



**PLANNING COMMISSION MEETING  
TUESDAY, SEPTEMBER 23, 2025 – 6:30 PM  
501 DELTA AVENUE  
MARYSVILLE, WA 98270**

**AGENDA**

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The Planning Commission meeting is a hybrid meeting which you are welcome to attend in person or via Teams. Anyone wishing to provide verbal public comment is encouraged to pre-register by contacting the Staff Contact for the agenda item outlined above the day prior to the meeting. Those providing verbal public comment will need to provide their name, address, e-mail and phone number for the public record.

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**CALL TO ORDER**

**1. ROLL CALL**

**2. APPROVAL OF MINUTES**

**2.1 Approval of August 12, 2025 Minutes**

Suggested motion: I move to approve the August 12, 2025 Planning Commission meeting minutes.

[PC Minutes 8.12.25](#)

**3. AUDIENCE PARTICIPATION *(for topics not on the agenda)***

**4. PUBLIC HEARING**

**4.1 Unit Lot Subdivision Final Regulations**

Suggested motion: I move to recommend approval of the Unit Lot Subdivision Final Regulations to City Council for adoption by Ordinance.

Memo re. Public Hearing Unit Lot Subdivisions  
DRAFT Final Ord. Unit Lot Subdivisions

5. OLD BUSINESS

6. NEW BUSINESS

- 6.1 Tree Canopy Assessment  
Discussion only. No action requested.  
[Memo re. Tree Canopy Assessment](#)  
[Tree Canopy Assessment](#)

7. DIRECTOR'S COMMENTS

8. ADJOURNMENT

9. NEXT MEETING - October 14, 2025

**CITY COUNCIL AGENDA ITEMS AND MINUTES**

**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

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** September 23, 2025

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

**ITEM TYPE:** Minutes

**AGENDA SECTION:** **APPROVAL OF MINUTES**

**SUBJECT:** Approval of August 12, 2025 Minutes

**SUGGESTED ACTION:** Suggested motion: I move to approve the August 12, 2025 Planning Commission meeting minutes.

**SUMMARY:** Review and approval of the August 12, 2025 Planning Commission meeting minutes.

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**ATTACHMENTS:**  
[PC Minutes 8.12.25](#)

Community  
Development



501 Delta Ave  
Marysville, WA 98270

**Planning Commission**  
**Meeting Minutes**  
**August 12, 2025**

**CALL TO ORDER**

The meeting was called to order at 6:31 p.m.

**1) ROLL CALL**

**Present:**

Commission: Chair Stephen Leifer, Commissioner Gary Kemp, Commissioner Jerry Andes, Vice Chair Brandon Whitaker, Commissioner John Ray, Commissioner Raymond Miller

Staff: Interim Community Development Director Jeff Wilson, Principal Planner Angela Gemmer

Excused: Commissioner Shanon Jordan

**2) APPROVAL OF MINUTES**

2.1 Approval of July 8th Planning Commission minutes.

**PC 07082025 MINUTES.pdf**

**Motion** to approve the July 8th Planning Commission meeting minutes moved by Commissioner Gary Kemp seconded by Vice Chair Brandon Whitaker.

**AYES: ALL**

**3) AUDIENCE PARTICIPATION**

None

**4) PUBLIC HEARING**

#### 4.1 Comprehensive Plan Map Amendment to Reflect Northpointe MV2 Urban Growth Area (UGA) Expansion

Principal Planner Gemmer reviewed the map amendment to reflect MV2 Urban Growth Area Expansion that was approved late last year by Snohomish County. There were no questions or comments.

The public hearing on this item was opened at 6:35 p.m.

Nick Van Dam, 11924 67th Avenue NE, Arlington, asked if the City is going to maintain the road into 67th Avenue.

Principal Planner Gemmer said it is her understanding that part of the UGA expansion includes the right of way which is 67th Avenue. This was determined by Snohomish County. The access will be via 67th Avenue; however, there is a robust grid of roads planned for the Smokey Pt. Master Plan.

Public hearing was closed at 6:38 p.m.

#### **Memo and Map Amendments - Comprehensive Plan Amendment to Reflect Northpointe MV2 UGA Expansion**

#### 4.1 Comprehensive Plan Map Amendment to Reflect Northpointe MV2 Urban Growth Area (UGA) Expansion

**Motion** to recommend approval of the Comprehensive Plan Map Amendment to reflect the Northpointe MV2 Urban Growth Area (UGA) Expansion to City Council for adoption by Ordinance moved by Commissioner Gary Kemp seconded by Commissioner Raymond Miller.

**AYES: ALL**

#### 4.2 Unit Lot Subdivision Regulations - Public Hearing

#### **Memo and Unit Lot Subdivision Amendments**

Principal Planner Gemmer reviewed this item and noted staff is recommending continuing the public hearing until September 23<sup>rd</sup>.

**Motion** to continue the public hearing on the Unit Lot Subdivision regulations to the September 23 Planning Commission meeting at 6:30 p.m. moved by Vice Chair Brandon Whitaker seconded by Commissioner Raymond Miller.

**AYES: ALL**

#### 4.3 Accessory Dwelling Unit Regulations - Public Hearing?

Principal Planner Gemmer reviewed key changes on the Accessory Dwelling Unit (ADU) regulations changes:

- Elimination of owner occupancy requirement
- Allow 2 ADUs accessory to a single-family residence
- ADUs are allowed to be at least 1000 sf. For homes over 2000 sf, the ADUs may be 50% of the square footage of the principal home with a cap of 1400 sf.
- Rear yard setbacks may be reduced to 15 feet for 2-story and 10 feet for a 1-story structure
- An allowance added for conversion of an existing residence to ADU provided that the existing residence does not exceed 100 sf more than the allowance for an ADU.

The Commission was generally supportive of the changes.

The public hearing was opened at 6:51 p.m.

Todd Duitsman, 7312 53rd Avenue NE, Marysville, WA praised the work of the Planning Commission. He commented on the importance of DADUs in order to provide more opportunity for home ownership.

Russell Joe, Master Builders, 335 116th Avenue SE, Bellevue, spoke in support of the work the Planning Commission has done. He discussed examples of ADUs he has noticed in his neighborhood in Issaquah and responded to clarification questions.

The public hearing was closed at 6:59 p.m.

### **Memo and Accessory Dwelling Unit Amendments**

Commissioner Ray asked if there is anything that says ADUs have to be attached or detached. Ms. Gemmer explained that state law says cities have to allow both. Commissioner Ray asked about separation requirements. Ms. Gemmer reviewed these.

**Motion** to recommend approval of the Accessory Dwelling Unit final regulations to City Council for adoption by Ordinance moved by Commissioner Gary Kemp seconded by Commissioner Jerry Andes.

**AYES: ALL**

#### **4.4 Middle Housing Regulations - Public Hearing**

Principal Planner Gemmer reviewed proposed middle housing regulations related to HB 1110 which requires cities to allow six of nine middle housing types and allow 2 or 4 units per lot depending on location and if there is dedicated affordable housing. She highlighted middle housing exemption areas and options for preserving land capacity in the multi-family zones. Two options have been provided; staff is requesting the Planning Commission's preference. Another change is the elimination of the CUP for MPSC in multi-family zones while providing a modest density incentives in NR-4.5 zone and NR-6.5 zones.

Heights for single family and duplex developments in multi-family zones are proposed to be increased to 35 feet for single family and duplexes in multi-family zones. Setbacks would be increased by five feet or heights reduced to 30 feet when adjacent to single family residential zoning. Ms. Gemmer also reviewed single family zone consolidation of four single family zones into two zones (NR-4.5 and NR-6.5). The functionality of the R-8 zone for when single family and duplexes are built in multi-family zones and for residential when critical areas on-site density transfer is proposed, is built back into the code.

The public hearing was opened at 7:10 p.m.

Russell Joe, Master Builders, 335 116th Avenue SE, Bellevue, spoke to the benefits that middle housing will provide to the community. He complimented the Planning Commission on their forethought to include the Master Planned Senior Community densities in there. Overall, Master Builders is very supportive of the work the City has done on this.

The public hearing was closed at 7:13 p.m.

### **Memo and Exhibit 1 - Middle Housing final regulations**

### **Exhibit 2 - Final Middle Housing regulations**

### **Exhibit 5 - Comprehensive Plan Map**

### **Exhibit 6 - Zoning Map**

### **Exhibit 7 Comprehensive Plan text and map amendments**

### **Exhibit 8 - Conceptual Minimum Density Illustration**

**Motion** to recommend approval of the Middle Housing regulations to City Council for adoption by Ordinance moved by Vice Chair Brandon Whitaker seconded by Commissioner Raymond Miller.

**AYES: ALL**

5) OLD BUSINESS

6) NEW BUSINESS

7) DIRECTOR'S COMMENTS

Director Wilson commended the Planning Commission and staff for their work. Commissioners also expressed appreciation to staff for their work, especially Principal Planner Gemmer.

8) ADJOURNMENT

**Motion** to adjourn the meeting at 7:16 p.m. moved by Vice Chair Brandon Whitaker seconded by Commissioner Gary Kemp.

**AYES: ALL**

**9) NEXT MEETING – September 9, 2025**



# Agenda Bill

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** September 23, 2025

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

**ITEM TYPE:** Public Hearing

**AGENDA SECTION:** **PUBLIC HEARING**

**SUBJECT:** Unit Lot Subdivision Final Regulations

**SUGGESTED ACTION:** Suggested motion: I move to recommend approval of the Unit Lot Subdivision Final Regulations to City Council for adoption by Ordinance.

**SUMMARY:** In April 2023, Washington State adopted [Senate Bill \(SB\) 5258](#) which includes various provisions pertaining to condominiums and townhouses and requires that jurisdictions allow for unit lot subdivisions as part of their short plat regulations. A Unit Lot Subdivision (ULS) is a subdivision process that allows for the subdivision of a parent lot (i.e. original lot or parcel) into "unit lots" (i.e. child lots).

To address SB 5258, a new chapter – MMC Chapter 22G.095, Unit Lot Subdivisions – was prepared and adopted as interim regulations on June 23, 2025, which allowed for ULS up to 20 unit lots. City Council provided subsequent direction that a greater amount of unit lots than 20 should be allowed. Following this direction, the Planning Commission evaluated different allowances and determined that the number of unit lots created through the ULS process should not be capped. The final regulations version of Chapter 22G.095 was amended to reflect this direction (i.e. no cap for ULS).

MMC Chapter 22G.095 is intended to serve as a companion to the standards in MMC Chapter 22G.090, Subdivisions and Short Subdivisions. The standards in MMC Chapter 22G.095 are only those that are unique to ULS and supplement the

existing standards in the subdivision and short subdivision codes, which still apply. ULS that propose nine (9) or fewer unit lots will be processed as a short subdivision. ULS that propose 10 or more unit lots will be processed as a standard subdivision. A provision has been added to clarify that if another land use action is proposed concurrent with the ULS, the underlying land use action will determine which review process needs to be followed (i.e. if a short subdivision and unit lot subdivision are concurrently proposed, the short subdivision processing code requirements would be followed).

The proposed Chapter 22G.095 is largely adapted from Bothell's Unit Lot Subdivision code. In August and September, Community Development and Public Works staff met with development community stakeholders to discuss what access would be appropriate for ULS. Based on the conversations that occurred, different access options are proposed as described in the attached memo.

Coordination with Public Works, the Marysville Fire District, and the Building Division has occurred to promote ULS standards that address all relevant aspects of ULS development. Public Works has provided direction that individual utility connections should generally be required for ULS given that ULS allows for individual fee simple ownership of units, which would make consolidated connections problematic for utility bills and maintenance of utility lines. The Marysville Fire District's access, fire separation, and unobstructed pathway needs have also been built into the ULS code.

The Public Hearing on Unit Lot Subdivisions was originally scheduled for August 12<sup>th</sup> but was continued to September 23<sup>rd</sup> to afford additional time to coordinate with stakeholders within the development community on the access provisions for ULS. At the Public Hearing on September 23<sup>rd</sup>, staff respectfully request that Planning Commission recommend approval of the Unit Lot Subdivision regulations to City Council for adoption by Ordinance.

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**ATTACHMENTS:**

[Memo re. Public Hearing Unit Lot Subdivisions](#)



## MEMORANDUM

**DATE:** September 23, 2025  
**TO:** Planning Commission  
**FROM:** Angela Gemmer, Principal Planner  
**SUBJECT:** Unit Lot Subdivisions  
**ECC:** Jeff Wilson, Interim Community Development Director

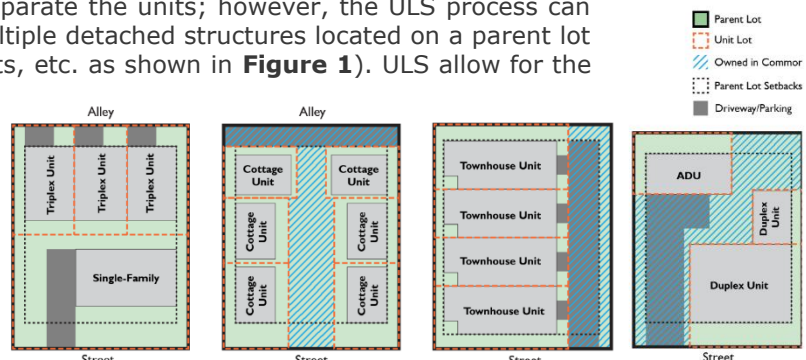
**Attached:** **Exhibit 1** Unit Lot Subdivision Regulations  
**Exhibit 2** [Senate Bill \(SB\) 5258](#)  
**Exhibit 3** [MRSC Unit Lot Subdivision Article](#)  
**Exhibit 4** [Department of Commerce – Unit Lot Subdivision Fact Sheet](#)  
**Exhibit 5** [Department of Commerce – Middle Housing User Guide](#)

### Introduction

In April 2023, Washington State adopted [Senate Bill \(SB\) 5258 \(Exhibit 2\)](#) which includes various provisions pertaining to condominiums and townhouses, and requires that jurisdictions allow for unit lot subdivisions as part of their short plat regulations. SB 5258, which is codified in [RCW 58.17.060\(3\)](#) and took effect on July 23, 2023, states:

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

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



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

To address SB 5258, a new chapter – MMC Chapter 22G.095, Unit Lot Subdivisions – was prepared and adopted as interim regulations on

June 23, 2025. The interim regulations allow up to 20 unit lots to be created through the ULS process. City Council provided subsequent direction that a greater amount of unit lots than 20 should be allowed. Following this direction, the Planning Commission evaluated different allowances and determined that the number of unit lots created through the ULS process should not be capped. The final regulations version of Chapter 22G.095 (**Exhibit 1**) was amended to reflect this direction (i.e. no cap for ULS).

MMC Chapter 22G.095 is intended to serve as a companion to the standards in MMC Chapter 22G.090, Subdivisions and Short Subdivisions. The standards in MMC Chapter 22G.095 are only those that are unique to ULS and supplement the existing standards in the subdivision and short subdivision codes, which still apply. ULS that propose nine (9) or fewer unit lots will be processed as a short subdivision. ULS that propose 10 or more unit lots will be processed as a standard subdivision. A provision has been added to clarify that if another land use action is proposed concurrent with the ULS, the underlying land use action will determine which review process needs to be followed (i.e. if a short subdivision and unit lot subdivision are concurrently proposed, the short subdivision processing code requirements would be followed).

The proposed Chapter 22G.095 is largely adapted from Bothell's Unit Lot Subdivision code, which was both the most complete and concise code among the 21 jurisdictions' codes which were reviewed. In August and September, Community Development and Public Works staff met with development community stakeholders to discuss what access would be appropriate for ULS. Based on the conversations that occurred, the following access options are proposed in the ULS code:

- ULS with nine or fewer unit lots may be served via a private multi-family drive aisle, alley, or private road;
- ULS with 10 to 30 unit lots may be served via a private multi-family drive aisle, alley, or "PRD Access Street"; and
- ULS creating 31 unit lots or more may be served via a private multi-family drive aisle or a "PRD Access Street with Parking". The on-street parking requirement for the PRD road can be eliminated when replaced with common off-street parking area(s) providing a minimum of one off-street guest parking space for every four dwelling units.

All private drive aisles would be required to conform to the City's Engineering Design and Development Standards (EDDS) standard plan for multi-family drive aisles, meet turning radii, and include provisions for maintenance of the drive aisle and enforcement of parking restrictions.

Provisions are included in code specifying when a public street will need to be built instead of a private drive aisle. These circumstances include when the City Engineer or designee determines that:

- a through-connection is needed to connect existing or future public streets, or implement City plans or standards;
- access is needed to serve landlocked property;
- the connection is necessary to ensure adequate emergency service connectivity; or
- a public road is needed for another compelling engineering reason.

Coordination with Public Works, the Marysville Fire District, and the Building Division has occurred to promote ULS standards that address all relevant aspects of ULS development. Public Works has provided direction that individual utility connections should generally be required for ULS given that ULS allows for individual fee simple ownership of units, which would make consolidated connections problematic for utility bills and maintenance of utility lines. The Marysville Fire District's access, fire separation, and unobstructed pathway needs have also been built into the ULS code.

The Public Hearing on Unit Lot Subdivisions was originally scheduled for August 12<sup>th</sup> but was continued to September 23<sup>rd</sup> to afford additional time to coordinate with stakeholders within the development community on the access provisions for ULS. At the Public Hearing on September 23<sup>rd</sup>, staff respectfully request that Planning Commission recommend approval of the Unit Lot Subdivision regulations to City Council for adoption by Ordinance.

**CITY OF MARYSVILLE**  
**Marysville, Washington**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON, RELATING TO AMENDMENTS TO THE CITY'S UNIFIED DEVELOPMENT CODE (MMC TITLE 22) TO COMPLY WITH ENGROSSED SECOND SUBSTITUTE HOUSE BILL (E2SHB) 5258 RELATING TO UNIT LOT SUBDIVISIONS AND ADOPTING A NEW CHAPTER 22G.095 UNIT LOT SUBDIVISIONS TO THE MARYSVILLE MUNICIPAL CODE (MMC).**

**WHEREAS**, in 2023 the Washington state legislature passed Engrossed Second Substitute House Bill (E2SHB) 5258 (chapter 337, Laws of 2023) related to Unit Lot Subdivisions; and

**WHEREAS**, in passing E2SHB 5258 (chapter 337, Laws of 2023) the State legislature aimed to increase the supply and affordability of condominium units and townhouses as an option for homeownership; and

**WHEREAS**, E2SHB 5258 (chapter 337, Laws of 2023) is codified in the Revised Code of Washington (RCW) section 58.17.060; and

**WHEREAS**, in passing RCW 58.17.060 requires that all cities, towns, and counties shall include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separate unit lots; and

**WHEREAS**, RCW 58.17.060 was effective on July 23, 2023; and

**WHEREAS**, City staff conducted environmental review for the proposed regulations for which a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on June 6, 2025; and

**WHEREAS**, on June 23, 2025, the City adopted interim regulations pertaining to Unit Lot Subdivisions which were adopted via Ordinance 3350; and

**WHEREAS**, pursuant to RCWs 35A.63.220 and 36.70A.390, interim regulations may be in effect for up to six months after which final regulations should be adopted; and

**WHEREAS**, the City, in reviewing and amending its development regulations has complied with the notice, public participation, and processing requirements established by the Growth Management Act, as more fully described below; and

**WHEREAS**, the City of Marysville has submitted the proposed development regulations to the Washington State Department of Commerce on [redacted] (Material ID [redacted]) seeking expedited review under RCW 36.70A.106(3)(b) and in compliance with the procedural requirements of RCW 36.70A.106; and

**WHEREAS**, during a public meeting on July 8, 2025, the Planning Commission discussed the proposed amendments related to Unit Lot Subdivisions; and

**WHEREAS**, on September 23, 2025, the Planning Commission held a duly-advertised public hearing, and recommended that the City Council adopt the interim regulations on Unit Lot Subdivisions set forth in Ordinance 3350 except as redlined in **Exhibit A**.

**WHEREAS**, the Marysville City Council finds that from time to time it is necessary and appropriate to review and revise provisions of the City's municipal code and development code (MMC Title 22); and

**WHEREAS**, during the public meeting on October --, 2025, the City Council discussed the Unit Lot Subdivision amendments, and recommended approval of said changes.

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

**Section 1.** A new Chapter 22G.095, Unit Lot Subdivisions, of the municipal code is adopted as set forth in **Exhibit A**.

**Section 2.** The amendments to MMC Title 22, consisting of the above-described amendments to MMC Chapter 22G.095, are consistent with the following required findings of MMC 22G.010.520:

- (1) The amendments are consistent with the purposes of the comprehensive plan;
- (2) The amendments are consistent with the purpose of MMC Title 22;
- (3) There have been significant changes in the circumstances to warrant a change;
- (4) The benefit or cost to the public health, safety and welfare is sufficient to warrant the action

**Section 3.** MMC Section 22A.010.160, entitled "Amendments," is hereby amended as follows by adding reference to this adopted ordinance to track amendments to the City's Unified Development Code (all unchanged provisions of MMC 22A.010.160 remain unchanged and in effect):

**"22A.010.160 Amendments.**

The following amendments have been made to the UDC subsequent to its adoption:

<u>Ordinance</u>	<u>Title (description)</u>	<u>Effective Date</u>
_____	Unit Lot Subdivisions Final Regulations	_____, 2025"

**Section 4.** 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.** 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 \_\_\_\_\_, 2025.

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: \_\_\_\_\_  
(Effective immediately upon passage)

## Exhibit A

### Chapter 22G.095 Unit Lot Subdivisions

#### 22G.095.010 Purpose.

The purpose of this chapter is to provide an alternate process for the subdivision of land into unit lots for the creation of townhouse, cottage housing, Middle Housing, and similar developments. This process allows for fee-simple ownership while applying development standards primarily to a parent lot, rather than to the individual lots resulting from a subdivision.

#### 22G.095.020 Applicability.

- (1) The provisions of this chapter apply exclusively to the subdivision of land for Middle Housing, cottage housing, townhouses, accessory dwelling units, and multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use. These regulations ensure that development on individual unit lots need not conform to minimum lot area or dimensional standards, provided the overall development of the parent lot meets applicable standards.
- (2) A unit lot subdivision is permitted in all residential zones and in the Mixed Use zone.
- (3) The term "parent lot" is defined in MMC 22A.020.170, and terms "unit lot" and "unit lot subdivision" are defined in MMC 22A.020.220.
- (4) A unit lot subdivision creates a relationship between the parent lot and two or more unit lots created.
- (5) A unit lot subdivision may be used for any development with two or more dwelling units on a parent lot ~~of two acres or less~~ that meet the standards of this chapter.
- (6) A unit lot subdivision may be combined with a subdivision or short subdivision so long as the portion of the development utilizing this chapter meets the requirements of this chapter.
- (7) Existing developments which meet or can be brought into conformance with the requirements of this chapter may apply for a unit lot subdivision under the conditions of this chapter.
- (8) Subdivisions with a commercial or other non-residential use must be approved through a binding site plan under Chapter 22G.100 MMC.

## 22G.095.030 General requirements.

(1) Unit lots are subject to all applicable requirements of MMC Title 22, Unified Development Code, except as modified by this chapter.

~~(2) A maximum of 20 unit lots may be created through the unit lot subdivision process.~~

~~(2)(3)~~ Development on individual unit lots need not conform to minimum lot area, density, lot frontage, or dimensional requirements; provided, that development on the parent lot must conform to these requirements.

~~(3)(4)~~ All buildings shall meet all applicable provisions set forth in Title 9, Fire and Title 16, Building.

~~(4)(5)~~ Access for the unit lot subdivision ~~shall can~~ be provided as follows: ~~via a private multifamily drive aisle, alley, or private road. Each access type must conform to the standards set forth in the city's engineering design and development standards. Multifamily drive aisles shall comply with the following standards:~~

~~(a) Unit lot subdivisions creating nine (9) or fewer unit lots may be served via a private multi-family drive aisle, alley, or private road;~~

~~(b) Unit lot subdivisions creating ten (10) to thirty (30) units lots may be served via a private multi-family drive aisle, alley, or "PRD Access Street";~~

~~(c) Unit lot subdivisions creating thirty-one (31) unit lots or more may be served via a private multi-family drive aisle or a "PRD Access Street with Parking". If a PRD Access Street with Parking is provided, the on-street parking requirement may be eliminated when replaced with common off-street parking area(s) providing a minimum of one off-street guest parking space for every four dwelling units;~~

~~(d) Projects proposing a single family detached development, or a development with duplexes in excess of 10 percent of the total dwelling units for the overall project, shall not be permitted to use a private multi-family drive aisle for access. Projects containing duplexes that access off of a multi-family drive aisle shall be required to install fire sprinklers in the duplexes.~~

~~(e) Public roads shall be built when the City Engineer or designee determines that:~~

~~(i) a through-connection is needed to connect existing or future public streets, or implement City plans or standards;~~

~~(ii) access is needed to serve landlocked property;~~

~~(iii) the connection is necessary to ensure adequate emergency service connectivity; or~~

(iv) a public road is needed for another compelling engineering reason.

(f)(a) When a public road is provided, sidewalks shall be located on both sides of the road. When a private multi-family drive aisle is provided, and Where buildings are located, or in the future could be located, on both sides of a drive aisle, sidewalks must be provided on each-both sides. Where buildings are located on only one side of a drive aisle, the sidewalk must be located on the side of the drive aisle that the buildings are located on.

(b) The drive aisle shall comply with standards set forth in Chapter 22C.130 MMC, including the dimensional requirements in MMC 22C.130.050, Table 2; provided, that the width of the drive aisle shall be increased to 26 feet where required by MMC Title 9, Fire.

(c) The drive aisle shall be constructed with a subgrade and compaction as specified in the city's engineering design and development standards.

(g) When access is provided via a private multi-family drive aisle, covenants and restrictions shall be prepared ensuring that fire access is maintained and that parking does not occur on the drive aisle. The covenants shall include enforcement and maintenance provisions, and must clearly indicate that it is the obligation of the Homeowners' Association or lot owners within the development to tow vehicles or other objects violating access parking restrictions. The access shall be properly signed and/or marked to indicate that the access is private and the unit lot subdivision map and other title documents, as appropriate, shall clearly indicate that the access is private.

(h) The minimum allowable inside vehicle turning radius in parking and drive aisles shall be 20 feet unless fire or solid waste apparatus access is necessary, in which case the minimum inside radius shall be 30.5 feet and the outside radius shall be 46 feet or as required by the Fire District or Solid Waste Division. Turning radii are not necessarily the radii or curbs around islands and other improvements.

(i) All access must conform to the standards set forth in the City's Engineering Design and Development Standards.

(5)(6) Required parking for a dwelling unit may be provided on a different unit lot than the dwelling unit if the right to use the parking is formalized by an easement recorded with the Snohomish County Auditor.

(6)(7) Individual water and sewer connections shall be provided for each unit lot except as specifically exempted in Title 14, Water and Sewers.

~~(7)(8)~~ A minimum of five feet of separation is required between structures; ~~provided, that this separation may be reduced if:~~

~~(a) Adequate fire rating is provided between structures per the International Building Code; and~~

(b) A ~~44-inch-five foot~~ wide paved pathway that is free of obstructions ~~is~~ must also be provided between structures where determined to be necessary by the Fire District is obtained to ensure adequate access for emergency services to the rear of the building.

~~(8)(9)~~ Adequate provisions for ingress, egress, emergency services, and utilities must be ensured through recorded easements. Access easements, joint use agreements, and maintenance agreements must be executed for use and maintenance of common areas and recorded with the county.

~~(9)(10)~~ Portions of the parent lot not subdivided for unit lots shall be identified as tracts and owned in common by the owners of the unit lots.

~~(10)(11)~~ Common areas and facilities, which may include parking, common open space, and stormwater facilities shall be maintained by a homeowners' association or the owners of the unit lots.

~~(11)(12)~~ Two hundred (200) square feet of private open space, with a minimum dimension of ~~15 10~~ feet, shall be provided for each unit lot on the respective unit lot it serves unless an alternate code provision requires more square footage or an increased dimension. Parking areas shall not count towards required open space.

~~(12)(13)~~ A unit lot subdivision may be amended subject to the minor revision requirements set forth in MMC 22G.010.260(2).

#### **22G.095.040 Application procedure.**

(1) Unit lot subdivisions shall be processed as follows:

~~(a)~~ Unit lot subdivisions creating 10 ~~to 20~~ or more unit lots shall be processed as a subdivision under Chapter 22G.090 MMC.

~~(2)~~ ~~(b)~~ Unit lot subdivisions creating nine or fewer unit lots shall be processed as a short subdivision under Chapter 22G.090 MMC.

(c) Exception: Unit lot subdivisions processed concurrently with an alternate land division process (i.e. subdivision, short subdivision, or binding site plan) shall be processed according to the underlying land use process creating the parent lots.

(32) Applications for a unit lot subdivision must fulfill the applicable requirements for a subdivision, ~~or~~ short subdivision, or binding site plan, and also identify:

- (a) Areas and facilities owned in common by the owners of the unit lots, including garages, parking, vehicle access, and open space;
- (b) Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association for use and maintenance of common areas; and
- (c) Conformance of the parent lot with all applicable development requirements of MMC 22G.090 *Subdivisions and Short Subdivisions*.

**22G.095.050 Approval criteria.**

Unit lot subdivisions are subject to the approval requirements set forth in Chapter 22G.090 MMC for a subdivision or short subdivision, as applicable, in addition to the following additional criteria:

- (1) The requirements provided in this chapter are satisfied;
- (2) The parent lot is designed to function as one site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility maintenance, and parking;
- (3) The conditions of use, maintenance and restrictions on redevelopment of shared open space, parking, access, and other improvements are identified and enforced by covenants, easements or restrictions; and
- (4) Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, and parks and recreation.

**22G.095.060 Recording.**

The plat recorded with the Snohomish County Auditor for a unit lot subdivision is required to include the following in addition to the requirements in MMC Chapter 22G.090 *Subdivisions and Short Subdivisions*: Article II *Preliminary Subdivision Review*, Article III *Final Subdivision Review*, and Article IV *Short Subdivision Review*:

- (1) A title that includes "Unit lot subdivision."
- (2) Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the

homeowners association for use and maintenance of common areas, including garages, parking, vehicle access, and open space.

(3) Note all conditions of approval.

(4) Notes to acknowledge the following:

(a) Approval of the unit lot subdivision was based on the review of the development as a whole on the parent lot and unit lots are not buildable lots independent of the overall development;

(b) Subsequent platting actions or additions or modifications to structures may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved site plan;

(c) If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;

(d) Additional development of the individual unit lots may be limited due to the development standards that the parent lot is subject to;

(e) Individual unit lots are not separate buildable sites and additional development may be limited; and

(f) Subsequent platting actions or modifications may not create or increase nonconformity of the parent lot.

**22G.095.070 Conflicts.**

Any irreconcilable conflicts between the provisions of this chapter and other sections of the Marysville Municipal Code shall be resolved in favor of the text of this chapter.



# Agenda Bill

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** September 23, 2025

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

**ITEM TYPE:** Discussion Item

**AGENDA SECTION:** **NEW BUSINESS**

**SUBJECT:** Tree Canopy Assessment

**SUGGESTED ACTION:** Discussion only. No action requested.

**SUMMARY:**

The Washington State Growth Management (GMA) now requires the preparation of a Tree Canopy Assessment as part of the Parks Element of the City's Comprehensive Plan per RCW [36.70A.070\(8\)\(c\)](#). The purpose of a Tree Canopy Assessment is to document how much of a community's land area is covered by trees and where trees are located, identify opportunities for planting trees, and monitor and preserve or enhance tree canopy over time. The Tree Canopy Assessment also helps further the City's commitment to improving the natural environment and the quality of life of Marysville residents.

The City's Tree Canopy Assessment provides foundational information on the benefits that trees impart, risks to trees in Western Washington, and the method that was used for conducting the Tree Canopy Assessment. The Tree Canopy Assessment evaluates the overall amount of tree canopy in the City, which is currently at 24 percent of the City, and evaluates tree canopy by each of the City's eleven major neighborhoods, by zoning designation, and within City parks. A discussion is provided on measures to preserve tree canopy and includes recommendations on where to plant trees based on a review of various City resource documents such as the Housing Action Plan and Stormwater Management Action Plan. Generally, each of these documents supports Downtown being a key priority location to plant trees, with other locations identified. Given the rapid pace of development within the City, at this time a goal of maintaining tree canopy at 24 percent of the City overall is recommended, with a two percent increase in tree canopy to 26 percent recommended by 2045.

At the September 23<sup>rd</sup> work session, staff respectfully requests that Planning Commission review the Tree Canopy Assessment, ask questions of staff, and set a Public Hearing date for October 14<sup>th</sup> to consider the adoption of the Tree Canopy Assessment as an Appendix to the Comprehensive Plan.

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**ATTACHMENTS:**

[Memo re. Tree Canopy Assessment](#)  
[Tree Canopy Assessment](#)

## MEMORANDUM

**DATE:** September 17, 2025  
**TO:** Planning Commission  
**FROM:** Angela Gemmer, Principal Planner  
**SUBJECT:** Tree Canopy Assessment  
**ECC:** Jeff Wilson, Interim Community Development Director

**Exhibit 1:** Tree Canopy Assessment

<sup>1</sup>


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<sup>1</sup> Due to the nature of the document, the Tree Canopy Assessment is proposed to be adopted as an appendix to the overall Comprehensive Plan.



# 2025 City of Marysville Tree Canopy Assessment

Prepared by City of Marysville

September 2025

## INTRODUCTION

The City of Marysville is committed to improving the natural environment and the quality of life of Marysville residents. Trees play a vital role in furthering these commitments. This tree canopy assessment endeavors to encourage the maintenance or improvements of the tree canopy cover within the City over time, and to address a new Growth Management Act (GMA) requirement to prepare a tree canopy analysis.<sup>1</sup>

## VALUES TREES IMPART

Trees are essential to life and impart a multitude of benefits that are vital to the environment and human flourishing. While the benefits imparted are too numerous to list in full, a few key benefits are outlined below:

- **Air Quality and Oxygen.** Trees absorb carbon dioxide and produce oxygen, which is essential for life. Trees also filter pollutants such as nitrogen oxides, ammonia, and sulfur dioxide from the air and water.
- **Climate Regulation.** Trees help reduce the heat island effect<sup>2</sup>, and mitigate impacts on the climate by storing carbon and regulating temperature, particularly in urban areas.
- **Economic Value.** Trees contribute to the economy by reducing energy costs, enhancing property values, and providing recreational opportunities.
- **Flow Control.** Trees provide stormwater flow control by helping to manage the rate and quality of stormwater runoff to prevent flooding, erosion, and water quality degradation.
- **Habitat.** Trees feed and shelter wildlife, contribute to the variety of plants and animals in a habitat, and promote ecosystem balance.
- **Health Benefits.** Trees promote physical activity, mental health, and social connections, which can improve health and well-being. They also provide shade,

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<sup>1</sup> The requirement for a tree canopy analysis is set forth in RCW 36.70A.070(8)(c).

<sup>2</sup> Source: United States Environmental Protection Agency: <https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands>

which cools people and buildings during extreme heat events, which can be deadly.

## RISKS TO TREES IN WESTERN WASHINGTON

Various factors contribute to tree loss and health in Western Washington. These include human and environmental factors.

- **Human Factors.** Human factors that pose risks to trees include land development to construct new buildings and associated improvements, harvesting for timber, and removal of trees for other reasons (e.g. aesthetic, maintenance issues, etc.).
- **Environmental Factors.** Environmental factors also pose risks to tree health. These factors are briefly described below:

- **Changes to Climate.** Warming trends cause stress to the tree but cause insect populations to increase.
- **Drought.** “Extended periods of drought can damage trees, particularly those on gravelly or sandy soils and species like Western Hemlock and Western Red Cedar.”<sup>3</sup> Drought damage is indicated by bright red or bronze needles, and red foliage in the fall.
- **Foliar Diseases.** Foliar disease can impact tree health. These diseases are worsened by late winter/spring weather conditions and can inflict great damage on trees.
- **Insects.** Bark beetles, mountain pine beetle, western pine beetle, and silver fir beetle feast on trees causing mortality and defoliation (loss of leaves).

To mitigate risks to trees, it is important that replanting is required with development and that good forest practice/tree management occur to address problems before they worsen.

## METHOD FOR TREE CANOPY ASSESSMENT

For this tree canopy assessment, maps were prepared in GIS<sup>4</sup> using aerial images from [Ecopia](#). GIS data from [i-Tree](#) and [American Forests’ Tree Equity Score](#) were also reviewed and considered. The aerial images from Ecopia capture tree canopy cover,

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<sup>3</sup> Source: Washington State Department of Natural Resources: [https://dnr.wa.gov/sites/default/files/2025-03/rp\\_drought\\_stress\\_fctsht.pdf](https://dnr.wa.gov/sites/default/files/2025-03/rp_drought_stress_fctsht.pdf)

<sup>4</sup> GIS stands for Geographic Information Systems are “integrated computer systems that capture, store, manage, analyze, and visualize geographic data, enabling user to understand and spatial relationships and patterns.” Source: Google Co-pilot.

which is comprised of the branches, stems, and leaves of trees when viewed from above. Tree canopy is calculated by dividing the amount of tree canopy by the amount of land within the city.



Figure 1 – Ecopia’s aerial imagery was used to document the tree canopy within the City. The image in the above figure shows the change in tree canopy from 2015 through 2025.

Below is a summary of how each of these data sources were used:

- **Ecopia.** Ecopia’s aerial imagery was used to document the tree canopy within the City in 2015, 2020 and 2025 (see **Figure 1**). GIS was used to evaluate how the tree canopy cover changed between 2015 (the baseline year) and 2025. Tree canopy was further evaluated to determine tree canopy coverage in each of the City’s:
  - Eleven (11) major neighborhoods;
  - Major zoning classifications (i.e. commercial, industrial, multi-family, single-family, institutional, open, and other); and
  - Parks.

Within the neighborhoods and major zoning classifications, the tree canopy cover was further distinguished between parcels and right-of-way.

- **i-Tree.** The aerial imagery and data assessment tools from i-Tree were reviewed to consider optimal areas to plant or protect trees.
- **American Forests' Tree Equity Score.** Data from Tree Equity Score was also used to evaluate socioeconomic factors, such as higher concentrations of poverty, and the availability of trees in those areas.

### TREE CANOPY CITY-WIDE

In 2025, city-wide the tree canopy covers approximately 3,297 acres, which represents 24.3 percent of the City's 13,583 acres as shown in **Figure 2**. From 2015 to 2025, tree canopy within the city overall has been largely stable with only an approximately 0.8 percent decrease in tree

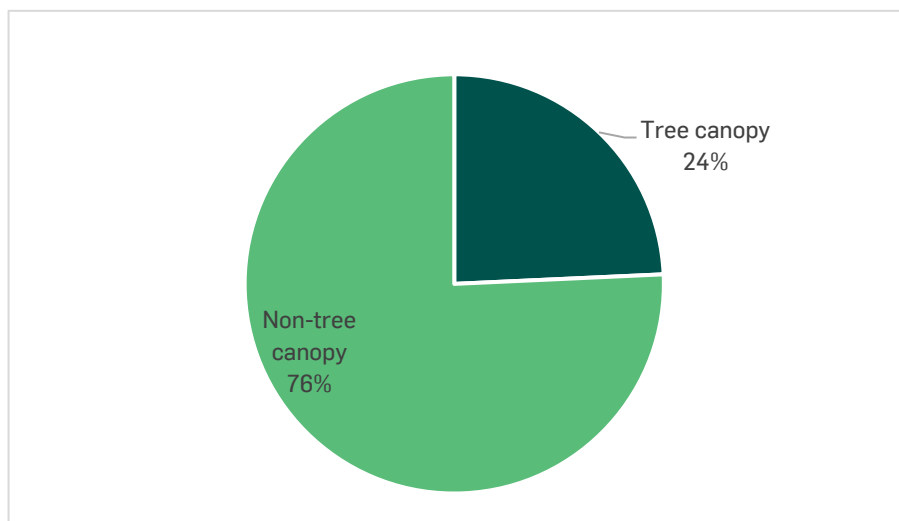


Figure 2 – Tree canopy as proportion of total city acreage

canopy. While the overall tree canopy cover has remained stable, changes to the tree canopy are somewhat dynamic when specific areas are considered (see **Figure 3**).

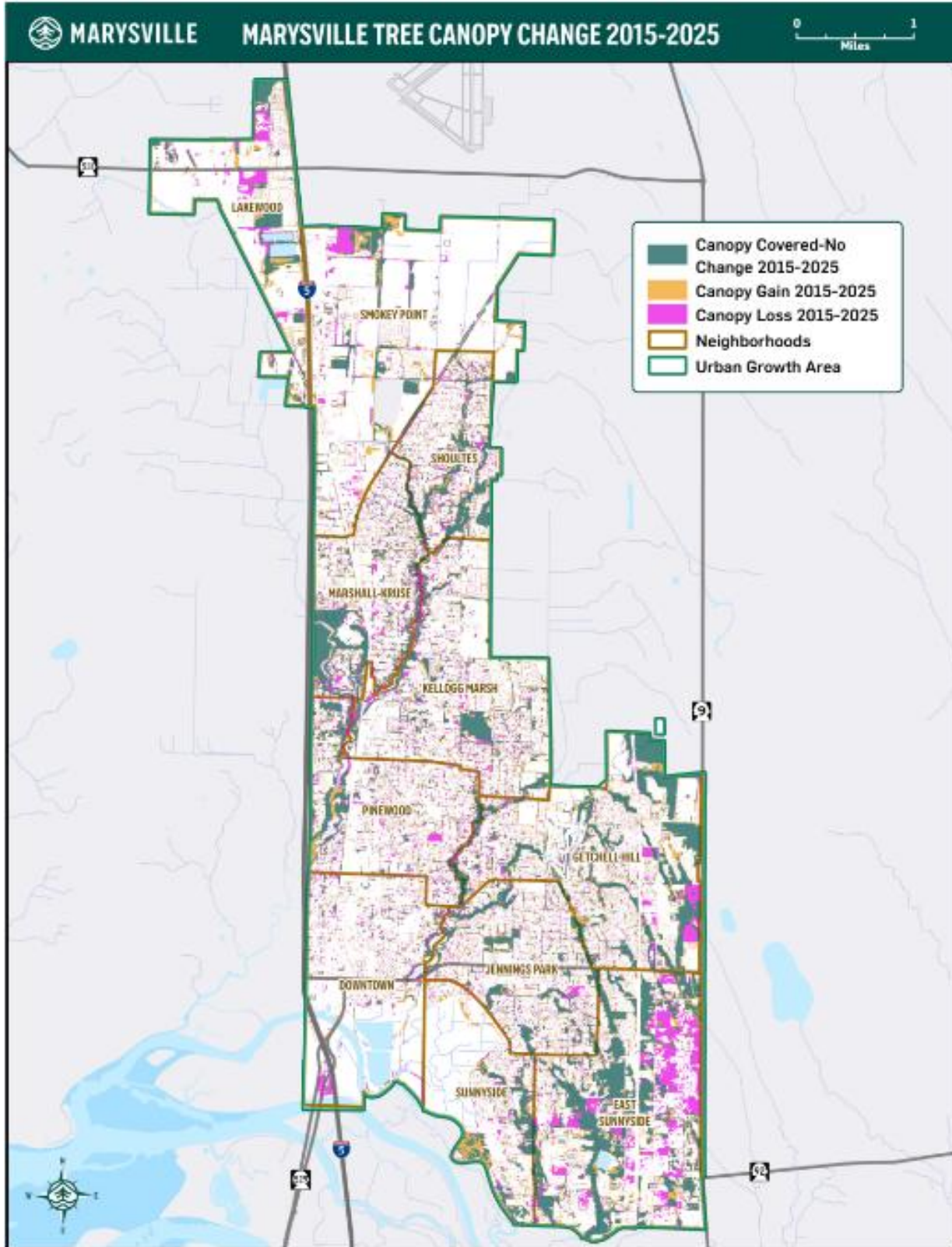


Figure 3 – Tree Canopy Change, 2015 – 2025

Among the City’s 11 major neighborhoods, the East Sunnyside – Whiskey Ridge and Getchell Hill neighborhoods boast the most tree canopy with 618 acres (18.7 percent) and 544 acres (16.5 percent) respectively. Among the other nine neighborhoods, the share of tree canopy ranges from approximately 3 to 9 percent of the City’s overall tree canopy, with right-of-way comprising 7 percent (see **Figure 4**).

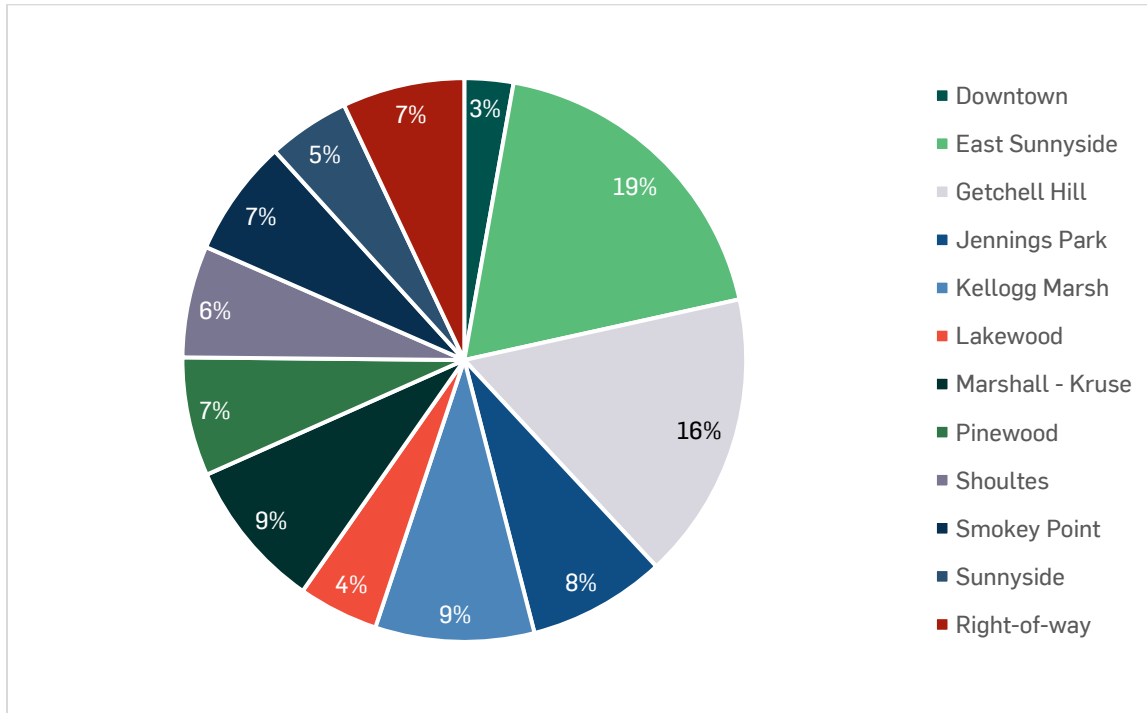


Figure 4 – Share of tree canopy by neighborhood, 2025

Over the past several years, the East Sunnyside – Whiskey Ridge, Lakewood, and Smokey Point neighborhoods have experienced a construction boom. Growth has been largely residential in East Sunnyside – Whiskey Ridge with some commercial; a mix of uses leaning heavier towards residential in Lakewood; and industrial in Smokey Point. As a result of the significant development, approximately 89.6 acres of tree canopy has been lost in the East Sunnyside – Whiskey Ridge neighborhood over the past decade – a 12.6 percent decline (see **Figure 5**).

In the Lakewood neighborhood, the loss of tree canopy has been considerably less at only six (6) acres. While development has been similarly intense to that which has occurred in the East Sunnyside – Whiskey Ridge, the decline in tree canopy has been minimal due to development areas being formerly pasture or agricultural land. Despite

all the development in the Smokey Point neighborhood, a gain of about 21 acres of tree canopy has been observed, which is largely due to trees being installed on projects that were formerly agricultural fields and critical areas mitigation and enhancement.

In other neighborhoods, where development has been more limited, tree canopy has largely been stable or experienced modest fluctuations since 2015. It is expected that tree canopy in areas of significant development will continue to decline in the near term but gradually rebound as the rate of development moderates and replanting occurs concurrently with development.

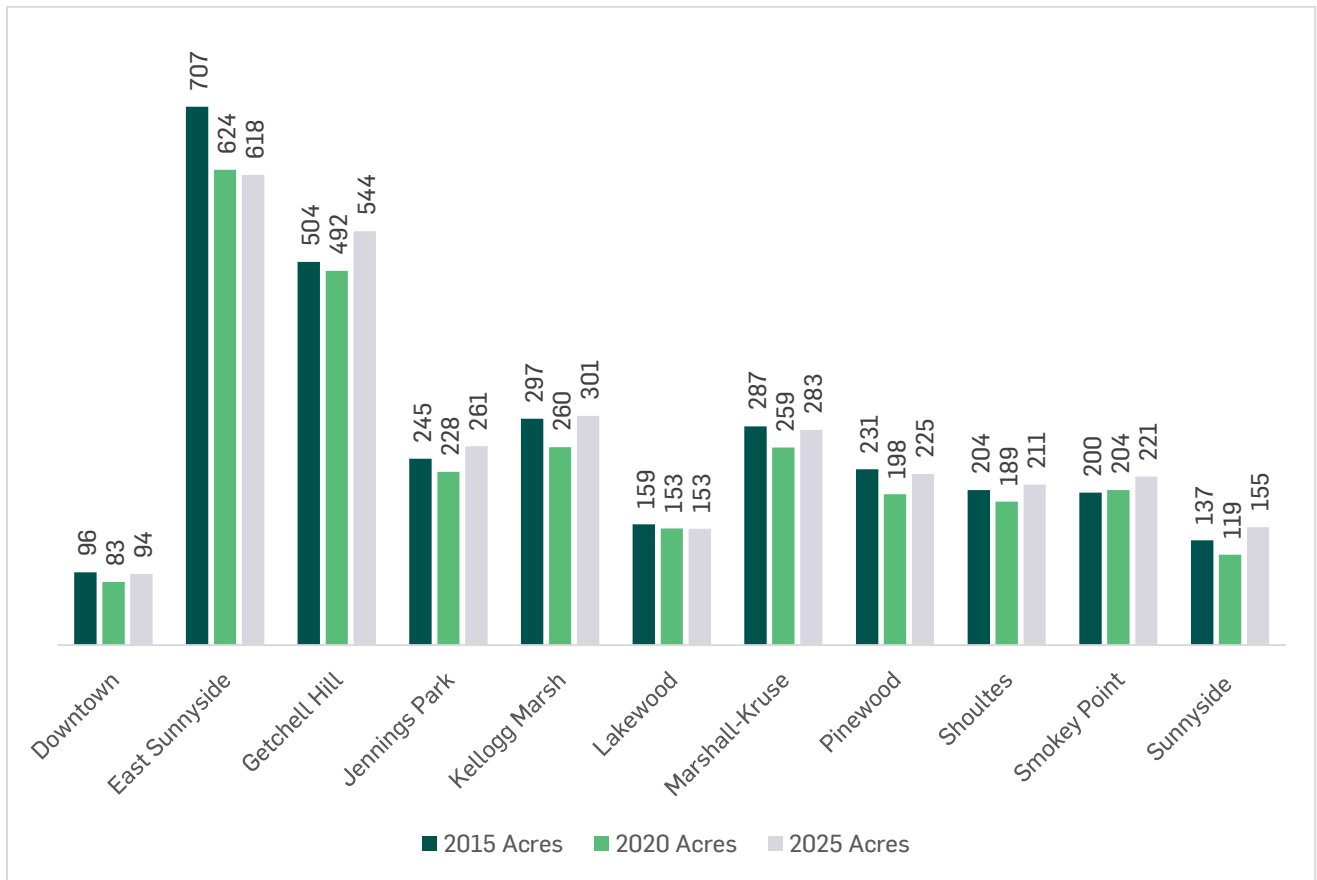


Figure 5 – Tree canopy change by neighborhood, 2015 to 2025

### TREE CANOPY BY ZONE

Tree canopy was also assessed by the City’s general zoning designations: Commercial, Industrial, Institutional, Multi-family, Open and Single-family. In 2025, the Single-family zones had the greatest amount of tree canopy, comprising 2,173 acres or 66.1

percent of the City’s overall tree canopy. The Commercial, Multi-family, Open, and Industrial zones along with public right-of-way had roughly equal shares of most of the remainder of the City’s tree canopy as shown in **Figure 6**.

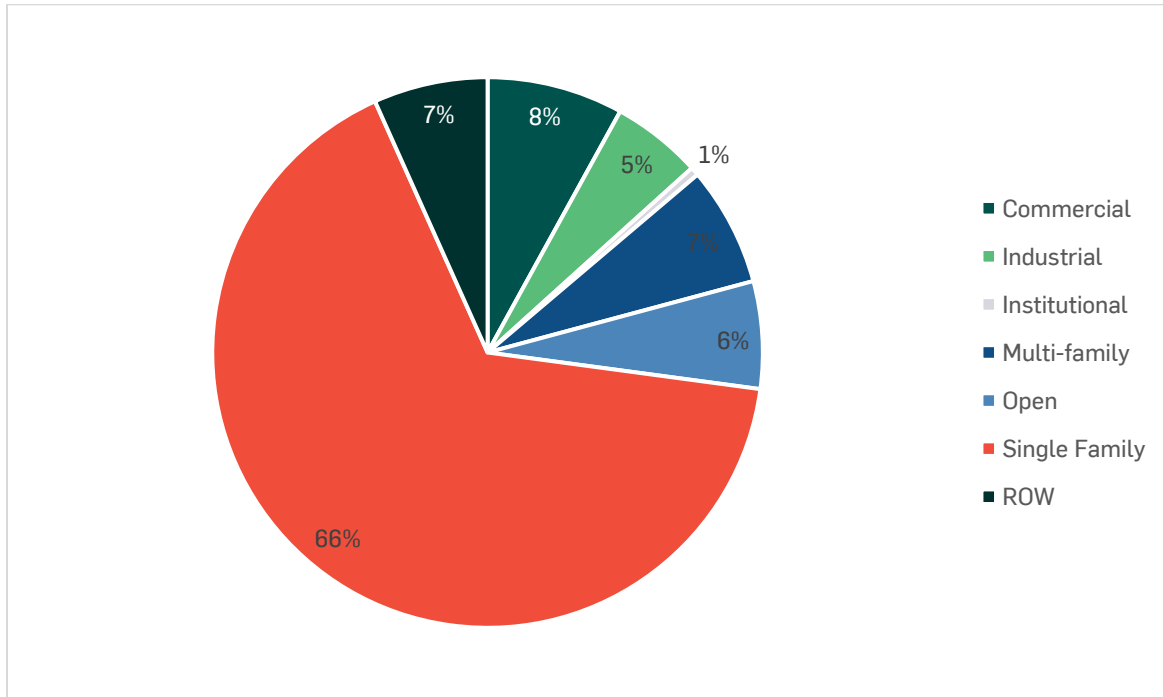


Figure 6 – Share of tree canopy by zone, 2025

As noted above, the overall tree canopy within the City from 2015 to 2025 has been largely stable. Considerable construction activity has resulted in the loss of about 44 acres in the single-family zones and eight acres in the multi-family zones (see **Figure 7**). The City’s right-of-way has also experienced a decline of about 29 acres. Lands with the Open designation experienced a 28 acre increase in tree canopy, while lands with Commercial, Industrial, and Institutional zoning experienced more modest gains ranging from four to ten acres.

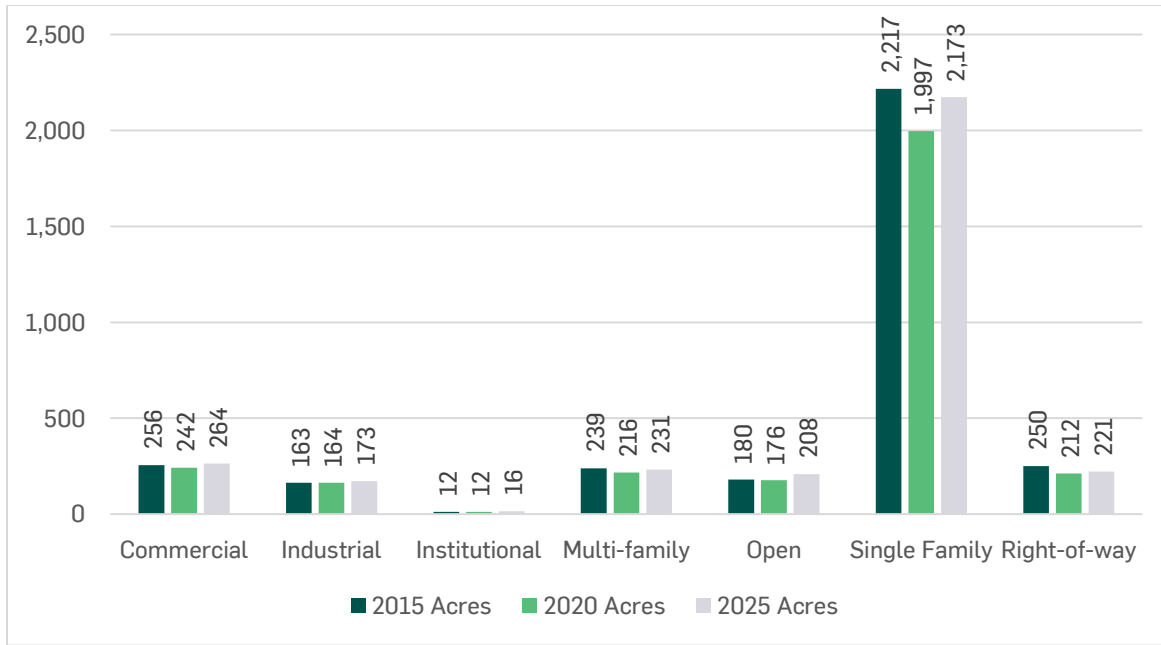


Figure 7 – Tree canopy change by zone, 2015 – 2025

### TREE CANOPY BY PARK

The tree canopy within 51 City parks was also assessed. Within Marysville parks overall, approximately 5.6 percent of parks are covered by tree canopy (see **Figure 8**). From 2015 to 2025, tree canopy has grown from 258 to 283 acres, a 9.7 percent increase (see **Figure 9**). Among the City’s parks, 39 experienced modest increases in tree canopy cover over the past decade while only 12 experienced modest decreases. For parks experiencing a reduction in tree canopy cover, the reduction is due to maintenance (e.g. selective tree removal or pruning), or removal to enable infrastructure and other recreational improvements to be installed.<sup>5</sup> Selective tree removal and pruning are essential to ensuring the health, safety and vitality of the trees within the parks. Overall the modest increases in tree canopy within parks reflect the maturation of the trees and the City’s wise stewardship of these lands.

<sup>5</sup> Selective tree removal is typically occurs to address dead, dying, or diseased trees.

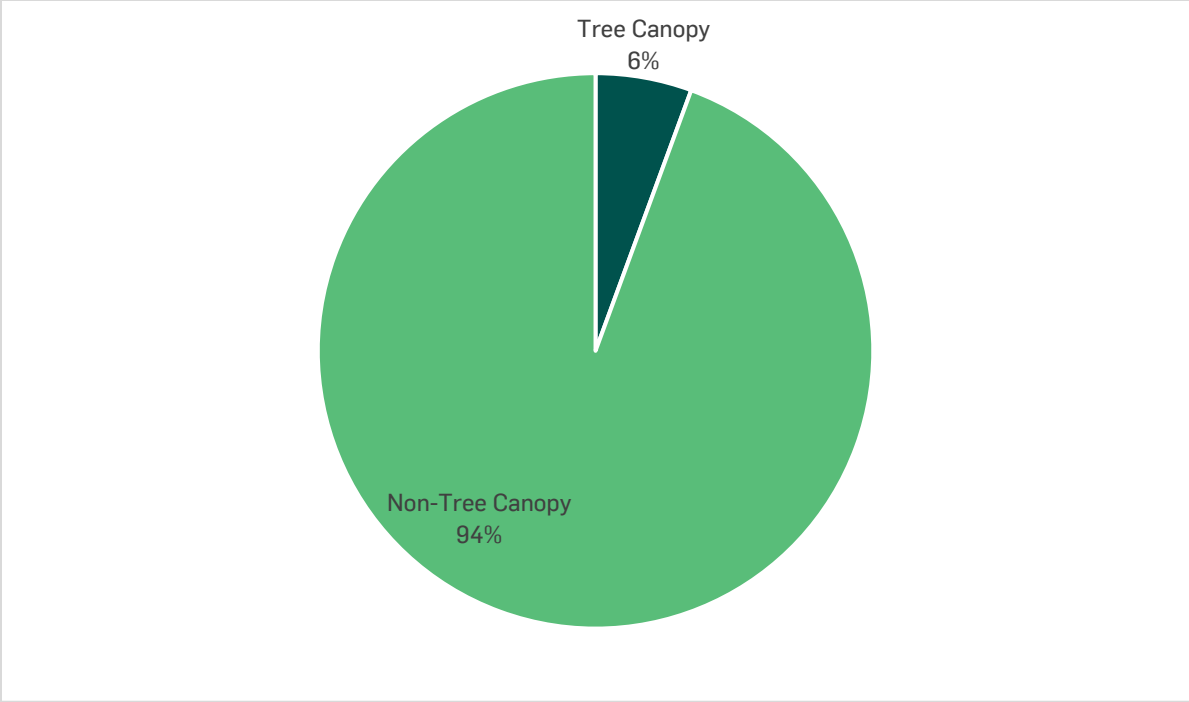


Figure 8 – Amount of tree canopy coverage in City parks, 2025

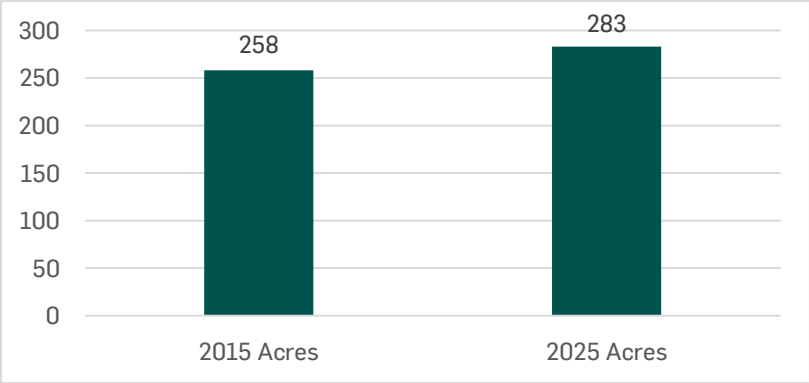


Figure 9 – Tree canopy change in City parks, 2015 – 2025

**MEASURES TO PRESERVE OR ENHANCE TREE CANOPY**

The City employs various measures aimed at preserving or enhancing tree canopy. Measures include Comprehensive Plan goals and policies, municipal code requirements, City investments in tree planting, partnerships with other entities, and ongoing maintenance activities. Each of these measures are discussed briefly below.

- **Comprehensive Plan Goals and Policies.** Various Comprehensive Plan goals and policies aim to promote the preservation and retention of trees and tree canopy, and the enhancement of the natural environment. These include, but are not limited to, the following:
  - LU-5.4 which requires “the installation of street trees, landscaping, and mitigation plantings for degraded critical areas buffers” and “encourages the retention of significant trees.”
  - LU 5.6 which encourages the planting of street trees to enhance the pedestrian-oriented character of key areas within the City.
  - LU 5.8 which calls for the use of street trees and other techniques to create gateways at key City, neighborhood, and district entrances.
  - EN 0.31 which advocates for the “protection, restoration, and management of native vegetation, tree canopy and forests (including parks, greenbelts and urban forests).”
  - EN 0.49 which encourages “the protection, maintenance, and expansion of tree canopy through the community, prioritizing residential and mixed-use areas with the least current tree canopy to equitably distribute benefits.”
  - PK 1.26 recommends “an open space network...to connect parks, environmental sensitive areas, preserved areas of trees and native vegetation suitable for wildlife use and habitat.”
  
- **Municipal Code Requirements.** The Marysville Municipal Code requires trees to be planted when city streets are built or improved, and when sites are developed or redeveloped with commercial, residential, industrial or institutional uses. Trees are also required to be planted when a site with degraded stream or wetland buffers is developed or redeveloped. The City’s landscaping code encourages that planting of drought tolerant tree species that are adapted to the climate of the Pacific Northwest. The City’s Critical Areas Ordinance also requires that trees within stream and wetland buffers are protected, and that replanting occurs when trees are illegally removed. Development projects are also required to identify and are encouraged to preserve significant trees.

- **City Partnerships.** Various City partnerships have resulted in restoration and enhancement of critical area buffers. One of the most notable projects is the Edgecomb Creek Restoration Project, which resulted in a ditched stream being reestablished as a natural, meandering stream together with a replanted stream buffer. The City has also partnered with the Snohomish Conversation District and Adopt-A-Stream to complete restoration projects at Jennings Park and Northpointe Fitness Park. Earth Day events have been another way that the City has promoted tree canopy.
- **City Investments.** The City has made other investments to protect or improve tree canopy. Ongoing street tree, park and stormwater facility maintenance activities include the replacement and planting of trees. Prior to removing potentially hazardous trees from City properties, a certified arborist assessment is typically conducted to determine whether the tree is hazardous and should be removed or is healthy and should be retained.

#### TREE PLANTING PRIORITIZATION

For this tree canopy analysis, data from i-Tree and the American Forests' Tree Equity Score were assessed. The City's [Climate Change Vulnerability Assessment](#), [Housing Action Plan](#), [Watershed Basin Assessment and Prioritization](#), and the [Marysville Watershed Planning Stormwater Action Plan](#) were also consulted. The following are key findings from these reports that relate to where tree canopy should be prioritized:

- The City's Climate Change Vulnerability Assessment (CVA)<sup>6</sup> shows the greatest economic vulnerability to climate change<sup>7</sup> within the Getchell, Pinewood, and Smokey Point neighborhoods.
- The CVA shows the greatest community climate vulnerability<sup>8</sup> in the Downtown, Lakewood, Shoultes, Pinewood, and Sunnyside neighborhoods.

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<sup>6</sup> The Climate Change Vulnerability Assessment is a reference document.

<sup>7</sup> Economic vulnerability to climate change can result in lost wages due to extreme heat, unemployment, or other impacts that may result due to climate impacts.

<sup>8</sup> Community vulnerability to climate change is how climate impacts community health and residents' health will be impacted by extreme heat, more intense flooding, and decreased air quality and how well the community can mitigate these impacts.

- The City’s Housing Action Plan<sup>9</sup> identified the greatest socioeconomic vulnerability in Downtown Marysville and portions of west central Marysville and the Sunnyside area just east of Downtown.
- The Marysville Watershed Planning Stormwater Action Plan identifies potential planting sites that include streets, City-owned parcels, and stormwater facilities. Planting sites in the Downtown, Munson Creek, Middle Allen Creek, and Lower Quilceda Creek basins were identified on streets with an existing sidewalk and a planter strip lacking trees. Areas with a planter strip at least six feet wide were further evaluated to assess for conflicts with utilities. The most promising locations were field-verified to determine if overhead utilities could affect the type of trees selected. Twenty-five locations in the Downtown neighborhood and one in the Lower Quilceda Creek Basin were identified for street tree planting (see **Figure 10**).
- City-owned parcels with riparian buffers, open spaces, and stormwater facilities were also identified. One site in the Lower Quilceda Creek basin, three sites in Middle Allen Creek, and nineteen sites in the Munson Creek basin were identified for plantings (see **Figure 11**).



Figure 10 – Street tree planting sites

<sup>9</sup> The Housing Action Plan is a reference document.

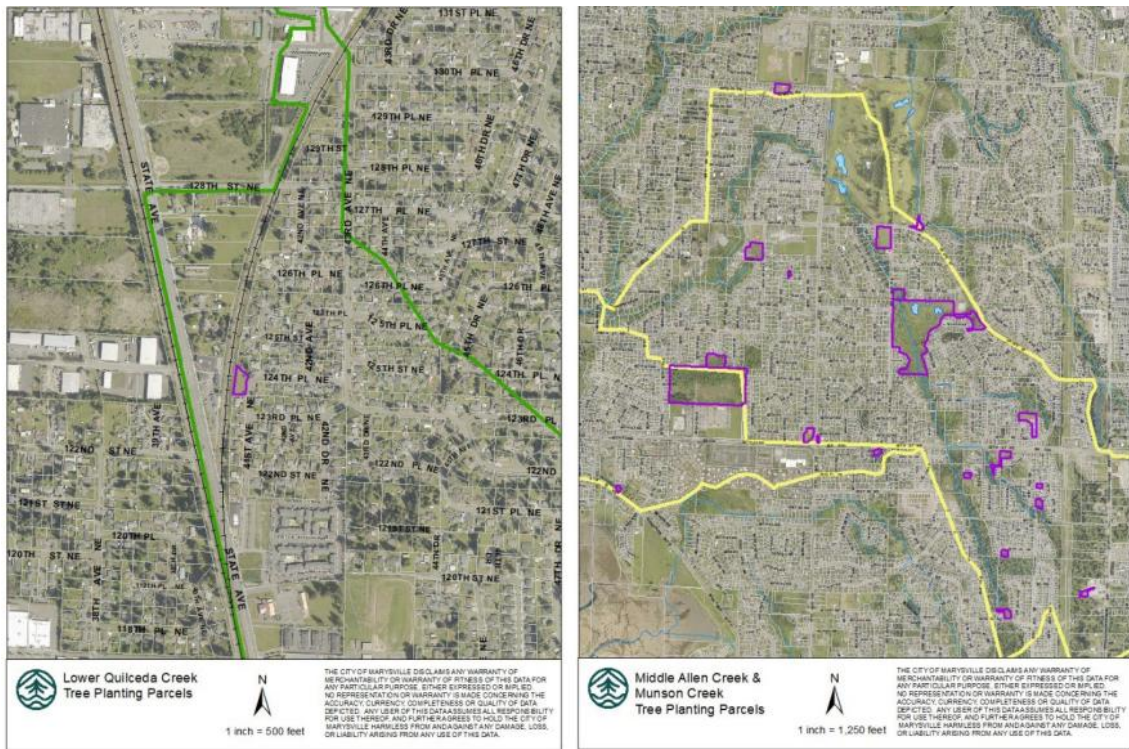


Figure 11 – City-owned parcels for potential plantings

- i-Tree’s uses a "Priority Planting Index" (PPI) to map optimal areas to plant or protect trees. The PPI considers concentrations of population and other socioeconomic factors such as poverty, low amount of tree cover per capita, and high available planting space to determine where tree planting should occur. i-Tree’s population map is included in this report (see **Figure 12**). Reviewing i-Tree’s data on population and other socioeconomic factors, the Downtown neighborhood presents significant opportunities for planting trees.
- The American Forest Tree Equity<sup>10</sup> score measures the distribution of tree cover in urban areas and assesses the need for tree planting. It combines data on tree canopy cover, climate, demographic, and socioeconomic factors to determine where trees should be planted. Currently, the Downtown, Lakewood and Smokey Point neighborhoods present the best opportunities for planting trees based on this data source.

<sup>10</sup> Source: [Tree Equity Score - American Forests](#)

When all the resources cited above are taken into consideration, the Downtown neighborhood is the area within the City which has the greatest need for tree planting and would impart the greatest benefits. Tree planting in the Downtown, Munson Creek, Middle Allen Creek, and Lower Quilceda Creek basins would also impart significant benefits. The Getchell, Lakewood, Pinewood and Sunnyside neighborhoods are also important areas for increasing tree canopy.





## CONCLUSION

Monitoring tree canopy is a new State GMA requirement. Preserving and over time increasing tree canopy city-wide will promote better health and well-being for Marysville residents. Marysville has been experiencing significant development over the past decade plus, which has resulted in a modest reduction in tree canopy city-wide, with the greatest losses in the East Sunnyside – Whiskey Ridge Neighborhood. The Downtown neighborhood is an area that multiple resource documents indicate would benefit from more tree planting, and would result in significant socioeconomic benefits.

Given the rapid pace of development, at this time maintaining the current aggregate amount of tree canopy within the City (24 percent), should be the priority. Increasing the tree canopy by two (2) percent to 26 percent of the overall City is a goal that is recommended by 2045. Maintaining goals, policies, codes and standards that preserve or replace trees, and investing in tree planting in key areas such as Downtown will help to achieve the goal of maintaining, and over time improving, tree canopy within the City.