



MARYSVILLE

WASHINGTON

PLANNING COMMISSION MEETING
TUESDAY, OCTOBER 14, 2025 – 6:30 PM
501 DELTA AVENUE
MARYSVILLE, WA 98270

AGENDA

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 September 23, 2025 PC Minutes

Suggestion motion: I move to approve the September 23, 2025 PC minutes.

[September 23, 2025 PC meeting minutes](#)

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

4. PUBLIC HEARING

4.1 Tree Canopy Assessment Public Hearing

Suggested motion: I move to recommend approval of the Tree Canopy Assessment to City Council for adoption by Ordinance.

[Memo re. Tree Canopy Assessment](#)

Tree Canopy Assessment

5. OLD BUSINESS
6. NEW BUSINESS
7. DIRECTOR'S COMMENTS
8. ADJOURNMENT
9. NEXT MEETING - October 28, 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: October 14, 2025

SUBMITTED BY: Angela Gemmer, Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Approval of September 23, 2025 PC Minutes

SUGGESTED ACTION: Suggestion motion: I move to approve the September 23, 2025 PC minutes.

SUMMARY: Review and approval of September 23, 2025 meeting minutes.

ATTACHMENTS:
[September 23, 2025 PC meeting minutes](#)

**Community
Development**



**501 Delta Ave
Marysville, WA 98270**

**Planning
Commission
Meeting Minutes
September 23, 2025**

CALL TO ORDER

Chair Leifer called the meeting to order at 6:30 p.m. noting the excused absence of Commissioner Raymond Miller.

1) ROLL CALL

Present:

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

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

Excused: Commissioner Raymond Miller

2) APPROVAL OF MINUTES

2.1 Approval of August 12, 2025 Minutes

PC Minutes 8.12.25

Motion to approve the August 12, 2025 Planning Commission meeting minutes moved by Commissioner Gary Kemp seconded by Commissioner Jerry Andes.

AYES: ALL

3) AUDIENCE PARTICIPATION

None

4) PUBLIC HEARING

4.1 Unit Lot Subdivision Final Regulations

Memo re. Public Hearing Unit Lot Subdivisions

DRAFT Final Ord. Unit Lot Subdivisions

Principal Planner Angela Gemmer made the presentation regarding Unit Lot Subdivisions noting that staff had taken some extra time to meet with stakeholders regarding some concerns they had brought up. She highlighted changes that had been made to the draft regulations as a result of discussions with the development community. She responded to concerns raised by Master Builders regarding parking, ULS road standards, and private open space requirements. Staff is requesting additional work with the Chair prior to taking this to Council regarding an exception to the townhouse open space and language regarding the multifamily drive aisle sidewalk requirements.

Chair Leifer asked about the reasoning for different parking requirements for over 30 units. Ms. Gemmer explained it had to do with the scale of the project.

Staff responded to questions regarding additional parking requirements for over 30 units, drive aisle widths, triggers for private drive aisles versus public streets, addressing, and parking on private multifamily drive aisles.

Chair Leifer convened the public hearing at 6:48 p.m. and invited public testimony.

Public Comments:

Russell Joe, Master Builders, 335 116th Avenue SE, Bellevue, thanked staff for accommodating multiple conversations about Unit Lot Subdivisions. He pointed out that the parking reform and modernization act needs to be adhered to by 2028, but it is on the work schedule for 2027. They deeply appreciate the willingness to move from a 10% to a 20% duplex unit trigger related to drive aisles. They are supportive of the other changes that were made. He thanked the Planning Commission for all their time and effort.

The public hearing was closed at 6:52 p.m.

Commission Discussion:

Vice Chair Whitaker said he understands the reason for Unit Lot Subdivisions but noted he also sees the challenges.

The hearing was reconvened at 6:56 p.m. for online comments. Seeing none, the hearing was closed at 6:57 p.m.

Commissioner Ray expressed concern about the requests made in a letter from Russell Joe of Master Builders. Ms. Gemmer noted that the changes were reviewed by staff and most appeared reasonable. She reiterated the request regarding parking. No change is being proposed. There are a lot of changes to parking that the state is mandating and will be looked at in 2027. Regarding the mix of uses, Master Builders requested a mix of 50% duplexes instead of 10%. Staff is comfortable with limiting it to 10-20% of the units being duplexes. There was discussion about staff's desire to tightly constrain the number of duplexes in these developments. Commissioners were generally in support of allowing 20%.

Commissioner Jordan commented on open space that never gets used and suggested having that space be used as parking.

Commissioner Kemp asked how common it would be to have the duplexes. Mr. Joe explained it depends on the project, but it is important to have that flexibility.

Regarding drive aisles, staff is asking that there be sidewalks on both sides of the drive aisle if there are units on both sides of the drive aisle. Master Builders asked to exempt situations where the development abuts another undeveloped property.

Motion to recommend approval of the Unit Lot Subdivision Final Regulations to City Council for adoption by Ordinance and to authorize staff to craft code changes as discussed tonight regarding a reciprocal easement related to the sidewalk construction, synchronizing open space setback expectations, and the percentage of duplex mix to be capped at 20% moved by Vice Chair Brandon Whitaker seconded by Commissioner Shanon Jordan.

AYES: ALL

5) OLD BUSINESS

6) NEW BUSINESS

6.1 Tree Canopy Assessment

Memo re. Tree Canopy Assessment

Tree Canopy Assessment

Principal Planner Gemmer made a presentation regarding Marysville Tree Canopy Analysis which is a Growth Management Act requirement as part of the City's Park Element. She reviewed the purpose of the requirement and method for monitoring. The current tree canopy level is approximately 24%. She highlighted the canopy levels by neighborhood, by zone, and within parks. She discussed potential tree planting sites and city population. Right now, the goal is to keep the tree canopy at its current percent of the city because there is so much development happening. Once development slows down staff is proposing setting a tree canopy goal 2% higher than the current tree canopy.

Clarification questions and answers followed. Vice Chair Whitaker asked if they are looking at certain types of tree species when they are assessing the canopy or looking at projects, so they are not causing future damage. Ms. Gemmer noted that the Streets Department knows which trees are and are not appropriate to plant. Planning also has administrative landscape guidelines which consider the appropriateness of certain trees based on soil types, the presence of overhead lines, etc.

Chair Leifer asked how many acres of trees might be set aside for tax reduction as reserved for forest lands in the UGA. Ms. Gemmer was not sure but noted these are mostly in the Smokey Point and Lakewood areas because that tax designation is designed for both timber and agricultural land. She thought most of those are likely to be converted at some point.

Motion to set a public hearing for this item for October 14 moved by Vice Chair Brandon Whitaker seconded by Commissioner Gary Kemp.

AYES: ALL

7) DIRECTOR'S COMMENTS

Director Wilson noted that Community Development is going through some staffing transitions so things will be a bit hectic for a while. He requested patience as they work through this. He expressed appreciation for the work Angela Gemmer has done, for the public dialogue, and for the Planning Commission's work.

8) ADJOURNMENT

Motion to adjourn moved by Vice Chair Brandon Whitaker seconded by Commissioner Gary Kemp.

AYES: ALL

The meeting adjourned at 7:42 p.m.

9) NEXT MEETING - October 14, 2025



Agenda Bill

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 14, 2025

SUBMITTED BY: Angela Gemmer, Community Development

ITEM TYPE: Public Hearing

AGENDA SECTION: **PUBLIC HEARING**

SUBJECT: Tree Canopy Assessment Public Hearing

SUGGESTED ACTION: Suggested motion: I move to recommend approval of the Tree Canopy Assessment to City Council for adoption by Ordinance.

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 October 14th Public Hearing, staff respectfully requests that Planning Commission review the Tree Canopy Assessment and make a recommendation to City Council to adopt by Ordinance the Tree Canopy Assessment as an Appendix to the Comprehensive Plan.

ATTACHMENTS:

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


MEMORANDUM

DATE: October 14, 2025
TO: Planning Commission
FROM: Angela Gemmer, Planning Manager
SUBJECT: Tree Canopy Assessment
Exhibit 1: Tree Canopy Assessment

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.

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At the September 14th Public Hearing, staff respectfully requests that Planning Commission review the Tree Canopy Assessment and make a recommendation to City Council to adopt by Ordinance the Tree Canopy Assessment as an Appendix to the 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 City¹ over time, and to address a new Growth Management Act (GMA) requirement to prepare a tree canopy analysis.²

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 effect³, 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.

¹ For simplicity, this Tree Canopy Assessment references the City; however, the Assessment encompasses the entire Urban Growth Area (UGA). Over 99 percent of the City's UGA has been annexed and is incorporated city limits; therefore, there is minimal difference between tree canopy within the UGA and the City.

² The requirement for a tree canopy analysis is set forth in RCW [36.70A.070\(8\)\(c\)](#).

³ Source: United States Environmental Protection Agency: <https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands>

- **Health Benefits.** Trees promote physical activity, mental health, and social connections, which can improve health and well-being. They also provide shade, 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.”⁴ 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.

⁴ Source: Washington State Department of Natural Resources: https://dnr.wa.gov/sites/default/files/2025-03/rp_drought_stress_fctsht.pdf

METHOD FOR TREE CANOPY ASSESSMENT

For this tree canopy assessment, maps were prepared in GIS⁵ 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, 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

⁵ 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.

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

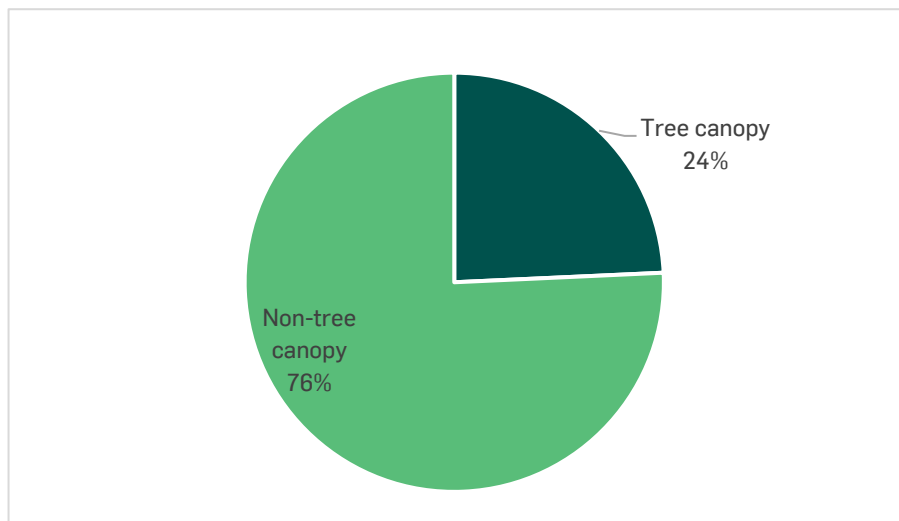


Figure 2 – Tree canopy as proportion of total city acreage

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**).

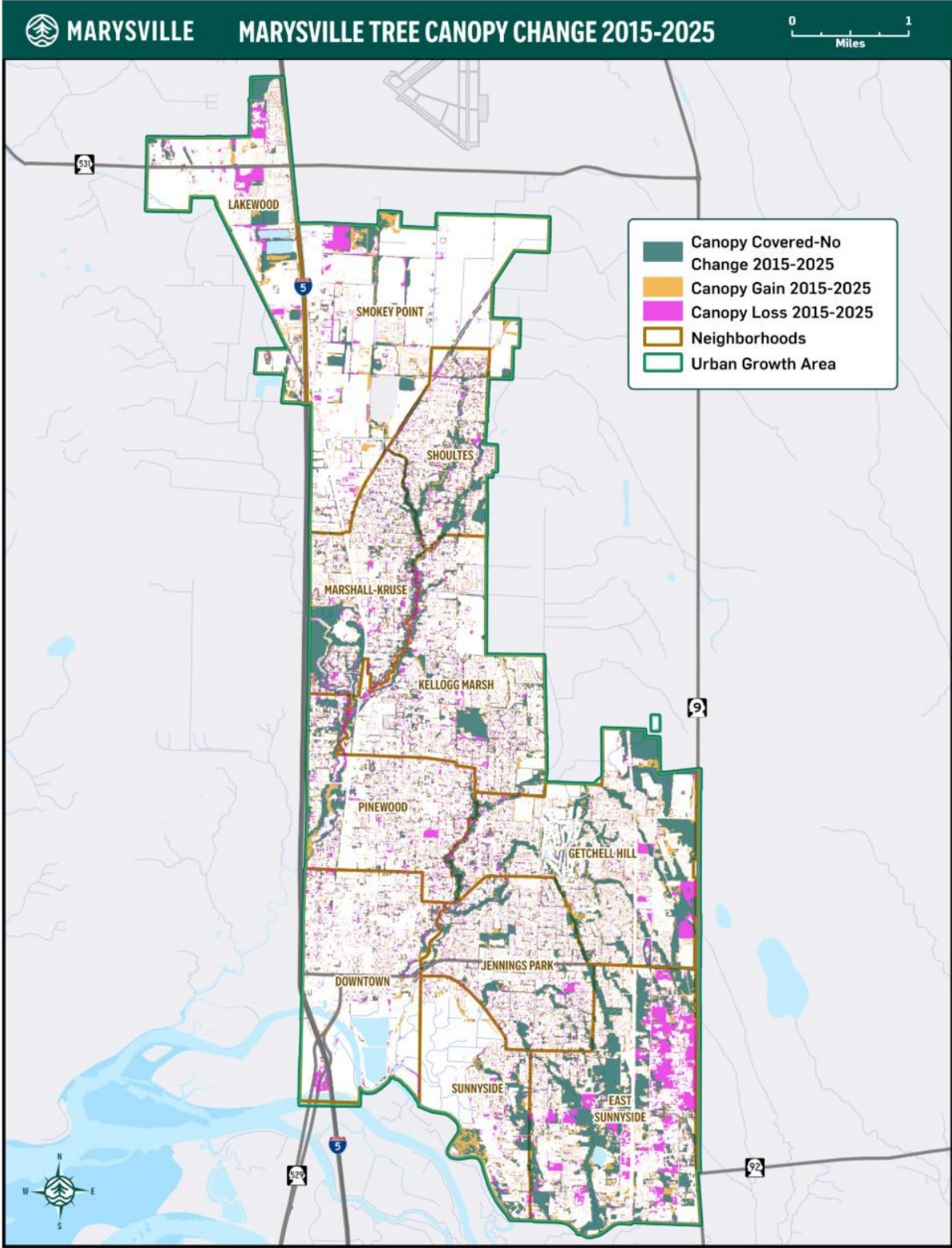


Figure 3 – Tree Canopy Change, 2015 – 2025

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**).

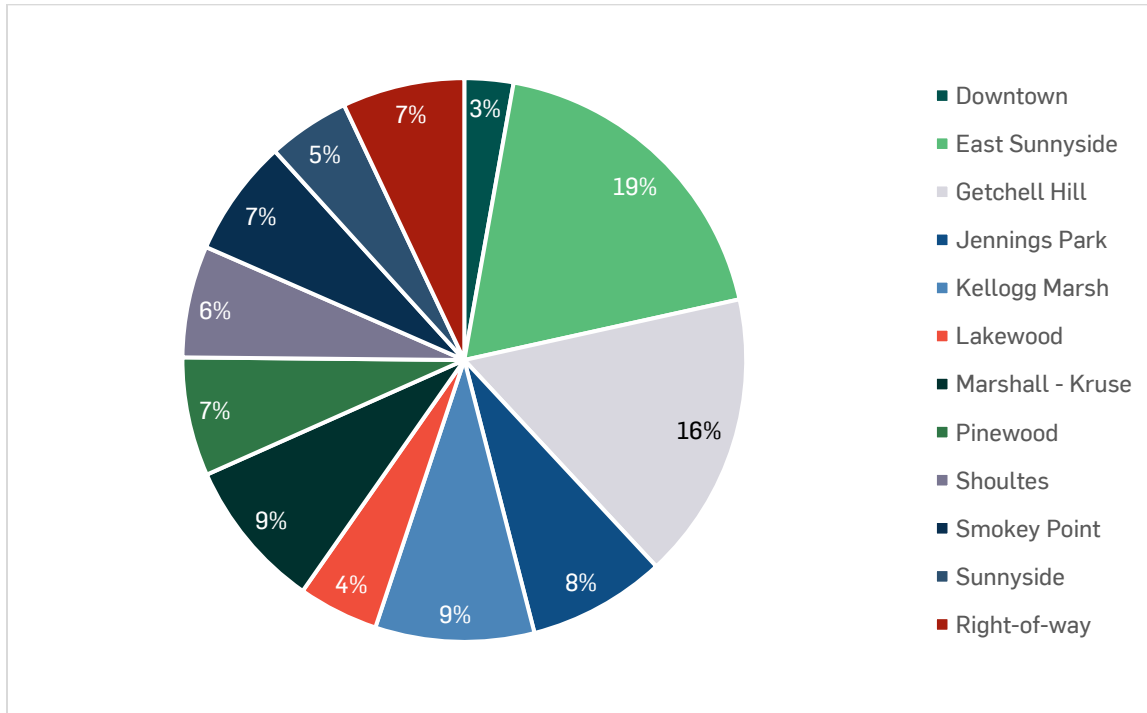


Figure 4 – Share of tree canopy by neighborhood, 2025

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.

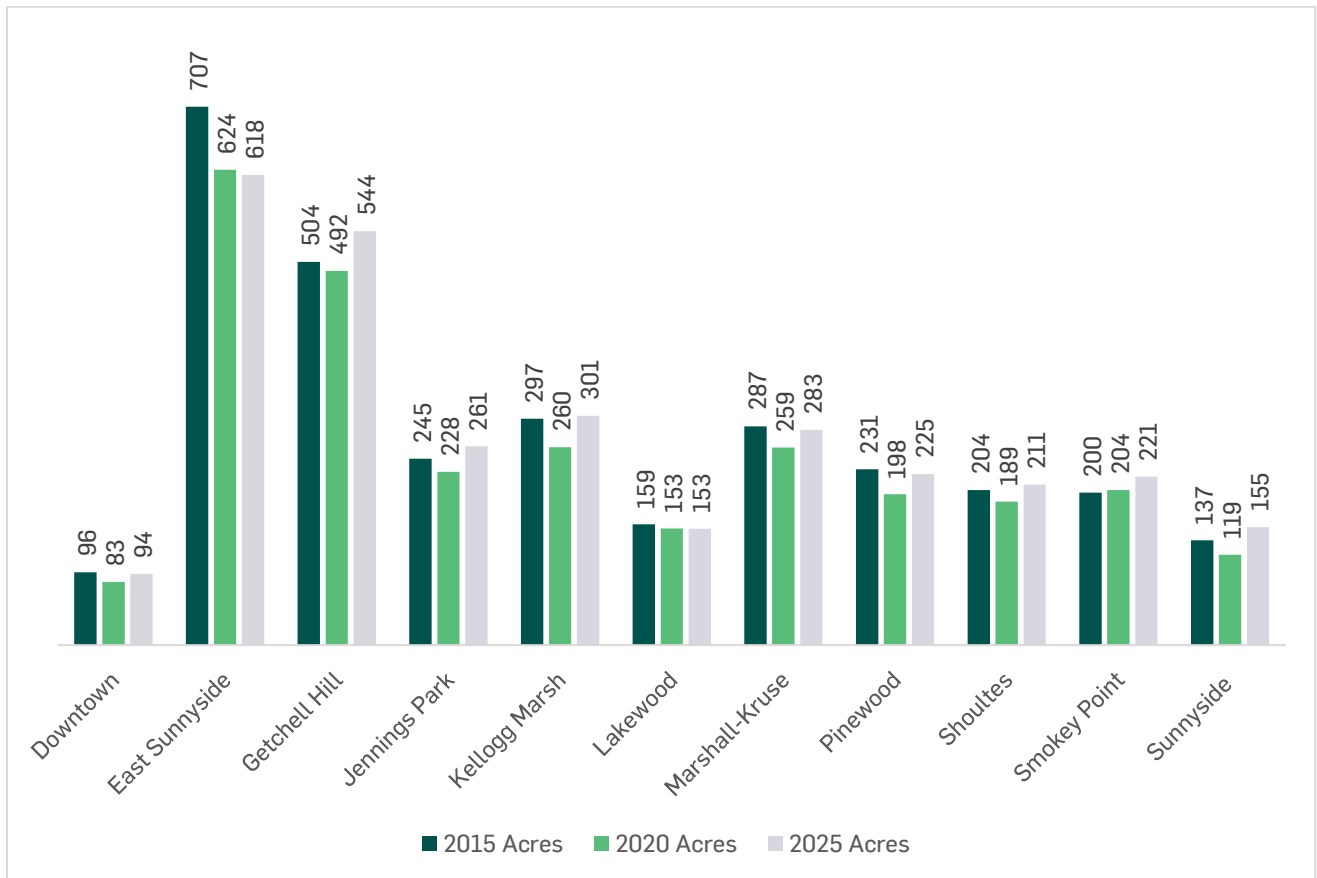


Figure 5 – Tree canopy change by neighborhood, 2015 to 2025

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**.

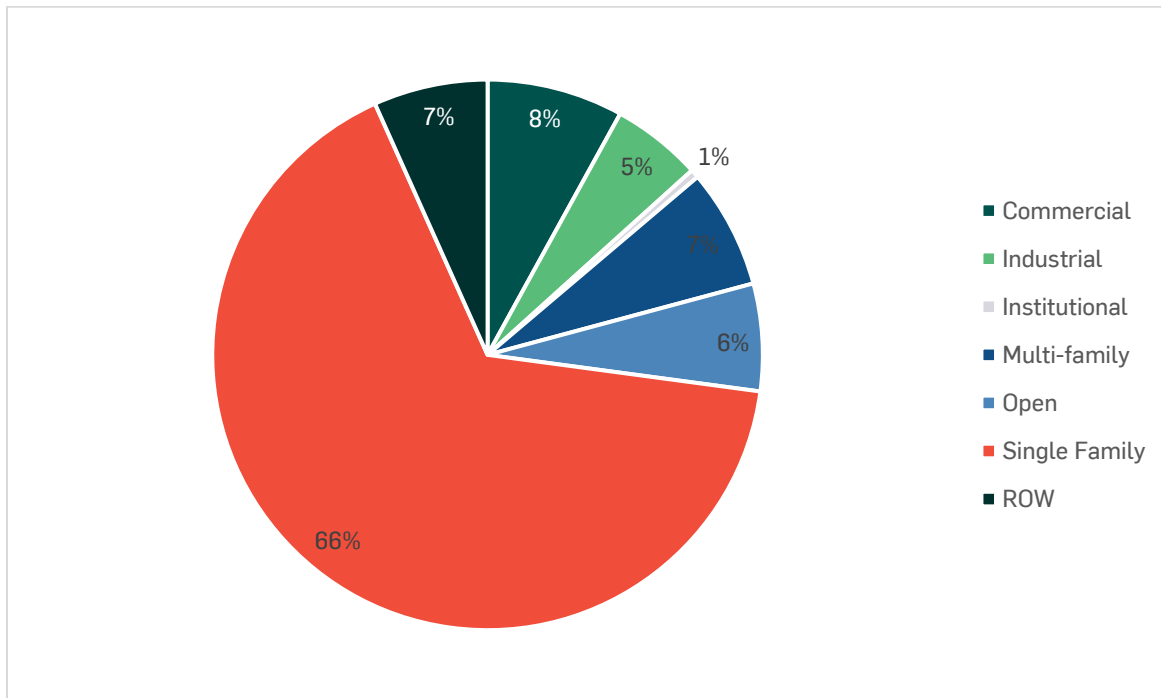


Figure 6 – Share of tree canopy by zone, 2025

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.⁶ 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.

⁶ Selective tree removal is typically occurs to address dead, dying, or diseased trees.

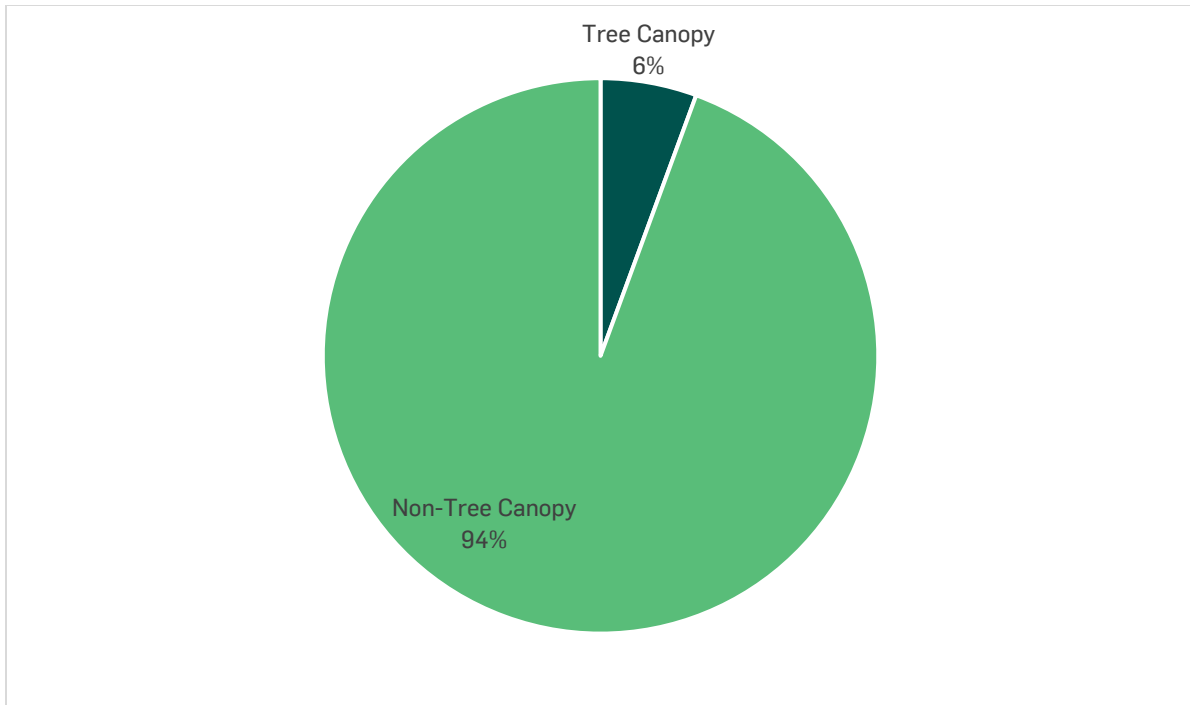


Figure 8 – Amount of tree canopy coverage in City parks, 2025

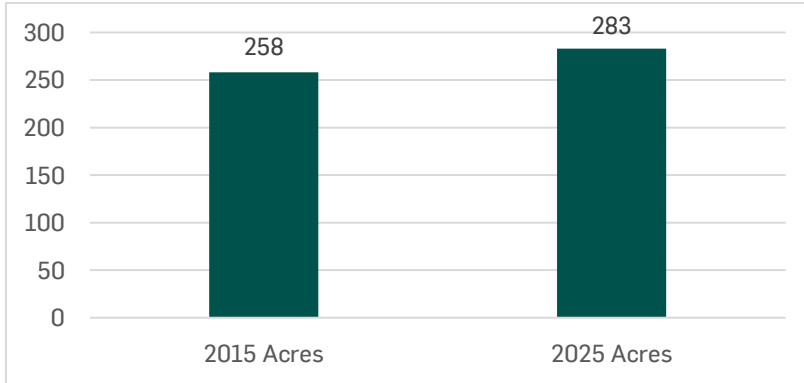


Figure 9 – Tree canopy change in City parks, 2015 – 2025

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)⁷ shows the greatest economic vulnerability to climate change⁸ within the Getchell, Pinewood, and Smokey Point neighborhoods.
- The CVA shows the greatest community climate vulnerability⁹ in the Downtown, Lakewood, Shoultes, Pinewood, and Sunnyside neighborhoods.

⁷ The Climate Change Vulnerability Assessment is a reference document.

⁸ 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.

⁹ 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 Plan¹⁰ 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**).



Figure 10 – Street tree planting sites

¹⁰ The Housing Action Plan is a reference document.

- 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**).

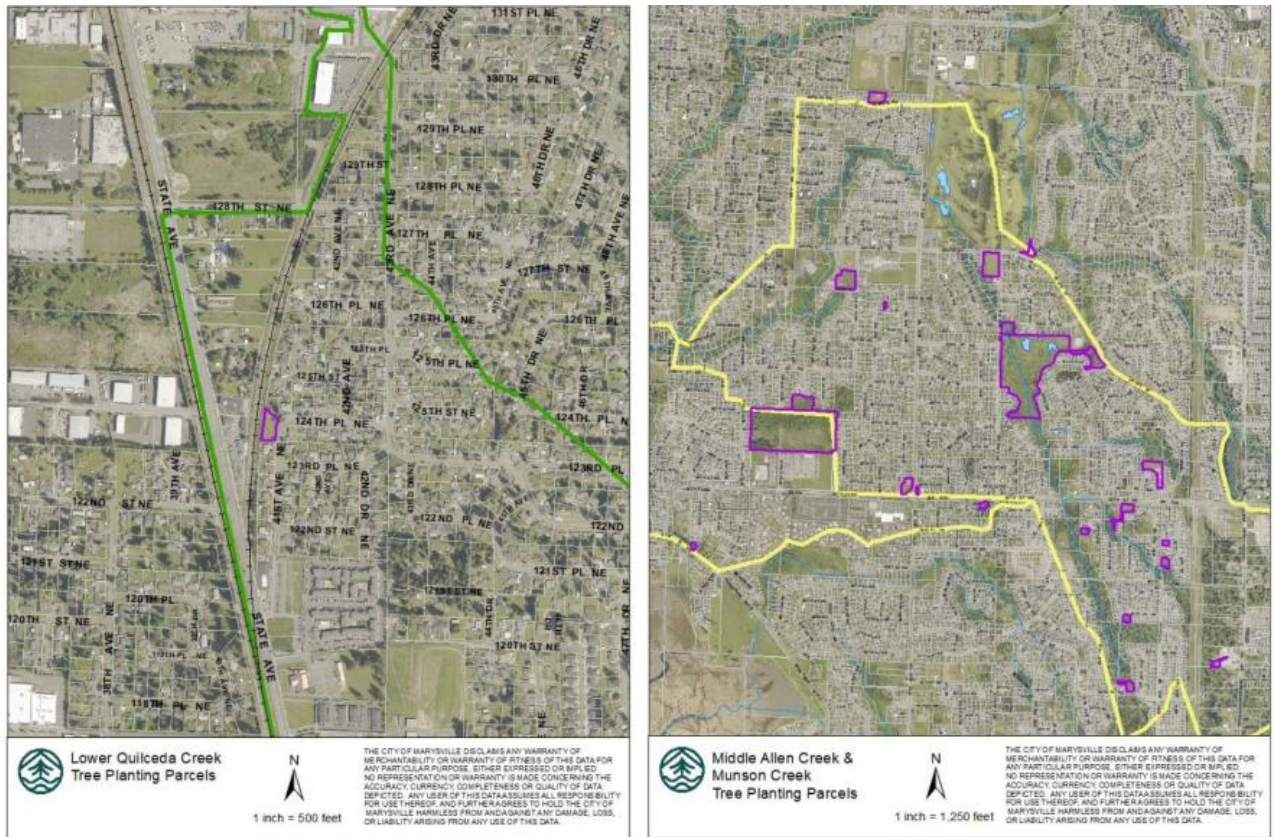


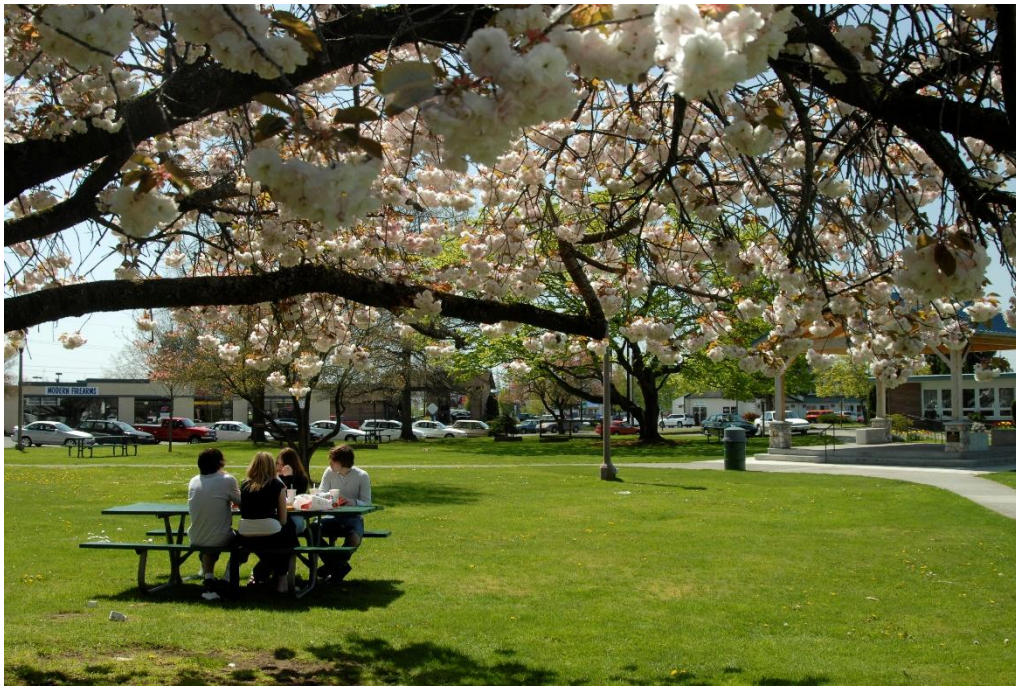
Figure 11 – City-owned parcels for potential plantings

- 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 Equity¹¹ score measures the distribution of tree cover in urban areas and assesses the need for tree planting. It combines data on tree

¹¹ Source: [Tree Equity Score - American Forests](#)

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.

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.



A blossoming tree in Comeford Park.

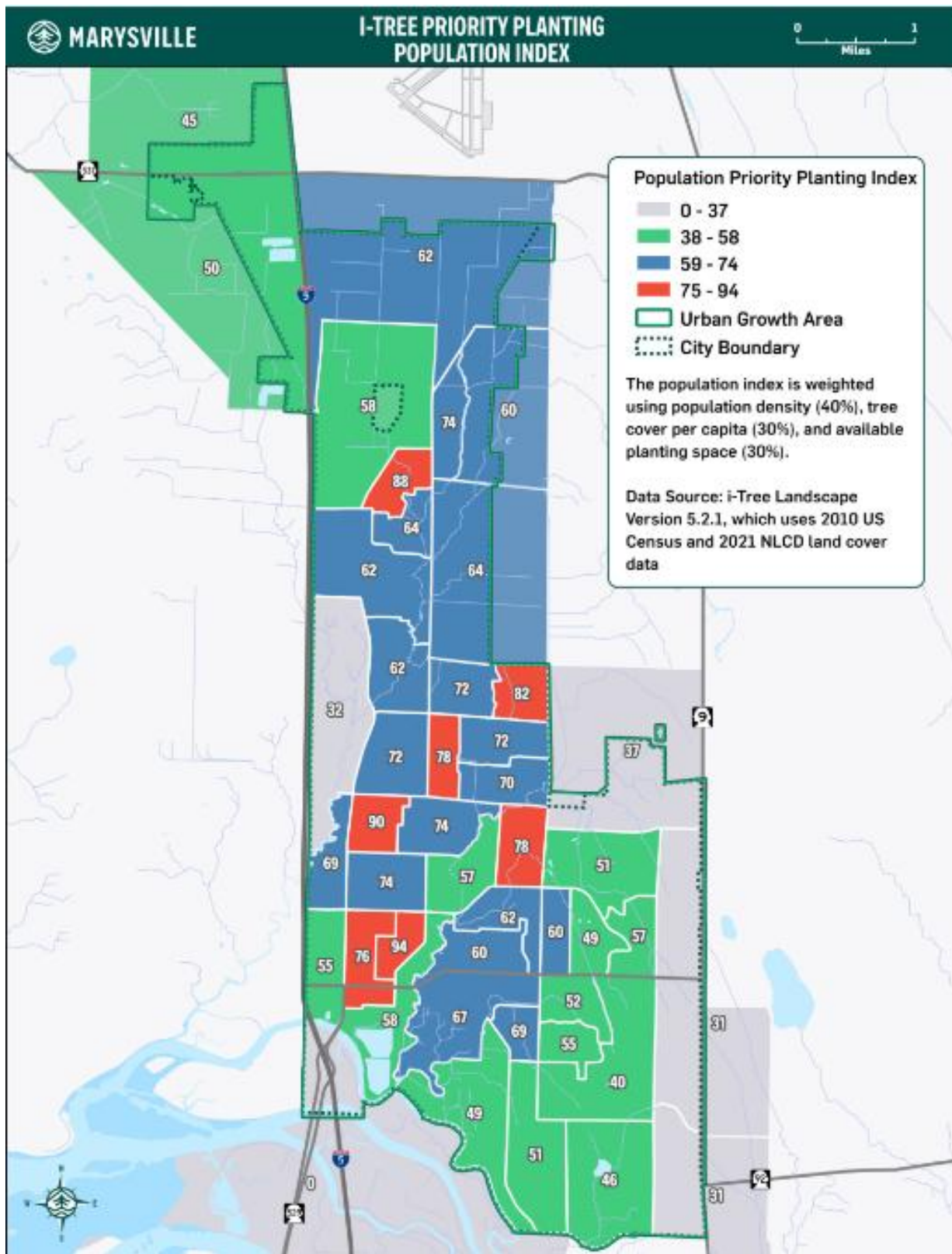


Figure 12 – i-Tree Priority Planting Population Index

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.