



Community Development Department  
80 Columbia Avenue, Marysville, WA 98270  
(360) 363-8100 [www.marysvillewa.gov](http://www.marysvillewa.gov)

**Date of Issuance:** March 8, 2022

**Deadline for Comments:** April 8, 2022

**Lead Agency:** City of Marysville – Community  
Development Department

**Contact:** [agemmer@marysvillewa.gov](mailto:agemmer@marysvillewa.gov)

**More information/project webpage:**

<https://www.marysvillewa.gov/352/Comprehensive-Plan>

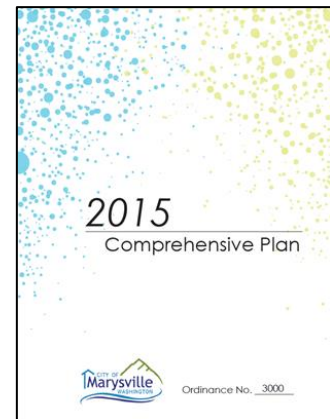
## **STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF SIGNIFICANCE & REQUEST FOR COMMENTS ON SCOPE OF SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (SEIS)**

### **2024 MARYSVILLE COMPREHENSIVE PLAN PERIODIC UPDATE**

#### **Description of Proposal**

The City of Marysville is updating its [Comprehensive Plan](http://www.marysvillewa.gov/352/Comprehensive-Plan) as required by the State's Growth Management Act (GMA; [RCW 36.70A](http://leg.wa.gov/RCW/36.70A)). The update must be completed by June 30, 2024. The Comprehensive Plan establishes the City's long-term vision for land use and growth management within the City. The Comprehensive Plan:

- Assigns population and employment growth within the City;
- Evaluates housing needs of all economic segments of the community;
- Promotes economic growth, vitality and a high quality of life;
- Protects critical areas (wetlands, streams, etc.) and the environment;
- Plans for a transportation system to serve both population and employment;
- Provides for parks and recreational facilities; and
- Plans for utilities, and public facilities and services.





The City’s Comprehensive Plan must be consistent with the State Growth Management Act, Puget Sound Regional Council’s VISION 2050, which contains Multi-county Planning Policies, and Snohomish County’s Countywide Planning Policies.

The City’s current Comprehensive Plan covers the planning period from 2015 through 2035. The City’s 2024 Comprehensive Plan Update is required to plan for population and employment growth through 2044. The City’s 2020 population is estimated at

70,298 people and the City’s current estimated population capacity is 93,006. The City is anticipated to need to accommodate 6,816 additional people (99,822 population target) by 2044. As of 2016, the City had approximately 7,597 jobs, and is estimated to have capacity for 31,902 jobs. By 2044, the City will need to provide capacity for an additional 1,024 jobs (32,926 job target). The City is considering three land use and growth alternatives, which are outlined below, to accommodate the population and employment growth.

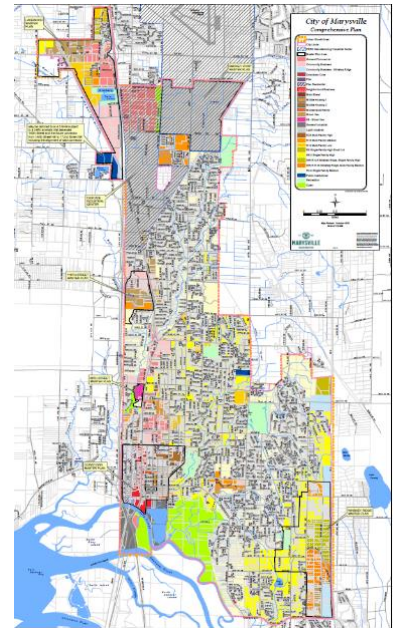
### Alternative 1 – Adopted Plans (No Action)

The No Action Alternative is based on continuation of current plans, policies, and standards, and serves as a point of reference with which other alternatives can be evaluated. This alternative assumes that the existing Comprehensive Plan (land use) Map is not amended, and the existing policies, zoning, and regulations remain as-is.

### Alternative 2 – Compact Growth

In addition to the growth already contemplated by the existing (2015) Comprehensive Plan, focus additional growth primarily within the City’s Downtown, along State Avenue in close proximity to future SWIFT Bus Rapid Transit (BRT) stations, and along arterials. This alternative would include:

- Continued focus on increasing housing capacity in Downtown Marysville;
- Increase housing capacity adjacent to State Avenue in the vicinity of future SWIFT BRT stations (high-capacity transit station areas); and
- Increase employment capacity in the [Cascade Industrial Center](#) and [Smokey Point Master Plan Area](#).



### Alternative 3 – Distributed Growth

In addition to the growth already contemplated by the existing Comprehensive Plan, distribute additional growth more evenly throughout the city by allowing for a wider variety of housing options in more areas within the City.

- Increase allowed densities in residential areas throughout the city. Consider greater housing choices (“missing middle housing”) such as duplexes, triplexes, townhouses, and apartments/condos in residential areas throughout the city;
- Increase housing capacity adjacent to State Avenue in the vicinity of future Community Transit SWIFT Bus Rapid Transit Stations potentially at lower densities than contemplated in Alternative 2;
- Increase employment capacity in the [Cascade Industrial Center](#) and [Smokey Point Master Plan Area](#); and
- A modest expansion of the City’s Urban Growth Area (UGA) may also be considered.

### Alternative 4 – Hybrid

With this alternative, different elements of the three preceding alternatives may be pursued.

### Key Elements of the 2024 Comprehensive Plan Update & Supplemental EIS

**Comprehensive Plan (Land Use, Housing, Environmental, Utilities, Public Facilities and Services Elements).** The Comprehensive Plan provides goals, policies, standards, and analysis for population and employment, land use, housing, economic development, transportation, the environment, utilities, capital facilities and services, etc. The EIS scope may include potential changes to land use designations/rezoning, goals and policies, and other revisions to the various elements to implement the potential land use alternatives.

**Transportation Element.** The Transportation Element provides an inventory of the City’s transportation facilities, establishes level-of-service standards for City arterials, and identifies transportation improvement projects that are needed to support the City’s growth through 2044. The EIS scope may include modifications to level-of-service standards, proposed transportation improvement projects, and how projects are prioritized.

**Capital Facilities Plan.** The Capital Facilities Plan contains an inventory of public facilities and utilities within the City, establishes level-of-service standards necessary to support development, and prioritizes facilities need to support the needs of the City’s projected population. The EIS scope may include possible revisions to projects, level-of-service, and which projects are prioritized.

**Parks and Recreation Element.** The Parks and Recreation Element identifies existing park facilities and services, and identifies future park improvements and services. The EIS scope may include potential revisions to level-of-service standards.

### **Proponent**

City of Marysville

### **Location of Proposal**

The Comprehensive Plan update includes the City of Marysville's Urban Growth Area (UGA) and incorporated city limits. The UGA includes 13,527 acres of which only 158 acres are yet to be annexed.

### **Lead Agency**

City of Marysville Community Development Department

### **Supplemental EIS Required**

The City of Marysville, as SEPA lead agency, has determined that this proposal may have a significant adverse impact on the environment and that a Supplemental Environmental Impact Statement (SEIS) is required under WAC 197-11-405(4) and will be prepared. A copy of the original Environmental Impact Statement for the 2005 Comprehensive Plan update is available upon request.

The lead agency has identified the following areas for discussion in the Supplemental EIS:

- Land use and alternatives
- Transportation
- Utilities
- Housing
- Critical areas
- Water quality
- Population and employment
- High capacity transit community
- Public facilities and services
- Social equity, displacement
- Energy and climate change
- Earth, soil, and erosion

### **Scoping**

Agencies, affected Tribes, and members of the public are invited to comment on the scope of the EIS. Review comments will be accepted on:

- Alternatives,
- Mitigation measures,
- Probable significant adverse impacts, and
- Licenses or other approvals that may be required.

### **Comment Period**

March 8 – April 8, 2022. Please submit comments by April 8, 2022 at 5 pm. Written comments should be sent to:

Angela Gemmer, Senior Planner – Long Range  
Community Development Department

80 Columbia Avenue  
Marysville, WA 98270  
360.363.8240  
[agemmer@marysvillewa.gov](mailto:agemmer@marysvillewa.gov)

**Responsible Official**

Haylie Miller, Community Development Director  
Community Development Department  
80 Columbia Avenue  
Marysville, WA 98270

Date: 3/8/2022 Signature: 