needs assessment or the staff report. (Housing Element Book 3: see pages 33-36; this specific evaluation framework is not required.)**	No	MISSING: The housing element is missing a review of local housing policies that may have led to racially disparate impacts, displacement, and exclusion in housing (RCW 36.70A.070(e)). In your next submission, please include a policy evaluation in the housing element or as an appendix to the plan. See Step 3: Evaluate policies in Commerce Guidance Book 3: Guidance to Address Racially Disparate Impacts (pgs. 33-40); this section includes an example policy evaluation and framework, which you may use to complete this review. We have additional examples of these evaluations on our EZView site.

	Consistent? Yes/No	Changes needed?
h. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021 **INCLUDE POLICIES TO ADDRESS THESE IMPACTS, OR THAT ADDRESS DEVELOPMENT OF MORE AFFORDABLE HOUSING, PRESERVATION OF EXISTING AFFORDABLE HOUSING, AND PROTECTION OF EXISTING HOUSEHOLDS. (Policies: Housing Element Book 3, see pages 36-39 and Appendix C of Housing Element Book 2; Regulations: Housing Element Book 3, pages 43-44.)**	TBD.	We recommend revising housing policies based on the policy evaluation discussed in the previous section (see comment on item g.). The Housing Element should include policies that specifically address the findings of the racially disparate impacts analysis. We also recommend evaluating HS 1.4 and implementing HS 1.14. Please see Housing Element Book 3 Step 4: Revise policies (pgs. 36-39) and Appendix D. Policy Options Community Examples (pg. 107) for policy examples and policy revisions.
i. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments. RCW 36.70A.070(2)(g) new in 2021 **DISCUSSION AND/OR MAP OF AREAS THAT MAY BE AT RISK OF DISPLACEMENT. (COMMERCE AND PSRC HAVE MAPS AVAILABLE, AND INCLUSION OF ONE WOULD MEET THIS REQUIREMENT.) (Housing Element Book 3: see pages 27-31.)** Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) new in 2021 **SEE H ABOVE.**	Yes	

Commented [WC(3]: HS 1.4 "Recognize historic inequities in access to homeownership opportunities for communities of color."

HS 1.14 "Use the analysis within the Housing Action Plan to understand the potential physical, economic, and cultural displacement risks of low-income households and marginalized populations, and work with communities to develop anti-displacement strategies when planning for growth."

The city identified that they will use information found in the racially disparate impacts analysis, which found disparities in homeownership and income levels in Marysville, to inform potential strategies to protect vulnerable populations from displacement (pg. 76)

44% of Marysville households reside in Census tracts with high gentrification/ displacement risk; of these, 18 percent are also considered highly socially vulnerable (pg. 83)

Consistency is required by the GMA

	Consistent? Yes/No	Changes needed?
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-196-500 **ENSURE CAPITAL FACILITIES, TRANSPORTATION AND UTILITIES ELEMENTS INCLUDE IMPROVEMENTS TO SUPPORT ADDED HOUSING DENSITY AND CONSIDER UNDERSERVED AREAS. LIKELY CONSIDERATIONS WILL INCLUDE SYSTEM IMPROVEMENTS AND PRIORITIZING AND FUNDING THIS WORK. (Housing Element Book 2: see LCA Step 1.3 "Identify gaps in utility infrastructure and services" on page 22, and "Identify related infrastructure and service needs" on page 77.)**	TBD.	Note for regional planner: I was not able to locate a Capital Facilities Element; an excel spreadsheet including this work was submitted. Submittal description states: "All chapters, including the Capital Facilities Plan Element, will ultimately be presented similar to the Economic Development, Environmental, Housing, and Parks chapters."

Public Participation

a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140, WAC 365-196-600(3) provide possible public participation choices. **THE PUBLIC PARTICIPATION PLAN SHOULD SHOW EFFORTS TO ENGAGE VULNERABLE POPULATIONS, OVERBURDEDED COMMUNITIES, AND THOSE WHO MAY HAVE BEEN DISPARATELY IMPACTED BY HOUSING POLICIES. (Housing Element Book 3: see pages 15-19.)**	Yes	

Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. RCW 36.70A.040, WAC 365-196-800 and 810

Zoning Code

	Consistent? Yes/No	Changes needed?
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - Amended in 2021 with HB 1220) If subject to middle housing requirements in RCW 36.70A.635, see material on Commerce's Middle Housing webpage. **ZONING MAP AND TEXT ALLOW FOR THE HOUSING TYPES AND DENSITIES IN THE LAND CAPACITY ANALYSIS.** **THESE ZONING CHANGES MUST BE COMPLETE BY THE END OF THE PERIODIC UPDATE PERIOD.**	TBD.	Zoning changes are needed to be consistent with the requirements of HB 1110.
b. [FOR CITIES] Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5) "permanent supportive housing" and "transitional housing" is defined in RCW 36.70A.030; "transitional housing" is defined in RCW 84.36.043(3)(c) **[FOR CITIES AND COUNTIES] ANY LIMITATIONS ON PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING MUST BE CONNECTED TO PUBLIC HEALTH AND SAFETY AND ALLOW THE SITING OF A SUFFICENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)**	Yes	
c. [FOR CITIES] Indoor emergency shelters and indoor emergency housing shall be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5) "emergency housing" is defined in RCW 36.70A.030(14) **[FOR CITIES AND COUNTIES] ANY LIMITATIONS ON EMERGENCY HOUSING AND EMERGENCY SHELTER MUST BE CONNECTED TO PUBLIC HEALTH AND SAFETY AND ALLOW THE SITING OF A SUFFICENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)**	No	Emergency shelters are currently not allowed in several zones that allow hotels (C-2, C-3). Please update your code to allow emergency housing and shelter in all areas which allow hotels, as required by RCW 35A.21.430. Additionally, we recommend that you add emergency housing as a use type, or add it in with another use type (e.g., emergency shelter), and allow it in the appropriate zones.

From: Angela Gemmer
Sent: Monday, October 21, 2024 7:41 PM
To: Aken, Jeff (COM); Hodgson, Laura (COM)
Cc: Haylie Miller; Williams, Courtney (COM)
Subject: RE: [External!] RE: Marysville Comprehensive Plan - responses to Commerce's comments
Attachments: Land and Housing Capacity Analysis -10-21-24 FINAL.pdf

Hi Jeff and Laura,

Attached please find the City's Land and Housing Capacity Analysis. Please note that there are some adjustments to housing and population **capacity** figures that will be completed in the Land Use and Housing Elements to ensure that those elements are completely consistent with the attached analysis. All future **targets** are currently consistent across the board, but the Land Use and Housing Elements show a bit higher capacity than the should. This will be fully reconciled before we submit our final Plan to Commerce. If you have any questions or comments on any of our revised materials, please do not hesitate to contact us.

Thank you!

Angela Gemmer, Principal Planner
CITY OF MARYSVILLE
Community Development Department
501 Delta Avenue, Marysville, WA 98270
360.363.8240 or agemmer@marysvillewa.gov

How are we doing? Please take our survey.

From: Aken, Jeff (COM) <jeff.aken@commerce.wa.gov>
Sent: Monday, October 21, 2024 8:04 AM
To: Angela Gemmer <agemmer@marysvillewa.gov>; Hodgson, Laura (COM) <laura.hodgson@commerce.wa.gov>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Williams, Courtney (COM) <courtney.williams@commerce.wa.gov>
Subject: [External!] RE: Marysville Comprehensive Plan - responses to Commerce's comments

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Thanks Angela,

Many of us were at the APA conference in Bellevue, so that timing works on our end. Have a good week.

ja

From: Angela Gemmer <agemmer@marysvillewa.gov>
Sent: Monday, October 21, 2024 7:09 AM
To: Aken, Jeff (COM) <jeff.aken@commerce.wa.gov>; Hodgson, Laura (COM) <laura.hodgson@commerce.wa.gov>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Williams, Courtney (COM) <courtney.williams@commerce.wa.gov>
Subject: RE: Marysville Comprehensive Plan - responses to Commerce's comments

External Email

Hi Jeff,

I unfortunately had several other competing deadlines last week and was not able to complete the land capacity analysis by Friday. I am working on finalizing the land capacity analysis and should have it to you by the end of the day. Thanks for your patience.

Thank you,

Angela

From: Angela Gemmer
Sent: Friday, October 11, 2024 10:55 AM
To: Jeff Aken <jeff.aken@commerce.wa.gov>; Hodgson, Laura (COM) <laura.hodgson@commerce.wa.gov>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Williams, Courtney (COM) <courtney.williams@commerce.wa.gov>
Subject: Marysville Comprehensive Plan - responses to Commerce's comments

Hi Jeff, Laura, and Housing Team,

Thank you and your team for your review of our Comprehensive Plan. Below are responses to all of the comments provided by the Commerce team except for the full Land Capacity Analysis which is being finalized and will be provided by Friday, October 18th. The responses below follow the order of the checklist. The comment summary provided for each item is the narrative description of the concern in most instances. Please note that the housing-specific comments are addressed towards the end of this email. Revised documents which address your comments are available at the following **link**. We're happy to answer any questions or meet to discuss any items as needed.

Section I: Comprehensive Plan

b. **Comment** – Figure 2.9, Recommendation: Clarify in the key/index UGA and City limit boundaries.

Response – Figure 2.1 Currently shows the distinction between the UGA and City boundaries. Figure 2.9 has also been updated to also show the distinction between the UGA and City boundaries. It is subtle, but clearly noted in the legend and on the maps.

c. **Comment** – LU3.7-3.9, LU7.3. Reduced VMT not explicitly called out but increasing the convenience of transit is in multiple policies.

Response – LU3.9 amended to read as follows: LU3.9 *Encourage convenience and commercial services at or near transit stations, park and rides, and major transit stops to foster a more pleasant transit experience, ~~and to~~ encourage the use of transit as an alternative to private automobile use, and reduce vehicle miles traveled (VMT).*

e. **Comment** – MISSING: A footnote in the Land Use Element shows that the city may have already calculated "density assumptions" (pg. 8). The Land Use Element should specify these assumed densities and/or the city should include the assumed densities in the land capacity analysis documentation (see comments on item e. below.) (RCW 36.70A.070(1) For more information on assumed densities, see page 24 of Commerce Guidance for Updating Your Housing Element, Book 2.

Response – On page 8 of the Land Use Element, it is stated that, "An analysis of actual past residential, commercial, and industrial development by City land use designation was conducted to approximate development densities (i.e. housing units or jobs per buildable acre) as detailed in Appendix 2." Please see Appendix 2 for applicable population densities and building intensities. Complete land capacity analysis will be provided in Appendix 3 as noted in footnote 10; this will be provided by Friday, October 18th.

f. **Comment** – Not in LU Element but footnoted. Recommendation: Add policy language and link to further policy work to ensure it is consistent with RCW: The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies

Response – Footnote 1 indicates that, "Ground water quality and quantity, and drainage, flooding, and stormwater runoff, are addressed in the Environmental Element (add link), Public Facilities Element (add link), Capital Facilities Element (add link), the 2017 Water System Plan (currently being updated), the 2016 Surface Water Comprehensive Plan, the Stormwater Management Program Plan, and the Marysville Watershed Planning Basin Assessment and Prioritization. Standards to ensure that water and stormwater are adequately protected and impacts mitigated for are implemented through MMC Title 14, Water and Sewers and the City's National Pollutant Discharge Elimination System (NPDES) Permit." In our opinion, this requirement appears to quite clearly address the statute in that several documents are cited in the Land Use Element that link to policy work and standards that ensure that the quality and quantity of groundwater used for public water supplies is protected.

g. **Comment** – Not in the LU Element (I did see Open Space and Recreation on map but not future corridors). Recommendation: Add policy language consistent with the RCW: A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces and green spaces, urban and community forests within the urban growth area, general aviation airports, public utilities, public facilities, and other land uses.

Response – It appears that items cited in the feedback pertain instead to RCW 36.70A.070 rather than WAC 365-196-340; however, are addressed by the Land Use Element currently (i.e. land for housing, commerce, industry, general aviation airports, etc. The City does not have timber or agricultural designations beyond the Small Farms Overlay which is also addressed in the Land Use Element).

WAC 365-196-340 requires the identification of "lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses." Figure 2.13 shows lands with the Public-Institutional, Recreation, and Open designations that are primarily designated for public-institutional, recreation, and open (i.e. areas heavily encumbered by critical areas) uses; however, this figure is neither intended to capture all lands useful for public purposes nor limit public uses to these land use designations. Lands designated for the public purposes cited in the statute are located in the Comprehensive Plan as follows: Chapter 5.0 Public and Human Services Element (add link) covers land for schools and certain other public uses; Chapter 6.0 Parks and Recreation Element (add link) covers lands for recreation; Chapter 8.0 Transportation Element covers transportation corridors (add link); Chapter 9.0 Utilities Element (add link) covers lands for utility corridors, sewage treatment facilities, and stormwater treatment facilities and also addresses waste management; and Chapter 10.0 Capital Facilities Plan (add link) addresses land and facility needs for each public use identified in WAC 365-196-340. Please see proposed footnote 20 in the Land Use Element which addresses this.

h. **Comment** – LU calls out recreation on page 19 and in Figure 2.13, which includes resource lands and fish and wildlife management but does not identify corridors etc. that I could determine. Recommendation: Add policy language or maps consistent with RCW: **…***location and extent of open spaces and green spaces, urban and community fores*ts (policy 2.9.6 would be consistent if it identified corridors)

Response – The policy cited appears to be from another jurisdiction or a typo as the City does not have the cited policy number in the Land Use Element. To address the comment, Policy 5.12 was amended to read as follows: *LU5.12 Provide urban parks, recreation opportunities, open space, ~~and~~ trails, critical areas, and associated corridors throughout the City with a particular emphasis on the Downtown, Waterfront, and Mixed Use zone. Public access is paramount to the Waterfront, and redevelopment of significant waterfront parcels must provide public access.* A footnote has been added to this policy to identify corridors. This footnote reads: [1] *Key corridors that extend through the City and connect to neighboring jurisdictions include, but are not limited to, those formed by various critical areas (i.e. Ebey Slough and the Qwuloolt Estuary; Allen,*

Edgecomb, Hayho, Jones, King, and Quil Ceda Creeks; and associated wetlands), and key trails (i.e. Bayview, Centennial, Centennial Connector, and Ebey Waterfront). Trail corridors are discussed in Section 6.4 Trails of the Parks and Recreation Element, and stream and wetland corridors are depicted in Figures 7.5 and 7.8 of the Environmental Element (add link).

In addition, the following policies in the Parks and Recreation, and Environmental Elements address corridors:

- PK-4 To promote preservation of the natural environment; protect fish and wildlife habitat corridors; preserve and conserve open space; provide appropriate public access; and offer environmental education opportunities within the parks system.
- PK-1.8 Pursue the acquisition of new parklands and proceed with the planning and development of new and existing parklands and facilities. Acquire environmentally sensitive areas to include streams, wetlands, creek and river corridors, as well as highly sensitive natural archaeological areas. Ensure that publicly owned land suitable for recreation purposes is set aside for that purpose.
- EN-2 Recognize the interrelationship of habitat corridors with parks and open space and prioritize the connection and enhancement of these valuable linkages in order to promote no net loss of ecological function while enhancing recreational opportunities.
- EN-33(c) Increase resilience to flooding, and protect, restore, and enhance existing flood storage, conveyance, and the ecological functions and values of floodplains, wetlands, and riparian corridors.

k. **Comment** – LU5.4. PK 4 is overarching goal in Environmental Element. Various zones call out some critical areas constraints. EN 3 (Critical Areas, Wetlands), EN 4 (BAS), EN 15 (FW). Recommendation: Critical Aquifer Recharge and Geologic Hazards called out in narrative, consider adding policy language that includes these along with Anadromous fisheries.

Response –

- Policy EN0.22 (or EN-22) proposed to be amended to read as follows: EN-22 Preserve fish and wildlife habitats conservation areas by requiring adequate setbacks of development from creeks and tributaries and by limiting alterations to natural vegetative cover through development restrictions. Also coordinate with other agencies to manage or improve conditions for wildlife and habitat in streams, <u>anadromous fisheries</u>, drainage ways, wetlands, and other watercourses.
- Goal EN-11 or 11 is proposed to be amended to read as follows: Restrict clearing and grading on steep slopes, <u>geologically hazardous areas</u>, near streams, or high-predisposition Tokul soils. The City and County should collaborate to identify areas unsuitable for urban development and future UGA expansions due to <u>geologic hazards</u>, soils, topography, ecosystem service value, and watershed impact.

- Goals EN-12 or 12 is proposed to be amended to read as follows: Coordinate with adjacent jurisdictions, tribes, countywide planning groups and watershed groups to protect critical areas, habitat, and water quality, and Critical Aquifer Recharge Areas (CARAs).

n. **Comment** – The need to comply with this RCW and HB 1799 is discussed in Utilities, but I did not see policy related to future siting.

Response – *Our Public Works Services Manager reached out to the Department of Ecology who indicated that, Snohomish County is responsible for "meeting the capacity needs outlined in the Organics Management Laws. This work will be incorporated into the next update of the county's solid waste management plan. Even cities that plan independently (like Seattle) do not need to complete this siting work – only counties."* Consistent with Ecology's direction, we believe that our existing Essential Public Facilities goals, policies, and standards will adequately ensure proper coordination with Snohomish County should an organics management facility need to locate within the City of Marysville.

o. **Comment** – LU3.8 promotes health and reduction of disparities, but didn't see EJ called out.

Response – LU3.8 was amended to include environmental justice. Use land use, multi-modal transportation, and other initiatives to promote healthy communities and health outcomes, and reduce health disparities, and promote environmental justice.

p. **Comment** – LU4.7 The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to, adoption of portions or all of the wildland urban interface code developed by the international code council or developing building and maintenance standards consistent with the firewise USA program or similar program designed to reduce wildfire risk, reducing wildfire risks to residential development in high risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures. EN0.45-48 are focused on Wildfire Risk.

Response – The City proposes to retain policy LU4.7 as written since we understand that the specific fire provisions that must be adopted have not been adopted by the State. When the provisions are adopted, we will amend this policy accordingly.

Capital Facilities Plan Element

a. **Comment** – Not part of Excel spreadsheet, but come in future draft per AG.

Response – Discussion has been added to Section 10.1 (page 2) of the Capital Facilities Plan indicating that the CFP is based on the Land Use Element. A policy LU1.2 has been added to the Land Use Element which reads, "All Comprehensive Plan elements shall be internally consistent, including capital budget decisions outlined in the Capital Facilities Plan located

here. Should probable funding fall short of meeting existing needs, the Land Use Element shall be reassessed."

c. **Comment** – Methodology and forecast period not called out in Excel (Beyond 20-year designation).

Response – A complete draft of the CFP is now available and includes this information.

d. **Comment** – Recommendation: Narrative in future chapter should highlight equity and potential displacement impacts.

Response – Reviewing the statutes cited on the checklist, it does not appear that these are requirements specifically addressed to the Capital Facilities Plan; however, the Utilities Element, which governs the location of water, sewer, school, and essential public facilities includes the following policies, which address equity:

- UT2.2 Provide urban level utilities in Urban Growth Areas to enhance the quality of life, and maintain viable, efficient, and cost-effective delivery. Promote affordable and equitable access to public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities.
- UT4 Siting of Essential Public Facilities should be balanced and equitable, recognizing the City's existing contributions in providing such facilities as well as the County-wide need and impacts to local populations.

f. **Comment** – A policy or procedure to reassess the land use element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e), WAC 365-196-415(2)(d)
Note: park and recreation facilities shall be included in the capital facilities plan element.

Response – Discussion has been added to Section 10.1 (page 2) of the Capital Facilities Plan indicating that the CFP is based on the Land Use Element. Also, policy LU1.2 has been added to the Land Use Element which reads, "All Comprehensive Plan elements shall be internally consistent, including capital budget decisions outlined in the Capital Facilities Plan located here. Should probable funding fall short of meeting existing needs, the Land Use Element shall be reassessed." Also, Parks and Recreation facilities and needs are outlined in the CFP.

h. **Comment** – Confirm with AG, may be in the Utilities Element.

Response – Information on all public utility districts, including special purposes districts that own capital facilities, is located in the Land Use Element, Public and Human Services Element, Utilities Element, and Capital Facilities Plan. Specifically, the Arlington Airport is covered in the Land Use Element; the Marysville Public Library, Marysville Fire District, and school districts serving Marysville are covered in the Public and Human Services Element; Snohomish PUD, Puget Sound Energy, the Olympic Pipeline and telecommunication providers are covered in the Utilities Element; and the Marysville Fire District and school districts serving Marysville are covered in the Capital Facilities Plan.

Utilities Element

a. **Comment** – Figure 10.1-10.4 (water, sewer, storm), solid waste 10.5-6, PUD 10.7-10.8. 10.9 has natural gas. Some proposed (sewer) are still being calculated. Narrative discusses most capacity.

   Response – This section is now complete. Some discussion was kept general since the Water and Sewer Comprehensive Plans are currently being updated to ensure consistency when the those plans are finalized.

b. **Comment** – Most/all utility providers are identified, but contact information was not included.

   Response – Section (4)(b) of the statute cited appears to require that a good faith effort be made in contacting utilities and does not appear to require that the utilities' contact information be provided. A good faith effort has been made to contact and coordinate with all utilities serving the City. It does not appear that any further changes are needed for the Utilities Element.

Tribal Participation in Planning

a. **Comment –** Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period.

   Response – RCW 36.70A.040(8)(a) states, "Upon receipt of notice in the form of a tribal resolution from a federally recognized Indian tribe whose reservation or ceded lands lie within the county, which indicates the tribe has a planning process or intends to initiate a parallel planning process, the county, cities, and other local governments conducting the planning under this chapter shall enter into good faith negotiations to develop a mutually agreeable memorandum of agreement with such tribes in regard to collaboration and participation in the planning process." RCW 36.70A.190 pertains to providing technical assistance and assistance with resolution of tribal disputes. Neither appears to have been invoked, so no amendments are currently proposed.

c. **Comment** – Recommendation: Add "tribes" to policy LU2.5.

   Response – LU2.5 has been amended to read, "Proactively assess future land use and expansion needs by monitoring land utilization, and coordinating with Snohomish County, and neighboring jurisdictions, and tribes on future expansion plans.

Climate Change and Resiliency – We will assess the new requirements per the timelines outlined in State law. This work will occur after the 2024 Comprehensive Plan update and before 2029.

Future required elements: pending state funding – Parks and Recreation

Comment – A demand estimate based on population and local factors is included in figure 6.6 and 6.7 (location) Recommendation: Add Tree canopy coverage assessment policy. CIP does include Parks projects. EN0.31, EN0.49 mention tree canopy, but not an overall canopy coverage assessment.

Response – The City's Parks, Culture and Recreation Plan will be updated in 2025. This recommendation will be passed along to the Parks, Culture, and Recreation Department to address during their update.

Optional Elements – Solar Energy

Comment – Didn't see solar mentioned in the Environment Element

Response – EN-28(a) referenced alternative energy sources; however, this policy has now been amended to read: *Promote the use of conservation, alternative energy sources <u>including solar energy</u>, and energy management technology where feasible.* Please also note that in 2011, MMC Chapter 22C.270, Solar Energy Systems, was adopted which addresses the installation of solar energy systems.

Consistency is required by the GMA

b. **Comment** – Didn't see a policy directly related to [each element] being consistent with each other.

Response – LU1.1 has been amended to read, "Ensure that the City's land use vision aligns with the Washington State Growth Management Act, Puget Sound Regional Council's VISION 2050, and Snohomish County's County-wide Planning Policies <u>and that all Comprehensive Plan elements are internally consistent</u>." In addition, the Introduction discusses consistency.

Public Participation

b. **Comment** – N/A I did not see amendment process in current draft plan.

Response – The Introduction, Vision and History section includes a footnote that indicated, "A major or 'periodic' update of the Comprehensive Plan occurs every 10 years. Amendments can be processed once a year, unless there is an emergency. The Unified Development Code provides procedures for review of amendment requests."

c. **Comment** – Didn't see policy(s) directly related to how the goals are being achieved. Some (LU2) related to monitoring of land etc.

Response – A new policy LU1.6 has been added which reads: Periodically review goals and policies to monitor progress towards implementation and ensure that development regulations further goals and policies. Every five years, conduct an implementation progress report detailing the progress that has been achieved in implementing the Comprehensive Plan.

d. **Comment** – I didn't but I don't have a TOC in the draft plan so might be missing it if included.

Response – The GMA goal of ensuring that private property is not taken for public use without just compensation is cited on page 2 of the Introduction, which was not previously provided. A new policy with an associated footnote for supplementary guidance is proposed to address the preservation of private property rights and takings: *LU1.8 To ensure the preservation of property rights, staff will evaluate proposed regulatory or administrative*

actions to ensure that said actions do not result in an unconstitutional taking of private property. [1] *The Office of the Attorney General's Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property, dated September 2018 or as subsequently amended, should be used as a resource in evaluating whether an action may constitute a taking.*

e. **Comment** – LU1.4-5 both address negative impacts and reducing disparities, but I did not see language focused inclusion in the process of vulnerable or overburdened. The participation plan does include: Obtain feedback from diverse perspectives, and engage with all segments of the community including: citizens, property owners, neighboring jurisdictions and tribes, community groups, underserved or underrepresented groups, and other stakeholders; Coordination around UGA's called out but not around conflict resolution. Recommendation to add language addressing this part of the RCW: …and ensure coordination between communities and jurisdictions to reconcile conflicts.

Response – The GMA goal of "encouraging the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensuring coordination between communities and jurisdictions to reconcile conflicts" is referenced on page 2 of the Introduction, which was not previously provided. In addition, the language in the GMA is proposed as a new policy LU 1.3 which reads, "Ensure the involvement of citizens in the planning process, including the participation of vulnerable population and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts."

Expanded Housing Checklist
Land Use Element

b. **Comment** – The Land Use Map Designations (Figure 2.9 on page 11) shows three of the city's land use designations labeled as Single Family (Middle, High, and High Small Lot). We recommend the city update this map to be consistent with their work on HB 1110, as discussed in the Land Use Element.

Response – The City will likely be pursuing a Middle Housing Overlay which would allow middle housing pursuant to HB 1110. The requirement to allow middle housing and the intent to adopt a Middle Housing Overlay, which is consistent with Commerce's guidance document, is cited in various places throughout the Land Use Element. The City anticipates completing its Middle Housing Overlay standards within 6 months of the Comprehensive Plan update deadline of December 30, 2024, consistent with RCW 82.020.060(1). During that process, renaming zones will be discussed with Planning Commission and City Council. Should their be a desire to retain the existing zoning names, both the Future Land Use and Zoning maps will be amended to clearly illustrate that Middle Housing is allowed in all zones predominantly intended for residential consistent with the requirements of HB 1110.

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[1] The Office of the Attorney General's *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property*, dated September 2018 or as subsequently amended, should be used as a resource in evaluating whether an action may constitute a taking.

E. **Comment** – MISSING: A footnote in the Land Use Element shows that the city may have already calculated "density assumptions" (pg. 8). The Land Use Element should specify these assumed densities and/or the city should include the assumed densities in the land capacity analysis documentation (see comments on item e. below.) (RCW 36.70A.070(1) For more information on assumed densities, see page 24 of Commerce Guidance for Updating Your Housing Element, Book 2.

Response – Density assumptions have been calculated. The first full paragraph on page 8 of the Land Use Element indicates that the density and intensity assumptions are detailed in **Appendix 2** which has now been provided.

Housing Element

E. **Comment** – Thank you for completing an analysis of land capacity by income segment, as required by 36.70A.070(2)(c).
We strongly recommend that you include in your comprehensive plan or appendices the methodology used to complete the LCA, ensuring that it includes all elements referenced in the land capacity analysis section in Guidance for Updating Your Housing Element (chapter 3). This should include an emergency housing land capacity analysis (see pg. 41-43 of "Guidance for Updating Your Housing Element").

Response – We are completing our land capacity analysis which will be provided to Commerce by **Friday, October 18th**.

f. **Comment** – MISSING: The housing element is missing a list or discussion of barriers to developing affordable housing (e.g. development regulations, process obstacles) and actions to address those barriers, including permanent supportive housing and emergency housing. (RCW 36.70A.070(2)(d)). In your next submission of the housing element, please include a discussion of these barriers and actions. You may also complete the checklists provided by Commerce, and include these in the housing element or in an appendix. See Chapter 4. Adequate Provisions (pgs. 48-69) and Appendix B (pgs. 114-127) in Housing Element Book 2 for more information and example checklists to review barriers and identify actions. We have additional examples of completed checklists on our EZView site.

Response – In the prior draft of the Housing Element, several actions were identified in Section 3.3 'Key Housing Strategies' which outline potential actions that the City can take to address affordable housing. Barriers were woven into the discussion, but they were more implied and subtle. In the updated **draft** (see the first paragraph and table in Section 3.3) a discussion on public and private sector barriers is explicitly provided in Section 3.3 including a table that links barriers with potentially corresponding actions to address each barrier.

g. **Comment** – MISSING: The housing element is missing a review of local housing policies that may have led to racially disparate impacts, displacement, and exclusion in housing (RCW 36.70A.070(e)). In your next submission, please include a policy evaluation in the housing element or as an appendix to the plan. See Step 3: Evaluate policies in Commerce Guidance Book 3: Guidance to Address Racially Disparate Impacts (pgs. 33-40); this section includes an example policy evaluation and framework, which you may use to complete this review. We have additional examples of these evaluations on our EZView site.

Response – Please see the linked policy analysis of disparate impacts, displacement, and exclusion in housing located **here.** Please also note that a Housing Action Plan and Housing Needs Assessment were prepared by ECOnorthwest, which further addresses this requirement.

h. **Comment** – We recommend revising housing policies based on the policy evaluation discussed in the previous section (see comment on item g.). The Housing Element should include policies that specifically address the findings of the racially disparate impacts analysis. We also recommend evaluating HS 1.4 and implementing HS 1.14. Please see Housing Element Book 3 Step 4: Revise policies (pgs. 36-39) and Appendix D. Policy Options Community Examples (pg. 107) for policy examples and policy revisions.

Response – Please see the linked policy analysis of disparate impacts, displacement, and exclusion in housing located **here.** Please also note that a Housing Action Plan and Housing Needs Assessment were prepared by ECOnorthwest, which further addresses this requirement. This requirement was also discussed with Ms. Laura Hodgson, so we believe this comment has now been fully addressed.

Consistency is Required by the GMA

B. **Comment** – Note for regional planner: I was not able to locate a Capital Facilities Element; an excel spreadsheet including this work was submitted. Submittal description states: "All chapters, including the Capital Facilities Plan Element, will ultimately be presented similar to the Economic Development, Environmental, Housing, and Parks chapters."

Response – A complete draft of the Capital Facilities Plan/Element has been prepared and is available **here**.

Development Regulations

. **a. Comment –** Zoning changes are needed to be consistent with the requirements of HB 1110.

Response – City staff is aware of the need to amend the zoning code to be consistent with the requirements of HB 1110 and will be completing the required amendments by June 2025 consistent with the provisions of HB 1110.

c. **Comment –** Emergency shelters are currently not allowed in several zones that allow hotels (C-2, C-3). Please update your code to allow emergency housing and shelter in all areas which allow hotels, as required by RCW 35A.21.430. Additionally, we recommend that you add emergency housing as a use type, or add it in with another use type (e.g., emergency shelter), and allow it in the appropriate zones.

Response – It appears that this comment reflects a different jurisdiction's code. Only one zone – the Downtown Commercial or DTC zone – does not currently allow emergency housing types. This zone only applies to one property in the City; however, the code will be amended concurrently with the Comprehensive Plan update to ensure that the DTC also allows emergency housing types as shown in the proposed highlighted code change below.

Specific Land Use	NB	CB	CB-WR	GC	DTC	MU (63)	LI (81)	GI	REC	P/I
Transitional housing facilities (79)	P	P	P	P	P	P	P			
Permanent supportive housing (79)	P	P	P	P	P	P	P			
Emergency housing (80)	P, C	P, C	P, C	P, C	P	P, C	P, C			
Emergency shelters – Indoor (80)	P, C	P, C	P, C	P, C	P	P, C	P, C			
Temporary Lodging:										
Hotel/motel	P	P	P	P	P	P	P75			

Thank you again for your review and comments. Should you have any further questions or comments, please do not hesitate to contact me.

Thank you!

Angela Gemmer, Principal Planner
CITY OF MARYSVILLE
Community Development Department
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How are we doing? Please take our survey.

APPENDIX 1 – LAND AND HOUSING CAPACITY ANALYSIS

GROWTH ALLOCATION OVERVIEW

Consistent with Growth Management Act (GMA) requirements, the City of Marysville's 2024 Comprehensive Plan covers a 20-year time span (2024 – 2044) using the State Office of Financial Management's (OFM) population forecasts. The Countywide Planning Policies (CPPs) for Snohomish County provide direction on how OFM's countywide forecasts are to be allocated to cities, Urban Growth Areas (UGAs), and the rural/resource areas of the County utilizing the cooperative planning process of Snohomish County Tomorrow (SCT). The resulting 2044 population, housing, and employment growth targets guide local GMA comprehensive plan updates.

Snohomish County is anticipated to grow from 827,957 people in 2020 to 1,136,309 people by 2044. The City of Marysville is expected to receive 9.4 percent of the County's population growth, 8.5 percent of the housing unit growth, and 10.3 percent of the job growth over the next 20 years as shown in **Figures 1** and **2** below.

Figure 1 2044 Growth Targets and Capacity within the Marysville UGA
Source: 2021 Buildable Lands Reports and City of Marysville Capacity Analysis

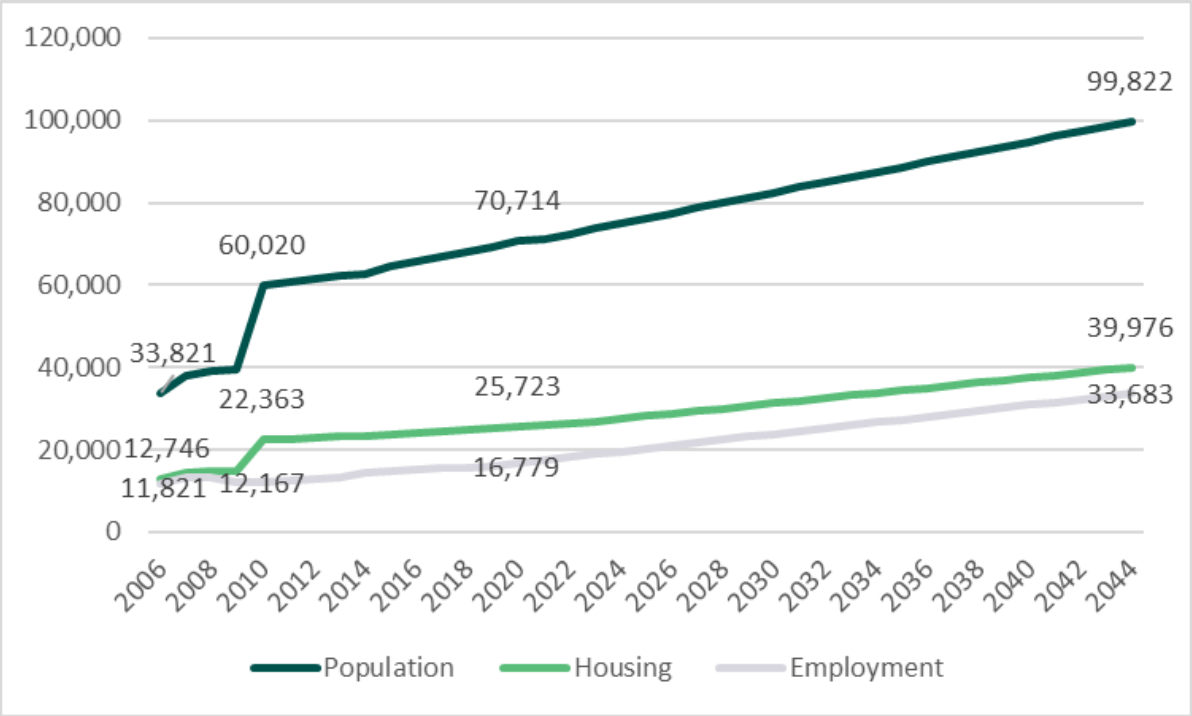
	Employment	Housing	Population
Existing	15,310[1]	25,630[2]	70,714
2044 Target[3]	33,683	39,976	99,822
Additional Capacity	19,380	14,931	30,454
2044 Total Capacity	34,690	40,561	101,283

[1] Over 99 percent of the City's UGA has been annexed as a result of the Central Marysville Annexation, which took effect December 30, 2009 (Ordinance 2792). SCT growth projections through 2044 show negligible population (1 person), housing (2 units), employment increases (93 jobs) in the unannexed UGA which is generally limited to the Lakewood School District compound and a small, existing neighborhood north of Ingraham Boulevard and east of 67th Avenue NE. Therefore, population, employment, and housing figures are not shown separately for the UGA and the City. It should be noted that minor discrepancies exist between SCT figures and City figures due to detailed parcel level adjustments that were necessary to more accurately forecast growth – particularly employment in the Cascade Industrial Center (CIC).

[2] The 2020 existing housing is 25,732; however, the GIS files provided by Snohomish County is 25,630. In order for the math in this report to align, the 25,630 figure is cited.

[3] The targets noted in the chart are from the Snohomish County Tomorrow (SCT) planning process and are the City's growth targets. Based on additional analysis of the City's density assumptions, there is greater population and employment capacity as noted in the chart; therefore, both the target and capacity are shown.

Figure 2 2044 Growth Targets and Capacity within the Marysville UGA
Source: Snohomish County Countwide Planning Policies, Appendix B



Land Capacity Analysis[4]

The Land Capacity Analysis (LCA) evaluates the City's ability to accommodate its housing, population, and employment growth targets on developable lands within the Urban Growth Area (UGA) and City. While the County's Buildable Lands Report looks at the past to determine how well growth targets are being achieved under current plans, the Land Capacity Analysis looks at what development will likely be moving forward based on current regulations, zoning, past trends and other factors.

The GMA requires comprehensive plans include "sufficient capacity of land" to accommodate housing needs for the twenty-year planning horizon (RCW 36.70A.070(2)(c)). A new State requirement is for housing elements to provide explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households
- Permanent supportive housing
- Emergency hosuing and emergency shelters
- Duplexes, triplexes, and townhouses

[4] This summary draws heavily from the summary provided in Commerce's HB 1220 Book 2.

The following Land Capacity Analysis substantially follows the process set forth in the Washington State Department of Commerce's Guidance for Updating Your Housing Element (i.e. HB 1220 Book2); however, certain steps are consolidated as noted in the titles below. Housing and population capacity are presented first followed by employment capacity.

Housing and Population

Step 1 Summarize Land Capacity for Housing Production by Zone

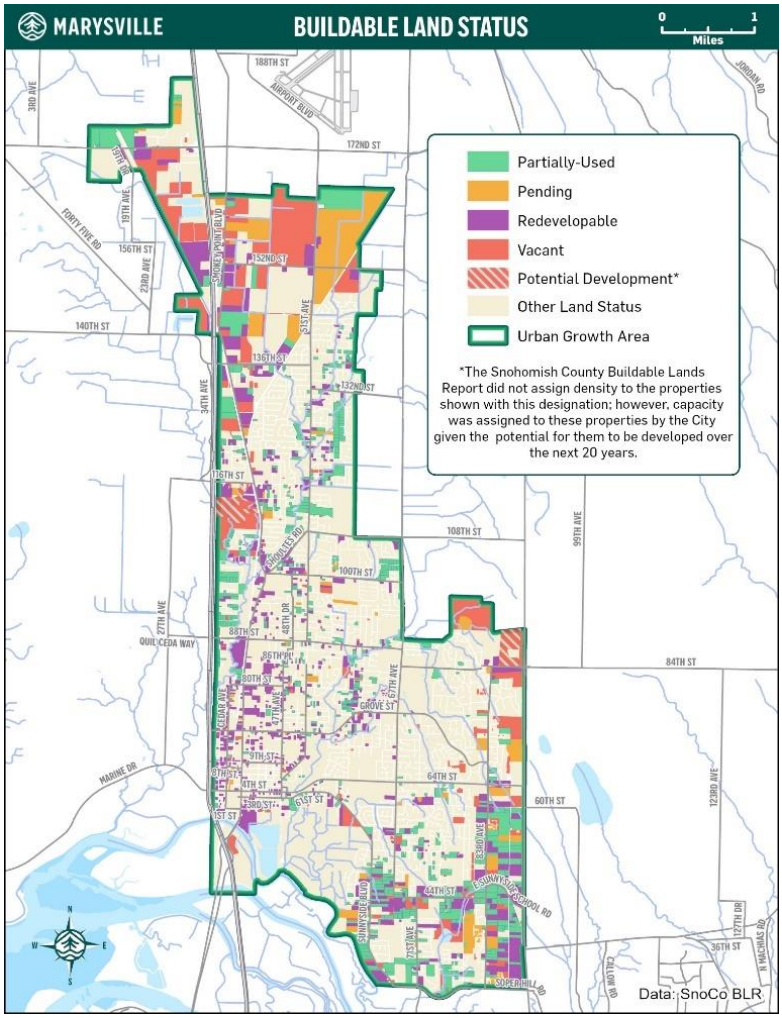
Developable Land Analysis (Steps 1.1 – 1.3)[5]

Step 1.1 Identify Land Supply and Assign Land Capactiy Status

Snohomish County's 2021 Buildable Lands Report (BLR) analyzes lands within the City to determine which lands have future development potential.[6] The land capacity analysis starts with a GIS evaluation of all lands within the City based on an April 2019 extract of Assessor's parcel records. Parcels are classified into those with and without additional development potential.[7] Those with additional development potential are placed into the categories depicted in **Figure 3** and described below:

- **Vacant** are parcels without structures;
- **Partially-used** are parcels that have existing structures on part of the site but have further development potential without demolishing structures;

Figure 3 Buildable Land Status Map



[5] Note: the general process outlined in Steps 1.1 – 1.3 also applies to the Employment Capacity at the end of this report.
[6] This discussion is framed in terms of the City; however, it should be noted that Snohomish County's Buildable Lands Report is conducted for the County and each City within the County.
[7] The following parcels are classified as not having additional development potential: stable developed uses which are classified as constant, and land contemplated for public/institutional uses (e.g. schools, churches, municipal uses, etc.).

- **Redevelopable** are parcels with existing structures that are candidates for demolition and redevelopment with new, more intensive uses; and
- **Pending** are parcels with pending applications for new development[8].

In the BLR, Properties with existing structures, on or before April 1, 2019, were deemed developed and population and employment were allocated to them. Properties where projects are proposed, built or occupied after April 1, 2019 were allocated future capacity[9].

Step 1.2 Exclude Lands Unlikely to Develop

Land on developable parcels that are not buildable were removed from the buildable lands inventory. Unbuildable lands include critical areas and buffers (i.e. steep slopes, wetlands, streams, lakes, and floodplains); major utility easements; future arterial rights-of-way; and land needed for other capital facilities (i.e. schools, parks, water/sewer/storm, etc.). Snohomish County's BLR land statuses are adopted in the City's Land Capacity Analysis, except as follows:

> Two large properties and two moderate-sized properties were not assigned capacity in the County's Buildable Lands Report (BLR); however, have been assigned capacity in the City's Land Capacity Analysis. The two large properties are depicted with the 'Potential Development' designation in **Figure 3** and were modeled as vacant land in the City's Land Capacity Analysis. The two moderate-sized properties were identified as Constant or School in the BLR; however, were placed into a post-BLR Pending category since they have both been developed as projects.[10]

Step 1.3 Identify Gaps in Utility Infrastructure and Services

The County's BLR also included a Capital Facilities Analysis to identify gaps in utility infrastructure and services. Within the City, sewer availability is the primary utility service gap and areas where these gaps exist are limited. The City adopted the BLR Capital Facilities Analysis.

Steps 1.4 – 1.6 Calculate Gross and Net Residential Capacity by Zone including Infill (i.e. Middle Housing, Accessory Dwelling Units, etc.)

After Steps 1.2 and 1.3 are applied to developable lands identified in Step 1.1, a further Land Availability Deduction Factor (i.e. Market Availability Reduction Factor) is applied to most developable land.[11] The resulting net developable acreages are then multiplied by the assumed future density value. For most zones, the assumed future density is the density per acre value that was identified for historical projects in the BLR; however, adjustments to density values were made for the Mixed Use zone in the Lakewood Neighborhood; for the new zones in the

[8] Pending parcels are depicted in Figure 3 with the applicable vacant, partially-used, or redevelopable parcel status.
[9] This includes 'pending' parcels which are those that are proposed for development which were not constructed by April 1, 2019.
[10] These projects are the Nordstrom subdivision and the 67th Avenue Townhomes.
[11] Market reduction factors of 15 percent for vacant land and 30 percent for partially-used and redevelopable land were applied to reflect that this amount of land will likely not be available to develop within the next 20 years.

Downtown Master Plan Area; and for limited other zones to better align with recent observed densities as described below.

- The Lakewood Neighborhood Master Plan (LNMP) Area contains a significant amount of Mixed Use zoned land. The City's Mixed Use zone is flexible and allows for a developer to construct commercial, multi-family, or true-mixed use with both commercial and residential. In the LNMP Area, Mixed Use zoned land has primarily attracted multi-family development, which has developed at an average of 20.23 dwelling units per acre; therefore, this higher density assumption was applied to the MU zoned land in the LNMP Area.
- In 2021, the Downtown Master Plan was updated, which included the adoption of new residential land use designations in the DMP Area. Limited residential land use applications have been submitted since the adoption of the DMP, so low to moderate density assumptions were assigned to these new land use designations based on similar existing land use designations that apply city-wide (see Downtown Master Plan Zones section of **Figures 4 and 5**). The higher density assumptions for these land use designations have resulted in significant additional residential capacity.

Since the April 1, 2019 cutoff date for the Buildable Lands Report, the City has seen significant development activity city-wide, which has been particularly strong for residential in the Lakewood and East Sunnyside – Whiskey Ridge Neighborhoods and for commercial/industrial in the Smokey Point Neighborhood. Many of these projects have been recently constructed, are under construction, have a land use entitlement, or have a complete land use application. Consequently, to better reflect that these lands are currently or will be available for development within the next 20 years, the Land Availability Deduction Factor was removed from these properties. Properties for which the Land Availabilty Deduction Factor were removed retained their original land classification (i.e. partially used, vacant, redevelopable, etc.), and are distinguished in **Figure 4** below by the 'Post BLR' suffix and not having a Land Availability Reduction Factor applied.

Lands that have the potential to allow for infill Middle Housing or Accessory Dwelling Units are also factored into **Figure 4**.

Figure 4 Gross and Net Residential Housing Capacity by Zone

Zone	Gross Developable Land (Acres)[1]		Land Availability Deduction Factor[1]	Net Developable Land (Acres)		Assumed Density (units/acre)	Residential Capacity (units)
City-wide Zones							
Single Family, Medium (R-4.5)	Vacant	81.88	15%	69.6	298.89	4.36	1,303
	Vacant Post BLR	2.52	0%	2.52			
	Partially-Used	122.48	25%	91.86			
	Partially-Used Post BLR	17.43	0%	17.43			
	Redevelopable	93.35	25%	70.01			
	Redevelopable Post BLR	14.22	0%	14.22			
	Pending	20.41	0%	20.41			
	Pending Post BLR	12.84	0%	12.84			
	Infill	52.15	0%	52.15	52.15	1 – 4 units/lot	944
Single Family, High (R-6.5)	Vacant	62.17	15%	52.84	448.81	4.89	2,195
	Vacant Post BLR	12.88	0%	12.88			
	Partially-Used	163	25%	122.25			
	Partially-Used Post BLR	55.42	0%	55.42			
	Redevelopable	100.2	25%	75.15			
	Redevelopable Post BLR	41.31	0%	41.31			
	Pending	74.85	0%	74.85			
	Pending Post BLR	14.11	0%	14.11			
	Infill	73.66	0%	73.66	73.66	1 – 4 unit/lot	1,076
Single Family High (R-8)	Vacant	5.25	15%	4.46	62.1	8	497
	Partially-Used	4	25%	3			
	Partially-Used Post BLR	1.88	0%	1.88			
	Redevelopable	0	25%	0			
	Pending	8.88	0%	8.88			
	Pending Post BLR	4.38	0%	4.38			
	School and Church	39.5	0%	39.5			
Multi-family, Low (R-12)	Vacant	1.53	15%	1.3	90.1	9.8	883
	Vacant Post BLR	61.84	15%	61.84			
	Partially-Used	0.82	25%	0.62			
	Redevelopable	16.63	25%	12.47			
	Redevelopable Post BLR	8.57	0%	8.57			
	Pending Post BLR	2.24	0%	2.24			
	School	3.06	0%	3.06			
	Infill	3.65	0%	3.65	3.65	1 – 4 units/lot	80
Multi-family, Medium (R-18)	Vacant	28.47	15%	24.2	69.74	17.07	1,190
	Vacant Post BLR	0.41	0%	0.41			
	Partially-Used	0.94	25%	0.71			
	Redevelopable	43.06	25%	32.3			

	Redevelopable Post BLR	1.17	0%	1.17			
	Pending	10.95	0%	10.95			
	Infill	2.61	0%	56	**2.61**	1 – 4 units/lot	56
Multi-family, High (R-28)	Vacant	0.98	15%	0.83	14.57	22.4	326
	Partially-Used	0	25%	0			
	Redevelopable	16.7	25%	12.53			
	Redevelopable Post BLR	1.21	0%	1.21			
Mixed Use (MU)	Vacant	16.98	15%	14.43	89.6	13.84	1,240
	Vacant Post BLR	4.77	0%	4.77			
	Partially-Used	6	25%	4.5			
	Partially-Used BLR	1.59	0%	1.59			
	Redevelopable	38	25%	28.5			
	Redevelopable Post BLR	4.99	0%	4.99			
	Pending	1.08	0%	1.08			
	Special	35.04	15%	29.78			
Mixed Use (MU) – Lakewood Neighborhood	Vacant	0.25	15%	0.21	70.6	20.23	1,428
	Vacant Post BLR	3.7	0%	3.7			
	Partially-Used	15.92	25%	11.94			
	Partially-Used Post BLR	19.33	0%	19.33			
	Redevelopable	7.2	25%	5.4			
	Redevelopable Post BLR	22.9	0%	22.9			
	Pending Post BLR	7.12	0%	7.12			
DOWNTOWN MASTER PLAN ZONES							
Middle Housing 1 (MH1)	Vacant	0	15%	0	2.24	14.4	33
	Partially-Used	0	25%	0			
	Redevelopable	2.43	25%	1.82			
	Redevelopable Post BLR	0.42	0%	0.42			
	Infill	8.09		8.09			176
Middle Housing 2 (MH2)	Vacant	0.9	15%	0.77	9.2	20	184
	Partially-Used	0	25%	0			
	Redevelopable	11.25	25%	8.43			
	Infill	4.07		80	4.07		80
Midrise Multi-family (MMF)	Vacant	2.04	15%	1.73	7.19	33.4	241
	Partially-Used	0	25%	0			
	Redevelopable	7.28	25%	5.46			
Flex	Vacant	1.38	15%	1.17	13.35	22.4	213
	Partially-Used	0	25%	0			
	Redevelopable	16.25	25%	12.18			
Flex Residential (FR)	Vacant	0	15%	0	23.05	25.8	594
	Partially-Used	0	25%	0			
	Redevelopable	24.84	25%	18.63			
	Redevelopable Post BLR	4.42	0%	4.42			
Downtown Core (DC)	Vacant	1.79	15%	1.52	9.02	19	171
	Partially-Used	0	25%	0			
	Redevelopable	10	25%	7.5			
EAST SUNNYSIDE – WHISKEY RIDGE ZONES							
	Vacant	0.71	15%	0.60	113.89	7	797
	Vacant Post BLR	6.43	0%	6.43			

Whiskey Ridge, Single Family High (WR-R-4-8)	Partially-Used	8	25%	6			
	Partially-Used BLR	33.43	0%	33.43			
	Redevelopable	7.43	25%	5.57			
	Redevelopable Post BLR	48.29	0%	48.29			
	Pending	8.43	0%	8.43			
	Constant Post BLR	5.14	0%	5.14			
Whiskey Ridge, Multi-family Medium (WR-R-6-18)	Vacant	1.22	15%	1.03	92.31	12.31	1,134
	Vacant Post BLR	10.51	0%	10.51			
	Partially-Used	19.25	25%	14.44			
	Partially-Used Post BLR	25.67	0%	25.67			
	Redevelopable	11.29	25%	8.47			
	Redevelopable Post BLR	24.7	0%	24.7			
	Pending	7.31	0%	7.31			
Total							14,927

1 The Land Availability Deduction Factor were not included in the City's initial capacity calculations; however, were added in to the figures cited above as well as other Comprehensive Plan update materials.

Figure 5 Total Residential Capacity by Zone

Zone	Pending	Developable Acres[1]	Density Value	Existing Dwelling Units	Additional Dwelling Unit Capacity[2]	Total 2044 Capacity
City-wide Zones						
Single Family, Medium (R-4.5)	145	385	4.36	8,553	2,107	10,800
Single Family, High (R-6.5)	435	508	4.89	9,065	2,854	12,354
Single Family High (R-8)	106	51	8	25	390	521
Multi-family, Low (R-12)	22	93	9.8	1,621	940	2,583
Multi-family, Medium (R-18)	187	79	17.07	2,178	1,059	3,424
Multi-family, High (R-28)	0	19	22.4	582	324	906
Mixed Use (MU)	15	106	13.84	713[3]	1,225	1,953
Mixed Use (MU) – Lakewood Neighborhood	144	70	20.23	400[3]	1,286	1,830
Downtown Master Plan Zones						
Middle Housing 1 (MH1)	0	11	14.4	483	209	692
Middle Housing 2 (MH2)	0	16	20	337	264	601
Midrise Multi-family (MMF)	0	9	33.4	125	241	366
Flex	0	18	22.4	140	299	439
Flex Residential (FR)	0	29	25.8	296	580	876
Downtown Core (DC)	0	12	19	149	171	220
East Sunnyside – Whiskey Ridge Zones						
Whiskey Ridge, Single Family High (WR-R-4-8)	59	104	7	62	739	801
Whiskey Ridge, Multi-family Medium (WR-R-6-18)	90	92	12.31	123	1,040	1,253
Other Zones[4]				778		
Totals[5]	1,203	1,549	-	25,630[6]	13,728	40,561

[1] Land assigned the 'Pending' or 'Pending Post BLR' status was omitted from the 'Developable Acreage' in this table as they were already assigned capacity during the Buildable Lands Report process. Figure 4 above, however, provided the corresponding acreage for the Pending and Pending Post BLR land. [2] For this summary table, the general density capacity was combined with the middle housing and accessory dwelling unit capacity; therefore, a simple calculation of buildable acreage by density value equaling additional capacity is not shown. A more thorough breakdown of additional dwellings is provided in Figure 4. [3] The breakdown of existing dwelling units between Mixed Use and Mixed Use – Lakewood is approximated; however, the precise breakdown is pending and will be updated in this table upon completion. 4 The existing housing units shown on the 'Other Zones' line are the existing housing units in all the zones that were not assigned future residential capacity. [5] The pending and additional housing unit capacity fields add up to 14,931, which is the total 2044 additional housing unit capacity. [6] The existing housing units are a 2020 figure; however, the County's BLR GIS files had a minor (93 unit) discrepancy between the 2020 OFM population of 25,723 and the 25,630 shown here.

Calculation of Additional Population Capacity

To determine population capacity, the projected 2044 future vacancy rate was applied to the City's 2044 housing target of 39,976 housing units resulting in 37,577 occupied housing units. The 37,577 occupied housing units were then multiplied by the projected 2044 City household size of 2.65 people per household to arrive at a population of 99,708.[12] Finally, the 2044 assumed group quarters population of 115 was added to the 99,708 overall population to arrive at the City's population target of 99,822. The City projects additional capacity beyond the 2044 targets which is also shown in **Figure 6**.

Figure 6 2044 Housing and Population Capacity

	Existing Dwelling Units[1]	Additional Dwelling Unit Capacity	Total 2044 Housing Unit Capacity	2044 Average Household Size	2044 Vacancy rate	2044 Assumed Group Quarters Population	Total 2044 Population Capacity
Target	25,723	14,253	39,976	2.65	6%	115	99,822
Capacity	25,630	14,931[2]	40,561	2.65	6%	115	101,283

[1] The existing housing units is a 2020 figure; however, the County's BLR GIS files had a minor (93 unit) discrepancy between the 2020 OFM population of 25,723 and the 25,630 which is shown here. The 25,723 figure is used in the 'Target' fields and the 25,630 from the GIS files is included in the 'Capacity' fields. [2] The pending (1,203) and additional (13,728) housing unit capacity fields from Figure 5 add up to 14,931, which is the total 2044 additional housing unit capacity.

Step 2 Classify Zones by Allowed Housing Types and Density Level

To address the requirements of House Bill 1220, the City must show adequate capacity for housing for all income levels. The steps below follow the process outlined in the Washington State Department of Commerce's Guidance for Updating Your Housing Element (i.e. HB 1220 Book2).

Step 2.1 Establish Zone Categories for Typical Housing Types Allowed

Step 2.1 is to establish zone categories based on the typical housing types allowed in each zones as shown in **Figure 7**.

Figure 7 Establish Zone Categories for Typical Housing Types Allowed

Zone Category	Typical Housing Types Allowed
Low Density	Single family detached, duplexes
Moderate Density	Single family, duplexes, townhouses, triplexes, quadplexes
Low-Rise Multi-family	Multi-family residences, townhouses, condominiums (up to 3 floors)
Mid-Rise Multi-family	Multi-family residences, townhouses, condominums (45 to 85 feet)

[12] The precise household size multiplier used was 2.65343.

Step 2.2 Classification of Land Use Zones by Housing Types Allowed by Zone

Step 2.2 classifies existing City land use zones into the zone categories established in Step 2.1 as shown in **Figure 8**.

Figure 8 Classify Existing City Land Use Zones into Zone Categories

Zone	Typical Housing Units Allowed	Max Density Level Allowed	Assigned Zone Category
City-wide Zones			
Single Family, Medium (R-4.5)	Single family detached, duplex, townhouses, and group residences. Cottages and various group residences also allowed.	5.4 units/acre	Low Density
Single Family, High (R-6.5)		7.8 units/acre	Low Density
Single Family High (R-8)		9.6 units/acre	Low Density
Multi-family, Low (R-12)	Multi-family residence, townhouse, and condominium. Cottage, single family, duplex, and various group residences also allowed.	18 units/acre	Low-Rise Multi-family
Multi-family, Medium (R-18)		27 units/acre	Mid-Rise Multi-family
Multi-family, High (R-28)		36 units/acre	Mid-Rise Multi-family
Mixed Use (MU) including Lakewood Neighborhood	Multi-family residence, townhouse, and condominium. Various group residences also allowed.	28 units/acre	Mid-Rise Multi-family
Downtown Master Plan Zones			
Middle Housing 1 (MH1)	Duplex and townhouse. Various group residences also allowed.	No maximum density	Low-Rise Multi-family
Middle Housing 2 (MH2)	Duplex, townhouse, multi-family, and vertical mixed-use on certain streets. Various group residences also allowed.		Mid-Rise Multi-family
Midrise Multi-family (MMF)	Duplex, townhouse, multi-family, and vertical mixed-use. Various group residences also allowed.		Mid-Rise Multi-family
Flex Residential (FR)			Mid-Rise Multi-family
Downtown Core (DC)	Townhouse, multi-family, and vertical mixed-use.		Mid-Rise Multi-family
East Sunnyside – Whiskey Ridge Zones			
Whiskey Ridge, Single Family High (WR-R-4-8)	Single family detached, duplex, townhouses, and group residences. Cottages and various group residences also allowed.	8 units/acre	Low Density
Whiskey Ridge, Multi-family Medium (WR-R-6-18)	Multi-family residence, townhouse, and condominium. Cottage, single family, duplex, and various group residences also allowed.	18 units/acre	Low-Rise Multi-family
Whiskey Ridge – Mixed Use (WR-MU)	Multi-family residence, townhouse, condominium, and vertical mixed-use. Various group residences also allowed.	18 units/acre	Mid-Rise Multi-family

Step 3 Relate Zone Categories to Potential Income Levels Served

Step 3 relates the zone categories established in Step 2.1 to the potential income levels served as shown in **Figure 9**.

Figure 9 Relate Zone Categories to Potential Income Levels Served

Zone Category	Typical Housing Types Allowed	Lowest Potential Income Level Served		Assumed Affordability Level for Capacity Analysis
		Market Rate	With Subsidies and/or Incentives	
Low Density	Single family detached, duplexes	Higher income (>120% AMI); Moderate income (>80 – 120% AMI)	Not typically feasible at scale	High income (>120% AMI)
Moderate Density	Single family, duplexes, townhouses, triplexes, quadplexes	Moderate income (>80 – 120% AMI)	Not typically feasible at scale	Moderate income (>80 – 120% AMI)
Low-Rise Multi-family	Multi-family residences, townhouses, condominiums (up to 3 floors)	Low income (>50 – 80% AMI)	Extremely low and very low income (0 – 50% AMI)	Low income (0 – 80% AMI) and PSH
Mid-Rise Multi-family	Multi-family residences, townhouses, condominums (45 to 85 feet)	Low income (>50 – 80% AMI)	Extremely low and Very low income (0 – 50% AMI)	Low income (>50-80% AMI) group with Low-Rise and/or Mid-Rise Multi-family

Step 4 Summarize Capacity by Zone Category

Step 4 involves summarizing land capacity for housing units by zone category as shown in **Figure 10**. In summarizing land capacity by zone, it is important to isolate the buildable capacity by zone category to more accurately reflect where future capacity will be allocated. It should be noted that existing residential at different income bands is in all zone categories (i.e. low density, low-rise multi-family, and mid-rise multi-family.

Figure 10 Summarize Capacity by Zone Category

Zone	Unit Capacity	Buildable Land Unit Capacity[1]	Assigned Zone Category	Capacity in Zone Category	Buildable Capacity in Zone Category
Single Family, Medium (R-4.5)	10,800	2,252	Low Density	24,476	6,835
Single Family, High (R-6.5)	12,354	3,289			
Single Family High (R-8)	521	496			
Whiskey Ridge, Single Family High (WR-R-4-8)	801	798			
Multi-family, Low (R-12)	2,583	962	Low-Rise Multi-family	4,528	2,301
Whiskey Ridge, Multi-family Medium (WR-R-6-18)	1,253	1,130			
Middle Housing 1 (MH1)	692	209			
Multi-family, Medium (R-18)	3,424	1,246	Mid-Rise Multi-family	10,615	5,795
Multi-family, High (R-28)	906	324			
Mixed Use (MU)[2]	1,953	1,240			
Mixed Use (MU) – Lakewood Neighborhood	1,830	1,430			
Middle Housing 2 (MH2)	601	264			
Midrise Multi-family (MMF)	366	241			
Flex	439	299			
Flex Residential (FR)	876	580			
Downtown Core (DC)	220	171			
Total	39,619	14,931		39,619	14,931

[1] The Additional Dwelling Unit Capacity and Pending classifications from Figure 5 are used. Lands with the pending status are not included. [2] Includes Whiskey Ridge – Mixed Use.

Step 5 Compare Projected Housing Needs to Capacity

Step 5 entails comparing projected housing needs at the various income bands to the capacity for the different income bands.

Step 5.1, detailed in **Figure 11**, shows Marysville's existing housing units by income band, the additional housing units needed at each income band allocated by Snohomish County to the City between 2020 and 2044, and the total housing units by income band needed in 2044.

Figure 11 Existing (2020) and Allocated Future (2044) Housing Units by Income Band
Source: Snohomish County 2023 Housing Characteristics and Needs Report, Appendix G – Allocation Method C

Income Level (Percent of Area Median Income or AMI)	Income Range	2020 Housing Units	Additional Housing Units Needed (2020 - 2044)	2044 Total Housing Units Needed
Extremely low (0-30% PSH)	$0 - 38,800	653	2,403	3,056
Extremely low (0-30%)	$0 - 38,800	73	1,281	1,354
Very low (30-50%)	$38,800 - 64,700	4,313	1,076	5,389
Low (50-80%)	$64,700 - 95,300	7,958	0	7,958
Moderate (80-100%)	$95,300 - 134,600	6,289	0	6,289
High (100-120%)	$134,600 - 161,500	2,830	2,403	5,233
Very high (120% or more)	$161,500+	3,607	7,090	10,697
Total	-	25,723	14,253	39,976

Step 5.2 compares the housing allocation from the County to projected housing capacity at each income band (see **Figure 12**).

Figure 12 Compare Projected Housing Needs to Capacity

Income Level (Percent of Area Median Income or AMI)	2020 Housing Units	Additional Housing Units Needed (2020 – 2044)	2044 Total Projected Housing Units Needed	Zone Categories Serving Additional Housing Needs[1]	Aggregated Additional Housing Needs	Total Additional Zoning Capacity	Capacity or Surplus
Extremely low (0-30% PSH)	653	2,403	3,056	Low-Rise Multi-family and Mid-Rise Multi-family	4,760	8,096	+3,336
Extremely low (0-30%)	73	1,281	1,354				
Very low (30-50%)	4,313	1,076	5,389				
Low (50-80%)	7,958	0	7,958				
Moderate (80-100%)	6,289	0	6,289	Low to Moderate Density	9,493	6,835	-2,658
High (100-120%)	2,830	2,403	5,233				
Very high (120% or more)	3,607	7,090	10,697				

[1] Existing uses that are affordable to different income levels are often located in zones that currently require lower densities. Therefore, when determining the adequacy of existing zoning to accommodate housing at all income bands, future needs at different income levels and how they align with future zoning capacity for the zones best able to accommodate this housing are used.

Figure 12 demonstrates adequate capacity to address the extremely low to low-income bands. While this figure appears to show a deficit in the ability to provide the necessary high and very high-income housing, the City's zoning is flexible and would allow for the lower income housing to be constructed in the low density zones, and higher income housing to be constructed in low and mid-rise multi-family zones.

Step 6 Revise Zoning if Needed to Address Unmet Housing Needs

Currently there is adequate capacity for the City to accommodate housing at all income bands; however, it is extremely difficult for the market to provide housing at the lowest income bands. As land is utilized, rezoning additional land may be needed over time to accommodate housing at the lower income bands.

EMPLOYMENT

In 2019, there were an estimated 15,974 jobs in the Marysville UGA. The Marysville UGA was assigned a target of 33,683 jobs in 2044 through the Snohomish County Tomorrow planning process (see **Figure 13** below). The 2021 Snohomish County Buildable Lands Report only showed capacity for 32,098 jobs in the City through 2035 meaning that a deficit of 1,585 jobs was projected.

Figure 13 Employment: Existing, Target, and Projected Capacity
Source: Source: 2015 Marysville Comprehensive Plan, 2021 Buildable Lands Reports, Snohomish County Countywide Planning Policies Appendix B – Table E1, Marysville Capacity Analysis, and 2024 Marysville Comprehensive Plan

	2019 Estimated Employment	2021 Buildable Lands Report's 2035 Estimated Capacity	Snohomish County 2044 Adopted Target	2044 Marysville Comprehensive Plan Estimated Capacity
UGA	15,974	32,098	33,683	34,690
City only	15,310	31,434	32,926	34,025

Calculation of Employment Capacity

Employment capacity largely adopts the employment methodology prepared by Snohomish County in the 2021 Buildable Lands Report and companion GIS files, which assigned estimated existing and projected employment to tax parcels throughout the City. Existing employment was derived from Washington State Employment Security Department (ESD) records.[13] For projected employment, Snohomish County collected historical building permit data for commercial and industrial development, which were categorized by building type. Assumptions were made about how much of each building type (i.e. what proportion of square footage) was dedicated to one of eight different North American Industrial Classification System (NAICS) employment categories[14] to estimate actual square footage of construction by employment category. The resulting square footage amounts were then divided by an assumed amount of square footage space needs per employee by employment category to obtain an estimate of jobs. This analysis was conducted to derive a jobs per buildable acre value for each

[13] Existing employment figures from ESD were applied by Snohomish County to developed commercial and industrial properties throughout the City. Manual adjustments were made by Marysville Community Development staff to more accurately reflect likely existing employment on a parcel-by-parcel basis based on experience with existing businesses or uses, demolition of businesses or changes of use, parcels in the Mixed Use zone developing residentially rather than commercially, rezones that occurred from 2019 – 2023, and other factors.

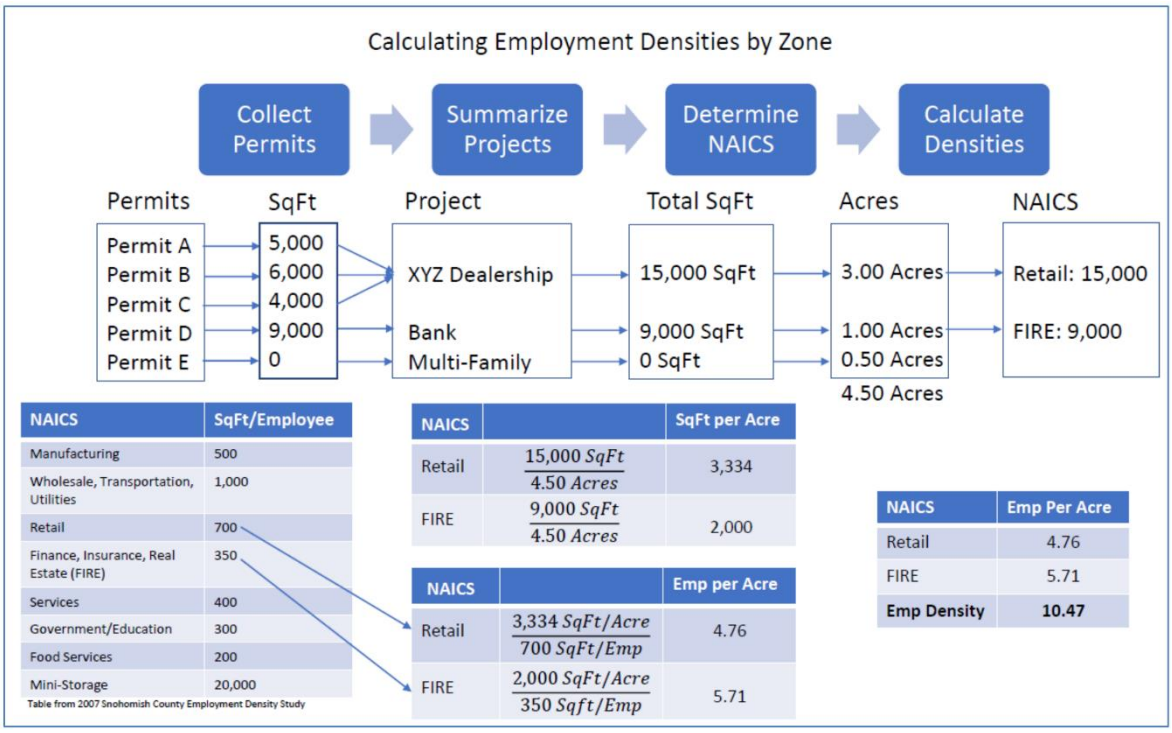
[14] The following are the NAICS categories used in the Snohomish County BLR along with the estimated square footage allocated to each employee by employment type: finance, insurance and real estate (FIRE) mini warehouses only (20,000 SF/employee); finance, insurance and real estate (FIRE) other (350 SF/employee); food services (200 SF/employee); manufacturing (500 SF/employee); other services (400 SF/employee); retail (700 SF/employee); and wholesale, transportation, and utilities (1,000 SF/employee).

zone (see **Figure 14** below).[15] The jobs per buildable acre for each zone were then multiplied on a parcel-by-parcel basis to all lands that were determined to have additional development potential (i.e. vacant, partially-used, and redevelopable).[16] Using Snohomish County's calculations, it was estimated that Marysville had capacity for 32,098 jobs (15,974 existing plus 16,124 new) through 2035 based on current zoning, which resulted in a capacity shortfall of 1,585 jobs by 2044.

Key Changes Providing Additional Employment Capacity

To address the 1,585-job employment capacity shortfall, Community Development staff reevaluated development assumptions in the Marysville portion of the Cascade Industrial Center and within the Downtown Master Plan, as detailed below.

Figure 14



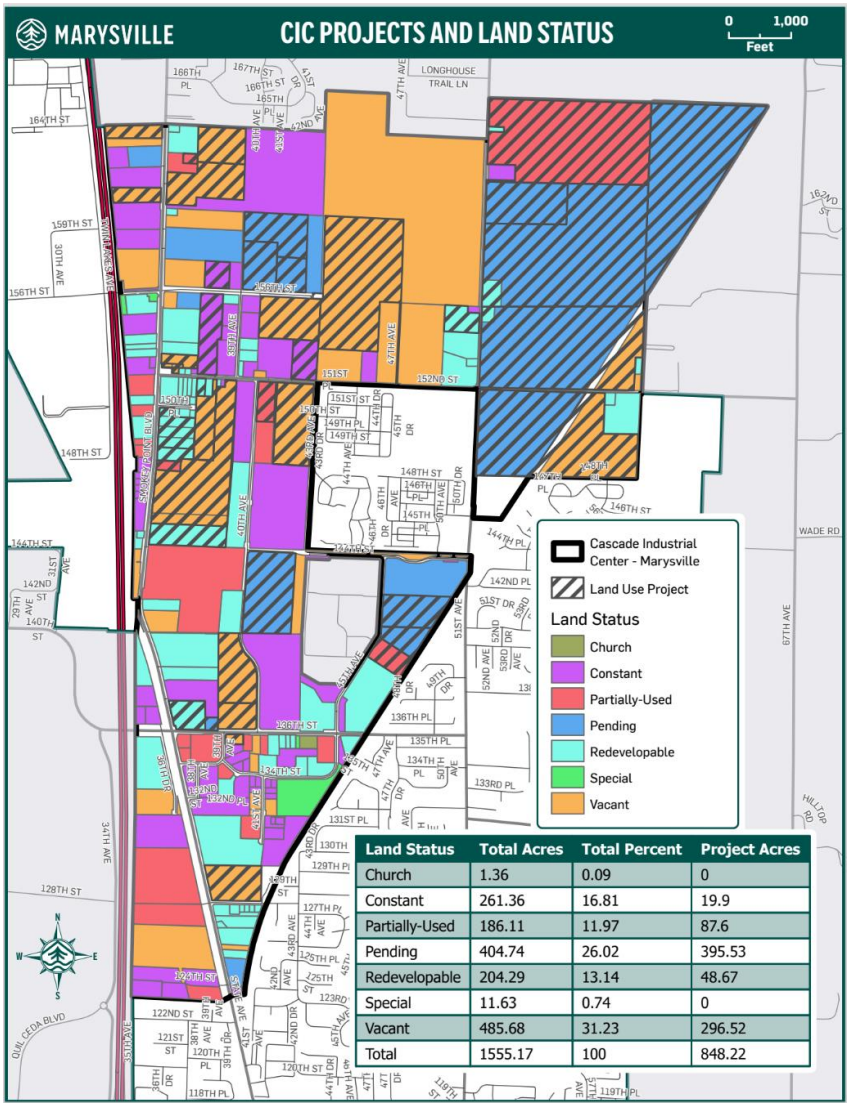
[15] It should be noted that assumptions were made for new zones, and for zones that either have had minimal or no development. These assumptions were typically based on a review of development in similar zones.

[16] The market reduction factor is 15 percent for vacant land and 25 percent for partially-used and redevelopable land.

Cascade Industrial Center

Since 2018, the Cascade Industrial Center has experienced significant development activity, with several commercial and industrial developments constructed and numerous land use entitlements obtained as illustrated in **Figure 15** below. The market reduction factors described above were removed for those parcels that are shown in **Figure 15** with both a 'land use project' and a vacant, partially-used, or redevelopable land status, as the submittal of a land use application signals that these properties are market ready. Removing the market reduction factors resulted in additional employment capacity, which was typically calculated conservatively with employment per acre based on either manufacturing or wholesale uses.

Figure 15



Land Status	Total Acres	Total Percent	Project Acres
Church	1.36	0.09	0
Constant	261.36	16.81	19.9
Partially-Used	186.11	11.97	87.6
Pending	404.74	26.02	395.53
Redevelopable	204.29	13.14	48.67
Special	11.63	0.74	0
Vacant	485.68	31.23	296.52
Total	1555.17	100	848.22

Downtown Master Plan

In 2021, the Downtown Master Plan was updated, which included an expansion of the boundaries of the DMP Area, adopting new zoning designations, and the adoption of a form-based code with modified standards. With the update, the City's consultant also evaluated commercial parcels which were likely to develop or redevelop. Consequently, most of Snohomish County's initial development assumptions for the DMP Area were adjusted to align

with the assumptions made in the Supplemental Environmental Impact Statement prepared for the Downtown Master Plan update.

MASTER BUILDERS ASSOCIATION of King and Snohomish Counties

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335 116TH AVENUE SE | BELLEVUE, WASHINGTON 98004

July 26, 2024

Marysville Planning Commission
City of Marysville
501 Delta Ave.
Marysville, WA 98270

RE: 2024 Comprehensive Plan – Land Use Element

Dear Marysville Planning Commission,

The Master Builders Association of King and Snohomish Counties (MBAKS) thanks you for the opportunity to engage with you as you review the Land Use Element of the 2024 Comprehensive Plan Update. With nearly 2,600 members, MBAKS is the largest local homebuilders' association in the United States, providing a range of housing choice and affordability. We aspire to be the most trusted and respected housing experts in the region.

Goal 4 of the GMA (RCW 36.70A.020(4) states "Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock."

First, we appreciate consideration of the elimination of the requirement to obtain a Conditional Use Permit (CUP) in order to construct a duplex in the Medium Density, Single Family land use designation. This helps "promote a variety of residential densities and housing types." In addition, it is laudable that the city of Marysville is working to comply with the nuances HB 1110 before the 2025 deadline.

More importantly, however, is the hope that the elimination of this requirement will help facilitate the building of more attainable housing units where they are needed the most. We would urge the city of Marysville to continue to find simple solutions that can help alleviate the current housing crisis and reach its 2044 employment and populations goals.

Next, we wanted to highlight a design review concern contained in the Land Use Element. Under 2.5 Land Use Designations, Residential on page 11 of 48 the following language appears:

> With the adoption of House Bill 1110, different types of middle housing will be allowed in single family neighborhoods. Design standards have historically been used to mitigate the impacts of multi-family on single family neighborhoods, and will be even more important to ensure that middle housing infill does not disrupt the fabric of existing single family neighborhoods and that the impacts of larger multi-family continues to be mitigated.

MASTER BUILDERS ASSOCIATION of King and Snohomish Counties

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We are concerned that the language here could be interpreted to read that design standards will be used to inhibit increased density and infill from multi-family projects. For example, the language, ensure that middle housing infill does not disrupt the "fabric of existing single family neighborhoods" (underline added) could be read to mean that design standards will be used to impose a requirement that is not clear and objective.

As a reminder HB 1293 was implemented to help streamline design review

- HB 1293 establishes standards for local design review for Growth Management Act (GMA)-planning counties and cities. Chapter 36.70A RCW is amended to include a definition of "design review" and provides that:
- Only clear and objective development regulations governing the exterior design of a new development are allowed in design review.
- The regulations must have at least one ascertainable guideline, standard, or criterion by which an applicant can determine whether a given design is permissible.
- The design guidelines may not reduce density, height, bulk, or scale beyond the underlying zone.

First, there is no clear definition of "fabric of existing single family neighborhoods" in the Land Use Element. In addition, a cursory review of the Housing Element did not yield a definition either. Curiously, HS3 Respect the character of existing residential neighborhoods does not use the language either. It is difficult to see how this might be a clear and objective development regulation that governs the exterior design for new projects. In addition, in the Land Use Element and the Housing Element there is no ascertainable guideline, standard, or criterion by which our members can determine whether the design they propose is permissible.

We would ask that this policy be evaluated to avoid negatively impacting the cost of housing in the future. At a minimum, the Land Use Element language should roughly align with the Housing Element's language and tone.

In a letter to the city of Marysville in January we asked that standards such as "fabric of existing single family neighborhoods" be evaluated on a cost benefit type analysis by considering some of the following questions:

- How will the proposed new or revised policy be implemented?
- Could implementation of the new or revised policy require additional applications, fees, or studies for housing projects?
- Could implementation of the policy require additional internal review processes for permit applications? Could this increase the overall time to review permit applications for housing?

MASTER BUILDERS ASSOCIATION of King and Snohomish Counties

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- Could the proposed new or revised policy increase the cost to build and provide housing by increasing requirements related to housing projects?

We would ask that the city of Marysville review the Land Use Element and the Housing Element to ensure they include clear and objective standards for new projects whenever appropriate. The current language of the Land Use Element could increase the cost of housing and lengthen the construction time for new projects.

We understand and appreciate the challenges that come from increased growth in our region. MBAKS is committed to working with you and your staff as your Comprehensive Plan update moves forward.

Please let us know if you have any questions or would like to discuss this further.

Sincerely,

Russell Joe

Russell Joe
Snohomish County Government Affairs Manager

Everyone deserves a place to call home.

cc: Haylie Miller, Community Development Director

From: Russell Joe <rjoe@mbaks.com>
Sent: Friday, September 6, 2024 12:32 PM
To: Angela Gemmer
Cc: Haylie Miller; Chris Holland
Subject: RE: <External>RE: <External>RE: [External!] Land Use Element Comment Letter

Angela,

Thank you to the Marysville Land Use team for looking at this language. Thank you for making the proposed change. MBAKS supports the new modified language as written.

We look forward to working with you on future land use and housing issues.

Regards,

Russell Joe

From: Angela Gemmer <agemmer@marysvillewa.gov>
Sent: Wednesday, August 7, 2024 11:00 AM
To: Russell Joe <rjoe@mbaks.com>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Chris Holland <CHolland@marysvillewa.gov>
Subject: <External>RE: <External>RE: [External!] Land Use Element Comment Letter

Hi Russell,

Hope you're doing well. Below please find an amendment that aims to address the MBA's concern regarding the language surrounding Residential development set forth in Section 2.5, Land Use Designations along with a footnote to further clarify the intent of this statement. The original language is also provided for reference.

Original Language: *With the adoption of House Bill 1110, different types of middle housing will be allowed in single family neighborhoods. Design standards have historically been used to mitigate the impacts of multi-family on single family neighborhoods. These standards will be even more important to ensure that middle housing infill does not disrupt the fabric of existing single family neighborhoods and that the impacts of larger multi-family continues to be mitigated.*

Amended Language with Footnote: *With the adoption of House Bill 1110, different types of middle housing will be allowed in single family neighborhoods. Design standards have historically been used to mitigate the impacts of multi-family on single family neighborhoods. These standards will be even more*

important to ensure that middle housing infill respects the character of existing single family neighborhoods and that the impacts of larger multi-family development continues to be mitigated.[1]

[1] To ensure that the character of existing neighborhoods is respected, the same dimensional or design standards that apply for the underlying zone will be implemented except as otherwise allowed under the forthcoming Middle Housing Overlay standards.

Please note that the forthcoming Middle Housing Overlay provisions will not be stricter than the underlying zone but may potentially be more flexible. We hope that this language addresses the MBA's concerns. Should there be further concerns, please let us know and/or provide a suggested redline to facilitate resolution.

Thank you!

Angela Gemmer, Principal Planner
CITY OF MARYSVILLE
Community Development Department
501 Delta Avenue, Marysville, WA 98270
360.363.8240 or agemmer@marysvillewa.gov

How are we doing? Please take our survey.

From: Russell Joe <rjoe@mbaks.com>
Sent: Wednesday, July 31, 2024 1:48 PM
To: Angela Gemmer <agemmer@marysvillewa.gov>
Subject: RE: <External>RE: [External!] Land Use Element Comment Letter

Angela,

Thank you for the kind email. I appreciate the attention you and Haylie have been devoting to the 2024 Comprehensive Plan Update.

We will continue to monitor your progress through the end of the year.

Regards,

Russell Joe

From: Angela Gemmer <agemmer@marysvillewa.gov>
Sent: Wednesday, July 31, 2024 9:46 AM

[1] To ensure that the character of existing neighborhoods is respected, the same dimensional or design standards that apply for the underlying zone will be implemented except as otherwise allowed under the forthcoming Middle Housing Overlay standards.

To: Russell Joe <rjoe@mbaks.com>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Chris Holland <CHolland@marysvillewa.gov>
Subject: <External>RE: [External!] Land Use Element Comment Letter

Hi Russell,

We hope you're doing well. Thank you for providing comments on behalf of the MBA on the draft Land Use Element. The intent of the policy that is of concern is to encourage thoughtful infill not to discourage redevelopment or development in any way. We will amend the policy that is of concern to provide greater objectivity and clarity to ensure that the MBA's concerns are addressed. We will provide a copy of the final draft of the Land Use Element, together with any revised policies, when complete so that the MBA has an opportunity to review and comment.

Thank you again for taking the time to comment on the current draft.

Sincerely,

Angela Gemmer, Principal Planner
CITY OF MARYSVILLE
Community Development Department
501 Delta Avenue, Marysville, WA 98270
360.363.8240 or agemmer@marysvillewa.gov

How are we doing? Please take our survey.

From: Russell Joe <rjoe@mbaks.com>
Sent: Friday, July 26, 2024 3:43 PM
To: Haylie Miller <hmiller@marysvillewa.gov>
Subject: [External!] Land Use Element Comment Letter

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Haylie,

I hope you are well. Attached please find a brief comment letter on the Land Use Element PC discussion.

Regards,

Russell Joe

Russell Joe
Snohomish County Manager
Master Builders Association of King and Snohomish Counties

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335 116th Ave. SE | Bellevue, WA 98004
mbaks.com
Find us on

We believe everyone deserves a place to call home.

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PUGETSOUND PARTNERSHIP

ECOSYSTEM COORDINATION BOARD
A PUGET SOUND PARTNERSHIP BOARD

These comments will be addressed, as necessary, prior to the December 9th City Council meeting.

August 14, 2024

Haylie Miller
Development Director
City of Marysville
501 Delta Avenue
Marysville, WA 98270

RE: CRITICAL AREAS ORDINANCE and/or COMPREHENSIVE PLAN PERIODIC UPDATE

Dear Haylie Miller,

On behalf of the Puget Sound Partnership's (PSP) Ecosystem Coordination Board (ECB), we submit this letter with respect to your jurisdiction's current periodic update process, and associated updates to development regulations. The Puget Sound Partnership's Ecosystem Coordination Board supports the Leadership Council in carrying out its duties, including the development and implementation of the Action Agenda. The ECB is made up of 33 members, representing local, state, federal, and tribal governments, environmental and business interests. This broad representation supports the ECB to provide cross-caucus reporting and dialogue on priority issues, such as how to ensure the protection and restoration of habitat for ecologically sustainable watersheds for the future of all species through local periodic updates. This letter provides background on the priorities described in the Action Agenda and the resources available to support Comprehensive Plans and Critical Areas Ordinances to align with those priorities. While this letter does not respond to materials produced as part of your comprehensive plan update, it does offer many specific recommendations and resources that we believe will support the protection and recovery of the Puget Sound.

The recovery of Puget Sound is vital to human wellbeing in the region, to sustain threatened salmon, orcas, and numerous other species, and to preserve Puget Sound's ecosystem functions and values for current and future generations. But the Puget Sound ecosystem is under increasing threats from the development of ecologically important habitats, forests, farmlands, and other working lands, especially outside of urban growth areas. The smart growth strategy in the 2022-2026 Action Agenda identifies a key opportunity to "improve the implementation of the Growth Management Act within local jurisdictions land use planning and decisions, and across jurisdictions to include the protection of natural areas and working lands."

New planning requirements, updated science, and learning from the past ~8 years of Growth Management Act (GMA) implementation make this round of Comprehensive Plan updates a critical juncture and inspiring opportunity in our region's collective work to recover Puget Sound. As you know, the Comprehensive Plan sets the stage for development activities and decisions which all have an impact on how well we achieve our goals to protect and restore Puget Sound. To support recovery of the Puget Sound, we recommend

that jurisdictions in the Puget Sound region make use of the many science-based resources available to support development of Comprehensive Plan and Critical Area Ordinance (CAO) amendments that protect natural areas and working lands.

Our collective understanding of the complex relationships between land cover, development, and ecosystem health improves over time, and this is why cities and counties must include current, best available science and information in their local land use planning amendments during the periodic update. Fortunately, our state Departments of Fish and Wildlife, Ecology, Natural Resources, and Commerce have been busy updating and distributing science-based guidance to support local governments in this process. Cities and counties should leverage these resources below, and other science-based resources, to effectively amend their Comprehensive Plans and Critical Areas Ordinances:

- Local Integrating Organizations (LIOs) and LIO Ecosystem Recovery Plans
- Local Salmon Recovery Watershed Chapters
- Department of Fish and Wildlife's current Priority Habitats and Species information
    - Riparian Management Zone Checklist for Critical Areas Ordinances
- Ecology's Wetland Guidance for Critical Areas Ordinance (CAO) Updates
- Ecology's Climate Resilience and Shoreline Management webpage
- Commerce's Critical Areas Handbook and Checklist

To ensure smart growth in the Puget Sound region, the ECB recommends that jurisdictions consider and take action on the following:

1) **At key points in the Comprehensive Plan update process, review and apply the Sound Choices Implementation Checklist.** The checklist was developed by the Puget Sound recovery community and is intended to help local jurisdictions make updates to their comprehensive plans that align with Puget Sound recovery strategies and actions.
2) **Ensure your local planning department takes advantage of funding for additional staff resources to incorporate salmon and Puget Sound recovery into local planning by applying for the Salmon Recovery through Local Planning Grant Program.** Depending on funding availability, Washington State Department of Commerce will hold a fall 2024 round of funding. For more information contact angela.sanfilippo@commerce.wa.gov.
3) **Understand how your local land use decisions will support region-wide efforts to achieve positive trends in Regional Land Use Indicators.** The Puget Sound Partnership assesses the status and trends of threats through a set of regional land use indicators.
4) **Reach out to and involve local experts in Puget Sound recovery** including Local Integrating Organization members, Salmon Recovery Lead Entities, as well as your local representative on the Ecosystem Coordination Board. For additional support in facilitating connections with these local experts please reach out to Laura.Rivas@psp.wa.gov.

As you help shape the future of the City of Marysville at this pivotal moment in time, the ECB requests that you take advantage of the valuable tools and resources included in this letter to ensure we are doing all we can to support our local communities and Puget Sound recovery. Thank you for considering our recommendations, tools, and resources.

Sincerely,

Julie Watson, Chair

Cc:
Bill Dewey, co-Vice Chair Ecosystem Coordination Board
Ellen Southard, co-Vice Chair Ecosystem Coordination Board
Dave Somers, Snohomish County Executive, Snohomish-Stillaguamish LIO representative
Gregg Farris, Snohomish County Surface Water Management Director
Kathleen Pozarycki, Snohomish-Stillaguamish LIO Coordinator

From: Chris Collier <ccollier@hasco.org>
Sent: Wednesday, August 14, 2024 10:37 PM
To: Angela Gemmer; Peter Condyles
Subject: RE: [External!] RE: AHA 8-7-24 Market Update
Attachments: MCP_Housing_Final_CC_Markup.pdf

Hi Angela,

Please find the comp plan attached with my comments included. A couple high level summary points:

1) I think the housing goals and policies are solid, and that is the most important part.
2) That said, I have a lot of questions with the data that prefaces the goals and policies. A couple 'mission critical' points:
    a. Occasionally race and ethnicity (Hispanic/Latino) are combined, which cannot be done – a person can identify as both Black and Hispanic/Latino, and combining those data into the same chart is double counting. (For example Figure 3.3.)
    b. Figure 3.14 uses Census data to determine "Sales Price" but reviewing Census data, there is no actual estimate in the ACS of the final price of closed sales, only the owner's estimate of what they could sell the house for. For more accurate sales data I would recommend using my reports or Redfin/Zillow.
    c. Some Figures (most notably 3.17) and their attendant paragraphs would be much improved by discussing both the percentage and count they are showing. While the rate of cost burden in Marysville has gone down from the 2011 to 2021 ACS, the actual number of cost burdened renters has gone up, while owners have decreased in both count and percentage.
    d. Figure 3.19's math (not displayed) is confusing to me – it estimates that a household of 4 can afford $1,100/mo in rent, when that should (assuming 30% cost burden) be $970. That math continues throughout the table, so I might be missing something there.
    e. The use of HUD/CHAS data is one I'm increasingly uncomfortable with – especially since every consultant (can you share who your consultant is for this, on that note?) seemed to take the old data produced by Commerce and not bothered to update it even to 2020. I can get you all those charts if you want.
    f. Finally, I would advise either making a clear statement that dollar values are, or are not, adjusted for inflation. This is important since in Figures 3.14 and 3.19 for example you're using 2022 dollars, while most others use 2021 dollars, like 3.15.

Again though, this is all detail stuff that I don't imagine would significantly modify the housing goals and policies. It's something I've discussed with PSRC and Commerce repeatedly this year and, understandably, they can't give an answer more clear than "we'll know a problem when we see it" when it comes to data quality if it's the goals and policies we're really focused on for the future. I'll leave this to your discretion, but I will always be happy to get updated data for you (by the way, ACS 2022 data is out there now if you want it).

Happy to do what I can to help with data requests in the future, just let me know.

Best,
Chris

Chris Collier | AHA Program Manager
Housing Authority of Snohomish County
12711 4th Ave W | Everett, WA 98204
C: 425-231-2486 | P: 425-293-0601 | hasco.org
Work hours: M-Th 8:00am – 6:00pm, Fri 8:00am – Noon

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From: Angela Gemmer <agemmer@marysvillewa.gov>
Sent: Monday, August 12, 2024 10:35 AM
To: Chris Collier <ccollier@hasco.org>; Peter Condyles <pcondyles@marysvillewa.gov>
Subject: RE: [External!] RE: AHA 8-7-24 Market Update

Hi Chris,

Thank you for the market update. I have skimmed the report but have not yet read in depth. We appreciate you providing that.

Attached please find the final draft of the Housing Element for your review.

We may have some housing data related needs later this year. If so, we'll reach out with those. Councilmember Condyles may also have some additional thoughts or requests.

Thank you,

Angela Gemmer, Principal Planner
CITY OF MARYSVILLE
Community Development Department
501 Delta Avenue, Marysville, WA 98270
360.363.8240 or agemmer@marysvillewa.gov

How are we doing? Please take our survey.

From: Chris Collier <ccollier@hasco.org>
Sent: Saturday, August 10, 2024 1:06 PM
To: Peter Condyles <pcondyles@marysvillewa.gov>; Angela Gemmer <agemmer@marysvillewa.gov>
Subject: [External!] RE: AHA 8-7-24 Market Update

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Peter, Angela,

I wanted to follow up quickly on the email and report I sent out below to ask first if you have any questions on that, and second if there is anything I can be doing to help the City of Marysville. It has been a while since I presented to Council, and I haven't seen a draft of the City's Housing Element yet – and while that's all fine of course, I wanted to make sure if you were waiting for me to contact you I take the initiative to do that!

As always, happy to answer any questions you may have or schedule a meeting to discuss and keep the line of communication open. If nothing is needed at this time, no problem.

Hope you've both been well, and thank you as always to the City of Marysville for being a part of AHA.

Best,
Chris

Chris Collier | AHA Program Manager
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From: Chris Collier
Sent: Wednesday, August 7, 2024 11:44 PM
To: Amy Rusko <arusko@arlingtonwa.gov>; Angela Gemmer <agemmer@marysvillewa.gov>; Anita Marrero <AMarrero@monroewa.gov>; Anji Jorstad <ajorstad@lakestevenswa.gov>; Ben Wolters <bwolters@Lynnwoodwa.gov>; Brent Kirk <Brent.Kirk@ci.granite-falls.wa.us>; Brooke Eidem (eidem@snohomishwa.gov) <eidem@snohomishwa.gov>; Christy Osborn <cosborn@ci.mlt.wa.us>; Dan Rankin <dan.rankin@darringtonwa.us>; Darla Reese <darla.reese@ci.granite-falls.wa.us>; Deb Williams <DWilliams@everettwa.gov>; Dianne Allen <Dianne.Allen@darringtonwa.us>; Duane Leonard <dleonard@hasco.org>; Eileen Canola <Eileen.Canola@co.snohomish.wa.us>; Elizabeth Mitchell <Emitchell@townofwoodway.com>; Erin Murray <EMurray@ci.mlt.wa.us>; Frank Hong <FHong@everettwa.gov>; Frank Slusser <frank.slusser@co.snohomish.wa.us>; Gary Petershagen <gpetershagen@lakestevenswa.gov>; Gloria Hirashima <ghirashima@marysvillewa.gov>; Jackie

Anderson <JackieM.Anderson@SnoCo.org>; Jacob Walker <jwalker@monroewa.gov>; Jane Yuen <jyuen@hasco.org>; Jennifer Gregerson <JGregerson@everettwa.gov>; John Brock <jbrock@townofwoodway.com>; Judith Kuleta <kuleta@snohomishwa.gov>; Julie Moore <jmoore@lynnwoodwa.gov>; Karl Almgren <kalmgren@lynnwoodwa.gov>; Kelly Richards <krichards@marysvillewa.gov>; Kyle Fisher <kfisher@monroewa.gov>; Kyoko Matsumoto Wright <kyokowright@hotmail.com>; Levitan, David <David.Levitan@EdmondsWa.Gov>; Linda Redmon (council) <redmon@snohomishwa.gov>; Lisa Harrison <lharrison@Lynnwoodwa.gov>; Liz Vogeli <EVogeli@everettwa.gov>; Louis Harris <lharris@mukilteowa.gov>; Marc Hayes <mhayes@arlingtonwa.gov>; Marcus Tageant <mtageant@lakestevenswa.gov>; Mary Jane Vujovic <MaryJane.Brell@snoco.org>; McLaughlin, Susan <susan.mclaughlin@edmondswa.gov>; Michele Blythe <micheleb@arlingtonwa.gov>; MLT Main <cityhall@mltwa.gov>; Neil Tibbott <Neil.Tibbott@edmondswa.gov>; Nick Coelho <ncoelho@lynnwoodwa.gov>; Paul Ellis <pellis@arlingtonwa.gov>; Peter Condyles <pcondyles@marysvillewa.gov>; Peterson, Strom <Strom.Peterson@co.snohomish.wa.us>; Piona, Amber <Amber.Piona@co.snohomish.wa.us>; remery@mukilteowa.gov; Rhyne, Paula <Paula.Rhyne@co.snohomish.wa.us>; Robei Broadous <Robei.Broadous@snoco.org>; Russ Wright <rwright@lakestevenswa.gov>; Schroeder, Tansy <Tansy.Schroeder@ci.stanwood.wa.us>; Shipley, Brad <Brad.Shipley@edmondswa.gov>; Siddons , Matthew <Matthew.Siddons@co.snohomish.wa.us>; Stephanie Vignal <svignal@cityofmillcreek.com>; Thompson, Joshua <Joshua.Thompson@co.snohomish.wa.us>; Catherine Kato <ckato@lynnwoodwa.gov>
Subject: AHA 8-7-24 Market Update

Good evening, all,

Attached, please find the report from AHA summarizing Snohomish County and city housing market activity since late Fall, 2023 (one update was missed in the spring). This report was previewed at tonight's AHA Joint Board meeting but was not quite ready to be sent out with the rest of the meeting materials.

Please feel free to ask any questions or suggest new content for subsequent updates. And please, don't be intimidated by the page count – only the first four pages contain text, the rest are data specific to all cities in Snohomish County (and there's a lot of you!).

Best,
Chris

Chris Collier | AHA Program Manager
Housing Authority of Snohomish County
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Housing Snapshot

Great Growth

Marysville has experienced a tremendous increase in population and housing over the past 20 years, growing from 60,020 people and 22,363 housing units in 2010 to 73,780 people and 26,923 housing units in 2023. Population is expected to grow at an average annual rate of 1.44 percent approaching nearly 100,000 people by 2044. Housing will need to grow at an average annual rate of 1.72 percent (about 622 units per year) to provide the nearly 40,000 units for the 2044 population.

New State Laws & Housing Types

Robust population growth in Marysville and Washington state have contributed to a significant housing shortage, with an estimated statewide deficit of 80,000 to 140,000 units. The state has adopted a slew of legislation to tackle this shortfall, which translates to new housing requirements at the local level. The legislation with the greatest implications require: planning for housing at all income levels, allowing missing middle housing in residential zones, and easing accessory dwelling unit standards.

Demographics and Household Characteristics

Marysville's demographics are slowly changing. From 2011 to 2021, the median age increased from 34 to 37 years while households with children decreased by 7 percent. The average household size increased slightly from 2010 to 2020, but is expected to decrease to 2.65 people per household by 2044 - partly due to more housing. Marysville also has a mostly White population, but is becoming more diverse with the Hispanic and Asian populations increasing by four and two percent respectively since 2011.

Where Growth is Going and What it Looks Like

Historically, Marysville's housing has primarily consisted of single family residences; however, since 2011 the city has experienced a major shift from this pattern with 41 percent of new housing comprised of multi family residences. Most growth over the past several years has been in the East Sunnyside-Whiskey Ridge and Lakewood neighborhoods. By 2044, these two neighborhoods will have the most and fourth most residences among the City's neighborhoods. As large, vacant lands are developed, a shift towards more varied housing types and infill, especially downtown, is expected.

Housing for All

Washington state's House Bill 1220 requires local governments to "plan for and accommodate housing affordable for all economic segments" including permanent supportive housing. The City has adequate, appropriately zoned land to accommodate this housing, and also has sufficient housing for low and moderate income bands. However, the City needs to provide 4,760 housing units for those with incomes between 0 and 50 percent of area median income (AMI) and 9,493 units for those with incomes at 100 percent or greater AMI. The private sector will supply the higher AMI housing, but federal or state funding, non-profit partners, and strong incentives will be needed to address the lowest AMI housing.

Housing Strategies

In order to address the City's existing and future housing needs, and respond to new state-regulations, the City commissioned a Housing Action Plan (HAP). The HAP outlines three overarching goals: expand housing choice, deliver workforce housing, and stabilize households. Four different strategies, with associated actions, are proposed and may be pursued over the next 20 years to address the community's housing needs.

In order to address the City's housing needs, and respond to evolving statutory requirements particularly HB 1220, a Housing Action Plan (HAP) and Housing Needs Assessment (HNA) were prepared by ECONorthwest for the City in 2023. The HAP, community surveys on housing needs, and statutory requirements are incorporated into the Housing Element.

The overarching goal of the Housing Element is to honor the vitality and character of established neighborhoods, and provide safe, quality housing options accessible to households of all incomes, while promoting land use standards that reduce housing production costs.

Pride of ownership is evident in this Downtown home.

Voices from the Community

Most citizens (52.9%) would like to see a combination of low to moderate density and high density housing types rather than only low to moderate density or only high density housing.

The community expressed that Marysville is a great place to live due to the friendliness of the community, good access to amenities, smaller size but closeness to larger cities, affordability and safety.

Stabilizing households by providing resources for existing residents to remain in their homes was ranked as the highest housing priority (53%) for the City. Delivering workforce housing for local employees and expanding housing choice by providing a more diverse range of housing options were the next highest priorities (41 percent are dissatisfied with current housing choices).

Community members would prefer to see high density housing near transit to minimize traffic impacts. Addressing blight and helping low income owners with property upkeep, and providing housing for seniors and families were seen as important. Balancing density with open space to preserve quality of life is another important focus.

For middle housing options, the community would prefer to see townhouses, courtyard apartments, and cottage housing over duplexes, triplexes, and more dense housing.

Demographic Snapshot

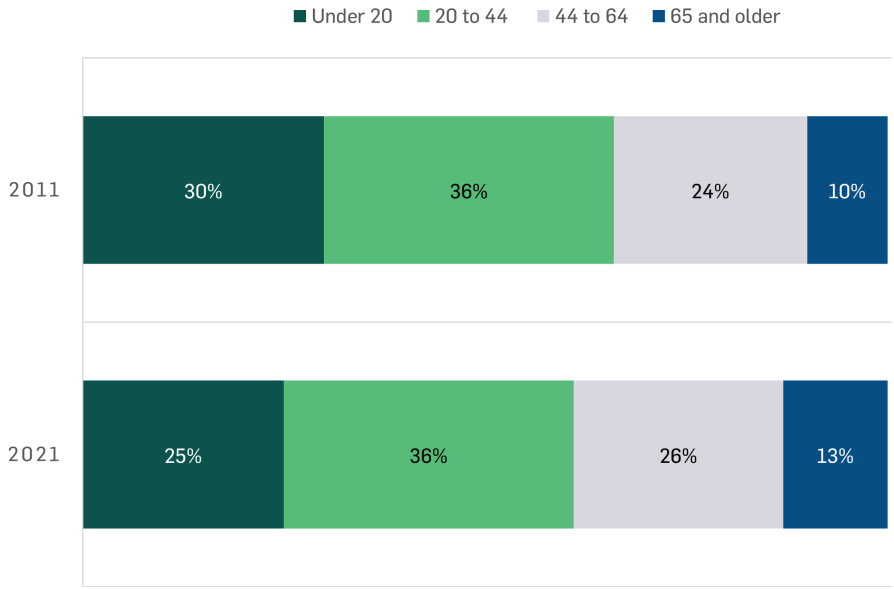
Age

The median age of Marysville residents is increasing. From 2011 to 2021, the median age increased from 34 to 37 years. Marysville's 2021 median age of 37 is slightly higher than that of nearby Everett and Lake Stevens. Fewer homebuying opportunities for young families with children may be driving this change as the proportion of residents under 20 has decreased while the proportion of those 44 and older has increased (see Figure 3.2).

Race and Ethnicity

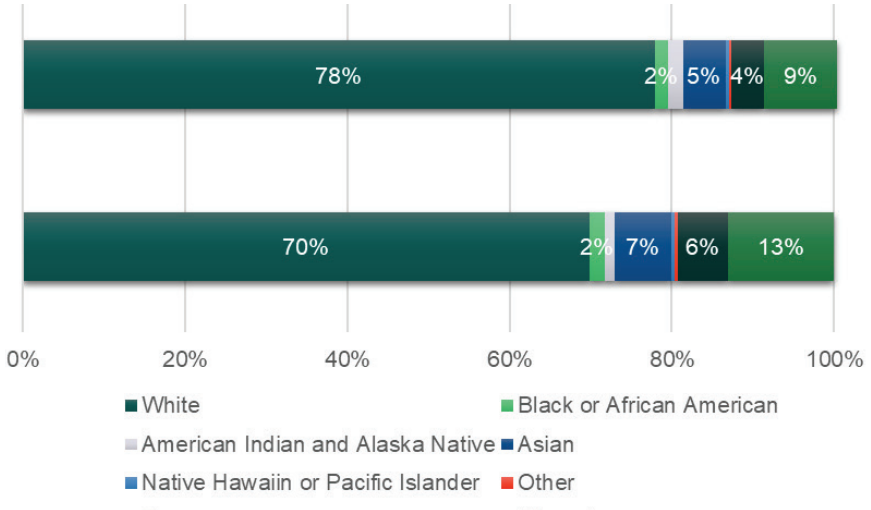
Marysville, like Snohomish County, has a majority White population; however, from 2011 to 2021, the City has become more racially and ethnically diverse, with increases in our Hispanic and Asian populations of four and two percent respectively (see Figure 3.3). Additional analysis on race and racially disparate incomes is in the 'Socioeconomic Vulnerability, Displacement Risk and Racially Disparate Impacts' section below.

Figure 3.2
Age Distribution Marysville 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.3
Race and Ethnicity, Marysville 2011 & 2021



Source: US Census Bureau, On the Map Census

Household Characteristics

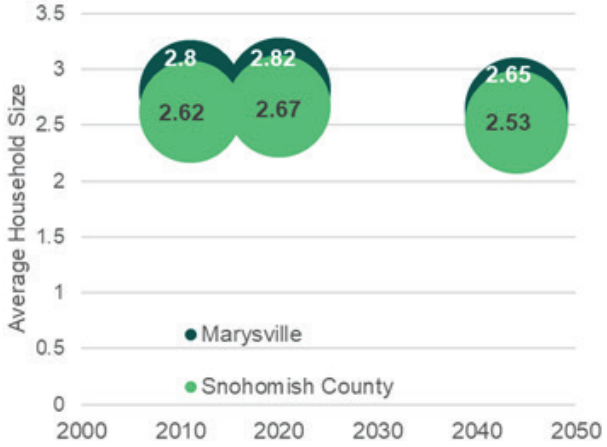
Average Household Size

From 2010 to 2020, household sizes in both Marysville and Snohomish County slightly increased. "The Washington State Department of Commerce attributes this increase.... to the underbuilding of housing, leading to people living in multigenerational housing or with roommates, not by choice but because of the lack of affordable housing."[3] Over the planning period, a significant decline in household size is projected (see Figure 3.4).

Household Size by Tenure

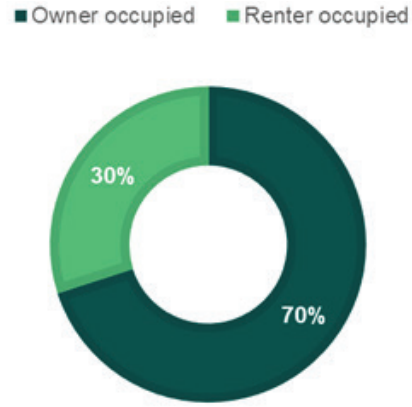
Housing tenure refers to whether a dwelling is owner- or renter-occupied. In 2021, 70 percent of housing in the City was owner-occupied (Figure 3.5) which is on par with Snohomish County where 68 percent of housing was owner-occupied. Owner-occupied units primarily consist of two-person households; the share of these grew by 8 percent from 2011 to 2021. Single person households declined which suggests ownership may be becoming more difficult for single people. Renter households were more evenly distributed, but saw an increase in four person households which could indicate a lack of ownership opportunities for larger households (Figure 3.6).

Figure 3.4
Average Household Size, Snohomish County and Marysville



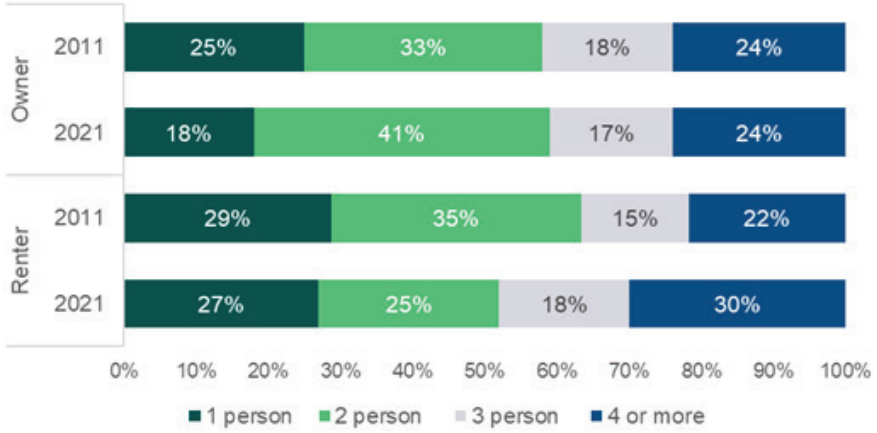
Source: 2023 Snohomish County Buildable Lands Report

Figure 3.5
Housing by Tenure



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.6
Household Size by Tenure, 2011 – 2021



Source: ACS 5 –Year Data Tables, 2007 – 2011, 2017 – 2021

3. 2023 Snohomish County Housing Characteristic and Needs Report, page 5.

Living Arrangement

Marysville's distribution of household living arrangements is similar to Snohomish County overall; however, Marysville has fewer households with children than Lake Stevens and Snohomish County (see Figure 3.7).

Both Marysville and Snohomish County saw a decrease in households with children since 2011, with a more significant decrease in Marysville (7 percent) than the County overall (3 percent). This may be due to more "empty nester" households in Marysville (see Figure 3.8).

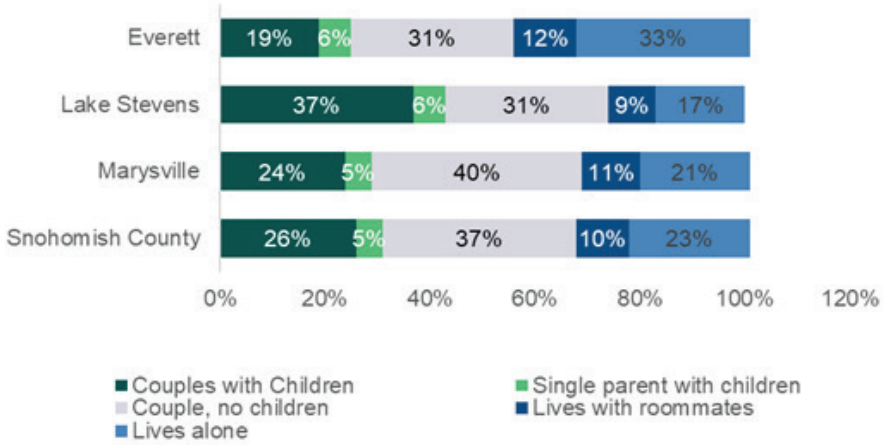
Vacancy Rates

In 2021, approximately three percent of Marysville's housing stock was vacant, meaning that the unit likely could be occupied but was not. Marysville's vacancy rate is less than the Snohomish County average of 4.6 percent. Washington State Department of Commerce's guidance directs counties to assign a six percent vacancy rate for 2044, which translates to a small increase in the number of future housing units that jurisdictions need to plan for.

Income Distribution

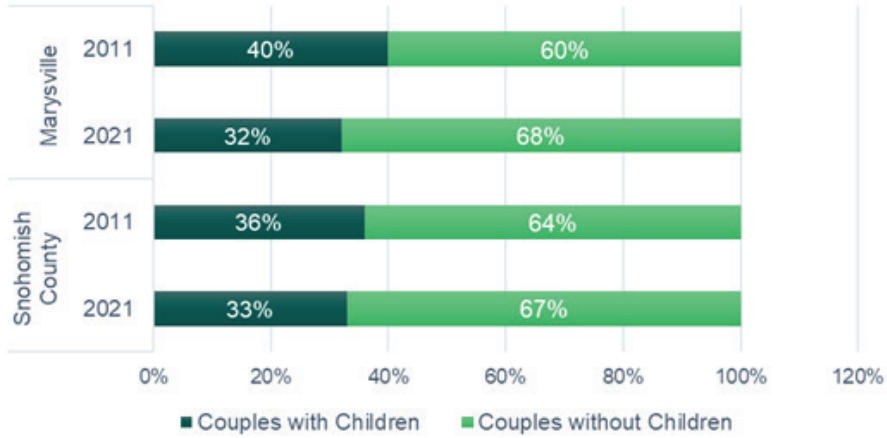
Income is an important determinant of housing choice, influencing both the type of housing a household chooses (e.g. single family detached, duplex, or multi-family residence) and household tenure (i.e. rent or own). Marysville's 2021 median household income was approximately $89,000, slightly lower than Snohomish County overall. From 2011 to 2021, Marysville's household median income increased by 35 percent. This increase is partially driven by wage increases for existing residents as well as in-migration of higher income households. Additional analysis of income distribution, employment and commuting is provided in the Economic Element and the 2021 Marysville Housing Action Plan.

Figure 3.7
Living Arrangement Distribution, Marysville and Comparison Jurisdictions, 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.8
Households with Children, Marysville and Snohomish County, 2011 – 2021



Source: ACS 5-Year Data Tables, 2007 – 2011, 2017 – 2021

Housing Market Trends

In the past decade, housing costs in Western Washington have risen dramatically, buoyed by the strong economy, low housing production, and high demand for housing throughout the region. Like other regional jurisdictions, housing costs for both ownership and rental housing in Marysville have increased substantially.

Ownership Housing

Marysville is still relatively affordable compared to Snohomish County overall and Lake Stevens, but has higher home sales prices than Everett as shown in Figure 3.14. The median home sale price in Marysville rose 223 percent from 2012 to 2022, a higher pace than Everett, Lake Stevens and Snohomish County overall. Home sales prices peaked in each of these jurisdictions in 2022; however, Marysville saw the smallest decline at two percent.

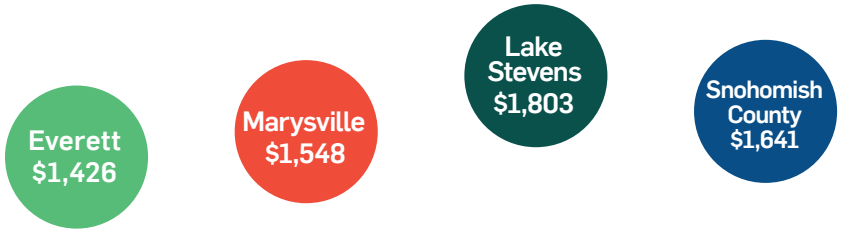
Rental Housing

In 2021, Marysville's median rental rate of $1,548 was lower than nearby Lake Stevens and Snohomish County overall (see Figure 3.15). Marysville has seen a 53 percent increase in rents over the past decade plus with rates rising from $1,113 per unit in 2012 to $1,685 per unit in 2023.

Figure 3.14
Median Homes Sales Price, Marysville and Surrounding Jurisdictions 2022

Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.15
Median Rent Rates, Marysville and Surrounding Jurisdictions 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

While rents have increased, rental housing is still more affordable in Marysville than many surrounding cities.

Housing Affordability

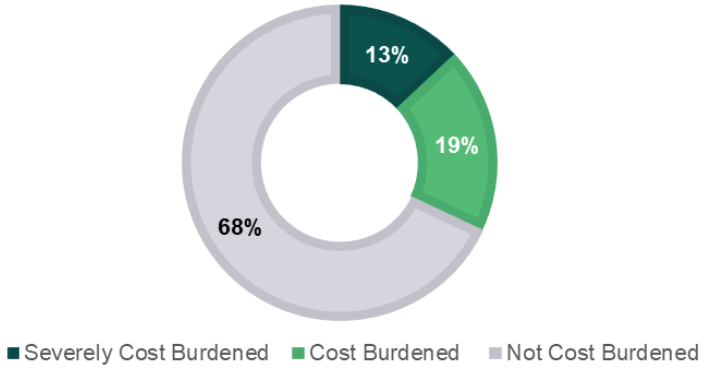
Housing costs are usually the largest portion of a household budget and typically include mortgage or rent payment, utilities, interest, and insurance. The Department of Housing and Urban Development's guidelines indicate that households paying more than 30 percent of their income on housing experience "cost burden" and households paying more than 50 percent of their income on housing experience "severe cost burden."

Housing cost burden can put low-income households in vulnerable situations and force them to make trade-offs between housing costs and other essentials like food, medicine, or transportation. This unstable condition can also lead to rental evictions, job instability, education instability for children, and homelessness. Cost burdening for owner-occupied households is less common because mortgage lenders typically ensure that a household can pay its debt obligations before signing off on a loan. In addition, mortgage costs generally remain fixed, protecting ownership households from unexpected housing costs (such as rent increases).

Cost Burdened Households

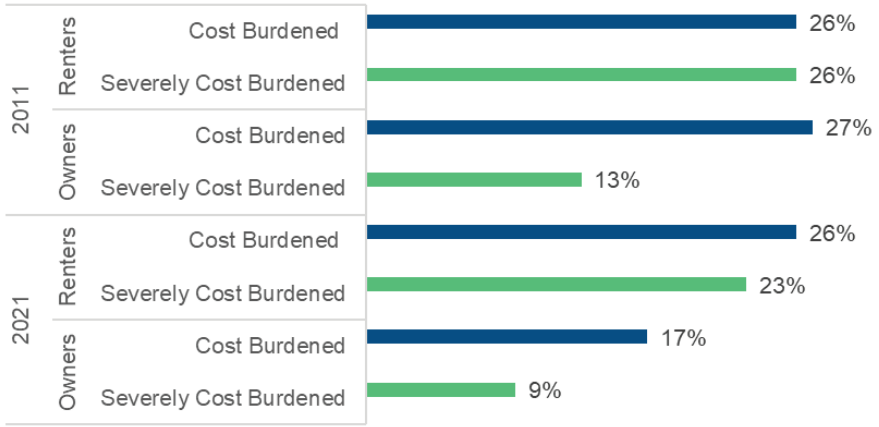
In 2022, 32 percent of Marysville residents were cost burdened (see Figure 3.16). Renters are more likely to be cost burdened than homeowners (see Figure 3.17). Rates of cost burden for both owners and renters have declined since 2011 with homeowners seeing a 14 percent decrease and renters seeing a three percent decrease. The level of cost burden in Marysville largely mirrors the cost burden in Snohomish County overall.

Figure 3.16
Overall Cost Burden in Marysville 2021



Source: ACS 5-Year Data Tables, 2017 – 2021

Figure 3.17
Cost Burden by Tenure, Marysville 2011 – 2021



Source: ACS 5-Year Data Tables, 2007 – 2011, 2017 – 2021

Cost burden varies considerably by race or ethnicity as illustrated in Figure 3.18. Within Marysville, black or African American households experience the greatest cost burden followed by Hispanic, Pacific Islander, and American Indian or Alaska Native which each have comparable levels of cost burden.

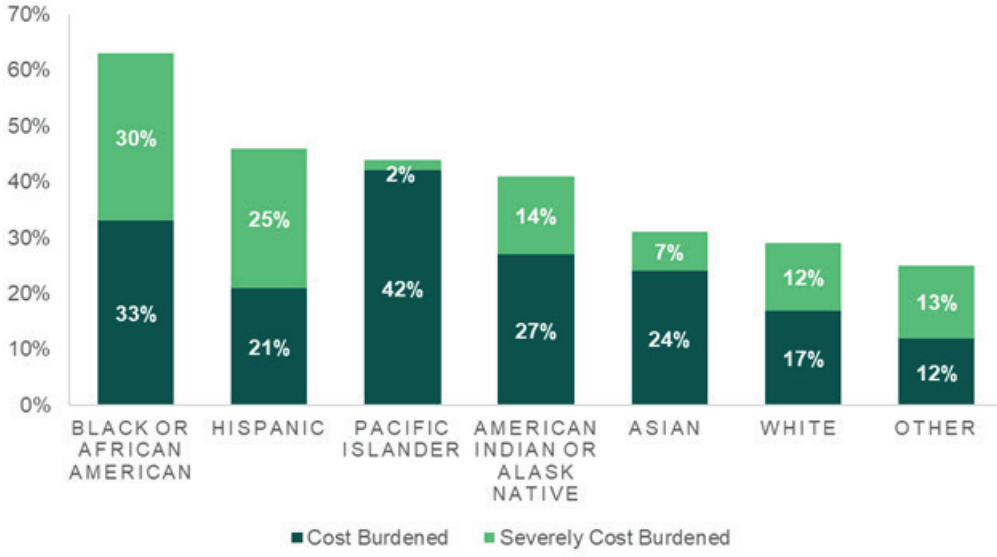
Housing Attainability

The Department of Housing and Urban Development (HUD) defines an area's Median Family Income (MFI) for counties and metro areas. Snohomish County is included in HUD's Seattle-Bellevue metro area MFI which is $134,600; however, Marysville's MFI is substantially lower at $92,347. Figure 3.19 shows what a family of two could afford to rent or purchase in the Seattle-Bellevue metro area without being cost-burdened. It is important to note that home sales prices may vary with mortgage interest rate fluctuations along with utility and other fees.

With Marysville's 2022 median household price being $605,000, a household would need to earn roughly $200,000 or about 149 percent of the area MFI to afford the median house price. Since only 19 percent of households in Marysville had an income greater than $150,000 per year in 2021, this suggests that less than 19 percent of current Marysville households can afford the current median home sales price.

Figure 3.18

Cost Burden by Race, Marysville 2015 – 2019



Source: CHAS 2015 – 2019

Figure 3.19

Median Family Income (MFI) Needed for a Family of Two to Afford Rental or Ownership Housing in Seattle-Bellevue Metro Area in 2022

IF YOUR HOUSEHOLD EARNS...					
Median Family Income	30% of MFI	50% of MFI	80% of MFI	100% of MFI	120% of MFI
	$38,800	$64,700	$95,300	$134,600	$161,500
THEN YOU CAN AFFORD...					
Monthly rent	$1,100	$1,800	$2,600	$3,700	$4,500
Homes sales price	$116,000 – $136,000	$194,000 – $226,000	$286,000 – $334,000	$404,000 – $471,000	$485,000 – $565,000

Source: US Department of Housing and Urban Development, Seattle-Bellevue Metro Area, 2022

Section 3.3

KEY HOUSING STRATEGIES

In order to address the City's existing and future housing needs, and respond to new State regulations, the City prepared a Housing Action Plan that was adopted as a reference document in late 2023. The Housing Action Plan outlines three overarching goals:

- **Expand housing choice;**
- **Deliver workforce housing; and**
- **Stabilize households.**

Four main strategies were proposed to further these goals as shown in the infographic below. Certain aspects of each of these strategies are proposed to be pursued over the next 20 years as detailed in the following pages.

STRATEGY 1

Increase Housing Diversity

Increasing housing diversity to expand rental and homeownership opportunities for a wider range of households is the first housing strategy. Housing needs differ based on income, household composition, and stage of life. Increasing the variety of housing options at different price points, locations, sizes and preferences for both rental and ownership should be pursued.

The need for greater housing diversity is driven by the following factors:

- The City is currently aging faster than Lake Stevens, Everett and Snohomish County overall, resulting in a need for more housing options for empty nesters, seniors, and aging-in-place;
- The average household size has decreased over the last decade while one and two person households have increased. Homeownership has also declined for one person households. The City's housing stock primarily consists of single family detached homes with three to four bedrooms. More housing options, including more middle housing such as townhouses, may result in more affordable homeownership options – particularly for four person households which are the largest share of renter households; and
- House Bill (HB) 1110, known as the Middle Housing Bill, must be implemented by the end of June 2025. The City will need to allow middle housing as provided in Figure 3.23.

Figure 3.23
House Bill 1110 Unit Requirements

MINIMUM MIDDLE HOUSING UNIT REQUIREMENT			
Tier (Population)[1]	**Residential Zones**	**Within a Quarter Mile of Major Transit Stop**	**With Affordable Housing**
Tier 2 (25,000 – 75,000)	2 units per lot	4 units per lot	4 units per lot (1 unit must be affordable)
Tier 1 (Over 75,000)	4 units per lot	6 units per lot	6 units per lot (2 units must be affordable)

1. Marysville will be a Tier 2 City until 2030 at which time it will become a Tier 1 City.

Seven different actions were proposed in the Housing Action Plan to address the strategy of increasing housing diversity. The top priority actions, and ones which will be pursued at a future time at the discretion of City Council, are detailed below:

Increase Residential Density along Future Transit Lines

SWIFT's bus rapid transit is anticipated to be extended to Marysville in 2027 – 2029 and may merit future zoning changes along the SWIFT corridor. Photo Credit: Community Transit.

HAP Action 1.1

Increasing density along proposed transit lines to accommodate more multi-family development is a suggested action contemplated by the Housing Action Plan. Community Transit's SWIFT Bus Rapid Transit service, specifically the 'Gold Line', is anticipated to be extended to Marysville and Arlington in 2027 – 2029. Bus Rapid Transit is designed to move people quickly between destinations and is most successful when it is surrounded by higher residential densities, robust job centers, and other destinations such as retail and services. A couple of different SWIFT route alternatives are currently being considered by Community Transit.

Since the ultimate SWIFT route is still being determined, and the City anticipates having adequate residential capacity over the planning period without rezoning land, zoning changes are not proposed with this Plan with the exception of where it is required in order to comply with the increased density provisions of HB 1110. However, changing circumstances, which include but are not limited to the following, may serve as a catalyst for zoning changes in the future:

- The establishment of the ultimate SWIFT route;
- Residential growth occurring at a faster than anticipated rate and an associated need for more housing; and
- Direction from the City Council to rezone to catalyze redevelopment.

Should there be a need or desire to rezone along the SWIFT route or State Avenue/Smokey Point Boulevard in the future, changes that may help facilitate additional residential development include, but are not limited to:

- Modifying setbacks, impervious surface coverage, or parking requirements;
- Allowing stand-alone residential in commercial zones when located behind a commercial use and/or not along an arterial; and
- Increasing the allowed density or residential density incentives.

Create more Flexibility for Townhome Development

HAP Action 1.2

The Housing Action Plan suggests creating more flexibility for townhome development. Townhomes offer a homeownership opportunity that is typically more affordable than detached single family residences. Currently townhome developments within the City can either be developed with multiple townhomes on an overall site or can be subdivided into fee simple lots using the City's Planned Residential Development (PRD) standards. When developed through the PRD process, townhomes are required to construct a public street

Townhouses provide a more affordable homeownership opportunity.

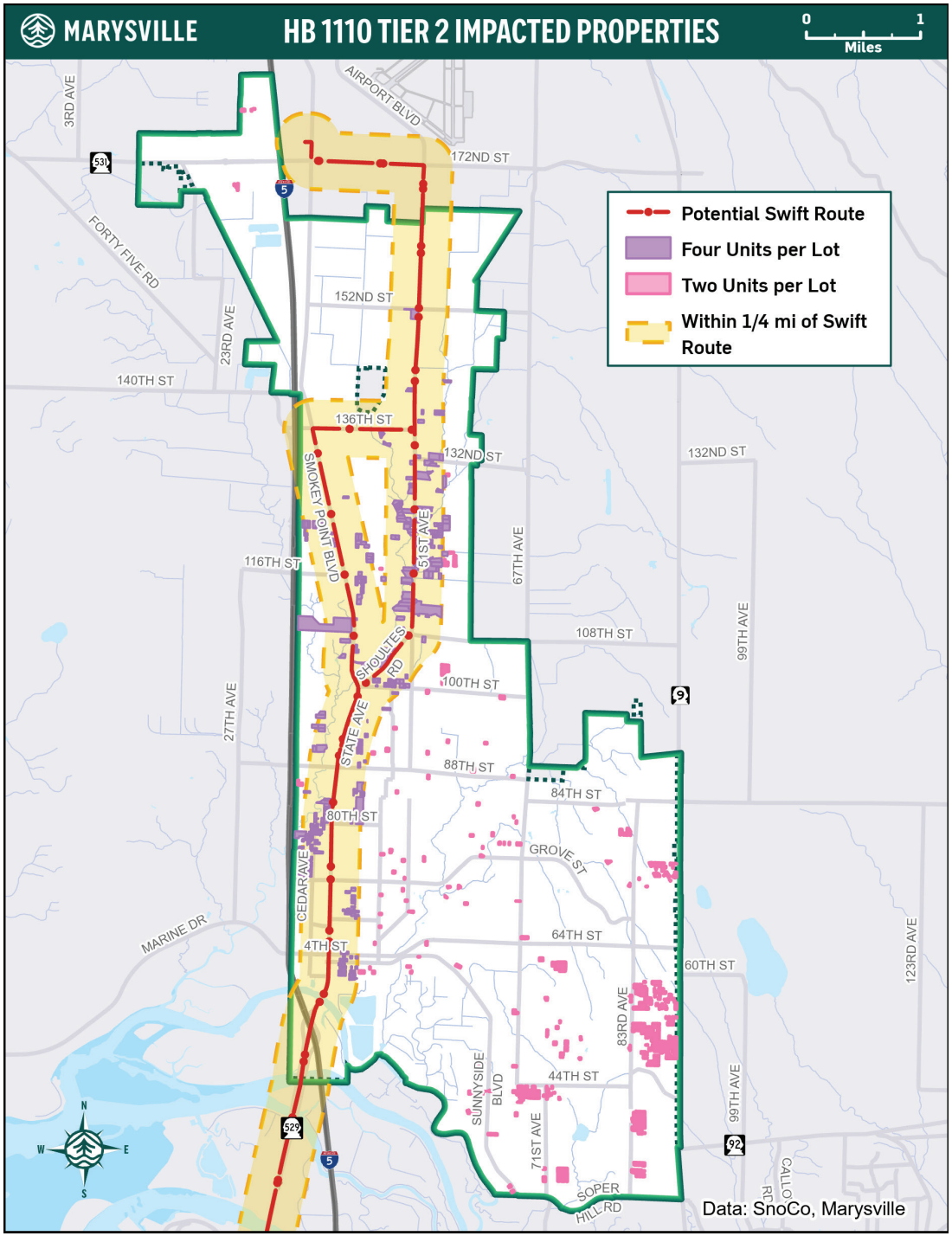
Consider Middle Housing Best Practices when Complying with HB 1110

HAP Action 1.4

Considering Middle Housing best practices when complying with HB 1110 is a recommended HAP action item. Middle housing describes housing that is "compatible in scale, form, and character with single family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, townhouses, stacked flats, courtyard apartments and cottage housing." The City must allow six out of nine of the referenced middle housing types and the units per lot described in Figure 3.23. Residentially zoned properties that are not currently eligible for additional residential units, but may become eligible for more units upon the implementation of HB 1110, are depicted in Figure 3.25. The City will carefully evaluate the best approach to implementing the middle housing provisions of HB 1110 in 2025.

Townhouses, a type of Middle Housing, provide a quality homeownership option that is attractive to a variety of households.

Figure 3.25



Create More Flexibility for Planned Residential Developments (PRDs)

HAP Action 1.7

Marysville's Planned Residential Development (PRD) code is broadly used for single family residential developments in order to achieve greater density than the underlying residential zone allows. The PRD code also allows duplexes, townhouses and similar housing types to be pursued. Some of the approval criteria are vague or restrictive. Recently adopted Washington state statutes may require that certain provisions be revisited. The PRD code will be audited to ensure that it complies with State law and that standards, such as access, open space, housing types, and density allowances, are furthering City housing goals

Duplexes are a housing option that may be pursued in Planned Residential Developments and various residential zones.

STRATEGY 2

Create More Housing Stability

Creating more housing stability for those at risk of displacement is the second housing strategy. As described in the 'Socioeconomic Vulnerability, Displacement Risk and Racially Disparate Impacts' section of the Housing Action Plan, 44 percent of Marysville households reside in Census tracts with high gentrification/displacement risk; of these, 18 percent are also considered highly socially vulnerable. While Marysville has a lower median income than Snohomish County overall, median income has increased sharply over the last decade. The increase may be a result of a large influx of higher income households, particularly those earning over $150,000. Mitigating displacement is important for preserving community diversity, preventing forced displacement of low-income individuals, and promoting a dynamic local economy. Maintaining housing options for lower-income households within the community can help prevent homelessness, and reduce commute times, traffic congestion, and associated environmental impacts caused by households being pushed to the outskirts. As the City makes zoning changes and investments that attract new development and increase property values, it is important to evaluate the impacts on susceptible areas, and adopt policies and programs to protect vulnerable populations.

Redevelopment Downtown affords new housing options, but also may result in displacement.

Conduct Targeted Outreach to Better Understand Displacement Risk

HAP Action 2.1

Within Marysville, Census tracts susceptible to displacement are largely concentrated Downtown and in west, central Marysville. A significant expansion of the Downtown Master Plan Area and associated zoning changes occurred in 2021. These rezones and zoning amendments, and others that the City may adopt over the planning period Downtown and elsewhere, may lead to intense redevelopment and displacement of tenants in unregulated affordable housing.[7]

To better understand and proactively address displacement risk as housing market conditions change and development increases, monitoring of these areas should occur. Before pursuing zoning changes in susceptible areas, a risk assessment should be conducted to identify properties that are at risk, such as:

- Unregulated rental properties in areas where private investors are potentially considering buying properties and increasing rents or leases; and
- Properties that have low rents, deferred maintenance, under 20 units, non-institutional owners (i.e. mom-and-pop owners), or locations likely to redevelop.

Community engagement should also occur with residents living in susceptible tracts, where zoning or infrastructure changes are contemplated, and where unregulated affordable housing may leave residents vulnerable to rent increases. After conducting a risk assessment and community engagement, an anti-displacement strategy for the impacted areas could be pursued at the direction of City Council.

Community engagement should occur with residents living in areas susceptible to displacement.

Mobile home parks are a naturally affordable housing option.

Support the Preservation of Manufactured Home Parks

HAP Action 2.2

Mobile home parks provide housing that is naturally affordable; however, they are also vulnerable to redevelopment as evidenced by several mobile home park closures within Washington state over the past couple of years. In 2010, the City adopted a mobile home park preservation ordinance which established a protective overlay on five of the City's thirteen mobile home parks which are all located in stable residential areas. Over the planning period, research on the following mechanisms to preserve mobile home parks is proposed:

- The City can assist housing authorities, non-profits, and resident-owned communities with guidance on acquiring a mobile home park.
- A Tenant Opportunity to Purchase ordinance can be pursued which would require property owners to inform residents of the intent to sell the MHP and provide a timeframe within which residents can organize and offer to purchase the property.
- A Resident-Owned Community (ROC) is an operational structure that functions as a co-op, where a board handles day-to-day issues (instead of a property manager) and households pay rent each month to cover taxes, insurance, trash collection, the ROC's mortgage payments, and co-op membership payment.

7. Unregulated affordable housing is privately owned rental housing that is affordable to lower income households but is not subject to rent control or similar restrictions that cap rent.

STRATEGY 3

Support the Development of Housing at All Income Levels

The City's growth targets call for 4,800 housing units for households earning at or below 50% AMI of which 2,400 will need to be permanent supportive housing (see Figure 3.22). The City has adequate land capacity and appropriate zoning for housing affordable to all income levels; however, the private housing market cannot deliver affordable housing at the low and very low income range without public assistance.

With 32 percent of Marysville's households cost burdened, more affordable housing options are needed. There is a particular need for housing for employees, young families, one person households, and seniors with fixed incomes. Some employers, such as service industries and public agencies, benefit from having workers nearby. Employer assisted housing, and partnerships between the City and the employer, can help to furnish workforce housing.

The Vintage at Lakewood, is an apartment that provides affordable housing for seniors.

Develop a Land Bank Strategy and Partnerships to Support Both Income-Restricted and Workforce Housing Development

HAP Action 3.1

Control of land is critical to affordable housing development as land is a substantial portion of development costs and can make the difference between a project being financially feasible or not. Control of land also allows the owner to determine how the land is developed. In order to address the City's low and very low income housing needs, the City may consider participation in land banking as a mechanism to reduce development costs in order to increase affordable housing development feasibility and production. Land banking allows the City to provide a pipeline of land for future development and control the type of development that can occur on the land. There are a few mechanisms through which the City can pursue land banking:

- Designating city-owned land as surplus would allow the City to contribute surplus land to the land bank, then eventually to affordable housing developers or local employers to build housing at an agreed-upon level of affordability.
- Purchasing properties and transferring to affordable housing developers or local employers who then produce housing either at an agreed-upon level of affordability or to meet the income range of their workforce.
- Providing funds to another organization that would facilitate land banking for the purpose of producing affordable housing.

Land banks can support residential development of either rental housing or ownership housing. Partnerships could occur with either non-profits for the purpose of building housing at or below 50% AMI, or with local employers struggling to retain employees due to local housing costs. The City could have multiple roles, which may vary on different projects, for land banking or partnering to ensure housing that maintains long-term affordability.

Partner with Nonprofits on Permanent Supportive Housing

HAP Action 4.1

Transitional and supportive housing serves individuals who are vulnerable to homelessness. The City's growth allocation through 2044 includes 2,400 permanent supportive housing units (PSH). Washington State's House Bill 1220 requires communities to "plan for and accommodate housing affordable to all economic segments of the population of the state" and explicitly includes supportive housing with the lowest economic segment.

The City's Housing Action Plan recommends partnering with local nonprofit and service providers, including HASCO, to develop a plan to deliver PSH units to both prevent and remove people from homelessness and into stable housing. Various steps could be pursued to further this objective including:

- Outreach to housing and service providers and partnering with Snohomish County to understand needs and funding resources;
- Ensuring that fees, zoning and standards enable efficient and cost-effective projects; and
- Allowing PSH to benefit from land banking proposals, if pursued.

Ribbon cutting for Linc NW, a local non-profit that provides a variety of social services and partners with Snohomish County, the City of Marysville and local churches to host the Marysville Cold Weather Shelter.

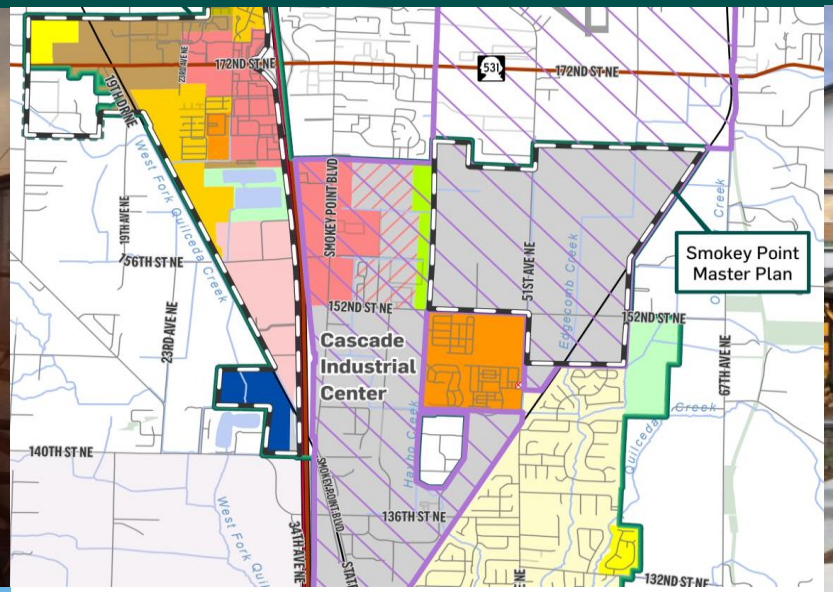
Consider Emergency Shelter Needs in Marysville

HAP Action 4.2

Marysville does not currently have a year-round emergency shelter outside of ad hoc cold-weather shelters that open during extreme weather events. Emergency shelters provide a safe and secure environment for those experiencing homelessness.[10] The City may wish to pursue emergency shelters for those experiencing homelessness in Marysville. An initial step would be to better understand shelter needs within the City so that appropriate services are provided. Coordinating with Snohomish County and other service providers on the demographics of those experiencing homelessness would be important in this effort.

10. RCW 36.70A.030(10) defined "emergency shelter" as a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations

2024 COMPREHENSIVE PLAN UPDATE



- COMPREHENSIVE PLAN
- LAND USE ELEMENT
- HOUSING ELEMENT
- ECONOMIC DEVELOPMENT ELEMENT
- PARKS ELEMENT
- ENVIRONMENTAL ELEMENT

OVERVIEW

INTRODUCTION

INTRODUCTION

OUR COMMUNITY

Our Community covers the Land Use, Housing, Economic Development, and Public Services Elements

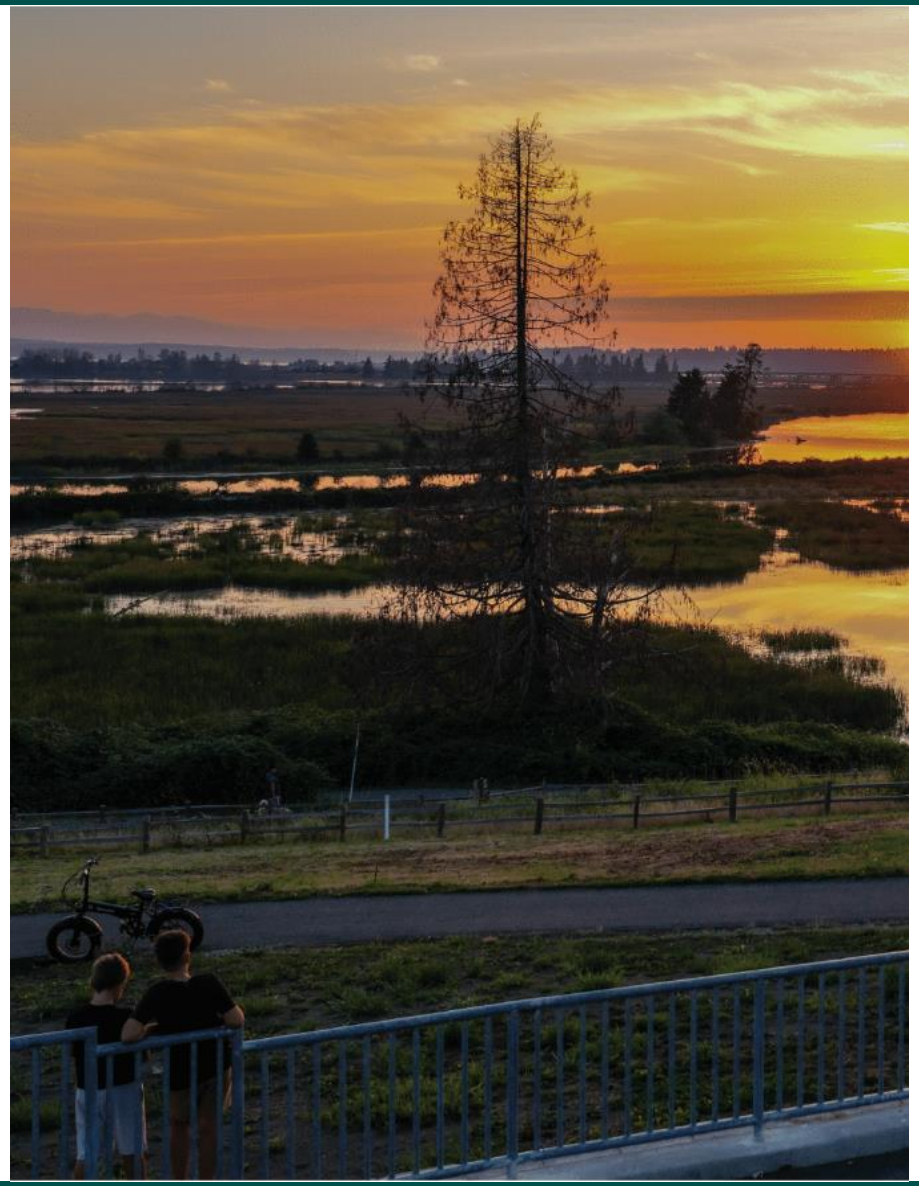
OUR ENVIRONMENT

Our Environment covers the Parks and Environmental Elements.

OUR INFRASTRUCTURE

Our Infrastructure covers the Transportation and Utilities Elements, and the Capital Facilities Plan.

PLAN ORGANIZATION



ENVIRONMENTAL REVIEW

Photo credit: Mark J. Photography

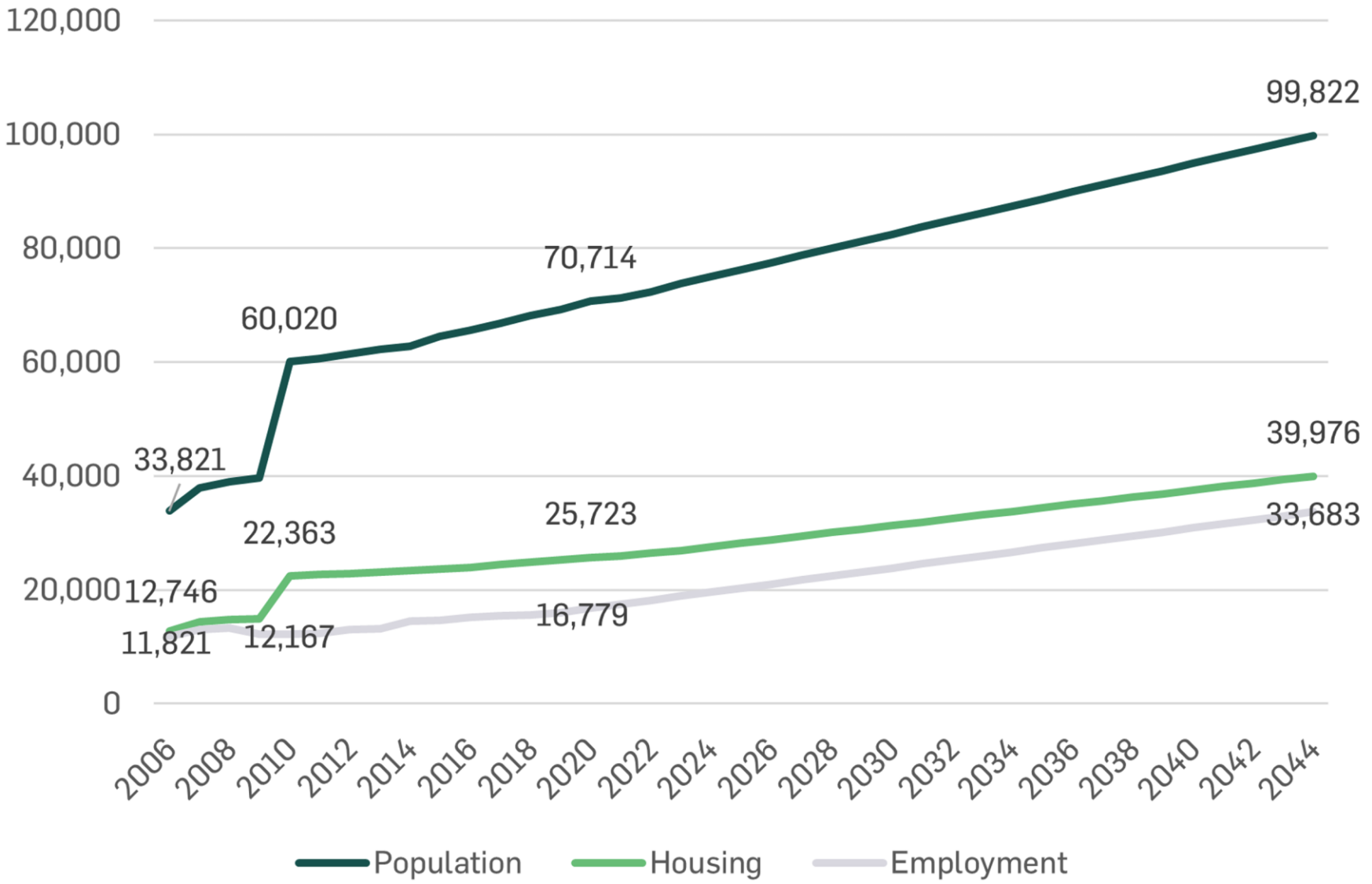
2022

2023

2024

COUNCIL REVIEW

INTRODUCTION CHAPTER



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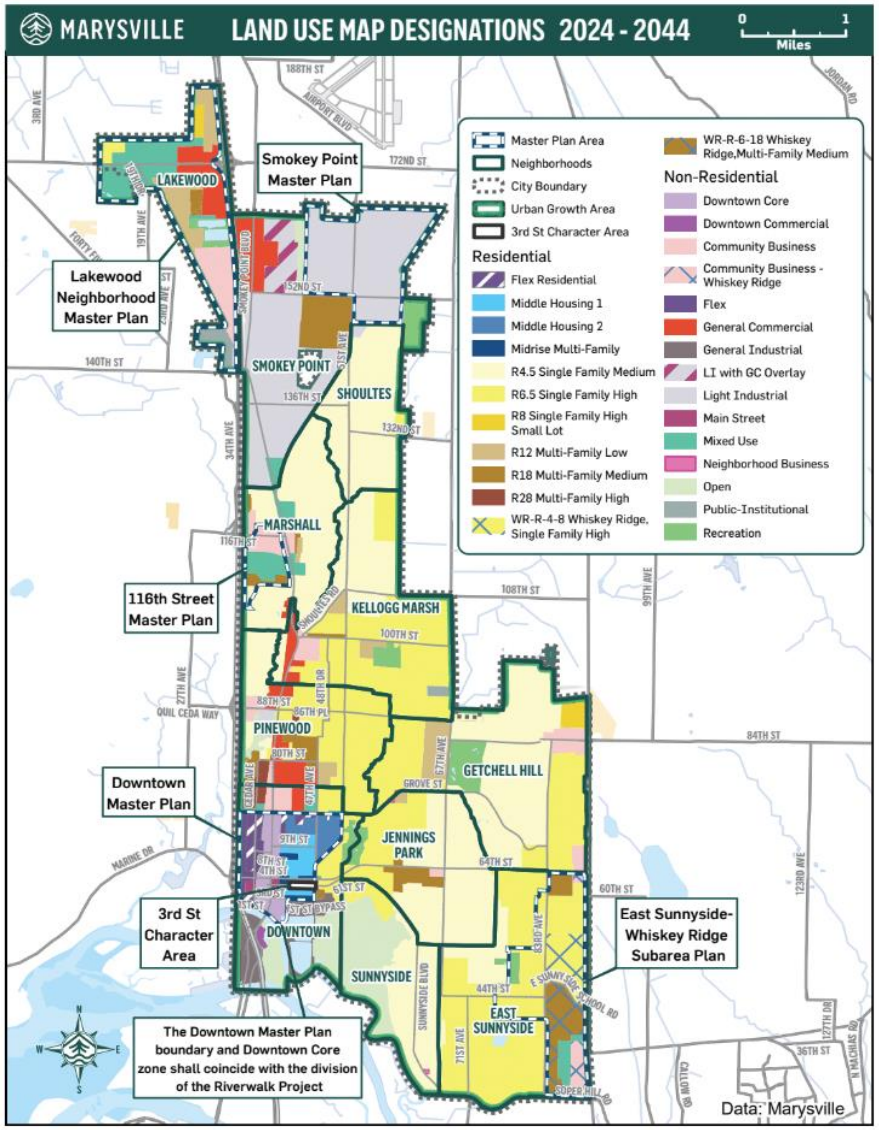
- LAND USE 2044 GROWTH TARGETS & CAPACITY
- LAND USE DESIGNATIONS
- NEIGHBORHOODS, MASTER PLAN AND CENTER

LAND USE ELEMENT



WHAT HAS CHANGED?

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- NEW STATE LAWS & HOUSING TYPES
- DEMOGRAPHICS & HOUSEHOLDS
- WHERE GROWTH IS GOING
- HOUSING FOR ALL
- HOUSING STRATEGIES

HOUSING ELEMENT

WHAT HAS CHANGED?

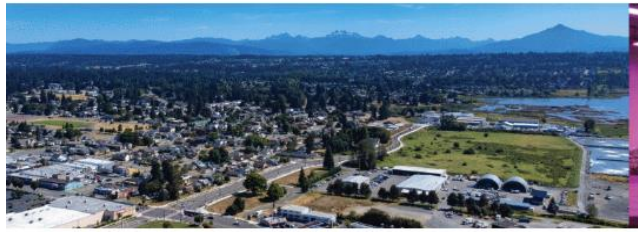
HOUSING ELEMENT

NEW LAWS AND HOUSING TYPES

Distribution of Households by Income and Race or Ethnicity, 2019

INCOME LEVEL (PERCENT OF AREA MEDIAN INCOME OR AMI)	INCOME RANGE	2020 HOUSING UNITS	ADDITIONAL HOUSING UNITS NEEDED (2020 - 2044)	2044 TOTAL HOUSING UNITS NEEDED
Extremely low (0-30% PSH)	$0 - 38,800	653	2,403	3,056
Extremely low (0-30%)	$0 - 38,800	73	1,281	1,354
Very low (30-50%)	$38,800 - 64,700	4,313	1,076	5,389
Low (50-80%)	$64,700 - 95,300	7,958	0	7,958
Moderate (80-100%)	$95,300 - 134,600	6,289	0	6,289
High (100-120%)	$134,600 - 161,500	2,830	2,403	5,233
Very high (120% or more)	$161,500+	3,607	7,090	10,697
Total	-	**25,723**	**14,253**	**39,976**

HOUSING ELEMENT



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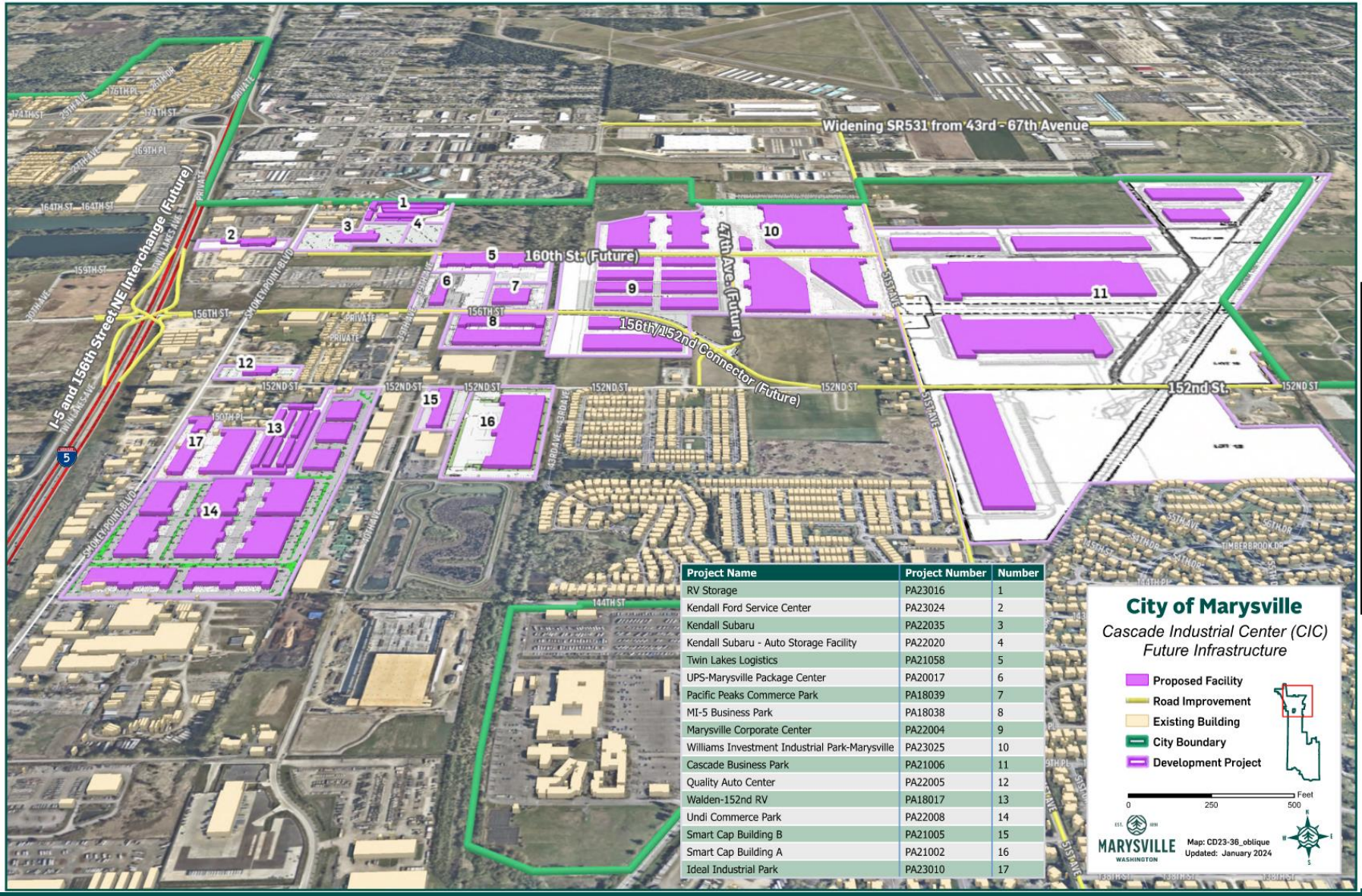
- CASCADE INDUSTRIAL CENTER
- COMPETITIVE SECTORS & TARGET INDUSTRIES
- ASSETS, CHALLENGES AND OPPORTUNITIES

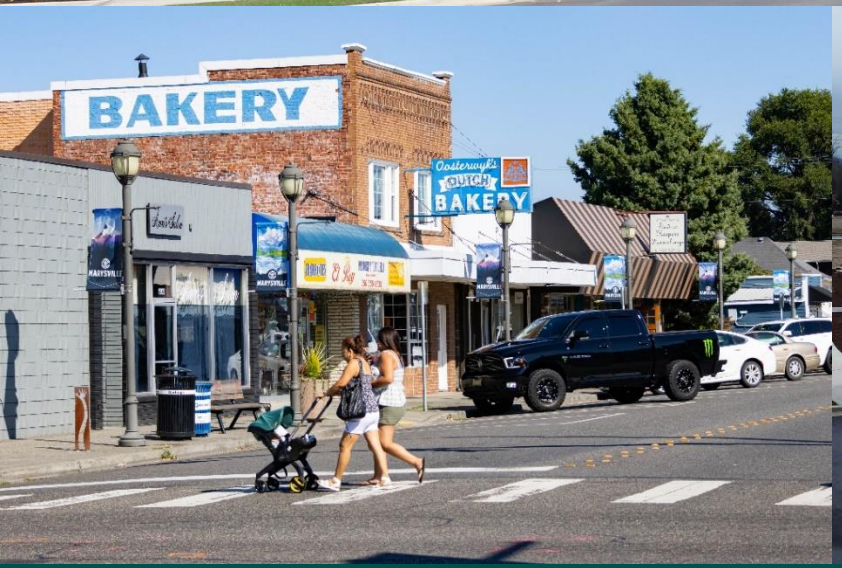
ECONOMIC DEVELOPMENT ELEMENT

WHAT HAS CHANGED?

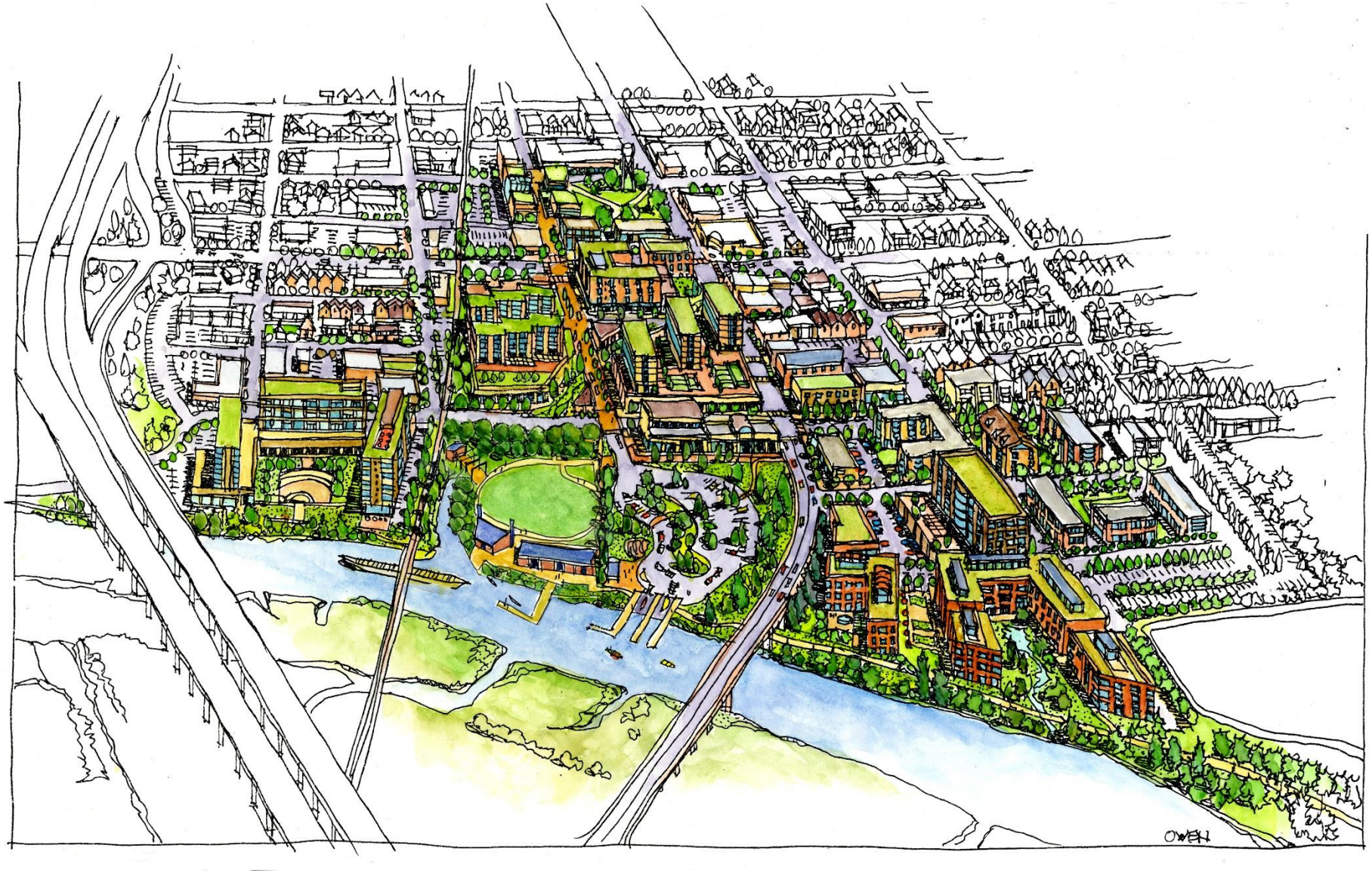


Project Name	Project Number	Number
RV Storage	PA23016	1
Kendall Ford Service Center	PA23024	2
Kendall Subaru	PA22035	3
Kendall Subaru - Auto Storage Facility	PA22020	4
Twin Lakes Logistics	PA21058	5
UPS-Marysville Package Center	PA20017	6
Pacific Peaks Commerce Park	PA18039	7
MI-5 Business Park	PA18038	8
Marysville Corporate Center	PA22004	9
Williams Investment Industrial Park-Marysville	PA23025	10
Cascade Business Park	PA21006	11
Quality Auto Center	PA22005	12
Walden-152nd RV	PA18017	13
Undi Commerce Park	PA22008	14
Smart Cap Building B	PA21005	15
Smart Cap Building A	PA21002	16
Ideal Industrial Park	PA23010	17

ECONOMIC DEVELOPMENT ELEMENT



BALANCING JOBS AND HOUSING



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- RECOMMENDATION & IMPLEMENTATION

PARKS ELEMENT

WHAT HAS CHANGED?

PARKS ELEMENT

Photo Credit: Mark J. Photography.

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- AIR QUALITY
- EARTH RESOURCES
- FISH AND WILDLIFE HABITAT
- CLIMATE CHANGE

ENVIRONMENTAL ELEMENT

WHAT HAS CHANGED?

ENVIRONMENTAL ELEMENT

Photo credit: Mark J. Photography

EST. 1891

MARYSVILLE

WASHINGTON

CITY OF MARYSVILLE

2024–2044 Comprehensive Plan

Adopted December 9, 2024 via Ordinance ----
501 Delta Avenue, Marysville, WA 98270

QUESTIONS?

AGENDA ITEM NO. 9

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	City Attorney Jon Walker, Legal
ITEM TYPE:	Ordinance
AGENDA SECTION:	**New Business**
SUBJECT:	An **Ordinance** Amending Section 6.01.130 of the Municipal Code, Defining Malicious Mischief as a Public Disorder Crime, and Setting Mandatory Minimum Sentences for Certain Crimes.
SUGGESTED ACTION:	Recommended Motion: I move to adopt Ordinance No. _____.
SUMMARY:	In 2023 Council adopted an ordinance setting a mandatory minimum sentence of 30 days for persons convicted of a third "public disorder crime" within five years. These crimes include theft, use of drugs in public, vehicle prowling, and criminal trespass. Council reviewed the effectiveness of the ordinance, its effect on jail population, and heard from the police chief on the ordinance's effectiveness. Based on this review Council wished to consider adding malicious mischief as a public disorder crime and imposing mandatory minimum sentence of 45 days upon a fourth conviction for a public disorder crime.

ATTACHMENTS:
Ordinance - Mandatory Minimum Sentences 10-30-24.pdf

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, AMENDING SECTION 6.03.130 OF THE MUNICIPAL CODE, DEFINING MALICIOUS MISCHIEF AS A PUBLIC DISORDER CRIME, AND SETTING MANDATORY MINIMUM SENTENCES FOR CERTAIN CRIMES.

WHEREAS, the City Council adopted Ordinance No. 3289 defining public disorder crimes and setting mandatory minimum sentences for repeat offenders; and

WHEREAS, the City Council has reviewed data regarding the efficacy of Ordinance No. 3289; and

WHEREAS, public safety will be enhanced by defining malicious mischief as a public disorder crime and increasing the mandatory minimum sentence for repeat offenders.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. Section 6.03.130 of the municipal code is amended as set forth in Exhibit A.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION 3. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

SECTION 4. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 20_____.

CITY OF MARYSVILLE

By_____

JON NEHRING, MAYOR

Attest:

By_____
_____, DEPUTY CITY CLERK

Approved as to form:

By_____
JON WALKER, CITY ATTORNEY

Date of publication:_____
Effective Date (5 days after publication):_____

EXHIBIT A

6.03.130 Mandatory minimum sentences for public disorder crimes.

(1) "Public disorder crime" means theft in the third degree, vehicle prowling, criminal trespass, malicious mischief, and use of a controlled substance in a public place. Multiple charges on the same date count as one public disorder crime.

(2) Upon a conviction for a public disorder crime charged on or after the effective date of the ordinance codified in this section, the municipal court shall impose a mandatory minimum sentence of no less than 30 days in jail if, within the five years prior to the conviction, the defendant had, in the state of Washington, two or more of the following dispositions for any crime defined in this section as a public disorder crime:

(a) A conviction; or

(b) A stipulated order of continuance or similar agreement; or

(c) A deferred sentence.

(3) Upon a conviction for a public disorder crime charged on or after the effective date of the ordinance codified in this section, the municipal court shall impose a mandatory minimum sentence of no less than 45 days in jail if, within the five years prior to the conviction, the defendant had, in the state of Washington, three or more of the following dispositions for any crime defined in this section as a public disorder crime:

(a) A conviction; or

(b) A stipulated order of continuance or similar agreement; or

(c) A deferred sentence.

(~~3~~4) A stipulated order of continuance shall be considered a disposition for the purposes of this section regardless of whether it has been revoked or whether the defendant successfully completed the terms of the stipulation resulting in the dismissal of the charge.

(4~~5~~) A deferred sentence shall be considered a disposition for the purposes of this section regardless of whether judgment has been entered or whether the defendant successfully completed the terms of the sentence resulting in the dismissal of the charge.

(~~5~~6) If a defendant is convicted of two or more public disorder crimes on the same date and the offenses occurred on separate dates, then a mandatory minimum sentence shall be imposed for each public disorder crime conviction.

(~~6~~7) Post-Sentencing Petitions.

(a) A defendant sentenced to a mandatory minimum sentence under this section and serving the sentence may petition the municipal court for relief from the sentence if he or she meets the following criteria:

(i) A qualified professional has determined that the defendant would benefit from in-patient drug or alcohol treatment;

(ii) The defendant has a specific bed date to enter the treatment program during the defendant's commitment to jail;

(iii) The defendant executes a waiver to release information to the city regarding the defendant's presence in the treatment facility and whether the defendant successfully completed the treatment program;

(iv) The defendant agrees in writing to attend treatment and comply with all treatment recommendations; and

(v) The municipal court finds that treatment is an appropriate alternative to jail.

(b) If the municipal court grants the petition, the judge may enter an order of release with appropriate conditions. The court will advise the defendant of the penalties for escape in the third degree – absconding from treatment.

(c) If the defendant provides proof of successful completion of treatment to the satisfaction of the municipal court, the court may suspend any remaining jail time.

(~~7~~8) A defendant who otherwise would be subject to a mandatory minimum sentence under this section, and who diverts through the municipal court's Mental Health Alternatives (MAP) program, is subject to a mandatory minimum sentence under this section if he or she opts out of the program or fails to complete the program.

AGENDA ITEM NO. 10.

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	Emergency Preparedness Manager Sarah Lavelle, Executive
ITEM TYPE:	Agreement
AGENDA SECTION:	**New Business**
SUBJECT:	Emergency Management Performance Grant (E25-099)
SUGGESTED ACTION:	Recommended Motion: I move to authorize the Mayor to sign and execute the Emergency Management Performance Grant agreement (E25-099).
SUMMARY:	The Emergency Management Performance Grant is awarded to support the City's emergency management program.

ATTACHMENTS:
E25-099 City of Marysville 24EMPG.pdf

Washington State Military Department
EMERGENCY MANAGEMENT PERFORMANCE GRANT AGREEMENT FACE SHEET

1. Subrecipient Name and Address: **City of Marysville** **501 Delta Ave** **Marysville, WA 98270-4234**	2. Grant Agreement Amount: **$34,636**	3. Grant Agreement Number: **E25-099**
4. Subrecipient Contact, phone/email: **Sarah Lavelle, 360-363-8096** **slavelle@marysvillewa.gov**	5. Grant Agreement Start Date: **June 1, 2024**	6. Grant Agreement End Date: **September 30, 2025**
7. Department Contact, phone/email: **Ben Olson, 253-512-7224** **benjamin.olson@mil.wa.gov**	8. Unique Entity Identifier (UEI): **KENDBGSMVPQ7**	9. UBI # (state revenue): **314-000-001**

10. Funding Authority:
Washington State Military Department (the "DEPARTMENT") and the **U.S. Department of Homeland Security** (DHS)

11. Federal Award ID # (FAIN): **EMS-2024-EP-05000**	12. Federal Award Date: **9/9/2024**	13. Assistance Listings # & Title: **97.042 (24EMPG)**
14. Total Federal Amount: **$6,821,397**	15. Program Index # & OBJ/SUB-OBJ: **743PT NZ**	16. EIN: **91-6001459**
17. Service Districts: (BY LEGISLATIVE DISTRICT): **38, 39, 44** (BY CONGRESSIONAL DISTRICT): **2**	18. Service Area by County(ies): **Snohomish**	19. Women/Minority-Owned, State Certified: ☒ N/A ☐ NO ☐ YES, OMWBE #_____

20. Agreement Classification: ☐ Personal Services ☐ Client Services ☒ Public/Local Gov't ☐ Research/Development ☐ A/E ☐ Other_____	21. Contract Type (check all that apply): ☐ Contract ☒ Grant ☒ Agreement ☐ Intergovernmental (RCW 39.34) ☐ Interagency
22. Subrecipient Selection Process: ☒ "To all who apply & qualify" ☐ Competitive Bidding ☐ Sole Source ☐ A/E RCW ☐ N/A ☐ Filed w/OFM? ☐ Advertised? ☐ YES ☐ NO	23. Subrecipient Type (check all that apply): ☐ Private Organization/Individual ☐ For-Profit ☒ Public Organization/Jurisdiction ☐ Non-Profit ☐ CONTRACTOR ☒ SUBRECIPIENT ☐ OTHER

24. PURPOSE & DESCRIPTION:

The purpose of the Fiscal Year (FY) 2024 Emergency Management Performance Grant (24EMPG) program is to provide U.S. Department of Homeland Security (DHS)/Federal Emergency Management Agency (FEMA) Federal award funds to states to assist state, local, territorial, and tribal governments in preparing for all hazards through sustainment and enhancement of those programs as described in the Work Plan.

The Department is the Recipient and Pass-through Entity of the 24EMPG DHS Award Letter for Grant No. EMS-2024-EP-05000 ("Grant"), which is incorporated in and attached hereto as Attachment C and has made a subaward of Federal award funds to the Subrecipient pursuant to this Agreement. The Subrecipient is accountable to the Department for use of Federal award funds provided under this Agreement and the associated matching funds.

IN WITNESS WHEREOF, the Department and Subrecipient acknowledge and accept the terms of this Agreement, including all referenced Attachments which are hereby incorporated in and made a part hereof, and have executed this Agreement as of the date below. This Agreement Face Sheet; Special Terms & Conditions (Attachment A); General Terms and Conditions (Attachment B); 24EMPG Award Letter EMS-2024-EP-05000 (Attachment C); Work Plan (Attachment D); Timeline (Attachment E); Budget (Attachment F); Build America, Buy America Act Self-Certification (Attachment G); and all other documents expressly referenced and incorporated herein contain all the terms and conditions agreed upon by the parties and govern the rights and obligations of the parties to this Agreement. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

In the event of an inconsistency in this Agreement, unless otherwise provided herein, the inconsistency shall be resolved by giving precedence in the following order:

1. **Applicable Federal and State Statutes and Regulations**
2. **DHS/FEMA Award and program documents**
3. **Work Plan, Timeline, and Budget**
4. **Special Terms and Conditions**
5. **General Terms and Conditions, and,**
6. **Other provisions of the Agreement incorporated by reference**

WHEREAS, the parties hereto have executed this Agreement on the day and year last specified below.

FOR THE DEPARTMENT:

_____
Signature Date
Regan Anne Hesse, Chief Financial Officer
Washington State Military Department

BOILERPLATE APPROVED AS TO FORM:
Dierk Meierbachtol July 12, 2024
Assistant Attorney General

FOR THE SUBRECIPIENT:

_____
Signature Date
Jon Nehring, Mayor
City of Marysville

APPROVED AS TO FORM (if applicable):

_____
Signature Date

SPECIAL TERMS AND CONDITIONS

ARTICLE I. KEY PERSONNEL

The individuals listed below shall be considered key personnel for point of contact under this Agreement. Any substitution of key personnel by either party shall be made by written notification to the current key personnel.

	SUBRECIPIENT		DEPARTMENT
Name	**Sarah Lavelle**	Name	**Ben Olson**
Title	**Emergency Preparedness Manager**	Title	**Program Coordinator**
Email	**slavelle@marysvillewa.gov**	Email	**benjamin.olson@mil.wa.gov**
Phone	**360-363-8096**	Phone	**253-512-7224**
Name	**Kassidy Aldrich**	Name	**Peter Drance**
Title	**Emergency Preparedness Specialist**	Title	**Program Manager**
Email	**kaldrich@marysvillewa.gov**	Email	**peter.drance@mil.wa.gov**
Phone	**360-363-8718**	Phone	**253-512-7322**
Name		Name	**Grant Miller**
Title		Title	**Program Assistant**
Email		Email	**grant.miller@mil.wa.gov**
Phone		Phone	**253-512-7061**

ARTICLE II. ADMINISTRATIVE AND/OR FINANCIAL REQUIREMENTS

The Subrecipient shall comply with all applicable state and federal laws, rules, regulations, requirements and program guidance identified or referenced in this Agreement and the informational documents published by DHS/FEMA applicable to the 24EMPG Program, including, but not limited to, all criteria, restrictions, and requirements of "*The U.S. Department of Homeland Security (DHS) Notice of Funding Opportunity (NOFO) Fiscal Year 2024 Emergency Management Performance Grant* Program" (hereafter "the NOFO"), the *Preparedness Grants Manual*, FM-207-23-0001 April 2024 (hereafter "the Manual"), the DHS Award Letter for the Grant, and the federal regulations commonly applicable to DHS/FEMA grants, all of which are incorporated herein by reference. The *DHS Award Letter* is incorporated in this Agreement as Attachment C.

The Subrecipient acknowledges that since this Agreement involves federal award funding, the performance period may begin prior to the availability of appropriated federal funds. The Subrecipient agrees that it will not hold the Department, the State of Washington, or the United States liable for any damages, claim for reimbursement, or any type of payment whatsoever for services performed under this Agreement prior to distribution of appropriated federal funds, or if federal funds are not appropriated or in a particular amount.

A. STATE AND FEDERAL REQUIREMENTS FOR DHS/FEMA PREPAREDNESS GRANTS:

The following requirements apply to all DHS/FEMA Preparedness Grants administered by the Department.

1. SUBAWARDS & CONTRACTS BY SUBRECIPIENT

a. The Subrecipient must make a case-by-case determination whether each agreement it makes for the disbursement of 24EMPG funds received under this Agreement casts the party receiving the funds in the role of a subrecipient or contractor in accordance with 2 CFR 200.331.

b. If the Subrecipient becomes a pass-through entity by making a subaward to a non-federal entity as its subrecipient:

i. The Subrecipient must comply with all federal laws and regulations applicable to pass-through entities of 24EMPG funds, including, but not limited to, those contained in 2 CFR 200.

ii. The Subrecipient shall require its subrecipient(s) to comply with all applicable state and federal laws, rules, regulations, requirements, and program guidance identified or referenced in this Agreement and the informational documents published by DHS/FEMA applicable to the 24EMPG Program, including, but not limited to, all criteria, restrictions, and requirements of the NOFO, the Manual,

the DHS Award Letter for the Grant in Attachment C, and the federal regulations commonly applicable to DHS/FEMA grants.

iii. The Subrecipient shall be responsible to the Department for ensuring that all 24EMPG federal award funds provided to its subrecipients, and associated matching funds, are used in accordance with applicable federal and state statutes and regulations, and the terms and conditions of the federal award set forth in Attachment C of this Agreement.

iv. The Subrecipient must follow their own policies and procedures to eliminate or reduce the impact of conflicts of interest when making subawards, adhering to any applicable federal or state statutes or regulations. Any real or potential conflicts of interest must be reported to the Department in writing upon discovery.

2. BUDGET, REIMBURSEMENT, AND TIMELINE

a. Within the total Grant Agreement Amount, travel, subcontracts, salaries, benefits, printing, equipment, and other goods and services or other budget categories will be reimbursed on an actual cost basis upon completion unless otherwise provided in this Agreement.

b. The maximum amount of all reimbursement requests permitted to be submitted under this Agreement, including the final reimbursement request, is limited to and shall not exceed the total Grant Agreement Amount.

c. If the Subrecipient chooses to include indirect costs within the Budget (Attachment F), additional documentation is required based on the applicable situation. As described in 2 CFR 200.414 and Appendix VII to 2 CFR 200:

i. If the Subrecipient receives direct funding from any Federal agency(ies), documentation of the rate must be submitted to the Department Key Personnel per the following:

A. More than $35 million, the approved indirect cost rate agreement negotiated with its federal cognizant agency.

B. Less than $35 million, the indirect cost proposal developed in accordance with Appendix VII of 2 CFR 200 requirements.

ii. If the Subrecipient does not receive direct federal funds (i.e., only receives funds as a subrecipient), the Subrecipient must either elect to charge a de minimis rate of ten percent (10%) or 10% of modified total direct costs or choose to negotiate a higher rate with the Department. If the latter is preferred, the Subrecipient must contact Department Key Personnel to request approval from FEMA per 2CFR 200.102(b)..

d. For travel costs, the Subrecipient shall comply with 2 CFR 200.475 and should consult their internal policies, state rates set pursuant to RCW 43.03.050 and RCW 43.03.060 as now existing or amended, and federal maximum rates set forth at https://www.gsa.gov, and follow the most restrictive. If travel costs exceed set state or federal limits, travel costs shall not be reimbursed without written approval by Department Key Personnel. All international travel requires prior FEMA approval.

e. Reimbursement requests will include a properly completed State A-19 Invoice Form and Reimbursement Spreadsheet (in the format provided by the Department) detailing the expenditures for which reimbursement is sought. Reimbursement requests must be submitted to Reimbursements@mil.wa.gov no later than the due dates listed within the Timeline (Attachment E).

Reimbursement request totals should be commensurate to the time spent processing by the Subrecipient and the Department.

f. Receipts and/or backup documentation for any approved items that are authorized under this Agreement must be maintained by the Subrecipient consistent with record retention

requirements of this Agreement and be made available upon request by the Department and auditors.

g. The Subrecipient must request **prior** written approval from Department Key Personnel to waive or extend a due date in the Timeline (Attachment E). Waiving or missing deadlines serves as an indicator for assessing an agency's level of risk of noncompliance with the regulations, requirements, and the terms and conditions of the Agreement and may increase required monitoring activities. For waived or extended reimbursement due dates, all allowable costs should be submitted on the next scheduled reimbursement due date contained in the Timeline. Any request for a waiver or extension of a due date in the Timeline will be treated as a request for Amendment of the Agreement. This request must be submitted to the Department Key Personnel **sufficiently in advance** of the due date to provide adequate time for Department review and consideration and may be granted or denied within the Department's sole discretion.

h. All work under this Agreement must end on or before the Grant Agreement End Date, and the final reimbursement request must be submitted to the Department within the time period notated in the Timeline (Attachment E) except as otherwise authorized by either (1) written amendment of this Agreement or (2) written notification from the Department to the Subrecipient to provide additional time for completion of the Subrecipient's project(s). If funds are not required, the Subrecipient shall notify the Department Key Personnel.

i. All costs for equipment and supplies must be incurred, and items received, before the Grant Agreement End Date.

j. Failure to submit timely, accurate, and complete reports and reimbursement requests as required by this Agreement (including, but not limited to, those reports in the Timeline (Attachment E) will prohibit the Subrecipient from being reimbursed until such reports and reimbursement requests are submitted and the Department has had reasonable time to conduct its review.

k. Final reimbursement requests will not be approved for payment until the Subrecipient is current with all reporting requirements contained in this Agreement.

l. A written amendment will be required if the Subrecipient expects cumulative transfers to approved, direct budget categories, as identified in the Budget (Attachment F), to exceed ten percent (10%) of the Grant Agreement Amount. Any changes to budget category totals not in compliance with this paragraph will not be reimbursed without approval from the Department.

m. Subrecipients shall only use federal award funds under this Agreement to supplement existing funds and will not use them to replace (supplant) non-federal funds that have been budgeted for the same purpose. The Subrecipient may be required to demonstrate and document that a reduction in non-federal resources occurred for reasons other than the receipt or expected receipt of federal funds.

3. REPORTING

a. With each reimbursement request, the Subrecipient shall report how the expenditures, for which reimbursement is sought, relate to the Work Plan (Attachment D) activities in the format provided by the Department.

b. With the final reimbursement request, the Subrecipient shall submit to the Department Key Personnel a final report (in the format provided by the Department) describing all completed activities under this Agreement, status of training course completion by individual personnel, how the match was met and documented, and progress made with NQS implementation.

c. The Subrecipient shall comply with the Federal Funding Accountability and Transparency Act (FFATA) and related OMB Guidance consistent with Public Law 109-282 as amended by section 6202(a) of Public Law 110-252 (see 31 U.S.C. 6101 note) and complete and return to the Department an Audit Certification/FFATA Form. This form is required to be completed once per calendar year, per Subrecipient, and not per agreement. The

Department's Contracts Office will request the Subrecipient submit an updated form at the beginning of each calendar year in which the Subrecipient has an active agreement.

d. To document compliance with the National Incident Management System (NIMS), the Subrecipient shall complete the annual NIMS survey conducted by Washington Emergency Management Division (EMD).

4. NIMS COMPLIANCE

a. The National Incident Management System (NIMS) identifies concepts and principles that answer how to manage emergencies from preparedness to recovery regardless of their cause, size, location, or complexity. NIMS provides a consistent, nationwide approach and vocabulary for multiple agencies or jurisdictions to work together to build, sustain, and deliver the core capabilities needed to achieve a secure and resilient nation.

b. Consistent implementation of NIMS provides a solid foundation across jurisdictions and disciplines to ensure effective and integrated preparedness, planning, and response. NIMS empowers the components of the National Preparedness System, a requirement of Presidential Policy Directive 8, to guide activities within the public and private sector and describes the planning, organizational activities, equipping, training, and exercising needed to build and sustain the core capabilities in support of the National Preparedness Goal.

c. In order to receive federal preparedness funding from the Department, the Subrecipient must ensure and maintain adoption and implementation of NIMS. See Agreement Attachment A, Article II section 3.c. for associated reporting requirements. The list of objectives used for progress and achievement reporting can be found at https://www.fema.gov/emergency-managers/nims/implementation-training.

d. FEMA requires phased implementation of the National Qualification System (NQS) for EMPG subrecipients. The NQS Implementation Objectives reflect the concepts and principles contained in NQS doctrine and aim to promote consistency in NQS implementation nationwide. Subrecipients will be considered in compliance with NQS requirements as long as they are working towards implementing the NQS Implementation Objectives can be found at https://www.fema.gov/sites/default/files/documents/fema_nims-nqs-implementation-objectives_fact-sheet.pdf. Only EMPG-funded deployable personnel (determined by the Subrecipient) will be required to meet NQS certification requirements.

For 24EMPG NQS Phase 2 of implementation, Subrecipients must:

i. Design procedures for an organizational qualification system and subsequently document approval.

ii. Ensure designated EMPG-funded deployable personnel meet the minimum training requirements for their job title/position qualification.

iii. Track qualification, certification and credentialling for EMPG-funded deployable personnel.

iv. Describe the status of implementation as a part of the annual NIMS survey conducted by EMD staff at the end of the calendar year.

v. Note within the EMPG final report which EMPG funded personnel are categorized as deployable and status of implementation, as applicable.

5. EQUIPMENT AND SUPPLY MANAGEMENT

a. The Subrecipient and any non-federal entity to which the Subrecipient makes a subaward shall comply with 2 CFR 200.317 through 200.327, and all Washington State procurement statutes, when procuring any equipment or supplies under this Agreement, 2 CFR 200.313 for management of equipment, and 2 CFR 200.314 for management of supplies, to include, but not limited to:

i. Upon successful completion of the terms of this Agreement, all equipment and supplies purchased through this Agreement will be owned by the Subrecipient, or a recognized non-federal entity to which the Subrecipient has made a subaward, for which a contract, Subrecipient grant agreement, or other means of legal transfer of ownership is in place.

ii. All equipment, and supplies as applicable, purchased under this Agreement will be recorded and maintained in the Subrecipient's inventory system.

iii. Inventory system records shall include:

A. Description of the property

B. Manufacturer's serial number, or other identification number

C. Funding source for the property, including the Federal Award Identification Number (FAIN) (Face Sheet, Box 11)

D. Assistance Listings Number (Face Sheet, Box 13)

E. Who holds the title

F. Acquisition date

G. Cost of the property and the percentage of federal participation in the cost

H. Location, use, and condition of the property at the date the information was reported

I. Disposition data including the date of disposal and sale price of the property.

iv. The Subrecipient shall take a physical inventory of the equipment, and supplies as applicable, and reconcile the results with the property records at least once every two years. Any differences between quantities determined by the physical inspection and those shown in the records shall be investigated by the Subrecipient to determine the cause of the difference. The Subrecipient shall, in connection with the inventory, verify the existence, current utilization, and continued need for the equipment.

v. The Subrecipient shall be responsible for any and all operational and maintenance expenses and for the safe operation of the equipment and supplies including all questions of liability. The Subrecipient shall develop appropriate maintenance schedules and procedures to ensure the equipment, and supplies as applicable, are well maintained and kept in good operating condition.

vi. The Subrecipient shall develop a control system to ensure adequate safeguards to prevent loss, damage, and theft of the property. Any loss, damage, or theft shall be investigated, and a report generated and sent to the Department's Key Personnel.

vii. The Subrecipient must obtain and maintain all necessary certifications and licenses for the equipment.

viii. If the Subrecipient is authorized or required to sell the property, proper sales procedures must be established and followed to ensure the highest possible return. For disposition, if upon termination or at the Grant Agreement End Date, when original or replacement supplies or equipment acquired under a federal award are no longer needed for the original project or program or for other activities currently or previously supported by a federal awarding agency, the Subrecipient must comply with the following procedures:

A. For Supplies: If there is a residual inventory of unused supplies exceeding $5,000 in total aggregate value upon termination or completion of the project or program and the supplies are not needed for any other federal

award, the Subrecipient must retain the supplies for use on other activities or sell them, but must, in either case, compensate the federal government for its share. The amount of compensation must be computed in the same manner as for equipment.

B. For Equipment:

1) Items with a current per-unit fair-market value of $5,000 or less may be retained, sold, transferred, or otherwise disposed of with no further obligation to the federal awarding agency.

2) Items with a current per-unit fair-market value in excess of $5,000 may be retained or sold. The Subrecipient shall compensate the federal awarding agency in accordance with the requirements of 2 CFR 200.313 (e) (2).

C. Notify Department Key Personnel to initiate the disposition process by the federal awarding agency.

ix. Records for equipment shall be retained by the Subrecipient for a period of six years from the date of the disposition, replacement, or transfer. If any litigation, claim, or audit is started before the expiration of the six-year period, the records shall be retained by the Subrecipient until all litigation, claims, or audit findings involving the records have been resolved.

b. The Subrecipient shall comply with the Department's Purchase Review Process, which is incorporated by reference and made part of this Agreement. No reimbursement will be provided unless the appropriate approval has been received.

c. Allowable equipment categories for the grant program are listed on the Authorized Equipment List (AEL) located on the FEMA website at https://www.fema.gov/grants/guidance-tools/authorized-equipment-list. It is important that the Subrecipient and any non-federal entity to which the Subrecipient makes a subaward regard the AEL as an authorized purchasing list identifying items allowed under the specific grant program; the AEL includes items that may not be categorized as equipment according to the federal, state, local, and tribal definitions of equipment. The Subrecipient is solely responsible for ensuring and documenting purchased items under this Agreement are authorized as allowed items by the AEL at time of purchase.

If the item is not identified on the AEL as allowable under the grant program, the Subrecipient must contact the Department Key Personnel for assistance in seeking FEMA approval **prior** to acquisition.

d. Equipment might require more than one waiver. The Subrecipient must contact the Department Key Personnel for assistance in identifying what waivers are needed and in seeking FEMA approval prior to acquisition.

e. Equipment purchases (those with a current per-unit fair market value in excess of $5,000) must be identified and explained to the Department. Use, management, and disposition of such equipment is subject to requirements outlined in 2 CFR 200.313. Before making such purchases, the Subrecipient should analyze the cost benefits of purchasing versus leasing equipment, especially those subject to rapid technical advances.

f. Unless expressly provided otherwise, all equipment must meet all mandatory regulatory state and DHS/FEMA adopted standards to be eligible for purchase using federal award funds.

g. If funding is allocated to support emergency communications activities, the Subrecipient must ensure that all projects comply with SAFECOM Guidance on Emergency Communications Grants, located at https://www.cisa.gov/safecom/funding, including provisions on technical standards that ensure and enhance interoperable communications.

h. Effective August 13, 2020, FEMA recipients and subrecipients, as well as their contractors and subcontractors, may not obligate or expend any FEMA award funds to:

i. Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

ii. Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system; or

iii. Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

This prohibition regarding certain telecommunications and video surveillance services or equipment is mandated by section 889 of the *John S. McCain National Defense Authorization Act for Fiscal Year 2019 (FY 2019 NDAA), Pub. L. No. 115-232 (2018) and 2 CFR 200.216, 200.327, 200.471, and Appendix II to 2CFR200*. Recipients and subrecipients may use DHS/FEMA grant funding to procure replacement equipment and services impacted by this prohibition, provided the costs are otherwise consistent with the requirements of the Manual and the NOFO.

Per subsections 889(f)(2)-(3) of the FY 2019 NDAA, and 2 CFR 200.216, covered telecommunications equipment or services means:

iv. Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

v. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

vi. Telecommunications or video surveillance services provided by such entities or using such equipment; or

vii. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

i. The Subrecipient must pass through equipment and supply management requirements that meet or exceed the requirements outlined above to any non-federal entity to which the Subrecipient makes a subaward under this Agreement.

6. ENVIRONMENTAL AND HISTORICAL PRESERVATION

a. The Subrecipient shall ensure full compliance with the DHS/FEMA Environmental Planning and Historic Preservation (EHP) program. EHP program information can be found at https://www.fema.gov/grants/guidance-tools/environmental-historic all of which are incorporated in and made a part of this Agreement.

b. Projects that have historical impacts or the potential to impact the environment, **including, but not limited to**, construction of communication towers; modification or renovation of existing buildings, structures and facilities; installation of sonar system; or new construction including replacement of facilities, must participate in the DHS/FEMA EHP review process prior to initiation. Modification of existing buildings, including minimally invasive improvements such as attaching monitors to interior walls, and training or exercises occurring outside in areas not considered previously disturbed, also require a DHS/FEMA EHP review before project initiation.

c. The EHP review process involves the submission of a detailed project description that includes the entire scope of work, including any alternatives that may be under consideration, along with supporting documentation so FEMA may determine whether the proposed project has the potential to impact environmental resources and/or historic properties.

d. The Subrecipient agrees that to receive any federal preparedness funding, all EHP compliance requirements outlined in applicable guidance must be met. The EHP review process **must be completed and FEMA approval received by the Subrecipient before any work is started** for which reimbursement will be later requested. Expenditures for projects started before completion of the EHP review process and receipt of approval by the Subrecipient will not be reimbursed.

7. PROCUREMENT

The Subrecipient shall comply with all procurement requirements of 2 CFR Part 200.317 through 200.327 and as specified in the General Terms and Conditions (Attachment B, A.10).

a. For all contracts expected to exceed the simplified acquisition threshold, per 2 CFR 200.1, the Subrecipient must notify the Department. The Department may request pre-procurement documents, such as request for proposals, invitations for bids and independent cost estimates. This requirement must be passed on to any non-federal entity to which the Subrecipient makes a subaward, at which point the Subrecipient will be responsible for requesting and reviewing pre-procurement documents.

b. For all sole source contracts expected to exceed the micro-purchase threshold per 2 CFR 200.1, the Subrecipient must submit justification to the Department for review and approval. This requirement must be passed on to any non-federal entity to which the Subrecipient makes a subaward, at which point the Subrecipient will be responsible for reviewing and approving sole source justifications to any non-federal entity to which Subrecipient makes any award.

c. The Subrecipient as well as its contractors and subcontractors must comply with the Build America, Buy America Act (BABAA), which was enacted as a part of the Infrastructure Investment and Jobs Act §§ 70901-70297, Pub. L. No. 117-58 (2021); and Executive Order 14005, Ensuring the Future is Made in All of America by All of America's Workers. BABAA requires any infrastructure project receiving federal funding must ensure:

   i. All iron and steel used in the project are produced in the United States. This means all manufacturing processes, from initial melting stage through the application of coatings, occurred in the United States.

   ii. All manufactured products must be produced in the United States. For a manufactured product to be considered produced in the United States, the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States must be greater than 55% of the total cost of all minimum amount of domestic content of manufactured product, unless subject to another standard.

   iii. All construction materials are manufactured in the United States. This means that all manufacturing processes for construction material occurred in the United States.

Additionally, applicable infrastructure projects are subject to domestic preference requirements. A domestic preference does not apply to non-infrastructure spending under an award that also includes a covered project. A domestic preference applies to an entire infrastructure project, even if it is funded by both federal and non-federal funds under one or more awards.

   i. Domestic preferences under BABAA only apply to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a domestic preference apply to

equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of or permanently affixed to the structure.

ii. Infrastructure, for the purposes of BABAA, includes, at a minimum, the structures, facilities, and equipment for, in the United States, roads, highways and bridges; public transportation; dams, ports, harbors and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property. Infrastructure includes facilities that generate, transport, and distribute energy.

iii. The Subrecipient's contractors and their subcontractors who apply or bid for an award for an infrastructure project subject to the domestic preference requirement in the BABAA shall file a required certification to the Subrecipient with each bid or offer for an infrastructure project, unless a domestic preference requirement is waived by FEMA. Contractors and subcontractors must certify that no federal financial assistance funding for infrastructure projects will be provided unless all the iron, steel, manufactured projects, and construction materials used in the project are produced in the United States. BABAA, Pub. L. No. 117-58, §§ 70901-52. Contractors and subcontractors shall also disclose any use of federal financial assistance for infrastructure projects that does not ensure compliance with BABAA domestic preference requirement. Such disclosures shall be forwarded to the Subrecipient who will forward them to the Department who, in turn, will forward the disclosures to FEMA. The Build America, Buy America Act Self-Certification form is included herein as Attachment G.

If the Subrecipient is interested in applying for a waiver, the Subrecipient should contact the Department Key Personnel to determine the requirements. All waiver requests must include a detailed justification for the use of goods, products, or materials mined, produced, or manufactured outside the United States and a certification that there was a good faith effort to solicit bids for domestic products supported by terms included in requests for proposals, contracts, and nonproprietary communications with potential suppliers.

8. SUBRECIPIENT MONITORING

a. The Department will monitor the activities of the Subrecipient from award to closeout. The goal of the Department's monitoring activities is to ensure that subrecipients receiving federal pass-through funds are in compliance with this Agreement, federal and state audit requirements, federal grant guidance, and applicable federal and state financial regulations, as well as 2 CFR Part 200 Subpart F.

b. To document compliance with 2 CFR Part 200 Subpart F requirements, the Subrecipient shall complete and return to the Department an Audit Certification/FFATA form. Reporting requirements are referenced in section 3.c.

c. Monitoring activities may include, but are not limited to:

i. Review of financial and performance reports

ii. Monitoring and documenting the completion of Agreement deliverables

iii. Documentation of phone calls, meetings (e.g. agendas, sign-in sheets, meeting minutes), e-mails and correspondence

iv. Review of reimbursement requests and supporting documentation to ensure allowability and consistency with Agreement work plan, budget, and federal requirements

v. Observation and documentation of Agreement related activities, such as exercises, training, events, and equipment demonstrations

vi. On-site visits to review equipment records and inventories, to verify source documentation for reimbursement requests and performance reports, and to verify completion of deliverables.

d. The Subrecipient is required to meet or exceed the monitoring activities, as outlined above, for any non-federal entity to which the Subrecipient makes a subaward as a pass-through entity under this Agreement.

e. Compliance will be monitored throughout the performance period to assess risk. Concerns will be addressed through a Corrective Action Plan.

9. LIMITED ENGLISH PROFICIENCY (CIVIL RIGHTS ACT OF 1964 TITLE VI)

a. The Subrecipient must comply with the Title VI of the Civil Rights Act of 1964 (Title VI) prohibition against discrimination on the basis of national origin, which requires that subrecipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. FEMA Policy FP-256-23-001 (www.fema.gov/sites/default/files/documents/fema_)policy-language-access.pdf) further stresses this requirement applies to anyone awarded FEMA funding. Providing meaningful access for persons with LEP may entail providing language assistance services, including oral interpretation and written translation. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency (August 11, 2000), requires federal agencies to issue guidance to recipients, assisting such organizations and entities in understanding their language access obligations. DHS published the required recipient guidance in April 2011, DHS Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 76 Fed. Reg. 21755-21768, (April 18, 2011). The Guidance provides helpful information such as how a recipient can determine the extent of its obligation to provide language services, selecting language services, and elements of an effective plan on language assistance for LEP persons. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance at https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited and additional resources on https://www.lep.gov.

b. Subrecipients are encouraged to perform and document their analysis of the most appropriate language assistance services necessary to ensure a LEP individual has meaningful access to the Subrecipient's programs and activities. The analysis should consider

i. The number or proportion of LEP individuals eligible to be served or likely encountered by the program

ii. The frequency with which LEP individuals come in contact with the program

iii. The nature and importance of the program, activity, or service provided by the program to people's lives

iv. The resources available to the program and costs

B. EMPG PROGRAM SPECIFIC REQUIREMENTS

The Department receives EMPG funding from DHS/FEMA, to assist state, local, and tribal governments to enhance and sustain all-hazards emergency management capabilities as authorized by Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended (42 U.S.C. §§ 5121 et seq.) and Section 662 of the Post Katrina Emergency Management Act (6 U.S.C. § 762).

A portion of the grant program is passed through to local jurisdictions and tribes with emergency management programs to supplement their local/tribal operating budgets to help sustain and enhance emergency management capabilities pursuant to Washington Administrative Code (WAC) 118-09.

a. The Subrecipient shall use the EMPG funds authorized under this Agreement only to perform tasks as described in the Work Plan (Attachment D) and the Subrecipient's approved application for funding, incorporated into this Agreement.

b. Funding may not be used to replace or supplant non-federal funding of emergency management programs.

c. The Subrecipient shall provide a fifty percent (50%) cash match from non-federal source(s). The Federal share applied toward the EMPG budget shall not exceed fifty percent of the total budget as submitted and approved in the application and documented in the Budget (Attachment F). To meet matching requirements, the Subrecipient's cash matching contributions must be verifiable, reasonable, allowable, allocable, and necessary under the grant program and must comply with all state and Federal requirements and regulations, including, but not limited to, 2 CFR Part 200. An appropriate mechanism must be in place to capture, track, and document matching funds.

d. To gather data for the required FEMA deliverables (i.e., Stakeholder Preparedness Review [SPR], Threat Hazard Identification and Risk Assessment [THIRA]), EMD is piloting a three-year County Emergency Preparedness Assessment (CEPA) process with workshops, occurring in a third of the 39 counties each calendar year 2024-2026. The Subrecipient **must** participate in a CEPA workshop located in their county and in any follow-on data calls to receive EMPG funding.

e. Subrecipients shall participate in the State's Integrated Preparedness Planning Workshop (IPPW). Non-participation may result in withholding of funding under future grant years.

f. If funding is allocated to non-FEMA training, the Subrecipient must request **prior** written approval from the Department Key Personnel before attending the training. The Department will coordinate approval with the State Training Point of Contact. Pursuant to DHS/FEMA Grant Programs Directorate Information Bulletin No. 432, Review and Approval Requirements for Training Courses Funded Through Preparedness Grants, https://www.fema.gov/sites/default/files/2020-04/Training_Course_Review_and_Approval_IB_Final_7_19_18.pdf, the training must fall within the FEMA mission scope and be in alignment with the Subrecipient's Emergency Operations Plan. This requirement only applies to training courses and does not include attendance at conferences. Furthermore, additional federal approvals are required for courses that relate to Countering Violent Extremism prior to attendance.

g. All personnel funded in any part through federal award or matching funds under this Agreement shall complete and record proof of completion of:

   i. NIMS training Independent Study (IS): IS-100, IS-200, IS-700, and IS-800, and

   ii. **Either** the FEMA Professional Development Series (PDS) IS-120, IS-230, IS-235, IS-240, IS-241, IS-242, and IS-244, **or** the Emergency Management Professionals Program (EMPP) Basic Academy IS-230, E/L101, E/L 102, E/L103, E/L104 and E/L105.

C. DHS TERMS AND CONDITIONS

As a Subrecipient of 24EMPG funding, the Subrecipient shall comply with all applicable DHS terms and conditions of the 24EMPG Award Letter and its incorporated documents for the Grant, which are incorporated and made a part of this Agreement as Attachment C.

Washington State Military Department
GENERAL TERMS AND CONDITIONS
Department of Homeland Security (DHS)/
Federal Emergency Management Agency (FEMA)
Grants

A.1 DEFINITIONS

As used throughout this Agreement, the terms will have the same meaning as defined in 2 CFR 200 Subpart A (which is incorporated herein by reference), except as otherwise set forth below:

a. "**Agreement**" means this Grant Agreement.

b. "**Department**" means the Washington State Military Department, as a state agency, any division, section, office, unit or other entity of the Department, or any of the officers or other officials lawfully representing that Department. The Department is a recipient of a federal award directly from a federal awarding agency and is the pass-through entity making a subaward to a Subrecipient under this Agreement.

c. "**Monitoring Activities**" means all administrative, financial, or other review activities that are conducted to ensure compliance with all state and federal laws, rules, regulations, authorities, and policies.

d. "**Subrecipient**" when capitalized is primarily used throughout this Agreement in reference to the non-federal entity identified on the Face Sheet of this Agreement that has received a subaward from the Department. However, the definition of "Subrecipient" is the same as in 2 CFR 200.1 for all other purposes.

A.2 ADVANCE PAYMENTS PROHIBITED

The Department shall make no payments in advance or in anticipation of goods or services to be provided under this Agreement. Subrecipient shall not invoice the Department in advance of delivery and invoicing of such goods or services.

A.3 AMENDMENTS AND MODIFICATIONS

The Subrecipient or the Department may request, in writing, an amendment or modification of this Agreement. However, such amendment or modification shall not be binding, take effect or be incorporated herein until made in writing and signed by the authorized representatives of the Department and the Subrecipient. No other understandings or agreements, written or oral, shall be binding on the parties.

The Agreement performance period shall only be extended by (1) written notification of DHS/FEMA approval of the Award performance period, followed up with a mutually agreed written amendment, or (2) written notification from the Department to the Subrecipient to provide additional time for completion of the Subrecipient's project(s).

A.4 AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, PUBLIC LAW 101-336, 42 U.S.C. 12101 ET SEQ. AND ITS IMPLEMENTING REGULATIONS ALSO REFERRED TO AS THE "ADA" 28 CFR Part 35.

Except as provided herein, the Subrecipient must comply with the ADA, which provides comprehensive civil rights protection to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunication. If the ADA does not apply to the Subrecipient because the Subrecipient is a federal recognized Indian Tribe, then the acceptance by the Tribe of, or acquiescence to, these General Terms and Conditions does not change or alter its inapplicability to the Indian Tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.

A.5 ASSURANCES

The Department and Subrecipient agree that all activity pursuant to this Agreement will be in accordance with all the applicable current federal, state and local laws, rules and regulations.

A.6 CERTIFICATION REGARDING DEBARMENT, SUSPENSION, OR INELIGIBILITY

As federal funds are a basis for this Agreement, the Subrecipient certifies that the Subrecipient is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this Agreement by any federal department or agency.

The Subrecipient shall complete, sign, and return a *Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion* form located at https://mil.wa.gov/requiredgrantforms. Any such form completed by the Subrecipient for this Agreement shall be incorporated into this Agreement by reference.

Further, the Subrecipient agrees to comply with all applicable federal regulations concerning the federal debarment and suspension system, including 2 CFR Part 180. The Subrecipient certifies that it will ensure that potential contractors or subrecipients or any of their principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in "covered transactions" by any federal department or agency. "Covered transactions" include procurement contracts for goods or services awarded under a non-procurement transaction (e.g., grant or cooperative agreement) that are expected to equal or exceed $25,000, and subawards to subrecipients for any amount. With respect to covered transactions, the Subrecipient may comply with this provision by obtaining a certification statement from the potential contractor or subrecipient or by checking the System for Award Management (https://sam.gov/SAM/) maintained by the federal government. The Subrecipient also agrees not to enter into any arrangements or contracts with any party on the Washington State Department of Labor and Industries' "*Debarred Contractor List*" (https://secure.lni.wa.gov/debarandstrike/ContractorDebarList.aspx). The Subrecipient also agrees not to enter into any agreements or contracts for the purchase of goods and services with any party on the Department of Enterprise Services' *Debarred Vendor List* (https://www.des.wa.gov/services/contracting-purchasing/doing-business-state/vendor-debarment).

A.7 CERTIFICATION REGARDING RESTRICTIONS ON LOBBYING

As required by 44 CFR Part 18, the Subrecipient hereby certifies that to the best of its knowledge and belief: (1) no federally appropriated funds have been paid or will be paid by or on behalf of the Subrecipient to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement; (2) that if any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Agreement, grant, loan, or cooperative agreement, the Subrecipient will complete and submit Standard Form-LLL, "*Disclosure Form to Report Lobbying*," in accordance with its instructions; (3) and that, as applicable, the Subrecipient will require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into and is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

A.8 COMPLIANCE WITH APPLICABLE STATUTES, RULES AND DEPARTMENT POLICIES

The Subrecipient and all its contractors and subrecipients shall comply with, and the Department is not responsible for determining compliance with, any and all applicable federal, state, and local laws, regulations, executive orders, OMB Circulars, and/or policies. This obligation includes, but is not limited to: nondiscrimination laws and/or policies, Energy Policy and Conservation Act (PL 94-163, as amended), the Americans with Disabilities Act (ADA), Age Discrimination Act of 1975, Title VI of the Civil Rights Act of 1964, Civil Rights Act of 1968, the Robert T. Stafford Disaster Relief and Emergency Assistance Act, (PL 93-288, as amended), Ethics in Public Service (RCW 42.52), Covenant Against Contingent Fees (48 CFR Section 52.203-5), Public Records Act (RCW 42.56), Prevailing Wages on Public Works (RCW 39.12), State Environmental Policy Act (RCW 43.21C), Shoreline Management Act of 1971 (RCW 90.58), State Building Code (RCW 19.27), Energy Related Building Standards (RCW 19.27A), Provisions in Buildings for Aged and Handicapped Persons (RCW 70.92), and safety and health regulations.

In the event of noncompliance or refusal to comply with any applicable law, regulation, executive order, OMB Circular or policy by the Subrecipient, its contractors or subrecipients, the Department may rescind, cancel, or terminate the Agreement in whole or in part in its sole discretion. The Subrecipient is responsible for all costs or liability arising from its failure, and that of its contractors and subrecipients, to comply with applicable laws, regulations, executive orders, OMB Circulars or policies.

A.9 CONFLICT OF INTEREST

No officer or employee of the Department; no member, officer, or employee of the Subrecipient or its designees or agents; no member of the governing body of the jurisdiction in which the project is undertaken or located; and no other official of the Subrecipient who exercises any functions or responsibilities with respect to the project during his or her tenure, shall have any personal or pecuniary gain or interest, direct or indirect, in any contract, subcontract, or the proceeds thereof, for work to be performed in connection with the project assisted under this Agreement.

The Subrecipient shall incorporate, or cause to incorporate, in all such contracts or subawards, a provision prohibiting such interest pursuant to this provision.

A.10 CONTRACTING & PROCUREMENT

a. The Subrecipient shall use a competitive procurement process in the procurement and award of any contracts with contractors or subcontractors that are entered into under the original agreement award. The procurement process followed shall be in accordance with 2 CFR Part 200.318, General procurement standards, through 200.327, Contract provisions.

   As required by Appendix II to 2 CFR Part 200, all contracts entered into by the Subrecipient under this Agreement must include the following provisions, as applicable:

   1) Contracts for more than the simplified acquisition threshold currently set at $250,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

   2) All contracts in excess of $10,000 must address termination for cause and for convenience by the non-federal entity including the manner by which it will be effected and the basis for settlement.

   3) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "*Equal Employment Opportunity*" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "*Amending Executive Order 11246 Relating to Equal Employment Opportunity*," and implementing regulations at 41 CFR part 60, "*Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor*."

   4) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "*Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction*"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or Subrecipient must

be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency.

5) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

6) Rights to Inventions Made Under a Contract or Agreement. If the federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or Subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or Subrecipient must comply with the requirements of 37 CFR Part 401, "*Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements*," and any implementing regulations issued by the awarding agency.

7) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

8) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "*Debarment and Suspension*." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

9) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award.

10) Procurement of recovered materials -- As required by 2 CFR 200.323, a non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds

$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

11) Notice of federal awarding agency requirements and regulations pertaining to reporting.

12) Federal awarding agency requirements and regulations pertaining to copyrights and rights in data.

13) Access by the Department, the Subrecipient, the federal awarding agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.

14) Retention of all required records for six (6) years after the Subrecipient has made final payments and all other pending matters are closed.

15) Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94–163, 89 Stat. 871).

16) Pursuant to Executive Order 13858 "*Strengthening Buy-American Preferences for Infrastructure Projects*," and as appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States, as required in 2 CFR Part 200.322, in every contract, subcontract, purchase order, or sub-award that is chargeable against federal financial assistance awards.

17) Per 2 C.F.R. § 200.216, prohibitions regarding certain telecommunications and video surveillance services or equipment are mandated by *section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (FY 2019 NDAA), Pub. L. No. 115-232 (2018)*.

b. The Department reserves the right to review the Subrecipient's procurement plans and documents and require the Subrecipient to make changes to bring its plans and documents into compliance with the requirements of 2 CFR Part 200.317 through 200.327. The Subrecipient must ensure that its procurement process requires contractors and subcontractors to provide adequate documentation with sufficient detail to support the costs of the project and to allow both the Subrecipient and Department to make a determination on eligibility of project costs.

c. All contracting agreements entered into pursuant to this Agreement shall incorporate this Agreement by reference.

A.11 DISCLOSURE

The use or disclosure by any party of any information concerning the Department for any purpose not directly connected with the administration of the Department's or the Subrecipient's responsibilities with respect to services provided under this Agreement is prohibited except by prior written consent of the Department or as required to comply with the state Public Records Act, other law or court order.

A.12 DISPUTES

Except as otherwise provided in this Agreement, when a bona fide dispute arises between the parties and it cannot be resolved through discussion and negotiation, either party may request a dispute resolution board to resolve the dispute. A request for a dispute resolution board shall be in writing, state the disputed issues, state the relative positions of the parties, and be sent to all parties. The board shall consist of a representative appointed by the Department, a representative appointed by the Subrecipient, and a third party mutually agreed upon by both parties. The determination of the dispute resolution board shall be final and binding on the parties hereto. Each party shall bear the cost for its member of the dispute resolution board and its attorney fees and costs and share equally the cost of the third board member.

A.13 LEGAL RELATIONS

It is understood and agreed that this Agreement is solely for the benefit of the parties to the Agreement and gives no right to any other party. No joint venture or partnership is formed as a result of this Agreement.

To the extent allowed by law, the Subrecipient, its successors or assigns, will protect, save and hold harmless the Department, the state of Washington, and the United States Government and their authorized agents and employees, from all claims, actions, costs, damages or expenses of any nature whatsoever by reason of the acts or omissions of the Subrecipient, its subcontractors, subrecipients, assigns, agents, contractors, consultants, licensees, invitees, employees or any person whomsoever arising out of or in connection with any acts or activities authorized by this Agreement.

To the extent allowed by law, the Subrecipient further agrees to defend the Department and the state of Washington and their authorized agents and employees in any litigation; including payment of any costs or attorneys' fees for any claims or action commenced thereon arising out of or in connection with acts or activities authorized by this Agreement.

This obligation shall not include such claims, costs, damages or expenses which may be caused by the sole negligence of the Department; provided, that if the claims or damages are caused by or result from the concurrent negligence of (1) the Department, and (2) the Subrecipient, its agents, or employees, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Subrecipient, or the Subrecipient's agents or employees.

Insofar as the funding source, FEMA is an agency of the Federal government, the following shall apply:

44 CFR 206.9 Non-liability. The Federal government shall not be liable for any claim based upon the exercise or performance of, or the failure to exercise or perform a discretionary function or duty on the part of a federal agency or an employee of the Federal government in carrying out the provisions of the Stafford Act.

A.14 LIMITATION OF AUTHORITY – AUTHORIZED SIGNATURE

The signatories to this Agreement represent that they have the authority to bind their respective organizations to this Agreement. Only the Department's Authorized Signature representative and the Authorized Signature representative of the Subrecipient or Alternate for the Subrecipient, formally designated in writing, shall have the express, implied, or apparent authority to alter, amend, modify, or waive any clause or condition of this Agreement. Any alteration, amendment, modification, or waiver of any clause or condition of this Agreement is not effective or binding unless made in writing and signed by both parties' Authorized Signature representatives, except as provided for time extensions in Article A.3.

Further, only the Authorized Signature representative or Alternate for the Subrecipient shall have signature authority to sign reimbursement requests, time extension requests, amendment and modification requests, requests for changes to projects or work plans, and other requests, certifications and documents authorized by or required under this Agreement.

A.15 LOSS OR REDUCTION OF FUNDING

In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date of this Agreement and prior to normal completion or end date, the Department may unilaterally reduce the work plan and budget or unilaterally terminate all or part of the Agreement as a "Termination for Cause" without providing the Subrecipient an opportunity to cure. Alternatively, the parties may renegotiate the terms of this Agreement under "Amendments and Modifications" to comply with new funding limitations and conditions, although the Department has no obligation to do so.

A.16 NONASSIGNABILITY

Neither this Agreement, nor any claim arising under this Agreement, shall be transferred or assigned by the Subrecipient.

A.17 NONDISCRIMINATION

During the performance of this agreement, the Subrecipient shall comply with all federal and state nondiscrimination statutes and regulations. These requirements include, but are not limited to:

a. Nondiscrimination in Employment: The Subrecipient shall not discriminate against any employee or applicant for employment because of race, color, sex, sexual orientation, religion, national origin, creed, marital status, age, Vietnam era or disabled veteran status, or the presence of any sensory, mental, or physical handicap. This requirement does not apply, however, to a religious corporation, association, educational institution or society with respect to the employment of individuals of a particular religion to perform work connected with the carrying on by such corporation, association, educational institution or society of its activities.
b. The Subrecipient shall take action to ensure that employees are employed and treated during employment without discrimination because of their race, color, sex, sexual orientation religion, national origin, creed, marital status, age, Vietnam era or disabled veteran status, or the presence of any sensory, mental, or physical handicap. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment selection for training, including apprenticeships and volunteers.

A.18 NOTICES

The Subrecipient shall comply with all public notices or notices to individuals required by applicable local, state and federal laws and regulations and shall maintain a record of this compliance.

A.19 OCCUPATIONAL SAFETY/HEALTH ACT and WASHINGTON INDUSTRIAL SAFETY/HEALTH ACT (OSHA/WISHA)

The Subrecipient represents and warrants that its workplace does now or will meet all applicable federal and state safety and health regulations that are in effect during the Subrecipient's performance under this Agreement. To the extent allowed by law, the Subrecipient further agrees to indemnify and hold harmless the Department and its employees and agents from all liability, damages and costs of any nature, including, but not limited to, costs of suits and attorneys' fees assessed against the Department, as a result of the failure of the Subrecipient to so comply.

A.20 OWNERSHIP OF PROJECT/CAPITAL FACILITIES

The Department makes no claim to any capital facilities or real property improved or constructed with funds under this Agreement, and by this subaward of funds does not and will not acquire any ownership interest or title to such property of the Subrecipient. The Subrecipient shall assume all liabilities and responsibilities arising from the ownership and operation of the project and agrees to defend, indemnify, and hold the Department, the state of Washington, and the United States government harmless from any and all causes of action arising from the ownership and operation of the project.

A.21 POLITICAL ACTIVITY

No portion of the funds provided herein shall be used for any partisan political activity or to further the election or defeat of any candidate for public office or influence the approval or defeat of any ballot issue.

A.22 PROHIBITION AGAINST PAYMENT OF BONUS OR COMMISSION

The assistance provided under this Agreement shall not be used in payment of any bonus or commission for the purpose of obtaining approval of the application for such assistance or any other approval or concurrence under this Agreement provided, however, that reasonable fees or bona fide technical consultant, managerial, or other such services, other than actual solicitation, are not hereby prohibited if otherwise eligible as project costs.

A.23 PUBLICITY

The Subrecipient agrees to submit to the Department prior to issuance all advertising and publicity matters relating to this Agreement wherein the Department's name is mentioned, or language used from which the connection of the Department's name may, in the Department's judgment, be inferred or implied. The Subrecipient agrees not to publish or use such advertising and publicity matters without the prior written consent of the Department. The Subrecipient may copyright original work it develops in the course of or under this Agreement; however, pursuant to 2 CFR Part 200.315, FEMA reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish or otherwise use, and to authorize others to use the work for government purposes.

Publication resulting from work performed under this Agreement shall include an acknowledgement of FEMA's financial support, by the Assistance Listings Number (formerly CFDA Number), and a statement that the publication does not constitute an endorsement by FEMA or reflect FEMA's views.

A.24 RECAPTURE PROVISION

In the event the Subrecipient fails to expend funds under this Agreement in accordance with applicable federal, state, and local laws, regulations, and/or the provisions of the Agreement, the Department reserves the right to recapture funds in an amount equivalent to the extent of noncompliance. Such right of recapture shall exist for the life of the project following Agreement termination. Repayment by the Subrecipient of funds under this recapture provision shall occur within 30 days of demand. In the event the Department is required to institute legal proceedings to enforce the recapture provision, the Department shall be entitled to its costs and expenses thereof, including attorney fees from the Subrecipient.

A.25 RECORDS

a. The Subrecipient agrees to maintain all books, records, documents, receipts, invoices and all other electronic or written records necessary to sufficiently and properly reflect the Subrecipient's contracts, subawards, grant administration, and payments, including all direct and indirect charges, and expenditures in the performance of this Agreement (the “records”).

b. The Subrecipient's records related to this Agreement and the projects funded may be inspected and audited by the Department or its designee, by the Office of the State Auditor, DHS, FEMA or their designees, by the Comptroller General of the United States or its designees, or by other state or federal officials authorized by law, for the purposes of determining compliance by the Subrecipient with the terms of this Agreement and to determine the appropriate level of funding to be paid under the Agreement.

c. The records shall be made available by the Subrecipient for such inspection and audit, together with suitable space for such purpose, at any and all times during the Subrecipient's normal working day.

d. The Subrecipient shall retain and allow access to all records related to this Agreement and the funded project(s) for a period of at least six (6) years following final payment and closure of the grant under this Agreement. Despite the minimum federal retention requirement of three (3) years, the more stringent State requirement of six (6) years must be followed.

A.26 RESPONSIBILITY FOR PROJECT/STATEMENT OF WORK/WORK PLAN

While the Department undertakes to assist the Subrecipient with the project/statement of work/work plan (project) by providing federal award funds pursuant to this Agreement, the project itself remains the sole responsibility of the Subrecipient. The Department undertakes no responsibility to the Subrecipient, or to any third party, other than as is expressly set out in this Agreement.

The responsibility for the design, development, construction, implementation, operation and maintenance of the project, as these phrases are applicable to this project, is solely that of the Subrecipient, as is responsibility for any claim or suit of any nature by any third party related in any way to the project.

Prior to the start of any construction activity, the Subrecipient shall ensure that all applicable federal, state, and local permits and clearances are obtained, including, but not limited to, FEMA compliance with the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, and all other environmental laws, regulations, and executive orders.

The Subrecipient shall defend, at its own cost, any and all claims or suits at law or in equity, which may be brought against the Subrecipient in connection with the project. The Subrecipient shall not look to the Department, or to any state or federal agency, or to any of their employees or agents, for any performance, assistance, or any payment or indemnity, including, but not limited to, cost of defense and/or attorneys’ fees, in connection with any claim or lawsuit brought by any third party related to any design, development, construction, implementation, operation and/or maintenance of a project.

A.27 SEVERABILITY

If any court of rightful jurisdiction holds any provision or condition under this Agreement or its application to any person or circumstances invalid, this invalidity does not affect other provisions, terms or conditions of the Agreement, which can be given effect without the invalid provision. To this end, the terms and conditions of this Agreement are declared severable.

A.28 SINGLE AUDIT ACT REQUIREMENTS (including all AMENDMENTS)

The Subrecipient shall comply with and include the following audit requirements in any subawards.

Non-federal entities, as Subrecipients of a federal award, that expend **$750,000** or more in one fiscal year of federal funds from all sources, direct and indirect, are required to have a single or a program-specific audit conducted in accordance with 2 CFR Part 200 Subpart F. Non-federal entities that spend less than **$750,000** a year in federal awards are exempt from federal audit requirements for that year, except as noted in 2 CFR Part 200 Subpart F. As defined in 2 CFR Part 200, the term "non-federal entity" means a state, local government, Indian tribe, institution of higher education, or nonprofit organization that carries out a federal award as a recipient or subrecipient.

Subrecipients that are required to have an audit must ensure the audit is performed in accordance with Generally Accepted Government Auditing Standards (GAGAS) as found in the Government Auditing Standards (the Revised Yellow Book) developed by the United States Comptroller General and the OMB Compliance Supplement. The Subrecipient has the responsibility of notifying its auditor and requesting an audit in compliance with 2 CFR Part 200 Subpart F, to include the Washington State Auditor's Office, a federal auditor, or a public accountant performing work using GAGAS, as appropriate. Costs of the audit may be an allowable grant expenditure as authorized by 2 CFR Part 200.425.

The Subrecipient shall maintain auditable records and accounts so as to facilitate the audit requirement and shall ensure that any subcontractors also maintain auditable records. The Subrecipient is responsible for any audit exceptions incurred by its own organization or that of its subcontractors. Responses to any unresolved management findings and disallowed or questioned costs shall be included with the audit report. The Subrecipient must respond to Department requests for information or corrective action concerning audit issues or findings within 30 days of the date of request. The Department reserves the right to recover from the Subrecipient all disallowed costs resulting from the audit.

After the single audit has been completed, and if it includes any audit findings, the Subrecipient must send a full copy of the audit and its Corrective Action Plan to the Department at the following address no later than nine (9) months after the end of the Subrecipient's fiscal year(s):

Contracts Office
Washington Military Department
Finance Division, Building #1 TA-20
Camp Murray, WA 98430-5032

OR

Contracts.Office@mil.wa.gov

The Department retains the sole discretion to determine whether a valid claim for an exemption from the audit requirements of this provision has been established.

Conducting a single or program-specific audit in compliance with 2 CFR Part 200 Subpart F is a material requirement of this Agreement. In the absence of a valid claim of exemption from the audit requirements of 2 CFR Part 200 Subpart F, the Subrecipient's failure to comply with said audit requirements may result in one or more of the following actions in the Department's sole discretion: a percentage of federal awards being withheld until the audit is completed in accordance with 2 CFR Part 200 Subpart F; the withholding or disallowing of overhead costs; the suspension of federal awards until the audit is conducted and submitted; or termination of the federal award.

A.29 SUBRECIPIENT NOT EMPLOYEE

The Subrecipient, and/or employees or agents performing under this Agreement, are not employees or agents of the Department in any manner whatsoever. The Subrecipient will not be presented as nor claim to be an officer or employee of the Department or of the state of Washington by reason hereof, nor will the Subrecipient make any claim, demand, or application to or for any right, privilege or benefit applicable to an officer or employee of the Department or of the state of Washington, including, but not limited to, Workers' Compensation coverage, unemployment insurance benefits, social security benefits, retirement membership or credit, or privilege or benefit which would accrue to a civil service employee under Chapter 41.06 RCW; OFM Reg. 4.3.1.1.8.

It is understood that if the Subrecipient is another state department, state agency, state university, state college, state community college, state board, or state commission, that the officers and employees are employed by the state of Washington in their own right.

If the Subrecipient is an individual currently employed by a Washington State agency, the Department shall obtain proper approval from the employing agency or institution before entering into this contract. A statement of "no conflict of interest" shall be submitted to the Department.

A.30 TAXES, FEES AND LICENSES

Unless otherwise provided in this Agreement, the Subrecipient shall be responsible for, pay and maintain in current status all taxes, unemployment contributions, fees, licenses, assessments, permit charges and expenses of any other kind for the Subrecipient or its staff required by statute or regulation that are applicable to Agreement performance.

A.31 TERMINATION FOR CONVENIENCE

Notwithstanding any provisions of this Agreement, the Subrecipient may terminate this Agreement by providing written notice of such termination to the Department Key Personnel identified in the Agreement, specifying the effective date thereof, at least thirty (30) days prior to such date.

Except as otherwise provided in this Agreement, the Department, in its sole discretion and in the best interests of the state of Washington, may terminate this Agreement in whole or in part ten (10) business days after emailing notice. Upon notice of termination for convenience, the Department reserves the right to suspend all or part of the Agreement, withhold further payments, or prohibit the Subrecipient from incurring additional obligations of funds. In the event of termination, the Subrecipient shall be liable for all damages as authorized by law. The rights and remedies of the Department provided for in this section shall not be exclusive and are in addition to any other rights and remedies provided by law.

A.32 TERMINATION OR SUSPENSION FOR LOSS OF FUNDING

The Department may unilaterally terminate or suspend all or part of this Grant Agreement, or may reduce its scope of work and budget, if there is a reduction in funds by the source of those funds, and if such funds are the basis for this Grant Agreement. The Department will email the Subrecipient ten (10) business days prior to termination.

A.33 TERMINATION OR SUSPENSION FOR CAUSE

In the event the Department, in its sole discretion, determines the Subrecipient has failed to fulfill in a timely and proper manner its obligations under this Agreement, is in an unsound financial condition so as to endanger performance hereunder, is in violation of any laws or regulations that render the Subrecipient unable to perform any aspect of the Agreement, or has violated any of the covenants, agreements or stipulations of this Agreement, the Department has the right to immediately suspend or terminate this Agreement in whole or in part.

The Department may notify the Subrecipient in writing of the need to take corrective action and provide a period of time in which to cure. The Department is not required to allow the Subrecipient an opportunity to cure if it is not feasible as determined solely within the Department's discretion. Any time allowed for cure shall not diminish or eliminate the Subrecipient's liability for damages or otherwise affect any other remedies available to the Department. If the Department allows the Subrecipient an opportunity to cure, the Department shall notify the Subrecipient in writing of the need to take corrective action. If the corrective action is not taken within ten (10) calendar days or as otherwise specified by the Department, or if such corrective action is deemed by the Department to be insufficient, the Agreement may be terminated in whole or in part.

The Department reserves the right to suspend all or part of the Agreement, withhold further payments, or prohibit the Subrecipient from incurring additional obligations of funds during investigation of the alleged compliance breach, pending corrective action by the Subrecipient, if allowed, or pending a decision by the Department to terminate the Agreement in whole or in part.

In the event of termination, the Subrecipient shall be liable for all damages as authorized by law, including, but not limited to, any cost difference between the original Agreement and the replacement or cover Agreement and all administrative costs directly related to the replacement Agreement, e.g., cost of administering the competitive solicitation process, mailing, advertising and other associated staff time. The rights and remedies of the Department provided for in this section shall not be exclusive and are in addition to any other rights and remedies provided by law.

If it is determined that the Subrecipient: (1) was not in default or material breach, or (2) failure to perform was outside of the Subrecipient's control, fault or negligence, the termination shall be deemed to be a termination for convenience.

A.34 TERMINATION PROCEDURES

In addition to the procedures set forth below, if the Department terminates this Agreement, the Subrecipient shall follow any procedures specified in the termination notice. Upon termination of this Agreement and in addition to any other rights provided in this Agreement, the Department may require the Subrecipient to deliver to the Department any property specifically produced or acquired for the performance of such part of this Agreement as has been terminated.

If the termination is for convenience, the Department shall pay to the Subrecipient as an agreed upon price, if separately stated, for properly authorized and completed work and services rendered or goods delivered to and accepted by the Department prior to the effective date of Agreement termination, the amount agreed upon by the Subrecipient and the Department for (i) completed work and services and/or equipment or supplies provided for which no separate price is stated, (ii) partially completed work and services and/or equipment or supplies provided which are accepted by the Department, (iii) other work, services and/or equipment or supplies which are accepted by the Department, and (iv) the protection and preservation of property.

Failure to agree with such amounts shall be a dispute within the meaning of the "Disputes" clause of this Agreement. If the termination is for cause, the Department shall determine the extent of the liability of the Department. The Department shall have no other obligation to the Subrecipient for termination. The Department may withhold from any amounts due the Subrecipient such sum as the Department determines to be necessary to protect the Department against potential loss or liability.

The rights and remedies of the Department provided in this Agreement shall not be exclusive and are in addition to any other rights and remedies provided by law.

After receipt of a notice of termination, and except as otherwise directed by the Department in writing, the Subrecipient shall:

a. Stop work under the Agreement on the date, and to the extent specified, in the notice;

b. Place no further orders or contracts for materials, services, supplies, equipment and/or facilities in relation to this Agreement except as may be necessary for completion of such portion of the work under the Agreement as is not terminated;

c. Assign to the Department, in the manner, at the times, and to the extent directed by the Department, all of the rights, title, and interest of the Subrecipient under the orders and contracts so terminated, in which case the Department has the right, at its discretion, to settle or pay any or all claims arising out of the termination of such orders and contracts;

d. Settle all outstanding liabilities and all claims arising out of such termination of orders and contracts, with the approval or ratification of the Department to the extent the Department may require, which approval or ratification shall be final for all the purposes of this clause;

e. Transfer title to the Department and deliver in the manner, at the times, and to the extent directed by the Department any property which, if the Agreement had been completed, would have been required to be furnished to the Department;

f. Complete performance of such part of the work as shall not have been terminated by the Department in compliance with all contractual requirements; and

g. Take such action as may be necessary, or as the Department may require, for the protection and preservation of the property related to this Agreement which is in the possession of the Subrecipient and in which the Department has or may acquire an interest.

A.35 MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

In accordance with the legislative findings and policies set forth in Chapter 39.19 RCW, the state of Washington encourages participation in all its contracts by MWBE firms certified by the Office of Minority and Women's Business Enterprises (OMWBE). To the extent possible, the Subrecipient will solicit and encourage minority-owned and women-owned business enterprises who are certified by the OMWBE under the state of Washington certification program to apply and compete for work under this contract. Voluntary numerical MWBE participation goals have been established and are indicated herein: Minority Business Enterprises: (MBEs): 10% and Woman's Business Enterprises (WBEs): 6%.

A.36 VENUE

This Agreement shall be construed and enforced in accordance with, and the validity and performance shall be governed by, the laws of the state of Washington. Except for as provided herein, venue of any suit between the parties arising out of this Agreement shall be the Superior Court of Thurston County, Washington, and the Subrecipient, by execution of this Agreement, acknowledges the jurisdiction of the courts of the state of Washington. Provides, that if the Subrecipient is a federally recognized Indian Tribe, the parties agree that, in the event either party to this Agreement commences any suit relating to or arising from the Agreement, the United States District Court for the Western District of the State of Washington shall have the sole and exclusive jurisdiction over such proceeding. If the court lacks federal subject matter jurisdiction, then the Tribe agrees to waive its sovereign immunity from suit for the limited purpose of permitting the State to enforce the terms of this Agreement in the Superior Court of Washington under Washington law, and venue for such suit shall be the Superior Court of Thurston County, Washington. This limited waiver of sovereign immunity is solely for the benefit of the State. This limited waiver of sovereign immunity shall not be for, nor shall it be construed as for, the benefit of any other person or entity, and the Tribe does not waive its immunity with respect to any action brought by, or on behalf of, any other entity or person.

A.37 WAIVERS

No conditions or provisions of this Agreement can be waived unless approved in advance by the Department in writing. The Department's failure to insist upon strict performance of any provision of the Agreement or to exercise any right based upon a breach thereof, or the acceptance of any performance during such breach, shall not constitute a waiver of any right under this Agreement.

24EMPG Award Letter
EMS-2024-EP-05000

Award Letter

U.S. Department of Homeland Security
Washington, D.C. 20472

Effective date: 09/09/2024

Sierra Wardell
MILITARY DEPARTMENT, WASHINGTON STATE
BUILDING 1 MILITIA DR STATE FINANCIAL SERVICES
CAMP MURRAY, WA 98430

EMS-2024-EP-05000

Dear Sierra Wardell,

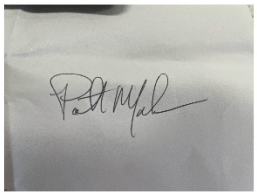
Congratulations on behalf of the Department of Homeland Security, your application submitted for the Fiscal Year (FY) 2024 Emergency Management Performance Grants, has been approved in the amount of $6,821,397.00 in Federal funding. This award of federal assistance is executed as a Grant. As a condition of this award, you are required to contribute non-Federal funds equal to or greater than $6,821,397.00 for a total approved budget of $13,642,794.00. Please see the FY24 Emergency Management Performance Grant (EMPG) Program for information on how to meet this cost share requirement.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Award Summary - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- FY 2024 Emergency Management Performance Grants Notice of Funding Opportunity
- FEMA Preparedness Grants Manual

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,



Patrick Marcham
Grants Program Division Director
Region 10

Award Summary

Program: Fiscal Year 2024 Emergency Management Performance Grant
Recipient: MILITARY DEPARTMENT, WASHINGTON STATE
UEI-EFT: D2EJRGZ2PLG8-0001
DUNS number: 8088833830001
Award number: EMS-2024-EP-05000

Summary description of award

The Fiscal Year (FY) 2024 Emergency Management Performance Grant (EMPG) Program is one of the grant programs that constitute DHS/FEMA's focus on all-hazards emergency preparedness. These grant programs are part of a comprehensive set of measures authorized by Congress and implemented by DHS/FEMA to assist state, local, tribal, and territorial emergency management agencies to implement the National Preparedness System and the National Preparedness Goal of a secure and resilient nation

Amount awarded table

The amount of the award is detailed in the attached Obligating Document for Award.

The following are the budgeted estimates for object classes for this award (including Federal share plus your cost share, if applicable):

Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA's prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the FY2024 EMPG NOFO.

// due to new system inclusion of information with no context, pages 5-12 not included – available on request //

Agreement Articles

Program: Fiscal Year 2024 Emergency Management Performance Grant
Recipient: MILITARY DEPARTMENT, WASHINGTON STATE
UEI-EFT: D2EJRGZ2PLG8-0001
DUNS number: 8088833830001
Award number: EMS-2024-EP-05000

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Article 1	**Assurances, Administrative Requirements, Cost Principles, Representations, and Certifications** I. Recipients must complete either the Office of Management and Budget (OMB) Standard Form 424B Assurances – Non- Construction Programs, or OMB Standard Form 424D Assurances – Construction Programs, as applicable. Certain assurances in these documents may not be applicable to your program and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances as instructed by the federal awarding agency.
Article 2	**General Acknowledgements and Assurances** Recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards in effect as of the federal award date and located at 2 C.F.R. Part 200 and adopted by DHS at 2 C.F.R. § 3002.10. All recipients and subrecipients must acknowledge and agree to provide DHS access to records, accounts, documents, information, facilities, and staff pursuant to 2 C.F.R. § 200.337. I. Recipients must cooperate with any DHS compliance reviews or compliance investigations. II. Recipients must give DHS access to examine and copy records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities and personnel. III. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports. IV. Recipients must comply with all other special reporting, data collection, and evaluation requirements required by law, federal regulation, Notice of Funding Opportunity, federal award specific terms and conditions, and/or federal awarding agency program guidance. V. Recipients must complete the DHS Civil Rights Evaluation Tool within thirty (30) days of receiving the Notice of Award for the first award under which this term applies. Recipients of multiple federal awards from DHS should only submit one completed tool for their organization, not per federal award. After the initial submission, recipients are required to complete the tool once every two (2) years if they have an active federal award, not every time a federal award is made. Recipients must submit the completed tool, including supporting materials, to CivilRightsEvaluation@hq.dhs.gov. This tool clarifies the civil rights obligations and related reporting requirements contained in these DHS Standard Terms and Conditions. Subrecipients are not required to complete and submit this tool to DHS. The evaluation tool can be found at https://www.dhs.gov/publication/dhs- civil-rights-evaluation-tool. DHS Civil Rights Evaluation Tool | Homeland Security. The DHS Office for Civil Rights and Civil Liberties will consider, in its discretion, granting an extension to the 30-day deadline if the recipient identifies steps and a timeline for completing the tool. Recipients must request extensions by emailing the request to CivilRightsEvaluation@hq.dhs.gov prior to expiration of the 30-day deadline.
Article 3	**Acknowledgement of Federal Funding from DHS** Recipients must acknowledge their use of federal award funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal award funds.

Article 4	**Activities Conducted Abroad** Recipients must coordinate with appropriate government authorities when performing project activities outside the United States obtain all appropriate licenses, permits, or approvals.
Article 5	**Age Discrimination Act of 1975** Recipients must comply with the requirements of the Age Discrimination Act of 1975, Pub. L. No. 94-135 (codified as amended at 42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.
Article 6	**Americans with Disabilities Act of 1990** Recipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, Pub. L. No. 101-336 (1990) (codified as amended at 42 U.S.C. §§ 12101– 12213), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.
Article 7	**Best Practices for Collection and Use of Personally Identifiable Information** Recipients who collect personally identifiable information (PII) as part of carrying out the scope of work under a federal award are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. DHS defines PII as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy Template as useful resources respectively.
Article 8	**Civil Rights Act of 1964 – Title VI** Recipients must comply with the requirements of Title VI of the Civil Rights Act of 1964, Pub. L. No. 88-352 (codified as amended at 42 U.S.C. § 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at 6 C.F.R. Part 21. Recipients of an award from the Federal Emergency Management Agency (FEMA) must also comply with FEMA's implementing regulations at 44 C.F.R. Part 7.

Article 9	**Civil Rights Act of 1968** Recipients must comply with Title VIII of the Civil Rights Act of 1968, Pub. L. No. 90-284 (codified as amended at 42 U.S.C. § 3601 et seq.) which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection. therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex, as implemented by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units— i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features. (See 24 C.F.R. Part 100, Subpart D.)
Article 10	**Copyright** Recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 to any work first produced under federal awards and also include an acknowledgement that the work was produced under a federal award (including the federal award number and federal awarding agency). As detailed in 2 C.F.R. § 200.315, a federal awarding agency reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use the work for federal purposes and to authorize others to do so.
Article 11	**Debarment and Suspension** Recipients must comply with the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) 12549 and 12689 set forth at 2 C.F.R. Part 180 as implemented by DHS at 2 C.F.R. Part 3000. These regulations prohibit recipients from entering into covered transactions (such as subawards and contracts) with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.
Article 12	**Drug-Free Workplace Regulations** Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of 2 C.F.R. Part 3001, which adopts the Government- wide implementation (2 C.F.R. Part 182) of the Drug-Free Workplace Act of 1988 (41 U.S.C. §§ 8101-8106).
Article 13	**Duplicative Costs** Recipients are prohibited from charging any cost to this federal award that will be included as a cost or used to meet cost sharing or matching requirements of any other federal award in either the current or a prior budget period. (See 2 C.F.R. § 200.403(f)). However, recipients may shift costs that are allowable under two or more federal awards where otherwise permitted by federal statutes, regulations, or the federal financial assistance award terms and conditions.

Article 14	**Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX** Recipients must comply with the requirements of Title IX of the Education Amendments of 1972, Pub. L. No. 92-318 (codified as amended at 20 U.S.C. § 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at 6 C.F.R. Part 17. Recipients of an award from the Federal Emergency Management Agency (FEMA) must also comply with FEMA's implementing regulations at 44 C.F.R. Part 19.
Article 15	**E.O. 14074 – Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety** Recipient State, Tribal, local, or territorial law enforcement agencies must comply with the requirements of section 12(c) of E.O. 14074. Recipient State, Tribal, local, or territorial law enforcement agencies are also encouraged to adopt and enforce policies consistent with E.O. 14074 to support safe and effective policing.
Article 16	**Energy Policy and Conservation Act** Recipients must comply with the requirements of the Energy Policy and Conservation Act, Pub. L. No. 94-163 (1975) (codified as amended at 42 U.S.C. § 6201 et seq.), which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.
Article 17	**False Claims Act and Program Fraud Civil Remedies** Recipients must comply with the requirements of the False Claims Act, 31 U.S.C. §§ 3729- 3733, which prohibit the submission of false or fraudulent claims for payment to the Federal Government. (See 31 U.S.C. §§ 3801-3812, which details the administrative remedies for false claims and statements made.)
Article 18	**Federal Debt Status** All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See OMB Circular A-129.)
Article 19	**Federal Leadership on Reducing Text Messaging while Driving** Recipients are encouraged to adopt and enforce policies that ban text messaging while driving recipient-owned, recipient-rented, or privately owned vehicles when on official government business or when performing any work for or on behalf of the Federal Government. Recipients are also encouraged to conduct the initiatives of the type described in Section 3(a) of E.O. 13513.

Article 20	**Fly America Act of 1974** Recipients must comply with Preference for U.S. Flag Air Carriers (a list of certified air carriers can be found at: Certificated Air Carriers List | US Department of Transportation, https://www.transportation.gov/policy/aviation-policy/certificated-air-carriers-list)for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974, 49 U.S.C. § 40118, and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.
Article 21	**Hotel and Motel Fire Safety Act of 1990** Recipients must ensure that all conference, meeting, convention, or training space funded entirely or in part by federal award funds complies with the fire prevention and control guidelines of Section 6 of the Hotel and Motel Fire Safety Act of 1990, 15 U.S.C. § 2225a.
Article 22	**John S. McCain National Defense Authorization Act of Fiscal Year 2019** Recipients, subrecipients, and their contractors and subcontractors are subject to the prohibitions described in section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232 (2018) and 2 C.F.R. §§ 200.216, 200.327, 200.471, and Appendix II to 2 C.F.R. Part 200. The statute – as it applies to DHS recipients, subrecipients, and their contractors and subcontractors – prohibits obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons.
Article 23	**Limited English Proficiency (Civil Rights Act of 1964, Title VI)** Recipients must comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance: https://www.dhs.gov/guidance-published-help- department-supported-organizations-provide-meaningful-access-people-limited and additional resources on http://www.lep.gov.
Article 24	**Lobbying Prohibitions** Recipients must comply with 31 U.S.C. § 1352 and 6 C.F.R. Part 9, which provide that none of the funds provided under a federal award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification. Per 6 C.F.R. Part 9, recipients must file a lobbying certification form as described in Appendix A to 6 C.F.R. Part 9 or available on Grants.gov as the Grants.gov Lobbying Form and file a lobbying disclosure form as described in Appendix B to 6 C.F.R. Part 9 or available on Grants.gov as the Disclosure of Lobbying Activities (SF-LLL).

Article 25	**National Environmental Policy Act** Recipients must comply with the requirements of the National Environmental Policy Act of 1969, Pub. L. No. 91-190 (1970) (codified as amended at 42 U.S.C. § 4321 et seq.) (NEPA) and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which require recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.
Article 26	**Nondiscrimination in Matters Pertaining to Faith-Based Organizations** It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statues, regulations, and guidance governing the participations of faith- based organizations in individual DHS programs.
Article 27	**Non-Supplanting Requirement** Recipients of federal awards under programs that prohibit supplanting by law must ensure that federal funds supplement but do not supplant non-federal funds that, in the absence of such federal funds, would otherwise have been made available for the same purpose.
Article 28	**Notice of Funding Opportunity Requirements** All the instructions, guidance, limitations, scope of work, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this federal award are incorporated by reference. All recipients must comply with any such requirements set forth in the NOFO. If a condition of the NOFO is inconsistent with these terms and conditions and any such terms of the Award, the condition in the NOFO shall be invalid to the extent of the inconsistency. The remainder of that condition and all other conditions set forth in the NOFO shall remain in effect.
Article 29	**Patents and Intellectual Property Rights** Recipients are subject to the Bayh-Dole Act, 35 U.S.C. § 200 et seq. and applicable regulations governing inventions and patents, including the regulations issued by the Department of Commerce at 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms under Government Awards, Contracts, and Cooperative Agreements) and the standard patent rights clause set forth at 37 C.F.R. § 401.14.

Article 30	**Procurement of Recovered Materials** States, political subdivisions of states, and their contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. No. 89-272 (1965) (codified as amended by the Resource Conservation and Recovery Act at 42 U.S.C. § 6962) and 2 C.F.R. § 200.323. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.
Article 31	**Rehabilitation Act of 1973** Recipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, Pub. L. No. 93-112 (codified as amended at 29 U.S.C. § 794), which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.
Article 32	**Reporting of Matters Related to Recipient Integrity and Performance** If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds $10,000,000 for any period of time during the period of performance of the federal award, then the recipient must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated by reference.
Article 33	**Reporting Subawards and Executive Compensation** For federal awards that equal or exceed $30,000, recipients are required to comply with the requirements set forth in the government-wide award term on Reporting Subawards and Executive Compensation set forth at 2 C.F.R. Part 170, Appendix A, the full text of which is incorporated by reference.

Article 34 **Required Use of American Iron, Steel, Manufactured Products, and Construction Materials**

Recipients of an award of Federal financial assistance from a program for infrastructure are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless: (1) all iron and steel used in the project are produced in the United States—this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; (2) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States. The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project. Waivers When necessary, recipients may apply for, and the agency may grant, a waiver from these requirements. The agency should notify the recipient for information on the process for requesting a waiver from these requirements. (a) When the Federal agency has determined that one of the following exceptions applies, the awarding official may waive the application of the domestic content procurement preference in any case in which the agency determines that: (1) applying the domestic content procurement preference would be inconsistent with the public interest; (2) the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or (3) the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent. A request to waive the application of the domestic content procurement preference must be in writing. The agency will provide instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office. There may be instances where an award qualifies, in whole or in part, for an existing waiver described at "Buy America" Preference in FEMA Financial Assistance Programs for Infrastructure | FEMA.gov. Definitions The definitions applicable to this term are set forth at 2 C.F.R. § 184.3, the full text of which is incorporated by reference.

Article 35	**SAFECOM** Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications. The SAFECOM Guidance is updated annually and can be found at Funding and Sustainment | CISA.
Article 36	**Terrorist Financing** Recipients must comply with E.O. 13224 and applicable statutory prohibitions on transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible for ensuring compliance with the E.O. and laws.
Article 37	**Trafficking Victims Protection Act of 2000 (TVPA)** Recipients must comply with the requirements of the government-wide financial assistance award term which implements Trafficking Victims Protection Act of 2000, Pub. L. No. 106-386, § 106 (codified as amended at 22 U.S.C. § 7104). The award term is located at 2 C.F.R. § 175.15, the full text of which is incorporated by reference.
Article 38	**Universal Identifier and System of Award Management** Recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A, the full text of which is incorporated reference.
Article 39	**USA PATRIOT Act of 2001** Recipients must comply with requirements of Section 817 of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.
Article 40	**Use of DHS Seal, Logo and Flags** Recipients must obtain written permission from DHS prior to using the DHS seals, logos, crests, or reproductions of flags, or likenesses of DHS agency officials. This includes use of DHS component (e.g., FEMA, CISA, etc.) seals, logos, crests, or reproductions of flags, or likenesses of component officials.
Article 41	**Whistleblower Protection Act** Recipients must comply with the statutory requirements for whistleblower protections at 10 U.S.C § 470141 U.S.C. § 4712.

Article 42	**Environmental Planning and Historic Preservation (EHP) Review** DHS/FEMA funded activities that may require an Environmental Planning and Historic Preservation (EHP) review are subject to the FEMA EHP review process. This review does not address all federal, state, and local requirements. Acceptance of federal funding requires the recipient to comply with all federal, state and local laws. DHS/FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by DHS/FEMA grant funds, through its EHP review process, as mandated by: the National Environmental Policy Act; National Historic Preservation Act of 1966, as amended; National Flood Insurance Program regulations; and any other applicable laws and executive orders. General guidance for FEMA's EHP process is available on the DHS/FEMA Website at: https://www.fema.gov/grants/guidance-tools/environmental-historic. Specific applicant guidance on how to submit information for EHP review depends on the individual grant program and applicants should contact their grant Program Officer to be put into contact with EHP staff responsible for assisting their specific grant program. The EHP review process must be completed before funds are released to carry out the proposed project; otherwise, DHS/FEMA may not be able to fund the project due to noncompliance with EHP laws, executive orders, regulations, and policies. If ground disturbing activities occur during construction, applicant will monitor ground disturbance, and if any potential archaeological resources are discovered the applicant will immediately cease work in that area and notify the pass-through entity, if applicable, and DHS/FEMA.
Article 43	**Applicability of DHS Standard Terms and Conditions to Tribes** The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon recipients and flow down to sub-recipients as a matter of law, regulation, or executive order. If the requirement does not apply to Indian tribes or there is a federal law or regulation exempting its application to Indian tribes, then the acceptance by Tribes of, or acquiescence to, DHS Standard Terms and Conditions does not change or alter its inapplicability to an Indian tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.
Article 44	**Acceptance of Post Award Changes** In the event FEMA determines that an error in the award package has been made, or if an administrative change must be made to the award package, recipients will be notified of the change in writing. Once the notification has been made, any subsequent requests for funds will indicate recipient acceptance of the changes to the award. Please call FEMA Grant Management Operations at (866) 927-5646 or via e-mail to: ASK-GMD@fema.dhs.gov if you have any questions.
Article 45	**Disposition of Equipment Acquired Under the Federal Award** For purposes of original or replacement equipment acquired under this award by a non-state recipient or non-state sub-recipients, when that equipment is no longer needed for the original project or program or for other activities currently or previously supported by a federal awarding agency, you must request instructions from FEMA to make proper disposition of the equipment pursuant to 2 C.F.R. section 200.313. State recipients and state sub-recipients must follow the disposition requirements in accordance with state laws and procedures.

Article 46	**Prior Approval for Modification of Approved Budget** Before making any change to the FEMA approved budget for this award, you must request prior written approval from FEMA where required by 2 C.F.R. section 200.308. For purposes of non-construction projects, FEMA is utilizing its discretion to impose an additional restriction under 2 C.F.R. section 200.308(f) regarding the transfer of funds among direct cost categories, programs, functions, or activities. Therefore, for awards with an approved budget where the federal share is greater than the simplified acquisition threshold (currently $250,000), you may not transfer funds among direct cost categories, programs, functions, or activities without prior written approval from FEMA where the cumulative amount of such transfers exceeds or is expected to exceed ten percent (10%) of the total budget FEMA last approved. For purposes of awards that support both construction and non-construction work, FEMA is utilizing its discretion under 2 C.F.R. section 200.308(h)(5) to require the recipient to obtain prior written approval from FEMA before making any fund or budget transfers between the two types of work. You must report any deviations from your FEMA approved budget in the first Federal Financial Report (SF-425) you submit following any budget deviation, regardless of whether the budget deviation requires prior written approval.
Article 47	**Indirect Cost Rate** 2 C.F.R. section 200.211(b)(15) requires the terms of the award to include the indirect cost rate for the federal award. If applicable, the indirect cost rate for this award is stated in the budget documents or other materials approved by FEMA and included in the award file.

Obligating document

1. Agreement No.	2. Amendment No.	3. Recipient No.	4. Type of Action	5. Control No.
EMS-2024-EP-05000	N/A	916001095	AWARD	SX00368N2024T

6. Recipient Name and Address	7. Issuing FEMA Office and Address	8. Payment Office and Address
MILITARY DEPARTMENT, WASHINGTON STATE CAMP MURRY BUILDING 1 CAMP MURRAY, WA 98430	FEMA Region X 130 228th Street, S.W. Bothell, Washington 98021-9796 425-487-4600	FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20742

9. Name of Recipient Project Officer	9a. Phone No.	10. Name of FEMA Project Coordinator	10a. Phone No.
Sierra Wardell	253-5127121	Emergency Management Performance Grant Grant Program	1-877-585-3242

11. Effective Date of This Action	12. Method of Payment	13. Assistance Arrangement	14. Performance Period / Budget Period
09/09/2024	OTHER - FEMA GO	COST SHARING	**Performance Period** 10/01/2023 to 09/30/2026 **Budget Period** 10/01/2023 to 09/30/2026

15. Description of Action a. (Indicate funding data for awards or financial changes)

Program Name Abbreviation	Assistance Listing No.	Accounting Data (ACCS Code)	Prior Total Award	Amount Awarded This Action + or (-)	Current Total Award	Cumulative Non-Federal Commitment
EMPG	97.042	2024-FA-GA01 - R107-xxxx-4120-D	$0.00	$6,821,397.00	$6,821,397.00	See Totals
		Totals	$0.00	$6,821,397.00	$6,821,397.00	$6,821,397.00

b. To describe changes other than funding data or financial changes, attach schedule and check here:
N/A

~~16.FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address)~~
This field is not applicable for digitally signed grant agreements

17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)	DATE
Sierra Wardell	**09/11/2024**
18. FEMA SIGNATORY OFFICIAL (Name and Title)	**DATE**
Patrick Marcham, Grants Program Division Director Region 10	**09/09/2024**

WORK PLAN

FY 2024 Emergency Management Performance Grant

The purpose of this attachment is to identify the activities planned by the Subrecipient under this Grant Agreement, funded by EMPG and required match funding, and subsequently approved as allowable under EMPG by the EMPG Program Manager.

Emergency Management Organization:	City of Marysville

The purpose of EMPG is to assist with the enhancement, sustainment and improvement of state, local, and tribal emergency management programs. Activities conducted using EMPG funding should relate directly to the five mission areas of the national preparedness goal of prevention, protection, response, recovery, and mitigation. Washington State does not require a specific number of activities to receive EMPG funding. However, there are required capabilities that must be sustained in order to remain eligible for EMPG funding, including but not limited to the ability to communicate and warn, educate the public, plan, train, exercise, and be NIMS compliant. The Work Plan delineates the Emergency Management Organization's emergency management program planning and priority focus for this grant cycle (to include EMPG grant and local funds).

Priority Area #1	4.8 Communications and Warning	
Primary Core Capability	Public Information and Warning	
Secondary Core Capability	Community Resilience	
Build or Sustain	Sustaining/Maintaining	
WORK PLANNED	**IDENTIFIED GAP/NEED**	**ANTICIPATED PROJECT IMPACT**
Contract for Rave Alert mass notification system and SMS Public Opt-in for English and Spanish. Provide public education and outreach to promote alert signups.	Per its CEMP, the City has a responsibility to have different forms of communication for public messaging that encompasses the whole community.	Continue to increase and improve the city's ability to communicate both internally and externally (public outreach) in a disaster. More individuals will register, and the community will have access to real time information needed in an emergency.

Priority Area #2	4.12 Emergency Public Information and Education	
Primary Core Capability	Community Resilience	
Secondary Core Capability	Public Information and Warning	
Build or Sustain	Sustaining/Maintaining	
WORK PLANNED	**IDENTIFIED GAP/NEED**	**ANTICIPATED PROJECT IMPACT**
Print and distribute various preparedness materials and supplies to the residents, businesses, neighborhoods, and staff of Marysville through outreach events, programs, training, and presentations. Materials and supplies may be provided in different languages and accessible for those with disabilities or access and functional needs.	The City's CEMP outlines the responsibilities of the Emergency Management office to support community resilience through preparedness outreach. The City also focuses on supporting the whole community through outreach events and education opportunities.	Preparedness materials and supplies will be distributed at public events to increase emergency preparedness awareness and encourage people to take preparedness actions. A more prepared community leads to overall resilience to disasters. Preparedness materials/supplies can also be made available for staff to better ensures preparedness internally to serve the public.

Priority Area #3	4.9 Facilities	
Primary Core Capability	Operational Coordination	
Secondary Core Capability	Operational Communications	
Build or Sustain	Sustaining/Maintaining	
WORK PLANNED	**IDENTIFIED GAP/NEED**	**ANTICIPATED PROJECT IMPACT**
Purchase supplies to increase the effectiveness of operational and coordination capabilities in the Emergency Operations Center including the radio room, JIC, and the mobile EOC functions (e.g. EOC supplies, food/water, continuity supplies, etc.).	The Marysville CEMP designates these facilities as the locations for coordinating emergency response and recovery at a city-wide level. They should be able to adequately support those efforts.	By ensuring that these faculties are able to support emergency coordination efforts, the City will be better able to serve the community during a major emergency or disaster.
Establish multiple locations as facilities of opportunity for emergency use as a potential shelter, CPOD, reunification, etc. and enhance their capabilities by purchasing supplies, goods, food/water, etc. for emergency use to support the community.	The City has a responsibility to support the community in times of an emergency. Multiple sites have been identified as facilities of opportunity that can be used as a shelter, CPOD, reunification site, etc. but they do not have all the necessary supplies to be most effective and meet all the needs of the community.	By purchasing supplies to support these facilities, they will be able to operate during times of emergency and provide services and goods to the community.

Priority Area #4	4.6 Incident Management	
Primary Core Capability	Operational Coordination	
Secondary Core Capability	Operational Communications	
Build or Sustain	Building	
WORK PLANNED	**IDENTIFIED GAP/NEED**	**ANTICIPATED PROJECT IMPACT**
Outfit a Ford Econoline F350 van (already owned) as a communications and incident response vehicle. Items purchased would include supplies that provide mobile communications support, situational awareness, and incident support to responders (e.g. radio, network, computer supplies). Items will be checked for eligibility per the FEMA AEL.	Per the City's CEMP, Marysville departments are required to support operational coordination and response operations in the event of an emergency or disaster. The City identified the lack of a communications and incident response vehicle as a gap in the operational communications capability target of interoperable communications in the last SPR.	Purchasing items to outfit the mobile communications and incident response vehicle will allow the City to close the operational communications gap. Responders will be able to communicate with one another and maintain situational awareness during planned or no-notice events even if services are down or overwhelmed.

Priority Area #5	4.10 Training	
Primary Core Capability	Logistics and Supply Chain Management	
Secondary Core Capability	Operational Coordination	
Build or Sustain	Sustaining/Maintaining	
WORK PLANNED	**IDENTIFIED GAP/NEED**	**ANTICIPATED PROJECT IMPACT**

Enhance the City emergency volunteer program (including CERT and ACS) through training, exercises, purchasing of supplies, and badging capabilities.	The City CEMP identifies volunteers as a resource to support emergency preparedness, response, and recovery. The City has a Registered Emergency Worker program and plans for volunteer reception centers for spontaneous volunteers.	Pre-identifying, credentialing, training, and exercising volunteers and emergency workers will result in more efficient and effective coordination and response to support the community.
Conduct training for City staff and community partners to increase familiarity with response roles and functions.	Previous AAR/IPs identified a need to improve familiarity with response roles. Additionally, staff turnover has contributed to the need for training in emergency management activities.	Trainings will improve the skills of City staff or other responders/partners to address an incident. More staff will be prepared to respond, and operations will be better coordinated.

Priority Area #6	4.2 Hazard Mitigation	
Primary Core Capability	Planning	
Secondary Core Capability	Community Resilience	
Build or Sustain	Building	
WORK PLANNED	**IDENTIFIED GAP/NEED**	**ANTICIPATED PROJECT IMPACT**
Update the City's Hazard Mitigation Plan	The City is required to update its Hazard Mitigation Plan (HMP) and will be conducting planning activities. The planning efforts will require supplies to support the process particularly related to the public engagement elements.	By using grant funds to support the planning process, especially outreach materials, there will be better engagement from stakeholders and the public. This will lead to a more effective HMP that improves the community's resilience to emergencies and disasters.

TIMELINE

FY 2024 Emergency Management Performance Grant

The purpose of this attachment is to identify applicable and agreed upon due dates for Grant Agreement milestones to include deliverables that must be submitted to the Department. Both the Department and the Subrecipient shall monitor adherence with the dates below.

DATE	TASK
June 1, 2024	Grant Agreement Start Date
April 30, 2025	Submit reimbursement request
July 31, 2025	Submit reimbursement request
September 30, 2025	Grant Agreement End Date – *all work must be complete*
November 15, 2025	Submit final reimbursement request, final report, training requirement report, and/or other deliverables.

The Subrecipient must request **prior** written approval from Department Key Personnel to waive or extend a due date in the above Timeline.

For waived or extended reimbursement due dates, all allowable costs should be submitted on the next scheduled reimbursement due date contained in the above Timeline.

BUDGET

FY 2024 Emergency Management Performance Grant

The purpose of this attachment is to identify how the funding is budgeted per the identified activities in the Work Plan. If funding is identified as not being required, contact the Department Key Personnel as soon as possible so funding can be reallocated.

24EMPG AWARD $ 34,636.00

SOLUTION AREA	BUDGET CATEGORY	EMPG AMOUNT	MATCH AMOUNT
PLANNING	Personnel & Fringe Benefits	$ -	$ -
	Travel/Per Diem	$ -	$ -
	Supplies	$ 1,500	$ -
	Consultants/Contracts	$ -	$ -
	Other	$ -	$ -
	Subtotal	$ 1,500	$ -
ORGANIZATION	Personnel & Fringe Benefits	$ -	$ 34,636
	Travel/Per Diem	$ -	$ -
	Supplies	$ 9,336	$ -
	Consultants/Contracts	$ 18,400	$ -
	Other	$ -	$ -
	Subtotal	$ 27,736	$ 34,636
EXERCISE	Personnel & Fringe Benefits	$ -	$ -
	Travel/Per Diem	$ -	$ -
	Supplies	$ -	$ -
	Consultants/Contracts	$ -	$ -
	Other	$ -	$ -
	Subtotal	$ -	$ -
TRAINING	Personnel & Fringe Benefits	$ -	$ -
	Travel/Per Diem	$ -	$ -
	Supplies	$ 2,000	$ -
	Consultants/Contracts	$ -	$ -
	Other	$ -	$ -
	Subtotal	$ 2,000	$ -
EQUIP	Equipment	$ 3,400	$ -
	Subtotal	$ 3,400	$ -
M&A	Personnel & Fringe Benefits	$ -	$ -
	Travel/Per Diem	$ -	$ -
	Supplies	$ -	$ -
	Consultants/Contracts	$ -	$ -
	Other	$ -	$ -
	Subtotal	$ -	$ -
	Indirect	$ -	$ -
	Indirect Cost Rate on file 0.00%	*for Time Period of:*	*N/A*
	TOTAL Grant Agreement AMOUNT:	**$ 34,636**	**$ 34,636**

The Subrecipient will provide a match of **$34,636** of non-federal origin**,** 50% of the total project cost (local budget plus EMPG award).

Cumulative transfers to budget categories in excess of ten percent (10%) of the Grant Agreement Amount will not be reimbursed without **prior** written approval from the Department.

Funding Source: U.S. Department of Homeland Security - PI# 743PT – EMPG

BUILD AMERICA, BUY AMERICA ACT SELF-CERTIFICATION

The undersigned certifies, to the best of their knowledge and belief, that:

The Build America, Buy America Act (BABAA) requires that no federal financial assistance for "infrastructure" projects is provided "unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States." Section 70914 of Public Law No. 117-58, §§ 70901-52.

The undersigned certifies that for the Insert Project Name and Location that the iron, steel, manufactured products, and construction materials used in this contract are in full compliance with the BABAA requirements including:

1. All iron and steel used in the project are produced in the United States. This means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
2. All manufactured products purchased with FEMA financial assistance must be produced in the United States. For a manufactured product to be considered produced in the United States, the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55% of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation.
3. All construction materials are manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.

"The [Contractor or Subcontractor], _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the [Contractor or Subcontractor] understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any."

_____
Signature of [Contractor's or Subcontractor's] Authorized Official

Enter Name and Title
Name and Title of [Contractor's or Subcontractor's] Authorized Official

_____
Date

Debarment, Suspension, Ineligibility or Voluntary Exclusion Certification Form

NAME City of Marysville		Doing business as (DBA)	
ADDRESS 501 Delta Avenue Marysville, WA 98270	**Applicable Procurement or Solicitation #, if any:**	WA Uniform Business Identifier (UBI) 314-000-001	Federal Employer Tax Identification #: 91-6001459
This certification is submitted as part of a request to contract.			

Instructions For Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions

READ CAREFULLY BEFORE SIGNING THE CERTIFICATION. Federal regulations require contractors and bidders to sign and abide by the terms of this certification, without modification, in order to participate in certain transactions directly or indirectly involving federal funds.

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the department, institution or office to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.
4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under the applicable CFR, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled ``Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction,'' without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under applicable CFR, debarred, suspended, ineligible, or voluntarily excluded from covered transactions, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Non-procurement Programs.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business activity.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under applicable CFR, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions

The prospective lower tier participant certifies, by submission of this proposal or contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this form.

Bidder or Contractor Signature: _____ Date: 11/12/24

Print Name and Title: Jon Nehring

FEDERAL DEBARMENT, SUSPENSION INELIGIBILITY and VOLUNTARY EXCLUSION

(FREQUENTLY ASKED QUESTIONS)

What is "Debarment, Suspension, Ineligibility, and Voluntary Exclusion"?
These terms refer to the status of a person or company that cannot contract with or receive grants from a federal agency.

In order to be debarred, suspended, ineligible, or voluntarily excluded, you must have:

- had a contract or grant with a federal agency, and
- gone through some process where the federal agency notified or attempted to notify you that you could not contract with the federal agency.
- Generally, this process occurs where you, the contractor, are not qualified or are not adequately performing under a contract, or have violated a regulation or law pertaining to the contract.

Why am I required to sign this certification?
You are requesting a contract or grant with the Washington Military Department. Federal law (Executive Order 12549) requires Washington Military Department ensure that persons or companies that contract with Washington Military Department are not prohibited from having federal contracts.

What is Executive Order 12549?
Executive Order 12549 refers to Federal Executive Order Number 12549. The executive order was signed by the President and directed federal agencies to ensure that federal agencies, and any state or other agency receiving federal funds were not contracting or awarding grants to persons, organizations, or companies who have been excluded from participating in federal contracts or grants. Federal agencies have codified this requirement in their individual agency Code of Federal Regulations (CFRs).

What is the purpose of this certification?
The purpose of the certification is for you to tell Washington Military Department in writing that you have not been prohibited by federal agencies from entering into a federal contract.

What does the word "proposal" mean when referred to in this certification?
Proposal means a solicited or unsolicited bid, application, request, invitation to consider or similar communication from you to Washington Military Department.

What or who is a "lower tier participant"?
Lower tier participants means a person or organization that submits a proposal, enters into contracts with, or receives a grant from Washington Military Department, OR any subcontractor of a contract with Washington Military Department. If you hire subcontractors, you should require them to sign a certification and keep it with your subcontract.

What is a covered transaction when referred to in this certification?
Covered Transaction means a contract, oral or written agreement, grant, or any other arrangement where you contract with or receive money from Washington Military Department. Covered Transaction does not include mandatory entitlements and individual benefits.

Sample Debarment, Suspension, Ineligibility, Voluntary Exclusion Contract Provision

Debarment Certification. The Contractor certifies that the Contractor is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this Contract by any Federal department or agency. If requested by Washington Military Department, the Contractor shall complete a Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion form. Any such form completed by the Contractor for this Contract shall be incorporated into this Contract by reference.

SIGNATURE AUTHORIZATION FORM (SAF)

WASHINGTON MILITARY DEPARTMENT
Camp Murray, Washington 98430-5122

Please read instructions on page 2 before completing this form.

NAME OF ORGANIZATION	DATE SUBMITTED
City of Marysville	11/12/24
GRANT PROGRAM - Acronyms Accepted	**AGREEMENT NUMBER(S)**
2024 EMPG	E25-099

1. AUTHORIZING AUTHORITY

PHYSICAL SIGNATURE	E-SIGNATURE	PRINT OR TYPE NAME	TITLE & TERM OF OFFICE (If applicable)
		Jon Nehring	Mayor

2. AUTHORIZED TO SIGN AGREEMENTS / AMENDMENTS

PHYSICAL SIGNATURE	E-SIGNATURE	PRINT OR TYPE NAME	TITLE & TERM OF OFFICE (If applicable)
		Jon Nehring	Mayor

3. AUTHORIZED TO SIGN REQUESTS FOR REIMBURSEMENT

PHYSICAL SIGNATURE	E-SIGNATURE	PRINT OR TYPE NAME	TITLE & TERM OF OFFICE (If applicable)
		Sarah LaVelle	Emergency Preparedness Manager
		Kassidy Aldrich	Emergency Preparedness Specialist

INSTRUCTIONS FOR THE SIGNATURE AUTHORIZATION FORM (SAF)

This form identifies the authorizing authority(ies) and person(s) who have the authority to sign agreements, amendments, and requests for reimbursement. It is required for the management of your agreement with the Washington Military Department (WMD). Please complete all sections. The signature and/or e-signatures included on this SAF must match what is on the agreement, amendment, debarment form, and A-19 invoice voucher submitted. It is required that the signatures in WMD's files are current. Changes in staffing or responsibilities will require a new SAF.

At least one person must be assigned to each of the three roles and the same person can be assigned to multiple roles. If more than one individual will be signing an agreement, amendment, or reimbursement request please make sure everyone signs this form. If additional lines are needed, please fill out two forms and title them 1 of 2 and 2 of 2.

1. **Authorizing Authority.** Generally, the person(s) signing in this section heads the governing body of the organization such as the board chair or mayor. In some cases, the chief executive officer may have been delegated this authority.

2. **Authorized to Sign Agreements / Amendments.** The person(s) given the authority to bind the agency/organization to the terms and conditions of the agreement. Usually, it is the county commissioner, mayor, executive director, city clerk, etc.

3. **Authorized to Sign Requests for Reimbursement.** Often the executive director, city clerk, treasurer, or administrative assistant have this authority. When a request for reimbursement is received, the signature on the A-19 invoice voucher is verified that it matches the signature on this form. **It is advisable to have more than one person authorized to sign reimbursement requests.** This will help prevent delays in processing a request if one person is temporarily unavailable. The payment can be delayed if the request is presented without the proper signature.

Once filled out, send the original to WMD with the signed agreement. It is recommended you keep a copy with the executed agreement in your files. Multiple grant agreements can be included on one SAF if they are all under the same grant program (e.g., 22EMPG and 23EMPG). Two distinct grant programs cannot be included on the same SAF (e.g., SHSP and EMPG).

If you have any questions regarding this form or to request new forms, please call your main grant point of contact at WMD.

AGENDA ITEM NO. 11.

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	Human Resources Director Hodgson, Human Resources
ITEM TYPE:	Agreement
AGENDA SECTION:	**New Business**
SUBJECT:	2025 LifeWise Assurance Stop Loss Insurance Renewal
SUGGESTED ACTION:	Recommended Motion: I move to authorize the Mayor to sign and execute the LifeWise Assurance Company services renewal.
SUMMARY:	Annual renewal of LifeWise Stop Loss Insurance for 2025 as part of the City's self-insured medical plan. Renewal includes increase to the specific stop loss deductible from $100,000 to $125,000 resulting in a specific stop lost premium reduction from $296.78 to $259.11 per employee per month, as recommended by the City's self-insured benefit broker.

ATTACHMENTS:
R0125 - Stoploss Exhibit - City of Marysville.pdf

Effective Date: 1/1/2025
Group Name: City of Marysville
Group Number: 4018895
Agency Name: Alliant Insurance Services Inc

Current Enrollment
Employees 312
Members 781

Stoploss	2024 Current	2025 Renewal
	PEPM	PEPM
Enrollment	**312**	**312**
Specific Stoploss		
Products Covered	Medical/Rx	Medical/Rx
Contract Basis	12 Month Paid Contract (Renewal Year)	12 Month Paid Contract (Renewal Year)
Specific Stoploss Deductible	$100,000	$100,000
Aggregate Specific Deductible	N/A	N/A
ISL Maximum	Unlimited Annual/Lifetime	Unlimited Annual/Lifetime
Specific Advancement	Included	Included
Surplus Refunding	N/A	N/A
SSL Premium (PEPM)	**$296.78**	**$325.75**
Terminal Liability Protection	3 months Resetting*	3 months Resetting*
Aggregate Stoploss		
Products Covered	Medical/Rx	Medical/Rx
Contract Basis	12 Month Paid Contract (Renewal Year)	12 Month Paid Contract (Renewal Year)
Aggregate Attachment	125%	125%
Annual Maximum	$1,000,000	$1,000,000
ASL Premium (PEPM)	**$11.65**	**$12.31**
Estimated Attachment Point	**$5,926,752**	**$7,345,578**
Claims Liability		
Expected Claim (PEPM)	$1266.40	$1,569.57
Maximum Claim Liability (PEPM)	**$1,583.00**	**$1,961.96**
Commissions:		
Specific Stoploss Level (SSL)	0.0%	0.0%
Aggregate Stoploss Level (ASL)	0.0%	0.0%
Check Selected Option		☐

*3 months Resetting Terminal Liability Protection fee is 1.25 months of the Total Specific & Aggregate Stop Loss Monthly Premium. The Terminal Aggregate Attachment Point will be approximately 2 months of monthly maximum claims. Does not include additional liability for purchase of Terminal Liability Protection coverage

Stoploss	2025 Option 2	
	PEPM	
Enrollment	**312**	
Specific Stoploss		
Products Covered	Medical/Rx	
Contract Basis	12 Month Paid Contract (Renewal Year)	
Specific Stoploss Deductible	$125,000	
Aggregate Specific Deductible	N/A	
ISL Maximum	Unlimited Annual/Lifetime	
Specific Advancement	Included	
Surplus Refunding	N/A	
SSL Premium (PEPM)	**$259.11**	
Terminal Liability Protection	3 months Resetting*	
Aggregate Stoploss		
Products Covered	Medical/Rx	
Contract Basis	12 Month Paid Contract (Renewal Year)	
Aggregate Attachment	125%	
Annual Maximum	$1,000,000	
ASL Premium (PEPM)	**$12.31**	
Estimated Attachment Point	**$7,467,445**	
Claims Liability		
Expected Claim (PEPM)	$1,595.61	
Maximum Claim Liability (PEPM)	**$1,994.51**	
Commissions:		
Specific Stoploss Level (SSL)	0.0%	
Aggregate Stoploss Level (ASL)	0.0%	
Check Selected Option	X	☐

*3 months Resetting Terminal Liability Protection fee is 1.25 months of the Total Specific & Aggregate Stop Loss Monthly Premium. The Terminal Aggregate Attachment Point will be approximately 2 months of monthly maximum claims. Does not include additional liability for purchase of Terminal Liability Protection coverage

**The amounts provided herein are the amounts calculated for your contract with LifeWise, and are not designed by LifeWise to be used for any other purpose.*

Authorized Signer:_____

AGENDA ITEM NO. 12.

Agenda Bill

CITY COUNCIL AGENDA ITEM REPORT

DATE:	November 4, 2024
SUBMITTED BY:	Executive Services Coordinator Sarah Calvin, Executive
ITEM TYPE:	Mayor's Business
AGENDA SECTION:	**Mayor's Business**
SUBJECT:	2025 State and Federal Legislative Priorities Packets
SUGGESTED ACTION:	
SUMMARY:	The State and Federal Legislative Priorities will be shared with the elected officials representing the City in Olympia, WA and Washington D.C. to guide our requests for state and federal funding.

ATTACHMENTS:
2025 State Legislative Packet_Final_2024OCT21.pdf
2025 Federal Legislative Packet_Final_2024OCT03.pdf

City of Marysville

State Legislative Priorities 2025

Contact: Mayor Jon Nehring

Email: jnehring@marysvillewa.gov

Phone: (360) 363-8089

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State Legislative Priorities

Prioritized Project Funding Needs

- **156th Street NE Railroad Overcrossing** **$24.5M**

  The 156th Street NE Railroad Overcrossing proposes to reinstate a public railroad crossing with an overcrossing at the BNSF mainline. A future interchange at Interstate 5 and 156th Street NE is funded under Connecting Washington. This overcrossing would allow neighborhoods to the west of I-5 access to the new interchange. The City is requesting the transfer of $5M in Move Ahead Washington (MAWA) funds from the Grove St Overcrossing project, which has been canceled, to be used towards design, permitting, right-of-way and a portion of construction match on the 156th Street NE Railroad Overcrossing project. If the transfer of MAWA funds is not obtainable, then the City's request remains at $5M.

- **SR9/SR92 Intersection Improvement Project** **$5.5 M**

  The SR9/SR92 Intersection Improvement Project would replace the signalized intersection with a roundabout. The City received break-in-access approval in 2010 from WSDOT to accommodate a fourth leg (35th St NE) at this intersection with additional signal improvements. As part of recent work to advance design and construct the intersection improvements, the City was required by WSDOT to perform an Intersection Control Evaluation (I.C.E.) study. As a result of the study, it was determined that signal improvements would work in the short-term. Long-term, the intersection would be best served by a roundabout, both from a traffic congestion and safety perspective. The City's request of $4M would fully fund construction of the roundabout.

- **88th Street NE Corridor Improvement (State Ave to 55th Ave NE)** **$22M**

  The corridor improvements of this critical east-west arterial will widen the road to 3 lanes, including curb, gutter, and multi-use paths. It will include storm water facilities to collect and treat runoff, utility replacement, street lighting, ADA compliant ramps, and pavement rehabilitation. The City's request of $1.5M will be used towards construction.

- **Bayview Trail – Phase 1** **$3.25M**

  The City of Marysville and City of Lake Stevens have partnered together on the Bayview Trail project, identifying the Phase 1 improvements that both cities aim to advance as the next phase in this 9.28-mile trail that connects to the regional Centennial Trail. This request of $610,000 will be used to advance design, permitting and trail easement acquisition for Phase 1 improvements in both Marysville and Lake Stevens jurisdictions.

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156TH STREET RAILROAD OVERCROSSING

Project Background

The 156th Street NE Railroad Overcrossing project in Marysville proposes to reinstate the public railroad crossing with an overcrossing at the Burlington Northern Santa Fe (BNSF) mainline track at 156th Street NE just west of Interstate 5. This crossing was once a public at-grade crossing that was closed by BNSF and the WUTC in the early 2000s without recognition of the future growth needs west of I-5. Reinstating this crossing will support future development and provide much needed expanded public access to and from I-5 for north Snohomish County.

Access

Current access to and from the freeway in this vicinity occurs at the interchange of I-5 and State Route 531 (172nd Street NE). A future I-5 interchange at 156th Street NE is funded under Connecting Washington ($42M, 2025-31). Once the interchange is complete, the west leg will not fully function as traffic west of I-5 will essentially be landlocked by the parallel railroad line. While the City has planned connections through the developing Lakewood neighborhood, a railroad crossing at 156th Street NE will better accommodate traffic circulation and growth in the region.

Development

The City of Marysville, in partnership with the adjacent property owners, constructed the overcrossing at 156th and I-5 in 2013 to spur development and provide access to the newly designated Cascade Industrial Center and the Lakewood neighborhood. With full buildout expected within the next 20 years and continued growth in unincorporated Snohomish County west of I-5, the area will see increased congestion and significant daily traffic impacts along SR 531 (172nd Street NE) and I-5.

Improvements

The 156th Street NE Railroad Overcrossing project is estimated at $24.5M. The City received $500,000 in Move Ahead WA funds to fund 30% design of the project. This design effort, matched with $500,000 from the City, is currently underway. The City received $5M through Move Ahead WA for its Grove St Overcrossing project. This project has since been cancelled and the City is requesting transfer of those funds to the 156th Street NE Railroad Overcrossing. Combined with the current design efforts, the $5M will fully fund design, permitting and right-of-way, as well as a portion of match towards construction.

Total Project Cost: $24,500,000

Requested Funding: Transfer $5,000,000 from Grove St

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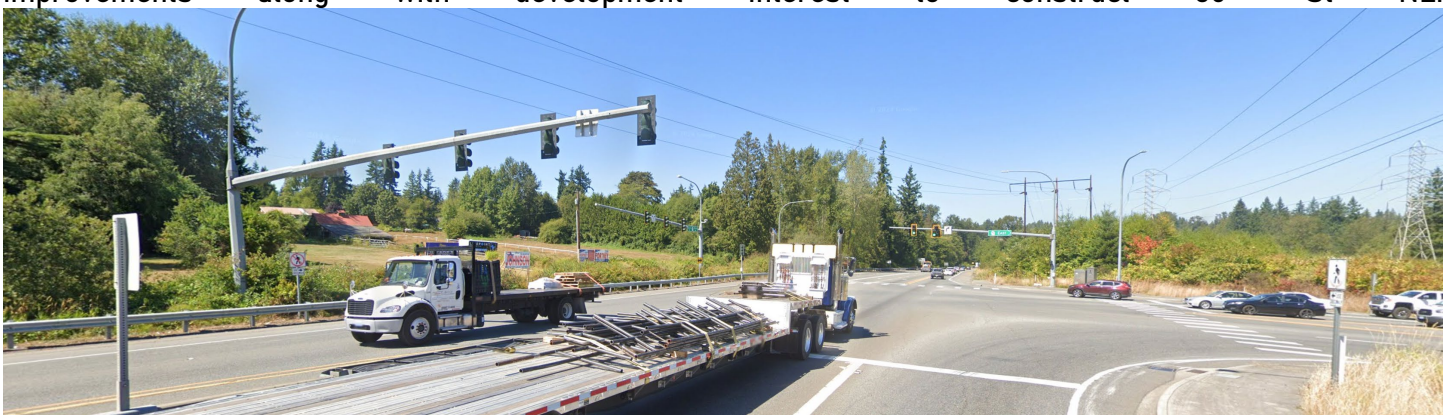
SR9/SR92 Intersection Improvement Project

Project Background

The SR9/SR92 Intersection Improvement project, located in Marysville, WA proposes to replace the signalized intersection with a roundabout. In 2010, the City received a break-in-access (BIA) approval from WSDOT for a fourth leg (35th St NE) at the intersection. The analysis supporting the BIA approval evaluated both a roundabout and signalized intersection control, with the signal being the preferred option. In 2012, WDSOT constructed corridor improvements on SR9 and SR 92. As part of WSDOT's project, the City contributed $4.5M in local funds towards additional widening and signal improvements to accommodate the future 35th St NE leg. Having secured the BIA and setting the intersection up to accommodate the future leg, the overall project was put on hold pending development interest and the construction of utilities to serve the growing Whiskey Ridge Master Planned Subarea of Marysville. Now, over a decade later, the City is looking to advance the intersection improvements along with development interest to construct 35th St NE.



Improvements

As part of recent work to advance design and construct the intersection improvements, the City was required by WSDOT to perform an Intersection Control Evaluation (I.C.E.) study of the SR9/SR92 Intersection. As a result of the I.C.E., the intersection as a signal was determined to be an acceptable short-term solution. However, the intersection for the long-term is best served by a roundabout, both from a traffic congestion and safety perspective. The cost of the signal improvement is estimated at $1.5M, whereas the cost of the roundabout is $5.5M. Combined with the City's prior investment of $4.5, a total investment of $6M from local funds will go towards WSDOT's infrastructure. In order to move forward with the roundabout and implement the long-term solution to the intersection, the City is seeking $4M in state funds, or the difference between the cost of the roundabout and the signal.

Total Project Cost: $5,500,000

Requested Funding: $4,000,000 to fully fund construction

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88TH ST NE CORRIDOR IMPROVEMENT (STATE AVE TO 55TH AVE NE)

Project Background

The 88th St NE corridor is one of Marysville's primary east-west arterials with direct access to Interstate 5 and State Route 9. The existing road section, from State Avenue to 67th Ave NE, consists primarily of two travel lanes and shoulders. Most of the corridor runs parallel to residential housing with close proximity to two elementary schools, one middle school and one high school. The corridor is also a Community Transit route and bicycle corridor. As the city and surrounding communities have become more urbanized, traffic volumes and accidents have increased. The corridor's rural road section is no longer compatible to accommodate the needs of today's motorized and non-motorized travel.

The project is currently at 60% design, NEPA is approved, and right-of-way acquisition is underway. The corridor will be improved in two phases as shown below. Phase 1 of the 88th St NE Corridor Improvements begins east of State Ave to 55th Ave NE. Phase 1 is on-track to be shovel-ready for construction in 2026, coinciding with the obligation dates of already secured funding.

Improvements

The 88th St NE Corridor Improvement (State Ave to 55th Ave NE) project proposes to widen the corridor to three lanes, including curb, gutter and multi-use paths to accommodate pedestrians and bicyclists. These improvements will improve overall congestion, safety and mobility along the corridor. Other benefits of the project will include storm water facilities to collect and treat runoff, utility replacements, street lighting, ADA compliant ramps and pavement rehabilitation. Total construction cost is estimated at $17.6M. The City has secured $7.4M in Federal funds towards construction. This leaves $10.2M in funds needed to fully fund the project through construction. The City anticipates up to $6M in funds from future grants through TIB and DOE, $2.4M in City match, leaving a need of $1.5M in construction funds.

Total Project Cost: $22,400,000

Requested Funding: $1,500,000 towards construction

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Bayview Trail Extension
Phase 1 – Marysville Jurisdiction

Project Background

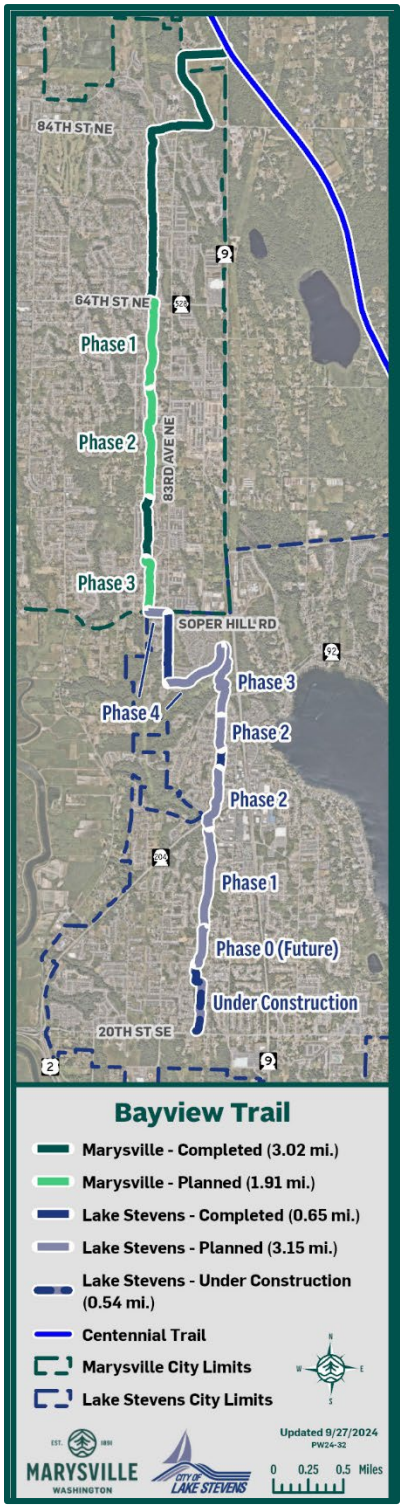
The Bayview Trail, is a planned 9.28-mile, 12-foot-wide multi-use trail located in the City of Marysville and the City of Lake Stevens. The trail begins at the intersection with the regional Centennial Trail and extends south into Lake Stevens, terminating at 20th St NE (see map right). Portions of the trail have been constructed within Marysville's jurisdiction, from the Centennial Trail to 64th St NE (State Route 528). The section of trail between 20th St SE and 12th St SE, within Lake Stevens' jurisdiction, is currently under construction. In 2019, Marysville and Lake Stevens entered into an interlocal agreement (ILA) in order to support and advance each City's trail efforts. Following that agreement, and with support from $500,000 in State Capital funds that Marysville received in 2022, a trail plan for the remaining sections was developed. Final deliverables from this effort included preliminary plan development, cost estimates, evaluation of property impacts and project phasing recommendations.

Improvements

Bayview Trail – Phase 1 represents the next phase in the trail that Marysville and Lake Stevens will advance. Within Marysville, Phase 1 is a 0.6-mile-long trail segment, extending the existing trail across 64th St NE (SR 528) and south to 55th Pl NE. Total estimated cost for Phase 1 within Marysville's jurisdiction is $3.25M.

Both cities desire to advance the design, permitting and trail easement acquisition. The total estimated cost for this level of effort for Phase 1 of the trail within Marysville's jurisdiction is $610,000. The City's request of $610,000 would fully fund Phase 1 so that it is "shovel-ready" for construction.

The City of Lake Stevens will be submitting a similar request to fund their portion of Phase 1.



Total Project Cost (Phase 1-Marysville): $3.25M
Requested Funding: $610,000 to fully fund Design, Permitting and Trail Easements

City of Marysville

Federal Legislative Priorities

2025

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Federal Legislative Priorities

Prioritized Project Funding Needs

- **156th Street NE Railroad Overcrossing** **$24.5M**

  The 156th Street NE Railroad Overcrossing proposes to reinstate a public railroad crossing with an overcrossing at the BNSF mainline. A future interchange at Interstate 5 and 156th Street NE is funded under Connecting Washington. This overcrossing would allow neighborhoods to the west of I-5 access to the new interchange. The City's request of $23.5M will fully fund design, permitting, right-of-way and construction.

- **88th Street NE Corridor Improvement (State Ave to 55th Ave NE)** **$22M**

  The corridor improvements of this critical east-west arterial will widen the road to 3 lanes, including curb, gutter, and multi-use paths. It will include storm water facilities to collect and treat runoff, utility replacement, street lighting, ADA compliant ramps, and pavement rehabilitation. The City's request of $11.5M will fully fund construction.

- **Mother Nature's Window Park Improvement** **$2M**

  The Mother Nature's Window Park Improvement proposes to reestablish park access to this 34.2 acre, heavily forested, natural enclave located centrally within the City. While Phase 1 improvements are currently in design with planned construction in 2025, Phase 2 elements of the master plan will compete the City's vision for the park and include trail improvements with wayfinding signage, forest restoration and planting, picnic area, nature play area and a public restroom. The City's request of $2M will fully fund design, permitting and construction of Phase 2 improvements.

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156TH STREET RAILROAD OVERCROSSING

Project Background

The 156th Street NE Railroad Overcrossing project in Marysville proposes to reinstate the public railroad crossing with an overcrossing at the Burlington Northern Santa Fe (BNSF) mainline track at 156th Street NE just west of Interstate 5. This crossing was once a public at-grade crossing that was closed by BNSF and the WUTC in the early 2000s without recognition of the future growth needs west of I-5. Reinstating this crossing will support future development and provide much needed expanded public access to and from I-5 for north Snohomish County.

Access

Current access to and from the freeway in this vicinity occurs at the interchange of I-5 and State Route 531 (172nd Street NE). A future I-5 interchange at 156th Street NE is funded under Connecting Washington ($42M, 2025-31). Once the interchange is complete, the west leg will not fully function as traffic west of I-5 will essentially be landlocked by the parallel railroad line. While the City has planned connections through the developing Lakewood neighborhood, a railroad crossing at 156th Street NE will better accommodate traffic circulation and growth in the region.

Development

The City of Marysville, in partnership with the adjacent property owners, constructed the overcrossing at 156th and I-5 in 2013 to spur development and provide access to the newly designated Cascade Industrial Center and the Lakewood neighborhood. With full buildout expected within the next 20 years and continued growth in unincorporated Snohomish County west of I-5, the area will see increased congestion and significant daily traffic impacts along SR 531 (172nd Street NE) and I-5.

Improvements

The 156th Street NE Railroad Overcrossing project is estimated at $24.5M including design, permitting, right-of-way and construction. The City received $500,000 in Move Ahead WA funds to fund 30% design of the project. This design effort, matched with $500,000 from the City, is currently underway.

The City received $3M in Federal appropriations in FY2023 for its Grove Street Overcrossing Project. This project has since been cancelled and the City is requesting transfer of those funds to the 156th Street NE Railroad Overcrossing, which would lower the amount needed to fully fund the project to $20.5M.

Total Project Cost: $24,500,000

Requested Funding: $23,500,000 to fully fund construction

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88TH ST NE CORRIDOR IMPROVEMENT (STATE AVE TO 55TH AVE NE)

Project Background

The 88th St NE corridor is one of Marysville's primary east-west arterials with direct access to Interstate 5 and State Route 9. The existing road section, from State Avenue to 67th Ave NE, consists primarily of two travel lanes and shoulders. Most of the corridor runs parallel to residential housing with close proximity to two elementary schools, one middle school and one high school. The corridor is also a Community Transit route and bicycle corridor. As the city and surrounding communities have become more urbanized, traffic volumes and accidents have increased. The corridor's rural road section is no longer compatible to accommodate the needs of today's motorized and non-motorized travel.

The project is currently at 60% design, NEPA is approved, and right-of-way acquisition is underway. The corridor will be improved in two phases as shown below. Phase 1 of the 88th St NE Corridor Improvements begins east of State Ave to 55th Ave NE. Phase 1 is on-track to be shovel-ready for construction in 2026, coinciding with the obligation dates of already secured funding.

Improvements

The 88th St NE Corridor Improvement (State Ave to 55th Ave NE) project proposes to widen the corridor to three lanes, including curb, gutter and multi-use paths to accommodate pedestrians and bicyclists. These improvements will improve overall congestion, safety and mobility along the corridor. Other benefits of the project will include storm water facilities to collect and treat runoff, utility replacements, street lighting, ADA compliant ramps and pavement rehabilitation. Total project cost is $22.4M. The City has secured $7.4M in Federal, $170,000 in State, $1.5M in County and $1.8M in City funds for the project. This leaves $11.5M in funds needed to fully fund the project through construction.

Total Project Cost: $22,400,000

Requested Funding: $11,500,000 to fully fund construction

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Mother Nature's Window Park Improvements

PROJECT BACKGROUND

Mother Nature's Window Park, located at 9623 55th Ave NE, is approximately 34.2 acres in size and is heavily forested with second-growth timber. This natural enclave, located centrally in Marysville's urban environment, has not been accessible to the public for over 20 years. The property was privately owned up until 1999, when it was purchased by Snohomish County Parks through Conservation Futures. In 2010, it was annexed into the City of Marysville. Efforts are currently underway by the City to advance limited work to reestablish park access in 2025 with plans for additional master planned improvements to follow.

PROJECT DESCRIPTION

The City intends to develop the park in a phased approach. Phase 1 will focus on establishing safe, public access to and within the park while preserving the existing natural site conditions to the maximum extent practical. This work is funded in part by the City and Community Project Funds. Phase 1 work is estimated to be complete in 2025.

Phase 2 will focus on master planned improvements including expanding public facilities, passive recreation, environmental education, interpretative signage, and community volunteering opportunities within the park. This includes trail improvements with wayfinding signage, forest restoration and plantings, picnic area, nature play area and public restroom. Phase 2 is estimated at a cost of $2M and includes design, permitting and construction.

Total Project Cost (Phase 2): $2M

Requested Funding: $2,000,000 to fully fund design, permitting and construction