



# MARYSVILLE

WASHINGTON

**HEARING EXAMINER MEETING  
WEDNESDAY, MAY 28, 2025 – 6:00 PM  
501 DELTA AVE, MARYSVILLE, WA 98270, 2ND FLOOR COUNCIL CHAMBERS AND  
TEAMS**

Hearing Examiner Meeting to consider Josephine Caring Community Master Planned Senior Community Rezone Request

## AGENDA

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The public hearing is a *hybrid* meeting which you are welcome to attend in-person or via Teams. Anyone wishing to provide verbal public comment must pre-register by contacting the Project Manager listed in the item by *4PM the day prior to the meeting*. Those providing verbal public comment will need to provide their name, address, e-mail and phone number.

### Join Teams Meeting

1-347-690-2503

Meeting ID: 269 340 758 673

Passcode: xQ22jA6x

[Join the meeting now](#)

### Call to Order

### Public Hearings

Josephine Master Planned Senior Community (MPSC) - Minor Revision to CUP and Second Rezone Request

Staff respectfully requests that the Hearing Examiner approve the Minor Revision to the Conditional Use Permit for the MPSC and issue a Recommendation of Approval of the concurrent Rezone to City Council for affirmation and adoption by Ordinance.

[Staff Rec. Josephine Caring Community PA21-054](#)

**Special Accommodations:** The City of Marysville strives to provide accessible meetings for people with disabilities. Please contact the City Clerk's office at (360) 363-

**8000 or 1-800-833-6384 (Voice Relay), 1-800-833-6388 (TDD Relay) two business days prior to the meeting date if any special accommodations are needed for this meeting.**



# Agenda Bill

## HEARING EXAMINER AGENDA ITEM REPORT

**DATE:** May 28, 2025

**SUBMITTED BY:** Angela Gemmer, Community Development

**ITEM TYPE:** Public Hearing

**AGENDA SECTION:** **Public Hearings**

**SUBJECT:** Josephine Master Planned Senior Community (MPSC) - Minor Revision to CUP and Second Rezone Request

**SUGGESTED ACTION:** Staff respectfully requests that the Hearing Examiner approve the Minor Revision to the Conditional Use Permit for the MPSC and issue a Recommendation of Approval of the concurrent Rezone to City Council for affirmation and adoption by Ordinance.

**SUMMARY:** Minor Revision to an approved Conditional Use Permit (CUP) for a Master Planned Senior Community (MPSC) to reduce the dwelling units for the project from 80 to 63 units and expand the project boundaries by approximately 0.34 acres, and receive the Hearing Examiner’s Recommendation of Approval of the concurrent Rezone of those 0.34 acres from General Commercial (GC) to R-12 Multi-family, Low Density (R-12) to City Council for affirmation and adoption by Ordinance. The MPSC originally received CUP Approval and a concurrent Recommendation of Approval from the Hearing Examiner on the initial Rezone request on September 25, 2022. The initial Rezone was adopted by [Ordinance 3246](#). The full Staff Recommendation is attached for review.

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**ATTACHMENTS:**  
[Staff Rec. Josephine Caring Community PA21-054](#)



# STAFF RECOMMENDATION - JOSEPHINE CARING COMMUNITY

## Minor Revision to Conditional Use Permit Approval and Second Rezone Request

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270

Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ (360) 363-8000

PROJECT INFORMATION										
<b>Project Title</b>	Josephine Caring Community Master Planned Senior Community			<b>Date of Report</b>	May 22, 2025					
<b>File Number</b>	PA21-054			<b>Attachments</b>	Hearing Exhibits – see details at end of report					
<b>Administrative Recommendation</b>	Approve the Minor Revision to the Conditional Use Permit for the Master Planned Senior Community and receive the Hearing Examiner’s Recommendation of Approval of the concurrent Rezone of 0.34 acres of the site from General Commercial to R-12 Multi-family, Low Density to City Council for affirmation and adoption by Ordinance.									
BACKGROUND SUMMARY										
<b>Owner/Applicant</b>	Josephine Caring Community									
<b>Request</b>	Minor Revision to an approved Conditional Use Permit (CUP) for a Master Planned Senior Community (MPSC) to reduce the dwelling units for the project from 80 to 63 units and expand the project boundaries by approximately 0.34 acres, and receive the Hearing Examiner’s Recommendation of Approval of the concurrent Rezone of those 0.34 acres from General Commercial (GC) to R-12 Multi-family, Low Density (R-12) to City Council for affirmation and adoption by Ordinance. The MPSC originally received CUP Approval and a concurrent Recommendation of Approval from the Hearing Examiner on the initial Rezone request on September 25, 2022. The rezone was adopted by <a href="#">Ordinance 3246</a> .									
<b>SEPA Status</b>	A State Environmental Policy Act Mitigated Determination of Non-Significance was issued August 5, 2022. The appeal period expired August 19, 2022; no appeals were filed.									
<b>Site Address</b>	16704 25 <sup>th</sup> Avenue NE			<b>APN(s)</b>	30052900200400; 31052900200100 (portion of)					
<b>Legal Description (abbreviated)</b>	See site plan – Exhibit 071			<b>Section</b>	29	<b>Township</b>	31	<b>Range</b>	05	
<b>Comprehensive Plan</b>	GC & MFL	<b>Zoning</b>	GC & R-12	<b>Shoreline Environment</b>			N/A			
<b>Water Supply</b>	<b>Current</b>		<b>Proposed</b>		<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>		
	None		City			None		City		
<b>Present Use of Property</b>	Cleared and graded vacant land.									
REVIEWING AGENCIES										
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>		<b>State &amp; Federal</b>			<b>County</b>		<b>Other</b>		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Community Transit <input type="checkbox"/> Frontier <input checked="" type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 <input type="checkbox"/> Ziplly		<input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT			<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe		
ACTION										
<input type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input checked="" type="checkbox"/> Quasi-Judicial			<input type="checkbox"/> Planning Commission					
<b>Date of Hearing</b>	May 28, 2025			<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued				
STAFF										
<b>Name</b>	Angela Gemmer		<b>Title</b>	Principal Planner		<b>Phone</b>	360.363.8240		<b>E-mail</b>	<a href="mailto:agemmer@marysvillewa.gov">agemmer@marysvillewa.gov</a>

**SURROUNDING USES**

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	General Commercial and Multi-family Low Density	GC & R-12	Cleared and graded vacant land.
<b>North</b>	General Commercial	GC	Vacant land.
<b>East</b>	General Commercial and Multi-family, Low Density	GC & R-12	Lakewood Meadow Condominium and vacant land.
<b>South</b>	Multi-family, Low Density	R-12	VanEss PRD (PA20-060) single family PRD
<b>West</b>	Mixed Use and Multi-family, Low Density	MU & R-12	Plat of Sather Farms (PA21-035), which is under construction.

**Vicinity Map**



**1.0 EVALUATION**

- 1. **Description of Proposal:** Josephine Caring Community, applicant, has requested a Minor Revision to their approved Conditional Use Permit for a Master Planned Senior Community (MPSC) to reduce the dwelling units for the project from 80 units to 63 units, and to expand the project boundaries to the north by approximately 0.34 acres together with a concurrent Rezone of those 0.34 acres from General Commercial (GC) to R-12 Multi-family, Low Density (R-12) to accommodate additional parking. Originally, 70 multi-family residences and 10 single family detached homes or bungalows were proposed. With the Minor Revision, the multi-family residences will be reduced by 25 units while the bungalows will be increased by eight (8) units, which results in a total of 45 multi-family residences and 18 bungalows for the project.

The MPSC project originally received Conditional Use Permit Approval and a concurrent Recommendation of Approval on a 2.15-acre Rezone request from GC to R-12 from the Hearing Examiner on September 25, 2022 (Exhibit 61). The rezone was adopted by City Council via [Ordinance 3246](#). The reduction in units is a minor revision pursuant to [MMC Section 22G.010.260\(1\)\(c\)](#), and the minor property line adjustment and concurrent rezone were determined by the Community Development Director to be a minor revision pursuant to [MMC Section 22G.010.260\(1\)\(h\)](#). A MPSC provides a variety of living options to enable residents to 'age in place'.

The proposal also includes amendments to the community building and on-site recreation and open space areas. A boundary line adjustment (BLA) application reflecting the proposed boundary line adjustment has been filed (see file BLA25-0002) and is currently under review. The BLA will need to be recorded prior to civil construction plan approval.

- 2. **Location of Proposal and Surrounding Uses:** The subject property is located roughly at the northwest corner of the intersection of 169<sup>th</sup> Place NE and 25<sup>th</sup> Avenue NE at a site address of 16704 25<sup>th</sup> Avenue NE, on APNs 31052900200400 and a portion of 31052900200100. Surrounding uses are described on page 2 of this report.
- 3. **Site Description:** The subject property is approximately 7.46 acres and consists of cleared and graded vacant land. The site is relatively flat with total elevation change on the property of approximately four feet or less. According to the Soil Survey of Snohomish County, on-site soils are identified as Custer fine sandy loam.
- 4. **Letter of Completeness:** An application for a Minor Revision to the Conditional Use Permit (CUP) and second Rezone request was submitted on April 8, 2025 and determined to be complete on April 10, 2025. A letter of completeness was provided to the applicant in accordance with MMC Section 22G.010.050.
- 5. **Public Notice:** Public notice of the Minor Revision to the CUP Approval and second Rezone request were provided in accordance with MMC Section 22G.010.090. As of the date of this staff report, no comments have been received.
- 6. **Critical Areas:** The site has been cleared and graded. There are no critical areas on-site or in the immediate vicinity.
- 7. **Access and Circulation.** The primary entrance to the site will be via a private drive aisle off of 169<sup>th</sup> Place NE. Second private drive aisle accesses will be at the northwest corner of the site via 23<sup>rd</sup> Avenue NE and the northeast corner of the site via 25<sup>th</sup> Avenue NE. A private drive aisle will encircle the site. Pedestrian connections will be provided to the public streets abutting the site; frontage improvements will be constructed as described in Section 8 of the Staff Recommendation for the Conditional Use Permit dated September 2, 2022 (Exhibit E060), which is adopted by reference.

With the Minor Revision to the CUP, minor adjustments to the proposed accesses on the west and east sides of the site are proposed so that the accesses are orthogonal to 23<sup>rd</sup> and 25<sup>th</sup> Avenues, instead of the chicanes that are currently proposed. These minor adjustments will be reviewed during land disturbing activity (LDA) review.

8. **Traffic Impacts:** A traffic impact analysis (TIA) was prepared by Gibson Traffic Consultants, Inc. dated October 2021. According to the TIA, the original development proposal for 80 dwelling units would generate 296 average daily trips (ADT), 16 AM peak hour trips (AMPHT), and 20.8 PM peak hour trips (PMPHT). The modified proposal for 63 dwelling units is expected to generate 233 ADT, 12.6 AMPHT, and 16.4 PMPHT.

The City Engineer and City's Traffic Engineer Manager reviewed the TIA, and issued a written concurrency recommendation dated May 23, 2022 informing the developer of the project's impacts and mitigation obligation pursuant to [Chapter 22D.030, Traffic Impact Fees and Mitigation](#). Pursuant to [MMC Section 22D.030.070\(1\)\(d\)](#), an applicant is required to make a written proposal for mitigation of traffic impacts to the Public Works Director, based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on July 3, 2022. The conditions of the concurrency determination are described in Section 8 of the Staff Recommendation for the CUP dated September 2, 2022 (Exhibit 060).

9. **School Impacts:** Pursuant to [MMC Chapter 22D.040](#), projects shall mitigate school impacts to the Lakewood School District through the payment of the school impact fee in effect at the time of building permit issuance; however, it is anticipated that the school impact fee will be waived due to the senior citizen population served by this project as more fully detailed in the original Staff Recommendation for the CUP (see Exhibit 060).
10. **Park Impacts:** Pursuant to [MMC Chapter 22D.020](#), projects shall mitigate City of Marysville parks impacts through payment of the park impact fee in effect at the time of building permit issuance. Park impacts are expected to be reduced due to the proposed Minor Revision to the CUP.
11. **Utilities:** The proposed storm drainage, sewer and water improvements for the project are described in the original Staff Recommendation for the CUP (see Section 11 of Exhibit 060). No changes are proposed because of the Minor Revision to the CUP.
12. **SEPA:** A State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) was issued August 5, 2022 (Exhibit 053). The SEPA appeal period expired August 19, 2022; no appeals were filed.
13. **Agency Comments:** A *Request for Review* for the Minor Revision to the CUP and second Rezone request was sent to the following Local, County, State & Federal Agencies and Districts:
  - a. Marysville Fire District (MFD): Brian Merkley, Assistant Fire Marshal, in an email dated April 23, 2025 indicated that "no revisions are needed for fire requirements, sprinklers are still required in all buildings per the 11/15/2021 letter."  
*Staff comment:* During the review of the Minor Revision to the CUP and Rezone request, the applicant inquired about whether it would be possible to relocate the gates that are proposed at the project's entrances. MFD staff provided the applicant with the MFD's Access Gate Standards. Prior to LDA approval, the applicant will need to ensure that there is adequate queueing storage for a minimum of one (1) vehicle to not obstruct roadway travel, including sidewalks, and will need to demonstrate compliance with MFD's Access Gate Standards. The applicant will also be required to address all required IBC, IFC, MMC, and EDDS standards during civil construction plan and building permit approval, as applicable.
  - b. Arlington Municipal Airport: No comments received.

- c. Snohomish County PUD No. 1: No comments received.
- d. Tulalip Tribes: No comments received.
- e. Stillaguamish Tribes: No comments received.

14. **Application Review:** MMC Section [22G.010.140](#)(3) requires the city to determine whether or not the project is consistent with the following items described in the applicable plans and regulations. Compliance with the requirements of this section were demonstrated in Section 8 of the Staff Recommendation for the Conditional Use Permit dated September 2, 2022 (Exhibit 060), which is adopted by reference with the following limited changes detailed below.

- a. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.

Staff Comment: The subject property is zoned R-12 Multi-family, Low Density with a small portion zoned General Commercial (GC) (approximately 0.34 acres) for which a second rezone is requested. MPSC are not a permitted use in the GC zone; however, the GC portion of the property is proposed to be rezoned to R-12 to allow for a row of parking to support the use. The applicant has demonstrated compliance with the rezone criteria set forth in MMC Section [22G.010.440](#), *Rezone criteria*, as outlined in Sections 17 and 18 of this report.

The applicant has demonstrated compliance with all applicable standards set forth in Title 22, *Unified Development Code*.

- b. Density of residential development in urban growth areas.

Staff Comment: Pursuant to MMC Section [22C.220.100](#), the density for Master Planned Senior Communities is per the underlying zone plus 20 percent. The base density in the R-12 zone is 12 dwelling units per net project acre. A 20 percent increase in the base density means that 14.4 dwelling units per net project acre is allowed for the MPSC. The applicant proposes 63 dwelling units on a 6.11 net project acre site (7.46 gross acres) which complies with the allowed density for a MPSC. (Calculation: 14.4 du/acre x 6.11 net project acres = 88 dwelling units allowed).

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

Staff Comment: No changes are needed to this section.

- d. Development Standards

Staff Comment: The subject property is zoned R-12 Multi-family, Low Density. The current proposal consists of a Minor Revision to the approved CUP for the MPSC to expand the project boundaries by approximately 0.34 acres together with a concurrent rezone of those 0.34 acres from General Commercial (GC) to R-12 Multi-family, Low Density (R-12) to accommodate additional parking, and to reduce the dwelling units for the project from 80 units to 63 units.

MPSC Permitted Uses: The modified mix of housing, which will consist of 45 multi-family residences and 18 bungalows, will comply with the housing mix required by [MMC Section 22C.220.030](#)(1).

Open Space Standards: Pursuant to [MMC Section 22C.220.090](#)(13), outdoor open space is required to be provided as follows: 90 square feet for studio and one-bedroom units, 130 square feet for two-bedroom units, and 170 square feet for three or more bedroom units. The MPSC is proposed to include seven (7) studio and one-bedroom units, 54 two-bedroom units, and two (2) three or more bedroom units; therefore, 7,990 square feet of open space must be provided. Calculation: ((90 sf/unit x 7 units) + (130 sf/unit x 54 units) + (170 sf/unit x 2 units) = 7,990

square feet. The project proposed 28,312 square feet of open space which exceeds the basic code requirements.

Open space and recreational amenities which are proposed for the MPSC include, but are not limited to, a 7,250 square foot club house, a pool, bocce, a dog run, multi-use lawn, pickleball court, and a community garden.

After review of the application materials, site plan and information on file with the City, it has been determined that the proposed Master Planned Senior Community, as conditioned herein, complies with all applicable standards set forth in Title 22 – *Unified Development Code*, including the intent of the R-12 zone, and all applicable MPSC, CUP, and rezone criteria. The proposed development, as conditioned herein, makes appropriate provisions for the public use and interest, health, safety and general welfare.

15. **Compliance with Conditional Use Permit Criteria:** [MMC Section 22G.010.430](#), *Conditional Use Permit*, sets forth criteria for governing the issuance of a conditional use permit. The proposed Minor Revision to the CUP and Rezone request do not impact previously accepted CUP criteria responses or CUP approval. The proposed project continues to meet the conditional use criteria set forth in MMC Section 22G.010.430, *Conditional Use Permit*.
16. **Compliance with Minor Revision Criteria:** As noted in Section 1 of this report, the reduction in dwelling units for the MPSC constitute a minor revision pursuant to [MMC Section 22G.010.260\(1\)\(c\)](#), and the minor property line adjustment and concurrent Rezone were determined by the Community Development Director to be a minor revision pursuant to [MMC Section 22G.010.260\(1\)\(h\)](#).

[MMC Section 22G.010.260\(3\)\(e\)](#) requires that the director shall grant approval of the request for a minor revision if it is determined that the minor revision does not substantially alter:

- (i) The previous approval of the development application;
- (ii) The final conditions of approval; or
- (iii) The public health, safety and welfare.

The applicant submitted responses to each of these criteria which are set forth in Exhibit 063. The Community Development Director finds that each of the requirements of [MMC Section 22G.010.260\(3\)\(e\)](#) are met.

Pursuant to [MMC Section 22G.010.140\(1\)](#), “a review process which consolidates different permits is the standard review process utilized in the city. A single report, as described in [MMC 22G.010.170\(1\)](#), will be prepared for a development application.” [MMC Section 22G.010.070](#) discusses what is entailed for Hearing Examiner decisions. Since the Rezone request is required to be considered by the Hearing Examiner, the Minor Revision on the MPSC is also brought before the Hearing Examiner for consideration to provide a consolidated review process and single report for these concurrent actions.

17. **Comprehensive Plan Rezone Criteria:** [MMC Section 22G.010.440\(1\)](#) requires the applicant for a zone reclassification to demonstrate that the proposal is consistent with the Comprehensive Plan, and applicable functional plans, and complies with the following criteria:
  - a. There is a demonstrated need for additional zoning as the type proposed;  
*Applicant response:* The Silent Generation (1928-1945) and the Baby Boomers (1945-1964) comprise of over 28% of the population (US 2020 Census). That is a large segment of the population that is over 58 years old. A large portion of this segment of the population need this type of care and housing.

There are a few apartment type housing projects that cater to 55 and older and even 62 and older. But these facilities provide little in the way of health or special needs care as seniors age and have greater healthcare needs. This project is unique in that it provides a very nice campus for active and healthy seniors but also provides aging in place care as health declines. This facility will also provide nursing care and Memory Care at their Stanwood Facility if needed. Residents have a vibrant and active campus but are promised full care to the "end".

As will be addressed more fully below, the Lakewood Community provides an ideal environment for this type of facility with several additional Health Care facilities nearby.

With seniors being such a large segment of our population, this type of facility is really needed when the goal is to provide an inclusive community. Circumstances of the land and the way this community has developed make it important the property is zoned to accommodate this proposal.

- b. The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties;

*Applicant response:* The need for Senior Care and Housing was talked about above but the Community amenities in the surrounding area are important to serve the needs of this segment of the population. Having shopping within walking distance, having transit nearby, having restaurants and meeting places nearby, and having emergency health services nearby all contribute to a beneficial environment for the senior residents that will live on this campus.

There are two significant shopping centers basically "across the street", there is transit access less than 600 feet from the campus, numerous restaurants and coffee shops within walking distance, and Everett Clinic, Skagit Regional Health, and Kaiser Permanente all in the neighborhood now.

There is an influx of residential communities coming into the Lakewood Neighborhood, including a lot of family homes. A good dynamic and inclusive community provide for residences in various stages of life. It is desirable to keep families that choose, to live in the neighborhood. Kids become Dads and Moms, Moms and Dads become Grandpas and Grandmas and it is very beneficial when Grandpa and Grandma can be near to care for and interact with their grandkids—and vice versus.

There will be over a thousand family homes on surrounding properties. It will not be long before the Parents in these homes become the Grandparents that may choose to live nearby as their Children grow up and create new generations. Having a facility like this, nearby family homes, is not only compatible with surrounding properties but is a real asset and benefit to a healthy dynamic community. The residential homes will be feeders to the Senior Living Community as proposed.

- c. There have been significant changes in the circumstances of the property to be rezoned, or surrounding properties, to warrant a change in classification; and

*Applicant response:* The significant changes or circumstances of the property was alluded to in the response above. The way this surrounding land has developed and is developing set this property up to be an ideal location for the use proposed. There is the true need for this kind of facility for not only this community but for Marysville as a whole. The project will provide development of all the services important to the residents that would live in this facility.

The Lakewood Neighborhood has family homes, market rate apartments, Garden Apartments (coming next door), Mobile Home Park, 55 and older apartments, cottages and town homes (coming), and financially assisted living facilities. There needs to be this Active Senior Living Community to support the other residence types on surrounding properties, both in the neighborhood and in the City.

Had the area and surrounding properties developed differently, circumstances may not have warranted a rezone. But, given the way the area has actually developed, circumstances now warrant a change in classification

- d. The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

*Applicant response:* Discussion above does show how the property is practically suited for the proposed zoning reclassification. Physically, the property is essentially level and physically very suited for the proposed use. Utilities are available along with other infrastructure to support the type of residents that will live here.

The applicant's responses outlined above are excerpted from pages 2 to 4 of Exhibit 071. After evaluation of the applicant's written response, and other supporting documentation and application materials, the proposed rezone, as conditioned herein complies with the rezone criteria and applicable development standards outlined in Title 22 MMC, *Unified Development Code*.

18. **Rezone Criteria – Edge of Land Use Districts:** Pursuant to [MMC Section 22G.010.440\(2\)](#), properties at the edges of land use districts can make application to rezone property to the bordering zone without applying for a Comprehensive Plan map amendment if the proponent can demonstrate the following:

- a. The proposed land use district will provide a more effective transition point and edge for the proposed land use district than strict application of the comprehensive plan map would provide due to neighboring land uses, topography, access, parcel lines or other property characteristics;

*Applicant response:* General Commercial zoning is intended for "Automobile oriented with larger land uses that tend to be the only one stop in trip" as stated in the Identification of Zoning areas in the 2015 Comprehensive Plan. One of the criteria for this zoning is that 'parcels' are 5+ acres in size. This zoning is likely suited to this parcel before real land uses started to be identified. To the north, Providence Hospital has purchased the 5-acre parcel re-aligned along 172<sup>nd</sup> St NE leaving a 2.3 acre GC zoned parcel between the hospital and the R-12 zoning.

Adjacent to portions of the west, the south boundary, and portions of the east boundary will be primarily single family detached lots (not determined on the east yet). This Master Planned Senior Community (MPSC) makes an excellent transition from the single-family homes to the Hospital and GC zone between this project and the hospital. The proposed MPSC even places detached single family homes along the southern boundary to ease further the transition from the single-family homes proposed on projects to the south and west. The attached or "multifamily" units for the MPSC are oriented to the GC side of the project.

Josephine Caring Community owns the parcel that is to be partially rezoned and will own the part that will remain in GC. Their intent is to bring in commercial uses compatible with the Hospital and the MPSC on the portion of the parcel not intended for the Senior Community. This will provide a "super" transition of uses. This Senior Community is ideally situated at this location with shopping and hospitals nearby. This Senior Community, in addition to providing a great land use transition, also provides, for seniors living in the nearby communities, a place to retire and live comfortably near family and friends.

The MPSC is also a "mixed use" type project in an unrecognized way. This is not a multifamily 'pure' residential development. This type of community does have a commercial element in that there will be managed facilities and medical staff on the site. There are site managers, activity director, medical staff, grounds keepers, and service janitorial staff. There is a daily food service that requires staffing. Hidden in the residential environment is a "commercial" operation that further provides an

excellent transition point between the “purer” residential and commercial uses to the south or north. This project is really a blend of commercial and residential uses.

Staff response: The reference to 2.3 acres in the Applicant’s response above is to the Rezone request submitted with the original CUP application. The current rezone request is for 0.34 acres only.

- b. The proposed land use district supports and implements the goals, objectives, policies and text of the comprehensive plan more effectively than strict application of the comprehensive plan map; and

*Applicant response:* This project proposal is supported by many elements of the Comprehensive Plan. We can start with the VISION 2040 Policies envisioning a Housing Element that *“commits to expanding housing production at all income levels **to meet diverse needs** of both the current and future residents”* The Economic Development Element *“supports creating jobs, **investing in all people, creating great communities and maintaining a high quality of life**”*.

Complimentary to that are Marysville’s Vision priorities to “Enhance Community Image and Identity”. In the Neighborhood Planning Concept of the Land Use Element, it is stated one of Marysville’s strategies to *“create a thriving community is to strengthen and improve Marysville’s image and identity. Develop Community Pride and provide for all segments of the population.”*

Residential Land Use Goal 16 is to *“Provide for new residential development that is compatible with the present housing stock while also providing for a broad range of housing types and dwelling unit densities to serve diverse lifestyles, income levels, and **ages.**”*

Goal 18 is to *“Encourage the creation of a more desirable place to live and a **quality standard of living for all citizens.**”* Associated policy LU-40 is to *“Encourage high quality development that creates a desirable place to live and also provides for affordable housing”* and LU-43 is to *“Encourage higher density single family near commercial enters and other facilities and services to foster pedestrian rather than vehicular circulation.”*

This Master Planned Senior Community provides Marysville with an optimal opportunity to provide for the Visions, Strategies, Goals, and Policies of the Comprehensive Plan as briefly outlined above. This is a unique and special proposal that will provide for diverse needs of a growing segment of our population. This community will allow aging members to enjoy a high quality of life near family and friends. There are a full range of amenities to provide for social and recreational opportunities while those residents are capable. It will also provide for “Aging in Place” where medical care and support is provided ‘in the home’. If critical care is needed, that is assured to all residents of this community ‘to the end’.

This is a unique development and there are none like this in or around Marysville. The nearest place you would find this kind of community designed to specifically care for the aging element of our community may be Redmond or Bellevue. This community will support improving Marysville’s vision to enhance community image and identity while providing for aging segment of our population.

It should be pointed out that in the Commercial Land Use Goals & Policies specific to General Commercial, Goal 27 looks to *“Provide for locations for large lot...grouped together in places with good access and support each other without impacting surrounding land uses”*. LU 97 wants to *“Locate general commercial centers near light industrial and other non-pedestrian oriented areas.”* LU-98 is associated with this same policy and maybe consistent with how the Lakewood Shopping areas were developed but as the land has developed around this site, it now falls outside the Goals and Policies of the General Commercial Zone.

What we are trying to say here is that Elements of the Comprehensive Plan support the proposed use in many ways while the progression of land development would no longer really support this segment for General Commercial. The proposal really does offer a perfect solution to support surrounding development as it has actually taken place. This proposal offers a mix of residential use with a commercial component that is complimentary to development on the GC side and the residential side.

- c. The proposed land use change will not affect an area greater than 10 acres, exclusive of critical areas.

*Applicant response:* This proposed rezone request affects 0.34 acres of GC land and is exclusive of critical areas. The remainder of the parcel is to remain GC and is intended to provide complimentary commercial uses to the hospital proposed on adjacent property to the north and this MPSC to the south. The 0.34 acres requested to be rezoned will be part of the MPSC proposal totaling 7.46 acres.

The applicant's responses outlined above are excerpted from pages 4 to 6 of Exhibit 071. In December 2024, the City of Marysville adopted the 2024 Comprehensive Plan. It should be noted that some of the goals and policies cited in the responses above are now reflected in revised goals and policies; however, the general intent of these goals and policies remain the same.

After evaluation of the applicant's written response, and other supporting documentation and application materials, the proposed rezone, as conditioned herein, will be consistent with the applicable development goals and policies outlined in the Marysville Comprehensive Plan.

19. **Public Hearing Notice.** The public hearing for the proposed request was advertised in accordance with [MMC Section 22G.010.110](#), *Notice of public hearing*.
20. **Hearing Examiner – Required Findings.** [MMC Section 22G.010.170\(3\)](#) requires that the Hearing Examiner not approve a proposed development without first making the following findings and conclusions outlined in [MMC 22G.010.170\(3\)](#). These findings were made with the original Hearing Examiner's decision on the CUP (see pages 3 – 5 of Exhibit 061) of and are adopted and incorporated by reference.

## 2.0. RECOMMENDATION

Based on the foregoing findings and conclusions, review of the application materials and other supporting documentation available to the Community Development Department, and the City's regulatory authority to implement the policies, standards, and regulations of the Marysville Comprehensive Plan and Marysville Municipal Code, the Community Development Department respectfully recommends that the Hearing Examiner **APPROVE** the Minor Revision to the Josephine Caring Community Master Planned Senior Community Conditional Use Permit and make a **RECOMMENDATION OF APPROVAL** of the Second Rezone Request to City Council for affirmation and adoption by Ordinance subject to the following conditions:

1. Prior to Land Disturbing Activity (LDA) permit approval, the applicant shall submit plans for the proposed gate locations that demonstrate adequate queueing storage for a minimum of one (1) vehicle to not obstruct roadway travel, including sidewalks, and that comply with the MFD's Access Gate Standards.
2. The project is subject to the fifteen (15) conditions of approval outlined in the Hearing Examiner's Conditional Use Permit Approval issued on September 25, 2022 (Exhibit 061); provided that, Condition 6 is amended to reference BLA25-0002 instead of BLA 22-004, which expired.
3. The project is subject to the eight (8) mitigation measures outlined in the SEPA

Mitigated Determination of Non-Significance issued on August 5, 2022 (Exhibit 053).

**Prepared by:** *Angela*

**Reviewed by:** *Amy*

**Hearing Exhibits – Please visit the following webpage: [Public Document Portal](#)**

*Search by the Planning Project Number **PA21-054** in the "CD - Project Number" field.*

***The Exhibits for the Minor Revision and Rezone request are Exhibits E060 – E074.***