Marysville City Council Meeting

November 22, 2010 7:00 p.m. City Hall

Call to Order

Invocation/Pledge of Allegiance

Roll Call

Committee Report

Presentations

A. Employee Service Awards *

B. Swearing-in of Police Officer *

Audience Participation

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

1. Approval of October 25, 2010 City Council Meeting Minutes.
2. Approval of November 1, 2010 City Council Work Session Minutes.

Consent

3. Approval of November 3, 2010 Claims in the Amount of $1,252,543.12; Paid by Check Number's 66392 through 66500.
4. Approval of November 10, 2010 Claims in the Amount of $256,781.62; Paid by Check Number's 66501 through 66652 with Check Number's 65356 and 66378 Voided. *
5. Approval of November 5, 2010 Payroll in the Amount of $1,540,544.32; Paid by Check Number's 23659 through 23712.
6. Authorize the Mayor to Sign the Professional Services Agreement with FCS GROUP for the Public Utility District (PUD) Sunnyside Water System Appraisal Project. *
7. Authorize the Mayor to Sign the Acknowledgement that the City of Marysville Received Grant Funding from the Justice Assistance Grant (aka BYRNE Grant) in the Amount of $13,176.00.
8. Authorize the Mayor to Sign the Amendment Number 2 with Snohomish County to the Interlocal Agreement for Furnishing Equipment Maintenance/Repair Services for the Period of January 1, 2011 through December 31, 2011.
9. Authorize the Approval of the Application for City Cab to Operate a For-Hire Business in Marysville.
10. Authorize the Mayor to Sign the Supplement Number 2 to the Professional Services Agreement with Lane and Associates, Increasing the Maximum Amount Payable Under the Agreement by $10,000.00, for a Total Amount of $51,999.00.
18. Authorize the Mayor to Sign the Tolling Agreement between the City of Marysville and Clear Channel Outdoor, Inc.

Review Bids

Marysville City Council Meeting

November 22, 2010 7:00 p.m. City Hall

Public Hearings

New Business

11. An **Ordinance** of the City of Marysville, Washington Relating to the City's Comprehensive Plan; and Amending Appendix C Fire Hydrant Utilization, of Appendix 8-2 Cross-Connnection Control Program of the City of Marysville Water Comprehensive Plan, a Subelement of the Public Facilities and Services Element of the Marysville Growth Management Comprehensive Plan, Pursuant to the City's Annual Comprehensive Plan Amendment and update Process.

12. An **Ordinance** of the Marysville, Washington Relating to the City's Comprehensive Plan; Amending the Comprehensive Plan by the Adoption of the Marysville, Lakewood and Lake Stevens School Districts' 2010 - 2015 Capital Facilities Plan as a Subelement of the City's Comprehensive Plan and Establishing the Adoption of Said Plan and the Collection and Imposition of School Impact Fees, Pursuant to the City's Annual Comprehensive Plan Amendment and Update Process.

13. An **Ordinance** of the City of Marysville, Washington Relating to the City's Growth Management Act Comprehensive Plan; and Amending the Comprehensive Plan by Adopting Amendments to Chapter 4 - Land Use Element, Planning Area 10: Smokey Point Neighborhood, Designating the Planning Area as a "Potential Candidate as a Regional Manufacturing Industrial Center" and Including Relevant Policies and Standard Adopted in the Smokey Point Master Plan, Pursuant to the City's Annual Comprehensive Plan Amendment and Update Process. *

14. An **Ordinance** of the City of Marysville, Washington Relating to the Marysville Growth Management Comprehensive Plan, the City's Official Zoning Map, Ordinances No. 2131 and 2569, as Previously Amended, and the City's Zoning Code (MMC Title 19); and Approving the 2010 Citizen Initiated Comprehensive Plan Amendment Request (27th Avenue Corridor), which Amends the Comprehensive Plan's Land Use Map Designation for Property Located North of Gissberg Twin Lake Park, South of 169th Place NE, Between 25th Avenue NE and 27th Avenue NE, and Rezones Said Property from Low Density, Multi-Family (R-12) to Medium Density, Multi-Family (R-18) and Two Small Pockets of Mixed Use and General Commercial, Pursuant to the City's Annual Comprehensive Plan Amendment and Update Process. *

15. An **Ordinance** of the City of Marysville, Making Technical Amendments and Corrections to Ordinance Number 2834 and Therefore Further Amending MMC Subsections 5.92.010 (11) and MMC 5.92.090 (1) (c).

16. An **Ordinance** of the City of Marysville, Washington Amending the 2010 Budget and Providing for the Increase of Certain Expenditure Items as Budgeted for in Ordinance No. 2798 as Amended by Ordinance No. 2814, 2822, and 2831. *

17. A **Resolution** Amending Resolution 2272 of the City of Marysville Authorizing an Interfund Loan Not to Exceed $1,500,000 from the Waterworks Utility Fund 401 to the Golf Fund 420, and Providing a Formula for Payment of Interest.

19. An **Ordinance** of the City of Marysville, Washington Stating an Intent to Annex to and Join Snohomish County Fire Protection District No. 12 and Making a Finding that the Public Interest will be Served thereby, Authorizing the Filing of a Notice of Intention with the

Marysville City Council Meeting

November 22, 2010 **7:00 p.m.** **City Hall**

New Business

Snohomish County Boundary Review Board, Requesting that a Special Election be Called and Held on the Annexation on April 26, 2011 or as Soon thereafter as Possible, Providing for Severability and Establishing an Effective Date.

Legal

Mayor's Business

21. Appointment of Three Planning Commission Positions. *

Staff Business

Call on Councilmembers

Executive Session

A. Litigation

B. Personnel

C. Real Estate

Adjourn

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 days prior to the meeting date if any special accommodations are needed for this meeting.

***These items have been added or revised from the materials previously distributed in the packets for the November 15, 2010 Work Session.**

Call to Order/Pledge of Allegiance/Roll Call	7:00 p.m.
Presentations	
Employee Service Awards: Lois Geist, Maintenance Worker II - 15 Year Service Award; Bob Scott, Lead Mechanic - 10 Year Service Award; Lito Imadhay, Procurement/Distribution Assistant - 10 Year Service Award	Presented
Approval of Minutes	
Approval of September 27, 2010 City Council Meeting Minutes.	Approved
Approval of October 7, 2010 City Council Special Meeting Minutes.	Approved
Approval of October 4, 2010 City Council Work Session Minutes.	Approved
Consent Agenda	
Approval of October 6, 2010 Claims in the Amount of $601,774.83; Paid by Check Number's 65877 through 65981 with No Check's Voided.	Approved
Approval of October 13, 2010 Claims.	Approved
Approval of October 20, 2010 Payroll.	Approved
Third Renewal/Amendment of Intergovernmental Facilities Use Agreement between the City of Marysville and the U.S. Bankruptcy Court.	Approved
Renewal of Marysville School District No. 25 and the City of Marysville for School Resource Officer Agreement and Payment Schedule Addendum.	Approved
Amendment No. 1 to Janitorial Services Contract between the City of Marysville and Advantage Building Services in the Amount of $57,936.79.	Approved
Renewal of Animal Shelter Interlocal Agreement with the City of Everett.	Approved
Review Bids	
Award the Boys and Girls Club Lighting Retrofit Project to DC Electric, Inc.	Approved
New Business	
An Ordinance of the City of Marysville, Washington Related to Mobile/Manufactured Housing, Amending Section 19.04.020 Zones and Map Designations Established; Amending Section 19.04.080 Residential Zone; Amending Section 19.08.030 Residential Land Uses and Amending Footnotes 1; 24; 25 and 26; Amending Section 19.08.040 Recreation/Cultural Land Uses and Amending Footnote 1a; Amending Section 19.08.050 General Services Land Uses; Amending 19.08.060 Government/Business Service Land Uses; Amending 19.08.100 Regional Land Uses; Amending 19.38.030 Mobile/Manufactured Home Park Zone; and Amending 19.38.150 Standards for Existing Parks.	Approved Ord. No. 2832
An Ordinance of the City of Marysville Amending Section 10.04.150 of the Marysville Municipal Code, Relating to Fees for Voluntarily Surrendered Animals and Effective Date.	Approved Ord. No. 2833
An Ordinance of the City of Marysville Amending Portions of Marysville Municipal Code Chapter 5.92 Relating to Body Art, Body Piercing and Tattooing or Tattoo Parlors and Providing for Severability.	Approved Ord. No. 2834
An Ordinance of the City of Marysville Amending Marysville Municipal Code Chapter 14.32 Relating to Utility Service Area.	Approved Ord. No. 2835
Legal	
Mayor's Business	

Staff Business	
Call on Councilmembers	
Recess	8:38 p.m.
Executive Session	8:45 p.m.
Litigation – one potential litigation item, pursuant to RCW 42.30.110	
Adjournment	8:50 p.m.

DRAFT

COUNCIL MINUTES

Council Meeting
October 25, 2010

Call to Order / Pledge of Allegiance

Mayor Nehring called the meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance. Pastor Kurt Onken from Messiah Lutheran Church gave the invocation.

Roll Call

Chief Administrative Officer Hirashima gave the roll call. The following staff and councilmembers were in attendance.

Mayor:	Jon Nehring
Council:	Councilmember Carmen Rasmussen, Councilmember Jeff Seibert, Councilmember John Soriano, Councilmember Jeff Vaughan, Councilmember Lee Phillips, Councilmember Donna Wright and Councilmember Michael Stevens
Also Present:	Chief Administrative Officer Gloria Hirashima, Finance Director Sandy Langdon, City Attorney Grant Weed, Public Works Director Kevin Nielsen, Parks and Recreation Director Jim Ballew, Public Works Superintendent Larry Larson, Chief Information Officer Doug Buell, Planning Manager Cheryl Dungan, Chief Rick Smith, and Recording Secretary Laurie Hugdahl.

Councilmember Seibert reported on the October 20 **Finance Committee** meeting where the following items were discussed:

- The budget is still gloomy, but they are planning for debt service.
- They are looking at options for a new lease agreement for the restaurant.
- Ongoing discussion regarding the Fire District Agreement.
- There is an issue with some of the bills for the storm drainage fee. This will be discussed later.

Presentations:

A. Employee Service Awards

The following employees received service awards:

- Lois Geist, Maintenance Worker II - 15 Year Service Award
- Bob Scott, Lead Mechanic - 10 Year Service Award
- Lito Imadhay, Procurement/Distribution Assistant - 10 Year Service Award

Audience Participation - None

Motion made by Councilmember Rasmussen, seconded by Councilmember Wright, to open discussion later on the agenda for item 13. **Motion** passed unanimously (7-0).

Approval of Minutes

1. Approval of September 27, 2010 City Council Meeting Minutes.

   Councilmember Soriano referred to page 1-9 and noted that under Sandy Langdon's comments, his name should be taken off the list of people attending the Finance Committee meeting.

   Motion made by Councilmember Soriano, seconded by Councilmember Vaughan, to approve the minutes of the September 27, 2010 City Council Meeting minutes as amended. **Motion** passed unanimously (7-0).

2. Approval of October 7, 2010 City Council Special Meeting Minutes.

   Councilmembers Seibert, Wright and Phillips indicated that they would be abstaining since they did not attend the October 7, 2010 Special Meeting.

   Councilmember Seibert noted that under the Roll Call section, the following sentence is repeated and should be deleted: *Chief Administrative Officer Hirashima gave the roll call. The following staff and councilmembers were in attendance.*

   Motion made by Councilmember Rasmussen, seconded by Councilmember Vaughan, to approve the October 7, 2010 City Council Special Meeting Minutes as amended. **Motion** passed (4-0) with Councilmembers Seibert, Philips and Wright abstaining.

3. Approval of October 4, 2010 City Council Work Session Minutes.

   Councilmembers Wright and Phillips indicated they would be abstaining since they were not at the meeting.

   Motion made by Councilmember Vaughan, seconded by Councilmember Soriano, to approve the October 4, 2010 City Council Work Session Minutes. **Motion** passed 5-0 with Councilmembers Phillips and Wright abstaining.

Consent

4. Approval of October 6, 2010 Claims in the Amount of $601,774.83; Paid by Check Number's 65877 through 65981 with No Check's Voided.

5. Approval of October 13, 2010 Claims.

6. Approval of October 20, 2010 Payroll.

8. Third Renewal/Amendment of Intergovernmental Facilities Use Agreement between the City of Marysville and the U.S. Bankruptcy Court.

9. Renewal of Marysville School District No. 25 and the City of Marysville for School Resource Officer Agreement and Payment Schedule Addendum.

10. Amendment No. 1 to Janitorial Services Contract between the City of Marysville and Advantage Building Services in the Amount of $57,936.79.

11. Renewal of Animal Shelter Interlocal Agreement with the City of Everett.

Motion made by councilmember Wright, seconded by Councilmember Soriano to approve Consent Agenda items 4, 5, 6, 8, 9, 10, 11. **Motion** passed unanimously (7-0).

Review Bids

7. Award Boys and Girls Club Lighting Retrofit Project.

Motion made by Councilmember Vaughan, seconded by Councilmember Stevens, to award the Boys and Girls Club Lighting Retrofit Project to DC Electric, Inc. in the amount of $11,837.40 including Washington State Sales Tax and Approve a Management Reserve of $2,500 for a total allocation of $14,337.40. **Motion** passed unanimously (7-0).

New Business

Motion made by Councilmember Seibert, seconded by Councilmember Phillips, to move item 13 to the first item under New Business. **Motion** passed unanimously (7-0).

13. An Ordinance of the City of Marysville, Washington Related to Mobile/Manufactured Housing, Amending Section 19.04.020 Zones and Map

Designations Established; Amending Section 19.04.080 Residential Zone; Amending Section 19.08.030 Residential Land Uses and Amending Footnotes 1; 24; 25 and 26; Amending Section 19.08.040 Recreation/Cultural Land Uses and Amending Footnote 1a; Amending Section 19.08.050 General Services Land Uses; Amending 19.08.060 Government/Business Service Land Uses; Amending 19.08.100 Regional Land Uses; Amending 19.38.030 Mobile/Manufactured Home Park Zone; and Amending 19.38.150 Standards for Existing Parks.

Councilmember Stevens announced that he was a member of the Planning Commission when this ordinance came through there and wanted to make sure there was no conflict of interest. Grant Weed explained that there was no legal reason he would not be able to participate on this item.

Public Comment:

Ishbel Dickens, Columbia Legal Services, 101 Yesler Way, Seattle, WA, thanked the Council for allowing this item to be addressed first. She also thanked the staff, especially Cheryl Dungan and Gloria Hirashima for the work they have done analyzing the situation of the manufactured home situation in Marysville. She commended the process in Marysville noting that people have had opportunity for input. She was happy about the ordinance that will apply to at least 615 households, but expressed concern about the 421 homes that would not be protected by the propose ordinance. She urged the Council to expand the ordinance to include all of the manufactured homes.

Kylin Park, 4515 - 176th Street SW #43, Lynnwood, WA 98037, discussed the type of residents who live in manufactured home communities and the reasons they choose to live there. She stated that they appreciate the property rights of the community owners, but the benefit of preserving these communities goes much further than just saving the homes people live in. She discussed the huge economic savings as a result of people helping people within these parks. She asked the Council to be forward thinking and address this issue now when there is no crisis.

Wayne Radder, 5900 64th Street NE #174, Marysvillee, WA, President of Glenwood Estates Homeowners Association, explained that he moved to his park for long-term stability. The Council has an opportunity to add to that security for him. He concurred with Ishbel Dickens' and Kylin Park's comments. He spoke in support of the ordinance and encouraged the Council to consider the long-term stability of residents in the parks.

Margaret Hopkins, 5900 64th St NE #90, Marysville, WA 98270, stated that she has lived in Glenwood Park for 11 years and in Marysville for 16 years. She expressed concern for all park residents and the always-present possibility of having to find a new home in one year. She urged the Council to consider the possible impacts on residents.

Council Discussion:

Donna Wright asked for clarification about the effect of this particular ordinance. Cheryl Dungan explained that it creates a residential mobile home park zone and allows permitted uses in that zone. It does not rezone any parks; that would be done at a later date.

Councilmember Rasmussen expressed support for the ordinance and thanked Cheryl Dungan for her hard work on the ordinance and the outreach she has done. This ordinance provides a statement of the City's value of affordable homes that are available to our seniors. She feels the Council has a duty to protect the vulnerable citizens in the community. She spoke in support of this as a beginning step to pursue the things that can be done to make the seniors feel secure in their housing.

Councilmember Stevens clarified that even after this zone is created there is still a possibility that the land could be rezoned and that it is not completely protected. Cheryl Dungan concurred. She stated that a property owner could still apply for a rezone back to the comprehensive plan designation.

Councilmember Wright spoke to the importance of affordable housing to a community, but recommended denying or postponing this until they hear about the results of the other court cases so that they do not put their city in a financial predicament at a later time. Because of the economy she does not feel there is any hurry.

Councilmember Soriano asked for confirmation that all they were really doing here was creating a new designation. Ms. Dungan concurred.

Motion made by Councilmember Rasmussen, seconded by Councilmember Phillips, to approve Ordinance No. 2832. Upon a roll call vote, the following votes were recorded:

- Yes – Rasmussen, Phillips, Soriano, Seibert
- No – Stevens, Wright, Vaughan

Motion passed (4-3).

12. An Ordinance of the City of Marysville Amending Section 10.04.150 of the Marysville Municipal Code, Relating to Fees for Voluntarily Surrendered Animals and Effective Date.

Councilmember Seibert asked if staff had obtained any additional information from the shelter about how Lake Stevens has been impacted by the change in price as a result of annexation. Staff did not have that information.

Councilmember Seibert expressed his concerns about this. He feels that if they charge full price for this people will be less likely to take strays to the shelter and owners will be less likely to find their lost pets. Additionally, based on the number of animals surrendered he feels that the citizens are doing the city a service that would otherwise have to be done by a CSO.

Councilmember Rasmussen recommended a “Good Samaritan” exception where you sign an affidavit that you found this animal, in which case the City would take the responsibility for the cost of that animal. Chief Smith explained that the ordinance just allows them to have a discussion with the shelter. What Councilmember Rasmussen is referring to is something that can be negotiated between staff and the shelter. He stated that they are planning on looking at language that differentiates between turning in a stray and a surrendered animal. This ordinance just allows them to look at the issue. He stated that staff is committed to coming to Council for direction on the rest of the issue. Councilmember Rasmussen requested follow up on this issue. Chief Smith concurred.

Councilmember Wright asked if they could amend item 2 to say, “ the sum equal to the current rate charged by the city” so they could pass the ordinance but still allow the sum to be determined later. City Attorney Weed commented that they could say, “ . . . the sum equal to the current rate charged by the city or any portion thereof.” Or, . . . “ a sum to be determined by the Marysville City Council.”

Councilmember Rasmussen expressed concern that the ordinance assumes the person in possession is the owner. City Attorney Weed suggested having a separate category that allows the Council to establish a different rate or scenario for those that have come into possession of an animal and have had possession for less than a certain amount of time.

Councilmember Seibert stated that he would be more comfortable with having the discussion about the charges prior to approving the ordinance.

Councilmember Rasmussen noted that 1M already refers to a person who is surrendering a stray. She suggested that they could separate this out. Councilmember Phillips recommended removing the second part of that section and dealing with that as a separate issue.

Councilmember Soriano asked if they had information about the number of puppies or kittens that had been surrendered which might indicate that the owner had suddenly become burdened with a litter of animals they did not want. Chief Smith did not have that information.

Motion made by Councilmember Phillips, seconded by Councilmember Wright, to adopt Ordinance No. 2833 as amended, withdrawing from section 10.4.150 M, *“ . . . or by any person who declares that the animals are stray animals as*

defined by this chapter." **Motion** carried 6-1 with Councilmember Seibert voting against the motion.

Councilmember Wright thought that the Tribes had an animal shelter. She suggested seeing if that might be an option for the City. Chief Smith stated that he would look into this.

Councilmember Phillips asked if an ordinance amendment would be brought back dealing with strays or a Good Samaritan clause. There was consensus that the Council was not in support of charging for strays, but did support having an affidavit that the person dropping off a stray could sign declaring that they are not the owner. There was no support for trying to recoup costs for stray drop-offs, although Councilmember Stevens said he would be willing to pay a very minimal drop-off fee such as $10. Councilmember Vaughan proposed that they let the ordinance stand for awhile to see what happens. Councilmember Soriano concurred with Councilmember Vaughan. There was consensus from Council to do nothing more at this point.

14. An Ordinance of the City of Marysville Amending Portions of Marysville Municipal Code Chapter 5.92 Relating to Body Art, Body Piercing and Tattooing or Tattoo Parlors and Providing for Severability.

Motion made by Councilmember Phillips, seconded by Councilmember Seibert, to approve Ordinance No. 2834, an Ordinance of the City of Marysville Amending Portions of Marysville Municipal Code Chapter 5.92 Relating to Body Art, Body Piercing and Tattooing or Tattoo Parlors and Providing for Severability. **Motion** passed unanimously (7-0).

15. An Ordinance of the City of Marysville Amending Marysville Municipal Code Chapter 14.32 Relating to Utility Service Area.

Motion made by Councilmember Seibert, seconded by Councilmember Soriano, to approve Ordinance No. 2835, an Ordinance of the City of Marysville Amending Marysville Municipal Code Chapter 14.32 Relating to Utility Service Area. **Motion** passed (6-0) with Councilmember Rasmussen abstaining since she did not have a chance to review the Ordinance.

Mayor's Business

Mayor Nehring participated in the Jet City ribbon cutting. Councilmembers Stevens and Wright were also there. The business was great and the pizza was fantastic. He wished them success.

He noted that the Ingraham Blvd. ribbon cutting would be held tomorrow morning.

Staff Business

Jim Ballew:

- On Make a Difference Day the parishioners of Venture Church planted over 30,000 bulbs.
- Teen Halloween Haunted Egg Hunt will be held at 7:00 p.m. on Friday Night at Jennings Park.

Chief Smith stated that a group will be working on some of the redeployment issues; in general the energy is very positive right now. He thanked the Council for looking at the animal ordinance.

Kevin Nielsen:

- He discussed impacts of the wind and rain over the weekend. Staff is gearing up for the winter storm season.
- Ingraham Blvd. has some glare on it because of the newness of the road. Staff will be putting reflective turtles at the major intersections to aid in the visual aspect.
- Ribbon Cutting for Ingraham Blvd tomorrow at 11:00 a.m. He thanked everyone for their work on this.
- He distributed a new truck route map and noted that signage would be going up.
- He commended Mayor Nehring who spoke with the school district about pedestrian access with Getchell High School. As a result, improvements will be made by city staff immediately and the costs will be split with the school district.

Doug Buell explained that they are working on an Emergency Management Pages for preparing for snow and ice and also an Emergency Alerts page for the website.

Sandy Langdon had no comments.

Gloria Hirashima reported that permitting is showing an increase, especially in residential.

Grant Weed reported that he attended the WSAMA Conference last week which included a lot of topics of interest to city attorneys and cities. He announced that they had one potential litigation item for Executive Session which was expected to take five minutes with no action.

Call on Councilmembers

Carmen Rasmussen had no comments.

Lee Phillips had no comments.

John Soriano noted that both he and Councilmember Wright would have trouble making it to the public safety meeting this week. There was consensus to delay the meeting until November.

Michael Stevens echoed the Mayor's comments about Jet City Pizza. He thought the pizza was very good.

Jeff Vaughan suggested carpooling to the Joint City Council County Hearing on Wednesday.

Donna Wright also thought the Jet City Pizza was very good. She attended the Cities and Towns Meeting where they requested a resolution from Marysville in support of five issues: unfunded mandates, GMA, funding of Public Works Trust Fund, Highway 2 and Highway 9. CAO Hirashima indicated that they would look into this.

Jeff Seibert commended Chief Smith for his patience in dealing with the animal control issue.

Recess

Recessed the meeting at 8:40 for five minutes and reconvened into Executive Session at 8:45. No action was taken.

Executive Session

A. Litigation – RCW 42.30.110 (1)(i) to discuss one potential litigation with legal counsel.

B. Personnel

C. Real Estate

Adjournment

Seeing no further business Mayor Nehring adjourned the meeting at 8:50 p.m.

Approved this _____ day of _____, 2010.

_____	_____
Mayor	Deputy City Clerk
Jon Nehring	April O'Brien

DRAFT

COUNCIL MINUTES

Work Session
November 1, 2010

Call to Order / Pledge of Allegiance

Mayor Nehring called the meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

Roll Call

Chief Administrative Officer Hirashima gave the roll call. The following staff and councilmembers were in attendance.

Mayor:	Jon Nehring
Council:	Lee Phillips, Carmen Rasmussen, Jeff Seibert, John Soriano, Michael Stevens, Jeff Vaughan, and Donna Wright,
Absent:	None
Also Present:	Chief Administrative Officer Gloria Hirashima, Finance Director Sandy Langdon, Chief Smith, City Attorney Thom Graafstra, Public Works Director Kevin Nielsen, Parks and Recreation Director Jim Ballew, Court Administrator Suzanne Elsner, Recording Secretary Laurie Hugdahl.

Committee Reports – None

Councilmember Soriano noted that the LEOFF 1 Board met on Wednesday the 27th and reviewed and approved 4 claims.

Presentations - None

Discussion Items

Approval of Minutes

1. **Approval of October 11, 2010 City Council Meeting Minutes.**

2. **Approval of October 13, 2010 City Council Budget Work Session Minutes.**

3. Approval of October 18, 2010 City Council Work Session Minutes.

Consent

4. Approval of October 20, 2010 Claims in the Amount of $324,551.33; Paid by Check Number's 66114 through 66266 with Check Number 66107 Voided.

5. Approval of October 27, 2010 Claims.

6. Approval of October 27, 2010 Payroll in the Amount of $396,351.62; Paid by Check Number's 23382 through 23657 with Check Number 23502 Voided and Reissued with Check Number 23658.

Review Bids

Public Hearings

7. Public Hearing regarding the 2011 Proposed Budget (will be held November 8, 2010).

Councilmember Wright noted that she would be out of town next Monday and suggested that they consider holding off on voting until she could participate. Sandy Langdon added that they would have an updated packet in council members' mailboxes next Wednesday.

New Business

8. Renewal of Facility Use Agreement for AllianceOne, Inc. and Imposition of Usage Fee.

Suzy Elsner explained that this is a renewal of the facilities agreement for collections and also imposes a usage fee.

9. Residential Lease Agreement between the City of Marysville and Jeffrey and Jordan Lee.

Jim Ballew stated that this is a lease agreement for the Rose property. A city employee and his brother are willing to reside there. He feels very good about this recommendation.

10. An Ordinance of the City of Marysville, Washington Increasing Water, Sewer, and Surface Water Utility Rates and Amending Sections 14.07.060, 14.07.070, and 14.19.050 of the Marysville Municipal Code as Allowed Under Section 14.07.075.

There were no comments or questions on this item.

11. An Ordinance of the City of Marysville Levying EMS Taxes Upon All Property Real Personal and Utility Subject to Taxation Within the Corporate Limits of the City of Marysville, Washington for the Year 2011.

Sandy Langdon reviewed this document. There were no further comments or questions regarding this item.

12. An Ordinance of the City of Marysville Levying Regular Taxes Upon All Property Real, Personal and Utility Subject to Taxation Within the Corporate Limits of the City of Marysville, Washington for the Year 2011 and Levying Taxes in Addition to the Regular Property Tax for Payment of Debt Service on the City's Unlimited General Obligation Bonds, 1986 and Refunded in 1996.

Councilmember Rasmussen asked what the average increase would be for a $250,000 home with the 1% increase. Sandy Langdon indicated she would bring that information back on Monday.

13. An Ordinance of the City of Marysville Adopting a Budget for the City of Marysville, Washington, for the Year 2011, Setting Forth in Summary Form the Totals of Estimated Revenues and Appropriations of Each Separate Fund and the Aggregate Totals of All Such Funds Combined, and Including the Pay Classification Plan.

This is a draft, but an updated document will be in council members' boxes on Wednesday.

Councilmember Seibert asked if this dollar amount reflects the 0% in property tax. Sandy Langdon affirmed that it reflects the 0% option for property tax, but 1% EMS.

14. An Ordinance of the City of Marysville Amending Sections 3.65.010 of the Marysville Municipal Code to Increase the City Tax Rate from Six Percent of Gross Receipts to Six and One Half Percent of Gross Receipts.

Sandy Langdon explained that this is a tax on the internal water and sewer utilities. They are asking that it moves up from 6 to 6.5% to cover additional expenses. This is not a tax on the ratepayer. It is a minimal tax that utilities can absorb.

15. An Ordinance of the City of Marysville Amending Sections 3.64.020(1), 3.64.030, and 3.64.040 of the Marysville Municipal Code, Relating to the Utility Tax on Telephone Services, Sale of Gases, and Sale of Electricity.

This is the additional 1% utilities tax we had on telephone last year that will sunset in February. If it is adopted again it would continue for another year.

Councilmember Wright commented that it appears more people are discontinuing use of land lines. Sandy Langdon agreed that there is a decrease in revenues and she thinks this is due to land lines being discontinued, but she noted that this does apply to cell phones.

Councilmember Soriano pointed out that on page 2, section 2, the repeal date needs to be corrected to 2012.

Legal

16. Professional Services Agreement between City of Marysville and Strategies 360, Inc. for Consulting Services.

CAO Hirashima reviewed this agreement which establishes a professional services agreement for lobbying services for Strategies 360 Inc. to provide general lobbyist services. She explained that this is two contracts rolled into one in an effort to cut costs.

Councilmember Rasmussen commented that she still feels this is too much money and she would prefer to see the items related to the University branch removed and any other items that our staff could do.

Councilmember Wright asked what the contract would do for the redistricting efforts. CAO explained that this would make sure Marysville is apprised of all actions relating to redistricting and ensure that our wishes are known to people that are involved.

Mayor's Business

Mayor Nehring:

- The food bank is getting dangerously low on food. There will be an all-city food drive this Saturday at Fred Meyer, Albertsons, Haggens, Grocery Outlet, IGA and Safeway. City employees will be at Fred Meyer all day on Saturday.
- He attended the Premier Partners Breakfast at the School District where they awarded the Premier Partner award to the Tulalip Tribes. They also introduced Junior Achievement of Marysville and discussed the different collaborations they have had with the City and other partners. He reported that the school board members that he saw are very eager for the January 31 meeting.
- Ingraham Blvd. ribbon cutting was fabulous. He thanked all those responsible for the project and the ribbon-cutting event.
- Snohomish County Tomorrow met last week. They are one meeting away from finishing the Countywide Planning Policies.
- Community Transit met Thursday night for a budget presentation.

Staff Business

Chief Smith:

- Lisa Brenton was on the air last week and commended the Marysville Police Department and how they have taken her in since Tim's death.
- We have a person doing electronic home monitoring over at the courts. There is also a bailiff there. Councilmember Rasmussen suggested that they make a presentation to Council after they get up and running.

Kevin Nielsen:

- Ingraham Blvd. turned out to be a beautiful corridor. He thanked Parks for their participation. He expressed special thanks to TIB for the $1million to build the corridor.
- Public Works Committee this Friday at Steamboat at 2:00 p.m.
- CD is scheduled to come back "home" the week after Thanksgiving.
- Thanks to finance for the budget preparation.

Jim Ballew:

- The Teen Halloween Egg Hunt turned out very well. They collected a lot of food for the food bank.
- Basketball drafts are starting this weekend.
- They will start advertising for the Father Daughter Dance.
- He commended staff for the budget process.

Sandy Langdon noted that next week is the big budget week. She acknowledged that her team has done a good job getting things done and getting responses as quickly as possible. She thanked the other directors and Gloria for their quick responses and participation.

Gloria Hirashima:

- It was very exciting to have Ingraham Blvd. opened. Many people have been watching the project for a very long time. She reviewed some of the history on this project.
- The layoff process was completed last week. A lot of transfers moved to new positions today. There was a settlement meeting with Teamsters last week and a lot of grievances were resolved.
- She thanked all the departments and especially finance for the work they have done on the budget. She wished the Council well on the decisions ahead.

Thom Graafstsra stated that he had no business for tonight.

Call on Councilmembers

Carmen Rasmussen echoed comments on the budget process. She expressed appreciation for the thoroughness, clarity, and transparency of the budget information. She thanked the Mayor and his staff as well as the directors.

Jeff Vaughan had no comments.

Michael Stevens echoed the comments about the budget. It has been helpful for him coming in new to this process.

Donna Wright echoed the positive comments on the budget process and the budget. She commented on the huge number of sailors at the Ingraham Blvd. ribbon-cutting. She appreciated the comments from the Captain expressing appreciation to the City.

Lee Phillips was impressed with the Ingraham Blvd. event and the turnout. He thought that a lot of the sailors were very impressed with the project. He gave an update on a land use matter that he, Donna Wright, and Jeff Vaughan completed recently.

John Soriano echoed compliments to staff on the budget.

Jeff Seibert:

- He thanked finance and everybody for the budget.
- He thanked staff for the ribbon-cutting event and was pleased that they agreed to name it after the City's adopted ship.
- He commented on the difficult budget process and expressed frustration with some of the misinformed comments in the newspaper. Mayor Nehring concurred, but noted that he has been trying to get out to meet with as many people and groups as possible to get the message across. He recommended taking any opportunity that the Council might have to inform people about the budget.

Adjournment

Seeing no further business Mayor Nehring adjourned the meeting at 7:38 p.m.

Approved this _____ day of _____, 2010.

_____	_____
Mayor	Deputy City Clerk
Jon Nehring	April O'Brien

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: Claims	AGENDA SECTION:	
PREPARED BY: Sandy Langdon, Finance Director	AGENDA NUMBER:	
ATTACHMENTS: Claims Listings	APPROVED BY:	
	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

Please see attached.

RECOMMENDED ACTION:

The Finance and Executive Departments recommend City Council approve the **November 3, 2010** claims in the amount of **$1,252,543.12** paid by **Check No.'s 66392 through 66500**.

COUNCIL ACTION:

BLANKET CERTIFICATION
CLAIMS
FOR
PERIOD-11

I, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE **CLAIMS** IN THE AMOUNT OF **$1,252,543.12 PAID BY CHECK NO.'S 66392 THROUGH 66500** ARE JUST, DUE AND UNPAID OBLIGATIONS AGAINST THE CITY OF MARYSVILLE, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND TO CERTIFY SAID CLAIMS.

Sandy Kenyon 11/5/10

AUDITING OFFICER DATE

MAYOR DATE

WE, THE UNDERSIGNED COUNCIL MEMBERS OF MARYSVILLE, WASHINGTON DO HEREBY APPROVE FOR PAYMENT THE ABOVE MENTIONED **CLAIMS** ON THIS **3RD DAY OF NOVEMBER 2010.**

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

CITY OF MARYSVILLE
INVOICE LIST
FOR INVOICES FROM 10/28/2010 TO 11/3/2010

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
36392	ABELL, NANCY	SHIPPING REIMBURSEMENT	PERSONNEL ADMINISTRATIO	17.27
36393	AERATION INDUSTRIES	7.5 HP AERATOR & TRI-FLOAT ,	WASTE WATER TREATMENT	10,425.60
36394	ALPINE PRODUCTS INC	BLUE REFLECTORS	HYDRANTS INSTALLATION	1,711.06
36395	AMERICAN SOCCER COMP	(30) BLUE MESH BALL BAGS	GENERAL FUND	-11.44
	AMERICAN SOCCER COMP		RECREATION SERVICES	144.47
66396	AMERICAN WATER WORKS	REGISTRATION FEES - DOUG BYDE	UTIL ADMIN	75.00
66397	AMSAN SEATTLE	6 - 275 GALLON ICE MELT	SNOW & ICE CONTROL	6,648.84
66398	ARAMARK UNIFORM	UNIFORM CLEANING	EQUIPMENT RENTAL	39.37
66399	BANK OF AMERICA	TRAVEL REIMBURSEMENT	UTIL ADMIN	201.94
66400	BANKS, SUSAN	INSTRUCTOR SERVICES	COMMUNITY CENTER	36.00
66401	BICKFORD FORD	CORE RETURN	EQUIPMENT RENTAL	-81.45
	BICKFORD FORD	CREDIT - RETURN SENSOR	EQUIPMENT RENTAL	-57.44
	BICKFORD FORD	SENSOR - #P109	EQUIPMENT RENTAL	57.44
	BICKFORD FORD		EQUIPMENT RENTAL	70.22
	BICKFORD FORD	ALTERNATOR - #P108	EQUIPMENT RENTAL	513.29
66402	BILLS BLUEPRINT INC	COPIES FOR PUBLIC RECORDS REQU	COMMUNITY DEVELOPMENT-	21.65
	BILLS BLUEPRINT INC	STREET LIGHT PRINTS - LAKEWOOD	STREET LIGHTING	50.87
66403	BRODIE, KATHLEEN	INSTRUCTOR SERVICES	RECREATION SERVICES	90.00
66404	BUELL, DOUG	SUPPLY REIMBURSEMENT	COMMUNITY INFO SERV	27.14
	BUELL, DOUG		EXECUTIVE ADMIN	283.96
66405	CAPITAL INDUSTRIES	2010 ANNUAL PURCHASE - SOLID W	SOLID WASTE OPERATIONS	7,178.46
66406	CARRS ACE	HANGER HOOKS & SMALL NAILS - P	UTIL ADMIN	9.20
66407	CARVER, VICKI	INSTRUCTOR SERVICES	RECREATION SERVICES	202.50
66408	CASCADE MACHINERY	COMPRESSOR SERVICE CALL	WASTE WATER TREATMENT	603.71
66409	CASCADE NATURAL GAS	NATURAL GAS SERVICE FOR STILLY	WATER FILTRATION PLANT	517.46
66410	CEMEX	CLASS B ASPHALT - 3.01 TONS	SIDEWALKS CONSTRUCTION	205.94
	CEMEX	CLASS B ASPHALT - 5 TONS	SIDEWALKS CONSTRUCTION	342.09
	CEMEX	CLASS B MOD ASPHALT -5.05 TONS	ROADWAY MAINTENANCE	416.22
66411	CHAMPION BOLT	3/4" FORGED EYE BOLT, EPOXY	WASTE WATER TREATMENT	62.49
66412	CHRISTIN, JAMIE	DEPOSIT REFUND	GENERAL FUND	100.00
66413	CONTEMPORARY CONT	POWER INJECTORS	WATER/SEWER OPERATION	-104.10
	CONTEMPORARY CONT		SEWER LIFT STATION	1,314.61
66414	COOP SUPPLY	BRUSH, CARPET STAIN REMOVER	COMMUNITY CENTER	13.01
66415	CORRECTIONS, DEPT OF	INMATE MEALS	DETENTION & CORRECTION	1,547.95
66416	COVAD COMMUNICATIONS	INTERNET SERVICES	COMPUTER SERVICES	262.75
66417	CPR TECHNOLOGY	NEXTEL MISC. EQUIPMENT	INFORMATION SERVICES	-21.49
	CPR TECHNOLOGY		IS REPLACEMENT ACCOUNTS	271.38
66418	DEAVER ELECTRIC	PUD LIGHTING CONDUIT & WIRE	STREET LIGHTING	893.54
66419	DENNIS, ELDON	LEOFF 1 REIMBURSEMENT	POLICE ADMINISTRATION	418.46
66420	DESIGN ACCENTS BY	SHEERWEAVE ROLLER BLIND	BAXTER CENTER APPRE	77.97
66421	DICKS TOWING	TOWING EXPENSE MP 10-6394	POLICE PATROL	43.44
	DICKS TOWING	TOWING EXPENSE MP 10-6421	POLICE PATROL	43.44
66422	DORCAS, JOHN	SEMINAR REIMBURSEMENT	COMMUNITY DEVELOPMENT-	125.00
66423	E&E LUMBER	FASTENERS	COMMUNITY CENTER	1.09
	E&E LUMBER		COMMUNITY CENTER	7.97
	E&E LUMBER	FASTNERS - PW ADMIN BLDG	UTIL ADMIN	8.04
	E&E LUMBER	GRAFFITI SUPPLIES	COMMUNITY DEVELOPMENT-	9.32
	E&E LUMBER	EYE SCREW, BIT NAP, FASTENERS	COMMUNITY CENTER	12.12
	E&E LUMBER	TOILET HANDLE, LEVER, FLAPPER	COMMUNITY CENTER	26.66
	E&E LUMBER	PAINT	PARK & RECREATION FAC	30.36
	E&E LUMBER	HAND TOOLS	SIDEWALKS CONSTRUCTION	38.85
	E&E LUMBER	LUMBER FOR FENCE	SIDEWALKS CONSTRUCTION	67.96
	E&E LUMBER	BOLT CUTTER & RESET COMBINATIO	STORM DRAINAGE	82.50
	E&E LUMBER	CONCRETE AND LUMBER FOR FENCE	SIDEWALKS CONSTRUCTION	100.10
66424	EAST JORDAN IRON WOR	BOLTS FOR MANHOLES	STORM DRAINAGE	190.05
	EAST JORDAN IRON WOR		SEWER MAIN COLLECTION	190.05
66425	EDGE ANALYTICAL	LAB ANALYSIS	WATER QUAL TREATMENT	10.00

CITY OF MARYSVILLE
INVOICE LIST
FOR INVOICES FROM 10/28/2010 TO 11/3/2010

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66425	EDGE ANALYTICAL	LAB ANALYSIS	WATER QUAL TREATMENT	10.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	10.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	10.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	10.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	20.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	20.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	20.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	60.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	160.00
	EDGE ANALYTICAL		WASTE WATER TREATMENT	220.00
66426	EDGERTON, NIKKI	DEPOSIT REFUND	GENERAL FUND	200.00
66427	ELSTER AMCO WATER	METERS	WATER CAPITAL PROJECTS	425,637.45
66428	EMPLOYMENT SECURITY	EMPLOYMENT CHECK	POLICE PATROL	9.50
	EMPLOYMENT SECURITY		POLICE PATROL	9.50
66429	ESCALANTE, MYRIAM	DEPOSIT REFUND	PARKS-RECREATION	90.00
	ESCALANTE, MYRIAM		GENERAL FUND	100.00
66430	EVERETT AREA CHAMBER	MEMBERSHIP/PROGRAM INVESTMENT	EXECUTIVE ADMIN	5,000.00
66431	EVERETT HERALD	LEGAL ADS	COMMUNITY DEVELOPMENT-	48.72
66432	EVERETT UTILITIES	WATER/FILTRATION SERVICE CHARG	SOURCE OF SUPPLY	104,466.15
66433	EVERETT, CITY OF	WASTEWATER TESTING FEES	WASTE WATER TREATMENT	964.80
66434	EVERGREEN DISTRICT	BAIL POSTED	GENERAL FUND	178.00
	EVERGREEN DISTRICT		GENERAL FUND	550.00
66435	EVERGREEN SAFETY COU	AERIAL LIFT TRUCK TRAINING	PERSONNEL ADMINISTRATIO	2,592.02
66436	FASTENAL COMPANY	SNOW AND ICE SUPPLIES	SNOW & ICE CONTROL	1,095.34
66437	FASTER ASSET SOLUTIO	TRAINING - BOB SCOTT	EQUIPMENT RENTAL	125.00
66438	FEDEX	SHIPPING EXPENSE	FINANCE-GENL	15.88
	FEDEX		COMPUTER SERVICES	42.56
66439	FEENEY WIRELESS	AIRLINX PINPOINT RADIOS	TRIBAL GAMING-GENL	1,783.45
66440	GALLS INC	FLASHLIGHTS, LIGHT MAP COPILOT	ER&R	257.34
66441	GEIST, LOIS	TRAINING REIMBURSEMENT	UTIL ADMIN	14.27
66442	GENERAL CHEMICAL	ALUMINUM SULFATE - 11.674 DRY	WASTE WATER TREATMENT	3,194.86
66443	GOVCONNECTION INC	TELEMETRY FIREWALL CONNECTIVIT	WATER QUAL TREATMENT	343.11
	GOVCONNECTION INC		WASTE WATER TREATMENT	343.11
	GOVCONNECTION INC	MDC HARD DRIVE UPGRADE	TRIBAL GAMING-GENL	549.82
66444	GRAYBAR ELECTRIC CO	ELECTRICAL TAPE, FISH TAPE	STREET LIGHTING	74.68
66445	GUNDERSON, JARL	LEOFF 1 REIMBURSEMENT	POLICE ADMINISTRATION	317.68
66446	HABITAT ECOLOGY	FINAL MITIGATION PLAN	WATER MAINS INSTALL	1,050.00
66447	HALL, DANIEL	TRAVEL REIMBURSEMENT	CIVIL SERVICE	171.45
66448	HD FOWLER COMPANY	2" GASKETS, COPPER TUBING	WATER/SEWER OPERATION	135.76
	HD FOWLER COMPANY	STAKING FLAG & MARKING PAINT	ER&R	207.55
	HD FOWLER COMPANY	3/4" COPPER TUBING	WATER/SEWER OPERATION	282.80
	HD FOWLER COMPANY	HARDWARE	WATER/SEWER OPERATION	415.64
	HD FOWLER COMPANY	BRASS HARDWARE, GASKETS & FLAN	WATER/SEWER OPERATION	420.78
66449	HUFFMAN, MELISSA	RENTAL DEPOSIT REFUND	GENERAL FUND	100.00
66450	HUGHES, JOLENE		GENERAL FUND	100.00
66451	IRON MOUNTAIN	CREDIT FOR 1 1/4" MINUS	STORM DRAINAGE	-227.80
	IRON MOUNTAIN	3/4" MINUS, 1 1/4" MINUS	STORM DRAINAGE	534.27
66452	KENWORTH NORTHWEST	MUDFLAPS 24X30	ER&R	37.23
66453	KOELLMER, JEFF	CLASS REFUND	PARKS-RECREATION	55.00
66454	KUNG FU 4 KIDS	INSTRUCTOR SERVICES	RECREATION SERVICES	237.00
66455	LEOTEK ELECTRONICS	LED LUMINAIRE - 19	GMA-STREET	-722.74
	LEOTEK ELECTRONICS		CITY STREETS	-525.63
	LEOTEK ELECTRONICS		STREET LIGHTING	6,637.63
	LEOTEK ELECTRONICS		GMA - STREET	9,126.74
66456	LICENSING, DEPT OF	EMERY, ERIC (ORIGINAL)	GENERAL FUND	18.00
	LICENSING, DEPT OF	NOLAN, CHARLES (ORIGINAL)	GENERAL FUND	18.00
	LICENSING, DEPT OF	WELLINGTON, JONATHON (ORIGINAL	GENERAL FUND	18.00

CITY OF MARYSVILLE
INVOICE LIST
FOR INVOICES FROM 10/28/2010 TO 11/3/2010

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66457	LOWES HIW INC	REPLACEMENT MIRRORS	UTIL ADMIN	80.20
	LOWES HIW INC	CLOSET HANDLES, KICKDOWNS	UTIL ADMIN	134.39
	LOWES HIW INC	MISC. PICTURE HANGERS, WALL GU	UTIL ADMIN	586.18
66458	MARYSVILLE FIRE DIST	FIRE CONTROL/EMERGENCY AID SER	FIRE-GENL	184,794.22
	MARYSVILLE FIRE DIST		FIRE-GENL	338,924.06
66459	MARYSVILLE FORD	SWITCH ASSEMBLY - #P109	EQUIPMENT RENTAL	76.61
	MARYSVILLE FORD	SENSOR - #P109	EQUIPMENT RENTAL	228.99
66460	MARYSVILLE SCHOOL	FACILITY RENTAL FOR SEPT. MEET	COMMUNITY DEVELOPMENT-	12.25
66461	MIZELL, TARA	CAKES FOR GRAND OPENING OF ROA	GMA - STREET	50.97
66462	MOUNT, HERMAN	LEOFF 1 REIMBURSEMENT	POLICE ADMINISTRATION	49.00
66463	NATIONAL BARRICADE	TRAFFIC CONTROL SUPPLIES	TRAFFIC CONTROL DEVICES	173.76
66464	NESS & CAMPBELL CRAN	36 TON CRANE RENTAL & OPERATOR	WASTE WATER TREATMENT	781.92
66465	NORTH SOUND HOSE	SUCTION HOSE ASSEMBLY	WATER DIST MAINS	402.49
66466	NORTHSTAR CHEMICAL	SODIUM HYPOCHLORITE	WASTE WATER TREATMENT	2,049.06
66467	NORTHWEST CASCADE	PORTABLE TOILET RENTAL - GEDDE	STORM DRAINAGE	205.30
66468	NORTHWESTERN AUTO	REPAIR ACCIDENT DAMAGE - #J013	EQUIPMENT RENTAL	1,270.54
66469	OFFICE DEPOT	OFFICE SUPPLIES	BUILDING MAINTENANCE	1.92
	OFFICE DEPOT		EQUIPMENT RENTAL	1.92
	OFFICE DEPOT		UTIL ADMIN	8.35
	OFFICE DEPOT		UTIL ADMIN	16.89
	OFFICE DEPOT		ENGR-GENL	24.61
	OFFICE DEPOT		UTIL ADMIN	46.23
	OFFICE DEPOT		ENGR-GENL	46.23
	OFFICE DEPOT		STORM DRAINAGE	48.40
	OFFICE DEPOT		ENGR-GENL	51.30
	OFFICE DEPOT		UTIL ADMIN	51.31
	OFFICE DEPOT		COMMUNITY DEVELOPMENT-	108.40
66470	OLSON, ALLENA	EMPLOYEE APPRECITION LUNCH REI	PERSONNEL ADMINISTRATIO	24.35
66471	PACIFIC POWER PROD.	BLADES	PARK & RECREATION FAC	67.61
	PACIFIC POWER PROD.		PARK & RECREATION FAC	208.24
66472	PACIFIC TOPSOILS	ASPHALT DUMP	SIDEWALKS CONSTRUCTION	119.00
	PACIFIC TOPSOILS		SIDEWALKS CONSTRUCTION	119.00
	PACIFIC TOPSOILS		SIDEWALKS CONSTRUCTION	119.00
	PACIFIC TOPSOILS	CONCRETE DUMP	SIDEWALKS CONSTRUCTION	139.20
	PACIFIC TOPSOILS		SIDEWALKS CONSTRUCTION	174.00
66473	PARTS STORE, THE	CREDIT FOR WARRANTY	EQUIPMENT RENTAL	-41.05
	PARTS STORE, THE	WINDOW HANDLE KIT	EQUIPMENT RENTAL	2.93
	PARTS STORE, THE	STEERING DAMPER	EQUIPMENT RENTAL	41.05
	PARTS STORE, THE	STEERING STABILIZER	EQUIPMENT RENTAL	41.05
	PARTS STORE, THE	FILTERS, BULBS, CAR WASH SOAP	ER&R	246.73
	PARTS STORE, THE	MISC. FILTERS, GROUP 65 BATTER	ER&R	323.82
66474	PETROCARD SYSTEMS	FUEL CONSUMED	STORM DRAINAGE	86.66
	PETROCARD SYSTEMS		BUILDING MAINTENANCE	283.35
	PETROCARD SYSTEMS		COMMUNITY DEVELOPMENT-	459.43
	PETROCARD SYSTEMS		PARK & RECREATION FAC	901.79
	PETROCARD SYSTEMS		GENERAL SERVICES - OVERH	2,526.54
	PETROCARD SYSTEMS		SOLID WASTE OPERATIONS	3,553.44
	PETROCARD SYSTEMS		POLICE PATROL	5,496.47
	PETROCARD SYSTEMS		MAINT OF EQUIPMENT	5,684.45
66475	PLANNING & DEVELOP.	GRADING PERMIT	WATER MAINS INSTALL	210.00
	PLANNING & DEVELOP.	UTILITY RIGHT OF WAY PERMIT	WATER MAINS INSTALL	597.40
66476	PLATT	LENS	UTIL ADMIN	39.15
	PLATT	LENS REPLACEMENTS,WIRE STRIPPE	UTIL ADMIN	42.59
	PLATT	REPLACEMENT LENS	UTIL ADMIN	76.36
66477	POWER QUALITY EQUIP	120 V. FANS, HOURS ON SITE, MI	WASTE WATER TREATMENT	956.29
66478	QUINTEL, VICKEY	INSTRUCTOR SERVICES	COMMUNITY CENTER	499.29
66479	RITCHEY, SHAWN	BLOOD BORNE PATH. TRAINING	PERSONNEL ADMINISTRATIO	485.00

CITY OF MARYSVILLE
INVOICE LIST
FOR INVOICES FROM 10/28/2010 TO 11/3/2010

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66479	RITCHEY, SHAWN	BLOOD BORNE PATH. TRAINING	PERSONNEL ADMINISTRATIO	600.00
66480	ROTH, DONALD E	I.S. NETWORK REWIRING IN PW (1	UTIL ADMIN	3,800.60
66481	SCHOOLCRAFT, RANDY	MEAL REIMBURSEMENT	UTIL ADMIN	12.59
66482	SCIENTIFIC SUPPLY	GRADUATED CYLINDERS	WASTE WATER TREATMENT	53.58
	SCIENTIFIC SUPPLY		WASTE WATER TREATMENT	56.08
66483	SIX ROBBLEES INC	ELECTRONIC FLASHER UNIT - #H00	EQUIPMENT RENTAL	83.30
66484	SIZEMORE, RAY	LEOFF 1 REIMBURSEMENT	POLICE ADMINISTRATION	84.00
66485	SNO CO ECON DEV COUN	PUBLIC INVESTOR 2011 CONTRIBUT	NON-DEPARTMENTAL	10,000.00
66486	SNYDER, CANON	DEPOSIT - 2011 FATHER/DAUGHTER	RECREATION SERVICES	600.00
66487	STEVENS, MICHAEL A.	MTG/MILEAGE REIMBURSEMENT	CITY COUNCIL	22.40
	STEVENS, MICHAEL A.		CITY COUNCIL	35.00
66488	STROTZ, KURT	HAYING SERVICE - STRAWBERRY FI	PARK & RECREATION FAC	850.00
66489	SWICK-LAFAVE, JULIE	SUPPLY REIMBURSEMENT	DETENTION & CORRECTION	72.71
66490	TERRA DYNAMICS	HYDRANT METER-DEPOSIT REFUND	WATER/SEWER OPERATION	108.65
66491	TRANSPORTATION, DEPT	TRAINING - B. DONALDSON	ENGR-GENL	100.00
66492	TULALIP CHAMBER	BBH BREAKFAST MEETING (7)	EXECUTIVE ADMIN	23.00
	TULALIP CHAMBER		COMMUNITY INFO SERV	23.00
	TULALIP CHAMBER		CITY COUNCIL	115.00
66493	UNITED PARCEL SERVIC	SHIPPING EXPENSE	SEWER PRETREATMENT	15.31
	UNITED PARCEL SERVIC		POLICE PATROL	84.14
66494	VERIZON/FRONTIER	ACCT. # 1025645669 04 - DEERIN	PARK & RECREATION FAC	55.31
66495	VERIZON/FRONTIER	ACCOUNT # 970766244-00001	METER READING	406.02
66496	WABO	BUILDING CODE PUBLICATIONS	COMMUNITY DEVELOPMENT-	237.83
66497	WALKER, CAREY	RENTAL DEPOSIT REFUND	GENERAL FUND	100.00
66498	WASTE MANAGEMENT	YARDWASTE, RECYCLE & MULTI-FAM	RECYCLING OPERATION	77,739.42
66499	WHITE CAP CONSTRUCT	16" MAG FLOAT, 16"X3 1/2 RESIN	CITY STREETS	-8.47
	WHITE CAP CONSTRUCT		SIDEWALKS MAINTENANCE	106.95
66500	WOODMANSEE, LAUREN	INSTRUCTOR SERVICES	RECREATION SERVICES	340.00
	WOODMANSEE, LAUREN		RECREATION SERVICES	420.75
	WOODMANSEE, LAUREN		RECREATION SERVICES	501.50

WARRANT TOTAL: 1,252,543.12

REASON FOR VOIDS:

INITIATOR ERROR
WRONG VENDOR
CHECK LOST IN MAIL
UNCLAIMED PROPERTY

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: Claims	AGENDA SECTION:	
PREPARED BY: Sandy Langdon, Finance Director	AGENDA NUMBER:	
ATTACHMENTS: Claims Listings	APPROVED BY:	
	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

Please see attached.

RECOMMENDED ACTION:

The Finance and Executive Departments recommend City Council approve the **November 10, 2010** claims in the amount of **$256,781.62** paid by **Check No.'s 66501 through 66652 with Check No.'s 65356 & 66378 voided**.

COUNCIL ACTION:

BLANKET CERTIFICATION

CLAIMS

FOR

PERIOD-11

I, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE **CLAIMS** IN THE AMOUNT OF **$256,781.62 PAID BY CHECK NO.'S 66501 THROUGH 66652 WITH CHECK NO.'S 65356 & 66378 VOIDED** ARE JUST, DUE AND UNPAID OBLIGATIONS AGAINST THE CITY OF MARYSVILLE, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND TO CERTIFY SAID CLAIMS.

Sandy Hancock 11/12/10

AUDITING OFFICER DATE

MAYOR DATE

WE, THE UNDERSIGNED COUNCIL MEMBERS OF MARYSVILLE, WASHINGTON DO HEREBY APPROVE FOR PAYMENT THE ABOVE MENTIONED **CLAIMS** ON THIS **10TH DAY OF NOVEMBER 2010.**

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

CITY OF MARYSVILLE
INVOICE LIST
FOR INVOICES FROM 11/4/2010 TO 11/10/2010

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66501	AACE	MEMBERSHIP DUES - ROCHON	COMMUNITY DEVELOPMENT-	75.00
66502	ACTIVE NETWORK,LTD	ONLINE REGISTRATION	RECREATION SERVICES	6,081.60
66503	ADVANTAGE BUILDING S	JANITORIAL SERVICES	WATER FILTRATION PLANT	37.73
	ADVANTAGE BUILDING S		PARK & RECREATION FAC	101.80
	ADVANTAGE BUILDING S	EXTRA CLEANING @ KBSCC	RECREATION SERVICES	250.00
	ADVANTAGE BUILDING S	JANITORIAL SERVICES	COMMUNITY CENTER	333.69
	ADVANTAGE BUILDING S		WASTE WATER TREATMENT	403.76
	ADVANTAGE BUILDING S		ADMIN FACILITIES	535.16
	ADVANTAGE BUILDING S		MAINT OF GENL PLANT	581.52
	ADVANTAGE BUILDING S		PUBLIC SAFETY FAC-GENL	605.88
	ADVANTAGE BUILDING S		PARK & RECREATION FAC	620.40
	ADVANTAGE BUILDING S		UTIL ADMIN	653.74
	ADVANTAGE BUILDING S		COURT FACILITIES	950.52
66504	AFTS	REMITTANCE PROCESSING - OCTOBE	UTILITY BILLING	812.70
	AFTS	WEB PAYMENT SERVICES-OCTOBER 2	UTILITY BILLING	953.00
	AFTS	BILL PRINTING SERVICES - OCTOB	UTILITY BILLING	6,085.93
66505	AGRITURF	GREEN CARPET TURF	PARK & RECREATION FAC	19.01
66506	ALLIED EMPLOYERS	11/10 MEMBERSHIP DUES/PENSION	PERSONNEL ADMINISTRATIO	2,366.96
66507	AMERICAN CLEANERS	DRY CLEANING	POLICE PATROL	30.39
	AMERICAN CLEANERS		DETENTION & CORRECTION	41.26
	AMERICAN CLEANERS		POLICE ADMINISTRATION	49.67
	AMERICAN CLEANERS		OFFICE OPERATIONS	69.50
	AMERICAN CLEANERS		POLICE INVESTIGATION	155.81
66508	AMSAN SEATTLE	DEGREASER	ER&R	230.39
66509	ANDERSON SPECIALTIES	CORNER GUARDS REPLACEMENT	UTIL ADMIN	651.60
66510	ARAMARK UNIFORM	MECHANIC'S UNIFORM	MAINTENANCE	11.62
	ARAMARK UNIFORM		MAINTENANCE	11.95
	ARAMARK UNIFORM		MAINTENANCE	11.95
	ARAMARK UNIFORM	UNIFORM CLEANING-BOB,MARK,STEV	EQUIPMENT RENTAL	36.11
66511	ARBOR DAY FOUNDATION	2011 MEMBERSHIP DUES	PARK & RECREATION FAC	15.00
66512	ASPEN, MICHAEL	INSTRUCTOR SERVICES	RECREATION SERVICES	350.00
66513	BAILEY, PAT & JERRY	UB 471050000001 5315 142ND PL	WATER/SEWER OPERATION	98.31
66514	BANDWIDTH.COM INC	MONTHLY SERVICE CHARGE	COMPUTER SERVICES	104.30
66515	BELMARK PROPERTY MNG	ROOF REPAIRS AT CJ MARINE SUPP	STORM DRAINAGE	950.25
	BELMARK PROPERTY MNG	GEDDES MARINA MANAGEMENT	STORM DRAINAGE	2,535.00
66516	BENEFITS CO.	RENTAL DEPOSIT REFUND	GENERAL FUND	100.00
66517	BETTY HENDERSON	UB 821958300001 6211 73RD PL N	GARBAGE	43.02
66518	BETTY HENDERSON		WATER/SEWER OPERATION	80.97
66519	BLACK ROCK CABLE INC	I-NET EXTENSION TO STILLY	CENTRAL SERVICES	493.50
66520	BRODIE, KATHLEEN	INSTRUCTOR SERVICES	RECREATION SERVICES	456.00
66521	BROWN, CARMEN	RENTAL REFUND	PARKS-RECREATION	90.00
	BROWN, CARMEN		GENERAL FUND	100.00
66522	BRUMBLEY, NOAH & NIK	UB 510090000000 16925 52ND AVE	WATER/SEWER OPERATION	30.06
66523	BURTIS, MICHAEL	MILEAGE REIMBURSEMENT	DETENTION & CORRECTION	47.46
66524	CAPTAIN DIZZYS EXXON	CAR WASHES	CRIME PREVENTION	4.50
	CAPTAIN DIZZYS EXXON		ANIMAL CONTROL	4.50
	CAPTAIN DIZZYS EXXON		POLICE PATROL	121.50
66525	CARRS ACE	HACK SAW, PVC PLUG, PVC ADAPTE	WATER QUAL TREATMENT	9.52
	CARRS ACE	CLEANING SOLUTION, COUNTER CLE	WASTE WATER TREATMENT	15.82
	CARRS ACE	16" INSULATION, 3" INSULATION	WATER CROSS CNTL	29.47
	CARRS ACE	GFCI OUTLETS	WATER RESERVOIRS	41.25
	CARRS ACE	PVC 2" CAPS/PLUGS FOR B/O'S	WATER SUPPLY MAINS	69.38
66526	CEMEX	CLASS B ASPHALT (8.08 TONS)	SIDEWALKS CONSTRUCTION	555.87
66527	CLEAR IMAGE	PORTRAITS - COUNCIL AND MAYOR	EXECUTIVE ADMIN	41.54
	CLEAR IMAGE	PORTRAIT - COUNCILMEMBER STEVE	CITY COUNCIL	106.37
	CLEAR IMAGE	PORTRAITS - COUNCIL AND MAYOR	CITY COUNCIL	249.24
66528	CLOUSE, MICHAEL E	UB 611170000000 3921 118TH PL	WATER/SEWER OPERATION	25.48

CITY OF MARYSVILLE
INVOICE LIST
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CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66529	CNR, INC	MAINTENANCE CONTRACT - 11/2010	COMPUTER SERVICES	1,355.79
66530	CODE PUBLISHING	MARYSVILLE MUNICIPAL CODE	CITY CLERK	249.11
66531	COLLERAN, PETER	SUPPLY REIMBURSEMENT	PRO-SHOP	31.32
66532	COLUMBIA PAINT	REPAINT MEN'S RESTROOM DUE TO	UTIL ADMIN	111.24
66533	CONNER, MERRITT SCOT	INSTRUCTOR SERVICES	COMMUNITY CENTER	152.00
66534	COOP SUPPLY	PROPANE	TRAFFIC CONTROL DEVICES	32.57
66535	CORRECTIONS, DEPT OF	INMATE MEALS	DETENTION & CORRECTION	1,768.44
66536	CORRECTIONS, DEPT OF	DOC WORK CREW - SEPTEMBER 2010	ROADWAY MAINTENANCE	247.76
	CORRECTIONS, DEPT OF		STORM DRAINAGE	525.86
	CORRECTIONS, DEPT OF		PARK & RECREATION FAC	931.04
66537	CROSSROADS MEDICAL	REFUND BUSINESS LICENSE	GENL FUND BUS LIC & PERMI	50.00
66538	CRYSTAL SPRINGS	WATER & HOT/COLD COOLER RENTAL	WASTE WATER TREATMENT	117.65
66539	CUNDIFF, LEE	UB 891180000000 5217 GROVE ST	WATER/SEWER OPERATION	129.76
66540	CUZ CONCRETE PROD	CONCRETE VAULT	WATER DIST MAINS	3,265.60
66541	D-SQUARE ENERGY	MANUAL TS 100-400A W	WASTE WATER TREATMENT	22.15
66542	DAY WIRELESS SYSTEMS	EXPERT WITNESS TESTIMONY	MUNICIPAL COURTS	217.20
66543	DEWITT, VICKIE	INSTRUCTOR SERVICES	RECREATION SERVICES	35.00
	DEWITT, VICKIE		RECREATION SERVICES	63.00
66544	DIAMOND B CONSTRUCT	SERVICE BLOWER ON HVAC UNIT	MAINT OF GENL PLANT	148.24
	DIAMOND B CONSTRUCT	REPLACE CONTACTOR AND CHECK CO	GOLF ADMINISTRATION	148.49
	DIAMOND B CONSTRUCT	SERVICE DELTA BLDG	MAINT OF GENL PLANT	368.51
	DIAMOND B CONSTRUCT	REPLACE CONTACTOR - CITY HALL	ADMIN FACILITIES	528.27
	DIAMOND B CONSTRUCT	REPLACE SHIEVE AHV-3	LIBRARY-GENL	601.69
	DIAMOND B CONSTRUCT	REPAIR & INSTALL AIR FLOW-WWTP	WASTE WATER TREATMENT	816.07
	DIAMOND B CONSTRUCT	REPAIR COMPRESSOR & RECHARGE S	LIBRARY-GENL	934.84
	DIAMOND B CONSTRUCT	INSTALL NEW BEARING/HEAD ASSEM	LIBRARY-GENL	1,362.85
	DIAMOND B CONSTRUCT	SERVICE CALL - PW	UTIL ADMIN	1,554.38
	DIAMOND B CONSTRUCT	REBUILD BURNER UNIT, REPLACE I	ADMIN FACILITIES	1,864.93
66545	E&E LUMBER	FLUSH LEVER	COMMUNITY CENTER	10.40
	E&E LUMBER	ANT KILLER	ADMIN FACILITIES	13.98
	E&E LUMBER	TAPE RULER	BUILDING MAINTENANCE	15.19
	E&E LUMBER	(3) EXPANSION JOINTS	PARK & RECREATION FAC	16.13
	E&E LUMBER	GRAFFITI SUPPLIES	COMMUNITY DEVELOPMENT-	17.33
	E&E LUMBER	HANDLE, FLAPPER CHAIN	COMMUNITY CENTER	17.79
	E&E LUMBER	2" PHILLIPS, 2X4X12' DOUG FIR	PARK & RECREATION FAC	22.93
	E&E LUMBER	LUMBER	SIDEWALKS CONSTRUCTION	28.27
	E&E LUMBER	SCRUBBER, FIRE EXT. PAPER TOWE	PARK & RECREATION FAC	38.57
	E&E LUMBER	LUMBER AND STRINGLINER	SIDEWALKS CONSTRUCTION	89.68
	E&E LUMBER	LUMBER & FENCE SUPPLIES	SIDEWALKS CONSTRUCTION	170.23
	E&E LUMBER	LUMBER	SIDEWALKS CONSTRUCTION	191.49
66546	EAGLE FENCE	FENCING SUPPLIES	ROADWAY MAINTENANCE	998.03
66547	EBERLEIN, BROOKE	RENTAL DEPOSIT REFUND	GENERAL FUND	100.00
66548	EDGE ANALYTICAL	LAB ANALYSIS	WATER QUAL TREATMENT	15.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	20.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	60.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	160.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	160.00
	EDGE ANALYTICAL		WATER QUAL TREATMENT	195.00
66549	EMERALD HILLS	COFFEE SUPPLIES - KBSCC	BAXTER CENTER APPRE	134.15
66550	EVERETT TIRE & AUTO	(2) GOODYEAR WRANGLER	EQUIPMENT RENTAL	221.82
	EVERETT TIRE & AUTO	(4) GOODYEAR ASSURANCE	EQUIPMENT RENTAL	341.30
66551	EVERGREEN SECURITY	SYSTEM REPROGRAM	COURT FACILITIES	103.17
66552	FDIC RECEIVERSHIP	UB 041002500000 10025 65TH DR	WATER/SEWER OPERATION	61.02
66553	FELLOWSHIP BAPTIST	RE ESTABLISHMENT EXPENSES	GMA - STREET	1,861.47
66554	FERRELLGAS	PROPANE - 40.9 GALLONS	SOLID WASTE OPERATIONS	60.83
	FERRELLGAS		WATER SERVICE INSTALL	60.83
	FERRELLGAS		TRAFFIC CONTROL DEVICES	60.83

CITY OF MARYSVILLE
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CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66554	FERRELLGAS	PROPANE - 40.9 GALLONS	ROADWAY MAINTENANCE	60.83
66555	FLYNN, LORI	CLASS REFUND	PARKS-RECREATION	66.00
66556	GASWINT, JENNIFER	RENTAL DEPOSIT REFUND	GENERAL FUND	200.00
66557	GEORGE P GALOVIN &	UB 420761010004 4027 168TH ST	WATER/SEWER OPERATION	48.00
66558	GERFIN, BRYANT	MILEAGE REIMBURSEMENT	DETENTION & CORRECTION	47.46
66559	GRAINGER	SIGNS FOR MEN'S ROOM DOORS	UTIL ADMIN	7.75
66560	GRAYBAR ELECTRIC CO	MISC. SCREWS	BUILDING MAINTENANCE	47.48
66561	HARBORVIEW MEDICAL	MEDICAL RECORDS - PHOTOCOPIES	POLICE INVESTIGATION	61.97
66562	HASLER, INC	POSTAGE ACCOUNT	UTILITY BILLING	2,498.77
66563	HD FOWLER COMPANY	WEIGHT FOR 128TH ST LIFT STATI	SEWER LIFT STATION	15.70
	HD FOWLER COMPANY	DRAINAGE PIPE FOR BUNKER	GOLF ADMINISTRATION	119.11
	HD FOWLER COMPANY	CHLORINE	WATER DIST MAINS	121.33
	HD FOWLER COMPANY	MISC. ADAPTERS & 3/4" METER CO	WATER/SEWER OPERATION	237.18
	HD FOWLER COMPANY	COPPER TUBING, 3/4" GASKETS	WATER/SEWER OPERATION	385.96
	HD FOWLER COMPANY	18" METER BOX BASE	WATER/SEWER OPERATION	517.05
	HD FOWLER COMPANY	POLYMER LIDS	WATER/SEWER OPERATION	591.06
	HD FOWLER COMPANY	6" VALVE, SLEEVES & LUGS	WATER CAPITAL PROJECTS	934.17
	HD FOWLER COMPANY	DI PIPE, GASKETS & T-BOLT KITS	WATER MAINS INSTALL	2,273.13
66564	HDR ENGINEERING	PROFESSIONAL SERVICES	GMA - STREET	2,141.73
66565	HEMRICH, MELISSA	RENTAL DEPOSIT REFUND	GENERAL FUND	100.00
66566	HIMALAYA HOMES-RENTA	UB 980302600000 3026 72ND AVE	WATER/SEWER OPERATION	91.94
66567	HOLT, GREG & BECKY	UB 761606900003 6624 69TH DR N	WATER/SEWER OPERATION	28.82
66568	HYLARIDES, LETTIE	INTERPRETER SERVICES	COURTS	108.00
	HYLARIDES, LETTIE		COURTS	108.00
	HYLARIDES, LETTIE		COURTS	108.00
66569	INDUSTRIAL SUPPLY IN	BRUSHES FOR ELGIN SWEEPER	STREET CLEANING	1,401.51
66570	INFILCO DEGREMONT	UV LAMPS & BALLASTS	WASTE WATER TREATMENT	2,494.11
66571	INTERSTATE AUTO PART	SHOP SUPPLIES	EQUIPMENT RENTAL	407.39
66572	IRON MOUNTAIN	3/4" MINUS	WATER MAINS INSTALL	239.37
	IRON MOUNTAIN	3/4 MINUS, 1 1/4 MINUS ROCK -	ROADWAY MAINTENANCE	636.07
66573	JACOBSON'S GUTTER	NEW GUTTERS/DOWN SPOUTS	WASTE WATER TREATMENT	1,087.00
66574	K SOLUTIONS LAW	LEGAL SERVICES - POLICE	POLICE ADMINISTRATION	875.50
66575	KENT, TAMARA	RENTAL DEPOSIT REFUND	GENERAL FUND	100.00
66576	KESSELRINGS	AMMUNITION	POLICE TRAINING-FIREARMS	937.65
66577	KLUMPER, HEATHER	RENTAL DEPOSIT REFUND	GENERAL FUND	100.00
66578	LASTING IMPRESSIONS	UNIFORMS - CASTANARES	POLICE ADMINISTRATION	311.78
66579	LECHLIDER, RITA	RENTAL DEPOSIT REFUND	GENERAL FUND	200.00
66580	LICENSING, DEPT OF	EMERY, VICKI (ORIGINAL)	GENERAL FUND	18.00
	LICENSING, DEPT OF	GREEN, NATHAN (ORIGINAL)	GENERAL FUND	18.00
66581	LINKS TURF SUPPLY	LAPPING COMPOUND, GLOVES	MAINTENANCE	41.27
	LINKS TURF SUPPLY		MAINTENANCE	76.02
66582	LOTTRELL, DEBRA	WATER/SEWER CONSERVATION REBAT	UTIL ADMIN	50.00
66583	LOWES HIW INC	REPLACEMENT TOILET - KBSCC	COMMUNITY CENTER	54.50
66584	LOWES HIW INC	PRO CONTRACTOR'S BUSINESS	UTIL ADMIN	16.85
	LOWES HIW INC		BUILDING MAINTENANCE	21.70
66585	MACAULAY & ASSOCIATE	AOS FOR MARY BRUCE PROPERTY	SIDEWALKS CONSTRUCTION	1,750.00
66586	MAILFINANCE	POSTAGE MACHINE LEASE	COMMUNITY DEVELOPMENT-	21.40
	MAILFINANCE		ENGR-GENL	21.40
	MAILFINANCE		UTIL ADMIN	21.40
	MAILFINANCE		POLICE INVESTIGATION	21.40
	MAILFINANCE		POLICE PATROL	21.40
	MAILFINANCE		OFFICE OPERATIONS	21.40
	MAILFINANCE		DETENTION & CORRECTION	21.40
	MAILFINANCE		OFFICE OPERATIONS	21.40
	MAILFINANCE		OFFICE OPERATIONS	21.40
	MAILFINANCE		COMMUNITY DEVELOPMENT-	21.40
	MAILFINANCE		ENGR-GENL	21.40

CITY OF MARYSVILLE
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CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66586	MAILFINANCE	POSTAGE MACHINE LEASE	UTIL ADMIN	21.40
	MAILFINANCE		POLICE INVESTIGATION	21.40
	MAILFINANCE		POLICE PATROL	21.40
	MAILFINANCE		OFFICE OPERATIONS	21.40
	MAILFINANCE		DETENTION & CORRECTION	21.40
	MAILFINANCE		OFFICE OPERATIONS	21.40
	MAILFINANCE		OFFICE OPERATIONS	21.40
	MAILFINANCE		CITY CLERK	21.41
	MAILFINANCE		EXECUTIVE ADMIN	21.41
	MAILFINANCE		FINANCE-GENL	21.41
	MAILFINANCE		PERSONNEL ADMINISTRATIO	21.41
	MAILFINANCE		UTILITY BILLING	21.41
	MAILFINANCE		LEGAL - PROSECUTION	21.41
	MAILFINANCE		CITY CLERK	21.41
	MAILFINANCE		EXECUTIVE ADMIN	21.41
	MAILFINANCE		FINANCE-GENL	21.41
	MAILFINANCE		PERSONNEL ADMINISTRATIO	21.41
	MAILFINANCE		UTILITY BILLING	21.41
	MAILFINANCE		LEGAL - PROSECUTION	21.41
	MAILFINANCE		PROBATION	495.22
66587	MARYSVILLE AWARDS	LABEL PLATE	UTIL ADMIN	20.20
66588	MARYSVILLE PRINTING	LEGAL ENVELOPES	RECREATION SERVICES	43.01
	MARYSVILLE PRINTING	FORMS	POLICE PATROL	48.87
	MARYSVILLE PRINTING	ENVELOPES	POLICE PATROL	380.10
66589	MARYSVILLE SCHOOL	MITIGATION FEES - OCT 2010	SCHOOL MIT FEES	57,050.00
66590	MARYSVILLE, CITY OF	WTR/SWR - 7115 GROVE ST	MAINTENANCE	233.58
	MARYSVILLE, CITY OF	WTR/SWR - 7007 GROVE ST	MAINTENANCE	993.49
	MARYSVILLE, CITY OF	WATER - 6810 84TH ST NE	MAINTENANCE	3,756.46
66591	MATTSON, VICTORIA	INSTRUCTOR SERVICES	RECREATION SERVICES	73.50
	MATTSON, VICTORIA		RECREATION SERVICES	98.00
66592	MCCLAIN, PAULA L	UB 331476150000 4316 151ST ST	WATER/SEWER OPERATION	110.87
66593	MCGREGOR HARDWARE	KEYS, DRIVE PIN, SCHLAGE SPRIN	PUBLIC SAFETY FAC-GENL	134.29
66594	MESSARINA, WENDY	INSTRUCTOR SERVICES	RECREATION SERVICES	346.50
66595	MESSERLY, CONNIE	TRAVEL REIMBURSEMENT-DAN HALL	PERSONNEL ADMINISTRATIO	33.63
	MESSERLY, CONNIE		CIVIL SERVICE	430.42
66596	MORTON, JASON	MILEAGE REIMBURSEMENT	DETENTION & CORRECTION	47.46
66597	NELSON PETROLEUM	GASOLINE AND DIESEL	MAINTENANCE	772.45
66598	NEXTEL	ACCT #495802314	IS REPLACEMENT ACCOUNTS	18.58
	NEXTEL		IS REPLACEMENT ACCOUNTS	18.58
	NEXTEL		IS REPLACEMENT ACCOUNTS	18.58
	NEXTEL		IS REPLACEMENT ACCOUNTS	23.71
	NEXTEL		IS REPLACEMENT ACCOUNTS	32.27
	NEXTEL		IS REPLACEMENT ACCOUNTS	37.16
	NEXTEL		IS REPLACEMENT ACCOUNTS	47.40
	NEXTEL		IS REPLACEMENT ACCOUNTS	55.74
	NEXTEL		IS REPLACEMENT ACCOUNTS	74.32
	NEXTEL		IS REPLACEMENT ACCOUNTS	74.32
	NEXTEL		IS REPLACEMENT ACCOUNTS	99.69
	NEXTEL		IS REPLACEMENT ACCOUNTS	110.05
	NEXTEL		IS REPLACEMENT ACCOUNTS	130.39
	NEXTEL		IS REPLACEMENT ACCOUNTS	153.91
	NEXTEL		IS REPLACEMENT ACCOUNTS	160.52
	NEXTEL		IS REPLACEMENT ACCOUNTS	173.54
	NEXTEL		IS REPLACEMENT ACCOUNTS	190.24
	NEXTEL		IS REPLACEMENT ACCOUNTS	219.52
	NEXTEL		IS REPLACEMENT ACCOUNTS	227.11
	NEXTEL		IS REPLACEMENT ACCOUNTS	285.67

CITY OF MARYSVILLE
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CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66598	NEXTEL	ACCT #495802314	IS REPLACEMENT ACCOUNTS	304.91
	NEXTEL		IS REPLACEMENT ACCOUNTS	322.21
	NEXTEL		IS REPLACEMENT ACCOUNTS	399.43
	NEXTEL		IS REPLACEMENT ACCOUNTS	1,541.83
66599	NEXTEL	PS BLACKBERRIES	POLICE ADMINISTRATION	220.84
66600	NEXTEL	ACCT #130961290	SEWER LIFT STATION	87.32
	NEXTEL		WATER FILTRATION PLANT	87.33
66601	NORTHEND TRUCK EQUIP	TAILGATE LATCH ASSMBLY	EQUIPMENT RENTAL	311.36
66602	NORTHWEST CASCADE	HONEY BUCKET	PARK & RECREATION FAC	111.38
	NORTHWEST CASCADE	HONEY BUCKET RENTAL-JENNINGS	PARK & RECREATION FAC	111.38
66603	NORTHWEST LININGS	OIL AND SEDIMENT CATCH BASIN	ER&R	325.80
66604	OFFICE DEPOT	RETURN OFFICE SUPPLIES	POLICE PATROL	-26.18
	OFFICE DEPOT	OFFICE SUPPLIES	UTIL ADMIN	12.20
	OFFICE DEPOT		ENGR-GENL	12.20
	OFFICE DEPOT		OFFICE OPERATIONS	23.20
	OFFICE DEPOT		OFFICE OPERATIONS	30.00
	OFFICE DEPOT		POLICE PATROL	35.83
	OFFICE DEPOT		UTIL ADMIN	43.30
	OFFICE DEPOT		POLICE PATROL	50.12
	OFFICE DEPOT		MUNICIPAL COURTS	164.26
	OFFICE DEPOT		POLICE PATROL	231.79
	OFFICE DEPOT		POLICE PATROL	239.93
66605	OFFICE INTERIORS INC	REPLACEMENT CHAIRS DUE TO FLOO	UTIL ADMIN	4,908.72
66606	PACIFIC NW BUSINESS	TONER	FINANCE-GENL	79.22
	PACIFIC NW BUSINESS		MUNICIPAL COURTS	360.44
66607	PACIFIC NW TITLE	FIDELITY GRANGE SALE	GMA - STREET	982.80
66608	PACIFIC POWER PROD.	CREDIT - ROLLER	MAINTENANCE	-8.69
	PACIFIC POWER PROD.	SYNTHETIC LINER-BUNKER DRAINS	MAINTENANCE	102.55
	PACIFIC POWER PROD.		MAINTENANCE	102.55
	PACIFIC POWER PROD.	WINDSHIELD REPLACEMENT	MAINTENANCE	159.59
	PACIFIC POWER PROD.	ROLLER	MAINTENANCE	179.13
66609	PACIFIC TOPSOILS	CONCRETE DUMP W/REBAR	WATER MAINS INSTALL	174.50
	PACIFIC TOPSOILS	BRUSH DUMP	ROADSIDE VEGETATION	199.50
	PACIFIC TOPSOILS		ROADSIDE VEGETATION	199.50
	PACIFIC TOPSOILS	CEDAR CHIPS - HICKOK PARK	PARK & RECREATION FAC	2,733.46
66610	PARTS STORE, THE	CREDIT - FILTER	EQUIPMENT RENTAL	-38.65
	PARTS STORE, THE	CREDIT FOR ICE MELT	ER&R	-36.01
	PARTS STORE, THE	ICE MELT	ER&R	18.45
	PARTS STORE, THE	MISC. FILTERS	ER&R	28.63
	PARTS STORE, THE	SERPENTINE BELT	EQUIPMENT RENTAL	32.29
	PARTS STORE, THE	TRANSMISSION FILTER	EQUIPMENT RENTAL	34.14
	PARTS STORE, THE	TRANSMISSION OIL/FILTER	EQUIPMENT RENTAL	48.59
	PARTS STORE, THE	FRONT BRAKE SET	EQUIPMENT RENTAL	50.64
	PARTS STORE, THE	BATTERY	EQUIPMENT RENTAL	74.88
	PARTS STORE, THE		EQUIPMENT RENTAL	83.57
	PARTS STORE, THE	MISC. PARTS	EQUIPMENT RENTAL	88.22
	PARTS STORE, THE	TAIL LIGHTS, CARGO NETS, CORDS	ER&R	128.83
	PARTS STORE, THE	BACK-UP ALARMS, HALOGEN BULBS	ER&R	155.60
	PARTS STORE, THE	MISC. FILTERS, COOLANT, WIPER	ER&R	247.21
66611	PEACE OF MIND	MINUTE TAKING SERVICE	CITY CLERK	62.00
	PEACE OF MIND		CITY CLERK	164.30
	PEACE OF MIND		CITY CLERK	217.00
66612	PELZER GOLF SUPPLIES	SPECIAL ORDER - GORE & GRIEVE	GOLF COURSE	87.29
66613	PICK OF THE LITTER	GRAPHIC DESIGN, PRINT MAILERS	COMMUNITY EVENTS	312.77
66614	PIGSKIN UNIFORMS	JUMPSUIT - C. JONES	POLICE PATROL	431.29
66615	PLATZ, CARL	RENTAL DEPOSIT REFUND	GENERAL FUND	200.00
66616	PUBLIC SAFETY TESTIN	POLICE POSTERS	POLICE ADMINISTRATION	475.00

CITY OF MARYSVILLE
INVOICE LIST
FOR INVOICES FROM 11/4/2010 TO 11/10/2010

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66616	PUBLIC SAFETY TESTIN	QTRLY SUBSCRIPTION	CIVIL SERVICE	575.00
66617	PUD	ACCT #2019-3119-3	PARK & RECREATION FAC	35.23
	PUD	ACCT #2009-9853-2	PARK & RECREATION FAC	37.46
	PUD	ACCT #2027-9116-6	PUMPING PLANT	38.19
	PUD	ACCT #2026-7070-9	STREET LIGHTING	38.48
	PUD	ACCT #2022-2076-0	MAINTENANCE	40.29
	PUD	ACCT #2011-4215-5	TRANSPORTATION MANAGEM	62.52
	PUD	ACCT #2004-9950-7	PARK & RECREATION FAC	63.98
	PUD	ACCT #2035-4017-4	PARK & RECREATION FAC	78.75
	PUD	ACCT #2023-6853-6	TRANSPORTATION MANAGEM	80.69
	PUD	ACCT #2025-7611-2	STREET LIGHTING	105.52
	PUD	ACCT #2021-7815-8	SEWER LIFT STATION	108.06
	PUD	ACCT #2021-0219-0	TRANSPORTATION MANAGEM	108.47
	PUD	ACCT #2008-6930-3	TRANSPORTATION MANAGEM	127.90
	PUD	ACCT #2008-0070-4	STREET LIGHTING	146.33
	PUD	ACCT #2021-8367-9	TRANSPORTATION MANAGEM	149.13
	PUD	ACCT #2033-4458-5	STREET LIGHTING	210.58
	PUD	ACCT #2008-1280-8	PUMPING PLANT	349.20
	PUD	ACCT #2024-6155-4	SEWER LIFT STATION	468.68
	PUD	ACCT #2000-8415-0	TRANSPORTATION MANAGEM	607.04
	PUD	ACCT #2026-8928-7	WASTE WATER TREATMENT	685.33
	PUD	ACCT #2016-3963-0	MAINTENANCE	1,024.68
	PUD	ACCT #2026-0420-3	STREET LIGHTING	1,253.29
	PUD		STREET LIGHTING	1,661.35
	PUD	ACCT #2025-7611-2	STREET LIGHTING	2,004.95
	PUD	ACCT #2028-8209-8	STREET LIGHTING	8,136.73
	PUD		STREET LIGHTING	12,726.67
66618	PUGET SOUND SECURITY	SPARE KEY	POLICE PATROL	3.20
66619	ROBBINS, TAMARA	INSTRUCTOR SERVICES	COMMUNITY CENTER	17.50
	ROBBINS, TAMARA		COMMUNITY CENTER	177.63
66620	ROY ROBINSON	ELECTRIC DOOR LOCK SWITCH	EQUIPMENT RENTAL	26.86
66621	SAYLER, BRIAN	UB 651132290501 9615 84TH DR N	WATER/SEWER OPERATION	27.06
66622	SMITH, RICHARD	TUITION REIMBURSEMENT	POLICE ADMINISTRATION	1,815.00
66623	SNO CO CORRECTIONS	BOOKING & HOUSING FOR SEPTEMBE	DETENTION & CORRECTION	56,556.43
66624	SNO CO TREASURER	CRIME VICTIM/WITNESS FUNDS	CRIME VICTIM	606.23
66625	SONITROL	SECURITY SERVICE - NOVEMBER 20	PUBLIC SAFETY FAC-GENL	93.00
	SONITROL		PARK & RECREATION FAC	122.00
	SONITROL		COMMUNITY CENTER	132.00
	SONITROL		WASTE WATER TREATMENT	232.33
	SONITROL		WATER FILTRATION PLANT	232.33
	SONITROL		ADMIN FACILITIES	308.00
	SONITROL		UTIL ADMIN	391.00
	SONITROL	SERVICE CALL	UTIL ADMIN	399.65
66626	SOUND SAFETY	EARPLUGS	MAINTENANCE	29.52
	SOUND SAFETY	CITY FLEECE CAPS	ER&R	129.67
	SOUND SAFETY	BOMBER JACKETS	ER&R	148.79
	SOUND SAFETY	WINTER JACKETS	ER&R	223.18
	SOUND SAFETY	MISC. CITY SHIRTS	ER&R	320.70
	SOUND SAFETY	MISC. RAINGEAR	ER&R	406.40
66627	STARK, IRENE P	UB 280510000001 12706 54TH AVE	WATER/SEWER OPERATION	44.15
66628	STEWART, AARON	MILEAGE REIMBURSEMENT	DETENTION & CORRECTION	47.46
66629	STRATEGIES 360	PROFESSIONAL SERVICES	NON-DEPARTMENTAL	5,000.00
66630	SWICK-LAFAVE, JULIE	MILEAGE REIMBURSEMENT	DETENTION & CORRECTION	45.00
66631	SYSTEMS INTERFACE	UPS CONTROL UNIT	SEWER LIFT STATION	352.95
	SYSTEMS INTERFACE	BATTERY MODULE W/BRACKET	SEWER LIFT STATION	355.12
66632	TEXTRON FINANCIAL	E-Z GO GOLF CART LEASE	MAINTENANCE	435.00
66633	TRANSPORTATION, DEPT	BIA PROJECT COSTS	GMA - STREET	9,616.26

CITY OF MARYSVILLE
INVOICE LIST
FOR INVOICES FROM 11/4/2010 TO 11/10/2010

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66633	TRANSPORTATION, DEPT	BIA PROJECT COSTS	GMA - STREET	32,553.60
66634	TYLER TECHNOLOGIES	FORM MODIFICATION	FINANCE-GENL	350.00
66635	UNITED PARCEL SERVIC	SHIPPING EXPENSE	STORM DRAINAGE	17.31
66636	UNITED PIPE & SUPPLY	2" BOLT KITS	WATER/SEWER OPERATION	139.87
66637	VAN PUTTEN, HELEN	UB 822060000001 7105 59TH DR N	WATER/SEWER OPERATION	35.99
66638	VERIZON/FRONTIER	ACCT #1101641995410	UTIL ADMIN	30.22
	VERIZON/FRONTIER	ACCT #109367558610	TRAFFIC CONTROL DEVICES	49.71
	VERIZON/FRONTIER	ACCT #107355912203	MUNICIPAL COURTS	51.38
	VERIZON/FRONTIER		ENGR-GENL	51.38
	VERIZON/FRONTIER		EXECUTIVE ADMIN	51.38
	VERIZON/FRONTIER		PERSONNEL ADMINISTRATIO	51.38
	VERIZON/FRONTIER		UTILITY BILLING	51.38
	VERIZON/FRONTIER		LIBRARY-GENL	51.38
	VERIZON/FRONTIER		COMMUNITY CENTER	51.38
	VERIZON/FRONTIER		POLICE PATROL	51.38
	VERIZON/FRONTIER		GENERAL SERVICES - OVERH	51.38
	VERIZON/FRONTIER	ACCT #107567892708	TRAFFIC CONTROL DEVICES	52.14
	VERIZON/FRONTIER	ACCT #102241136800	MUNICIPAL COURTS	53.50
	VERIZON/FRONTIER	ACCT #103441136808	MUNICIPAL COURTS	53.50
	VERIZON/FRONTIER	ACCT #106853520208	MAINT OF GENL PLANT	53.50
	VERIZON/FRONTIER	ACCT #107747568401	OFFICE OPERATIONS	53.50
	VERIZON/FRONTIER	ACCT #1103241996301	UTIL ADMIN	65.73
	VERIZON/FRONTIER	ACCT #1108541996810	UTIL ADMIN	65.73
	VERIZON/FRONTIER	ACCT #1105841995206	UTIL ADMIN	75.89
	VERIZON/FRONTIER	ACCT #105660553702	SEWER LIFT STATION	90.66
	VERIZON/FRONTIER	ACCT #64811477782	WATER FILTRATION PLANT	101.80
	VERIZON/FRONTIER	ACCT #107355912203	COMMUNICATION CENTER	102.75
	VERIZON/FRONTIER		DETENTION & CORRECTION	102.75
	VERIZON/FRONTIER		POLICE ADMINISTRATION	102.75
	VERIZON/FRONTIER		GOLF ADMINISTRATION	102.75
	VERIZON/FRONTIER	ACCT #100152074306	ADMIN FACILITIES	106.98
	VERIZON/FRONTIER	ACCT #101451140308	PUBLIC SAFETY FAC-GENL	106.98
	VERIZON/FRONTIER	ACCT #104650377503	COMMUNITY CENTER	133.49
	VERIZON/FRONTIER	ACCT #106741103110	UTIL ADMIN	140.45
	VERIZON/FRONTIER	ACCT #107355912203	GOLF ADMINISTRATION	154.13
	VERIZON/FRONTIER		OFFICE OPERATIONS	154.13
	VERIZON/FRONTIER	ACCT #10624354707	TRANSPORTATION MANAGEM	180.59
	VERIZON/FRONTIER	ACCT #107355912203	WASTE WATER TREATMENT	205.47
	VERIZON/FRONTIER		ADMIN FACILITIES	205.50
	VERIZON/FRONTIER		COMMUNITY DEVELOPMENT-	205.50
	VERIZON/FRONTIER		PARK & RECREATION FAC	256.88
	VERIZON/FRONTIER		UTIL ADMIN	285.49
66639	WA STATE TREASURER	PUBLIC SAFETY & BLDG REVENUE -	GENERAL FUND	756.00
	WA STATE TREASURER		GENERAL FUND	35,177.76
66640	WAHI, PRAN	INTERPRETER SERVICE	COURTS	240.00
66641	WEED GRAAFSTRA	LEGAL SERVICES - 10/2010	GMA - STREET	93.75
	WEED GRAAFSTRA		GMA - STREET	144.00
	WEED GRAAFSTRA		LEGAL-GENL	408.00
	WEED GRAAFSTRA	FORFEITURES - OCTOBER 2010	POLICE INVESTIGATION	712.00
	WEED GRAAFSTRA	LEGAL SERVICES - 10/2010	GMA - STREET	1,872.50
	WEED GRAAFSTRA		UTIL ADMIN	3,134.75
	WEED GRAAFSTRA		LEGAL-GENL	11,898.70
	WEED GRAAFSTRA		UTIL ADMIN	11,898.70
66642	WEST COAST STRUCT.	PROFESSIONAL SERVICES	SEWER CAPITAL PROJECTS	1,800.00
66643	WESTERN EQUIPMENT	CREDIT SPRINKLER DRIVE ASSY	MAINTENANCE	-916.53
	WESTERN EQUIPMENT	CONVERSION ARM	MAINTENANCE	-679.04
	WESTERN EQUIPMENT	STEERING CABLE	MAINTENANCE	110.49

CITY OF MARYSVILLE
INVOICE LIST
FOR INVOICES FROM 11/4/2010 TO 11/10/2010

CHK #	VENDOR	ITEM DESCRIPTION	ACCOUNT DESCRIPTION	ITEM AMOUNT
66643	WESTERN EQUIPMENT	SEAL PROTECTOR	MAINTENANCE	149.65
	WESTERN EQUIPMENT	CONVERSION ARM	MAINTENANCE	679.04
	WESTERN EQUIPMENT	SPRINKLER DRIVE ASSY	MAINTENANCE	916.53
66644	WESTERN FACILITIES	TRASH LINERS	MAINTENANCE	41.30
	WESTERN FACILITIES	SUPPLIES	DETENTION & CORRECTION	431.38
66645	WESTERN PETERBILT	RADIATOR & BUG SCREEN	ER&R	230.34
66646	WETZEL, JAKE	ENDORSEMENT FEE REIMBURSEMENT	GENERAL SERVICES - OVERH	30.00
66647	WHELEN ENGINEERING C	LIGHT BAR POWER SUPPLY RECONDI	ER&R	-11.18
	WHELEN ENGINEERING C		EQUIPMENT RENTAL	141.18
66648	WILBUR-ELLIS	GREENS FUNGICIDE	MAINTENANCE	189.25
66649	WISEMAN, RICK & PATT	UB 761303169202 8110 72ND DR N	WATER/SEWER OPERATION	181.30
66650	WRIGHT, DONNA	MTG/MILEAGE REIMBURSEMENT	CITY COUNCIL	22.49
	WRIGHT, DONNA		CITY COUNCIL	35.00
66651	YORK, DORIS I	UB 080109000001 5411 96TH PL N	WATER/SEWER OPERATION	30.84
66652	ZUMAR INDUSTRIES	MISC. SUPPLIES FOR SIGN SHOP	TRANSPORTATION MANAGEM	2,810.92

WARRANT TOTAL: **378,313.24**

VOID:

CHECK # 65356	CHECK LOST IN MAIL	(1,861.47)
CHECK # 66378	INITIATOR ERROR	(119,670.15)

256,781.62

REASON FOR VOIDS:

- INITIATOR ERROR
- WRONG VENDOR
- CHECK LOST IN MAIL
- UNCLAIMED PROPERTY

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: Payroll	AGENDA SECTION:	
PREPARED BY: Sandy Langdon, Finance Director	AGENDA NUMBER:	
ATTACHMENTS: Blanket Certification	APPROVED BY:	
	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

RECOMMENDED ACTION: The Finance and Executive Departments recommend City Council approve the November 5, 2010 payroll in the amount $1,540,544.32 Check No.'s 23659 through 23712.
COUNCIL ACTION:

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: PUD Sunnyside Water System Appraisal	
PREPARED BY: John Cowling, Asst. City Engineer DEPARTMENT: Engineering	DIRECTOR APPROVAL: JC
ATTACHMENTS: • Professional Services Agreement	
BUDGET CODE: 40220594.563000	AMOUNT: $49,530

SUMMARY:

Pursuant to a 2003 interlocal agreement between the City of Marysville and Snohomish County Public Utility District (PUD) both agencies are moving forward with an asset transfer for the PUD's water system in the Sunnyside / Whiskey Ridge area within the City limits. To accommodate this transfer an appraisal of value for the water system needs to take place and both parties be in agreement on a final transfer price. City and PUD staff selected FCS GROUP through the City's consultant selection process to complete this valuation. Per the interlocal PUD will reimburse the City for fifty percent of the cost for this valuation.

The attached Professional Services Agreement with FCS GROUP accommodates the completion of this work.

RECOMMENDED ACTION: Staff recommends that Council Authorize the Mayor to sign the Professional Services Agreement with FCS GROUP for the PUD Sunnyside Water System Appraisal Project. .

PROFESSIONAL SERVICES AGREEMENT BETWEEN CITY OF MARYSVILLE AND FCS GROPUP FOR CONSULTANT SERVICES

THIS AGREEMENT, made and entered into in Snohomish County, Washington, by and between CITY OF MARYSVILLE, hereinafter called the "City," and **FCS GROUP** a Washington corporation, hereinafter called the "Consultant."

WHEREAS, the Consultant has represented, and by entering into this Agreement now represents, that the firm and all employees assigned to work on any City project are in full compliance with the statutes of the State of Washington governing activities to be performed and that all personnel to be assigned to the work required under this agreement are fully qualified and properly licensed to perform the work to which they will be assigned.

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performances contained hereinbelow, the parties hereto agree as follows:

ARTICLE I. PURPOSE

The purpose of this agreement is to provide the City with consultant services to **provide water system appraisal services,** as described in Article II. The general terms and conditions of relationships between the City and the Consultant are specified in this agreement.

ARTICLE II. SCOPE OF WORK

The scope of work is set out in the attached estimate of Professional Services for the **PUD Sunnyside Water System Appraisal Project**, hereinafter referred to as the "scope of services," **Exhibit A**. All services and materials necessary to accomplish the tasks outlined in **Exhibit A** shall be provided by

the Consultant unless noted otherwise in the scope of services or this agreement.

ARTICLE III. OBLIGATIONS OF THE CONSULTANT

III.1 **MINOR CHANGES IN SCOPE**. The Consultant shall accept minor changes, amendments, or revision in the detail of the work as may be required by the City when such changes will not have any impact on the service costs or proposed delivery schedule. Extra work, if any, involving substantial changes and/or changes in cost or schedules will be addressed as follows:

> **Extra Work**. The City may desire to have the Consultant perform work or render services in connection with each project in addition to or other than work provided for by the expressed intent of the scope of work in the scope of services. Such work will be considered as extra work and will be specified in a written supplement to the scope of services, to be signed by both parties, which will set forth the nature and the scope thereof. All proposals for extra work or services shall be prepared by the Consultant at no cost to the City. Work under a supplemental agreement shall not proceed until executed in writing by the parties.

III.2 **WORK PRODUCT AND DOCUMENTS**. The work product and all documents listed in the scope of services shall be furnished by the Consultant to the City, and upon completion of the work shall become the property of the City, except that the Consultant may retain one copy of the work product and documents for its records. The Consultant will be responsible for the accuracy of the work, even though the work has been accepted by the City.

In the event that the Consultant shall default on this agreement or in the event that this contract shall be terminated prior to its completion as herein provided, all work product of the Consultant, along with a summary of work done to date of default or termination, shall become the property of the City. Upon request, the Consultant shall tender the work product and summary to the City. Tender of said work product shall be a prerequisite to final payment under this contract. The summary of work done shall be prepared at no additional cost to the City.

Consultant will not be held liable for reuse of these documents or modifications thereof for any purpose other than those authorized under this Agreement without the written authorization of Consultant.

III.3 **TIME OF PERFORMANCE**. The Consultant shall be authorized to begin work under the terms of this agreement upon signing of both the scope of services and this agreement and shall complete the work by **April 30, 2011**, unless a mutual written agreement is signed to change the schedule. An extension

of the time for completion may be given by the City due to conditions not expected or anticipated at the time of execution of this agreement.

III.4 **NONASSIGNABLE**. The services to be provided by the Consultant shall not be assigned or subcontracted without the express written consent of the City.

III.5 **EMPLOYMENT**. Any and all employees of the Consultant, while engaged in the performance of any work or services required by the Consultant under this agreement, shall be considered employees of the Consultant only and not of the City, and any and all claims that may or might arise under the Workman's Compensation Act on behalf of any said employees while so engaged, and any and all claims made by any third party as a consequence of any negligent act or omission on the part of the Consultant or its employees while so engaged in any of the work or services provided herein shall be the sole obligation of the Consultant.

III.6 **INDEMNITY**.

a. The Consultant will at all times indemnify and hold harmless and defend the City, its elected officials, officers, employees, agents and representatives, from and against any and all lawsuits, damages, costs, charges, expenses, judgments and liabilities, including attorney's fees (including attorney's fees in establishing indemnification), collectively referred to herein as "losses" resulting from, arising out of, or related to one or more claims arising out of negligent acts, errors, or omissions of the Consultant in performance of Consultant's professional services under this agreement. The term "claims" as used herein shall mean all claims, lawsuits, causes of action, and other legal actions and proceedings of whatsoever nature, involving bodily or personal injury or death of any person or damage to any property including, but not limited to, persons employed by the City, the Consultant or other person and all property owned or claimed by the City, the Consultant, or affiliate of the Consultant, or any other person.

b. Should a court of competent jurisdiction determine that this agreement is subject to RCW 4.24.115, then, in the event of liability for damaging arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its members, officers, employees and agents, the Consultant's liability to the City, by way of indemnification, shall be only to the extent of the Consultant's negligence.

c. The provisions of this section shall survive the expiration or termination of this agreement.

III.7 **INSURANCE.**

a. **Minimum Limits of Insurance.** The Consultant shall, before commencing work under this agreement, file with the City certificates of insurance coverage to be kept in force continuously during this agreement, and during all work performed pursuant to all short form agreements, in a form acceptable to the City. Said certificates shall name the City as an additional named insured with respect to all coverages except professional liability insurance. The minimum insurance requirements shall be as follows:

(1) Comprehensive General Liability. $1,000,000 combined single limit per occurrence for bodily injury personal injury and property damage; damage, $2,000,000 general aggregate;

(2) Automobile Liability. $300,000 combined single limit per accident for bodily injury and property damage;

(3) Workers' Compensation. Workers' compensation limits as required by the Workers' Compensation Act of Washington;

(4) Consultant's Errors and Omissions Liability. $2,000,000 per claim and as an annual aggregate with an extended reporting endorsement delivered at the completion of the project in a form acceptable to City/Owner.

b. **Endorsement.** Each insurance policy shall be endorsed to state that coverage shall not be suspended, voiced, canceled, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

c. **Acceptability of Insurers.** Insurance to be provided by Consultant shall be with a Bests rating of no less than A:VII, or if not rated by Bests, with minimum surpluses the equivalent of Bests' VII rating.

d. **Verification of Coverage.** In signing this agreement, the Consultant is acknowledging and representing that required insurance is active and current.

III.8 **DISCRIMINATION PROHIBITED AND COMPLIANCE WITH EQUAL OPPORTUNITY LEGISLATION.** The Consultant agrees to comply

with equal opportunity employment and not to discriminate against client, employee, or applicant for employment or for services because of race, creed, color, religion, national origin, marital status, sex, age or handicap except for a bona fide occupational qualification with regard, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or any recruitment advertising; layoff or terminations; rates of pay or other forms of compensation; selection for training, rendition of services. The Consultant further agrees to maintain (as appropriate) notices, posted in conspicuous places, setting forth the provisions of this nondiscrimination clause. The Consultant understands and agrees that if it violates this nondiscrimination provision, this agreement may be terminated by the City, and further that the Consultant will be barred from performing any services for the City now or in the future, unless a showing is made satisfactory to the City that discriminatory practices have been terminated and that recurrence of such action is unlikely.

III.9 **UNFAIR EMPLOYMENT PRACTICES**. During the performance of this agreement, the Consultant agrees to comply with RCW 49.60.180, prohibiting unfair employment practices.

III.10 **AFFIRMATIVE ACTION.** Affirmative action shall be implemented by the Consultant to ensure that applicants for employment and all employees are treated without regard to race, creed, color, sex, age, marital status, national origin or the presence of any sensory, mental or physical handicap, unless based on a bona fide occupational qualification. The Consultant agrees to take affirmative action to ensure that all of its employees and agent adhere to this provision.

III.11 **LEGAL RELATIONS**. The Consultant shall comply with all federal, state and local laws and ordinances applicable to work to be done under this agreement. This contract shall be interpreted and construed in accordance with the laws of Washington. Venue for any action commenced relating to the interpretation, breach or enforcement of this agreement shall be in Snohomish County Superior Court.

III.12 **INDEPENDENT CONTRACTOR**. The Consultant's relation to the City shall at all times be as an independent contractor.

III.13 **CONFLICTS OF INTEREST.** While this is a non-exclusive agreement the Consultant agrees to and will notify the City of any potential conflicts of interest in Consultant's client base and will seek and obtain written permission from the City prior to providing services to third parties where a conflict of interest is apparent. If a conflict is irreconcilable, the City reserves the right to terminate this agreement.

III.14 **CITY CONFIDENCES.** The Consultant agrees to and will keep in strict confidence, and will not disclose,

communicate or advertise to third parties without specific prior written consent from the City in each instance, the confidences of the City or any information regarding the City or services provided to the City.

ARTICLE IV. OBLIGATIONS OF THE CITY

IV.1 **PAYMENTS**. The Consultant shall be paid by the City for completed work for services rendered under this agreement and as detailed in the scope of services as provided hereinafter. Such payment shall be full compensation for work performed or services rendered and for all labor, materials, supplies, equipment and incidentals necessary to complete the work. Payment shall be on a time and expense basis, provided, however, in no event shall total payment under this agreement exceed **$49,530**. In the event the City elects to expand the scope of services from that set forth in **Exhibit A**, the City shall pay Consultant an additional amount based on a time and expense basis, based upon Consultant's current schedule of hourly rates.

a. Invoices shall be submitted by the Consultant to the City for payment pursuant to the terms of the scope of services. The invoice will state the time expended, the hourly rate, a detailed description of the work performed, and the expenses incurred during the preceding month. Invoices must be submitted by the 20th day of the month to be paid by the 15th day of the next calendar month.

b. The City will pay timely submitted and approved invoices received before the 20th of each month within thirty (30) days of receipt.

IV.2 **CITY APPROVAL**. Notwithstanding the Consultant's status as an independent contractor, results of the work performed pursuant to this contract must meet the approval of the City, which shall not be unreasonably withheld if work has been completed in compliance with the scope of work and City requirements.

ARTICLE V. GENERAL

V.1 **NOTICES**. Notices to the City shall be sent to the following address:

CITY OF MARYSVILLE
ATTN: **John Cowling, PE**
80 Columbia Avenue
MARYSVILLE, WA 98270

Notices to the Consultant shall be sent to the following address:

ATTN: David W. Findlay
FCS GROUP
Redmond Town Center
7525 166th Ave NE
Suite D-215
Redmond, WA 98052

Receipt of any notice shall be deemed effective three (3) days after deposit of written notice in the U.S. mail with proper postage and address.

V.2 **TERMINATION**. The right is reserved by the City to terminate this agreement in whole or in part at any time upon ten (10) days' written notice to the Consultant.

If this agreement is terminated in its entirety by the City for its convenience, a final payment shall be made to the Consultant which, when added to any payments previously made, shall total the actual costs plus the same percentage of the fixed fee as the work completed at the time of termination applied to the total work required for the project.

V.3 **DISPUTES**. The parties agree that, following reasonable attempts at negotiation and compromise, any unresolved dispute arising under this contract may be resolved by a mutually agreed-upon alternative dispute resolution of arbitration or mediation.

V.4 **NONWAIVER**. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.

DATED this _____ day of _____, 2010.

CITY OF MARYSVILLE

By_____
JON NEHRING, Mayor

FCS GROUP, CONSULTANT

By David W. Findlay, President

Approved as to form:

_____
GRANT K. WEED, City Attorney

SCOPE OF WORK

Purpose of Appraisal Services

Provide water system appraisal services and general rate revenue requirement impact analysis for the City of Marysville (COM, Buyer) and Snohomish PUD (SPUD, Seller) to support a negotiated COM purchase of the annexed southwest Marysville service area. This potential transfer area is referred to by the two parties as the "Overlap Area" of the SPUD's Lake Steven's Water System.. FCS GROUP (Consultant) assumes that this will be a willing buyer, willing seller transaction should the process proceed. Pursuant to a 2003 interlocal agreement between the two agencies to do this asset transfer at some point upon the City's annexation of the service area, the two parties have entered into negotiations to address the technical engineering, logistics and now the asset valuation issues germane to a near future asset transfer.

Appraisal Engagement Funding and Advocacy

The cost of this engagement shall be equally split by the COM and SPUD. COM will rely on the engagement appraisal report to support its final purchase price negotiations, and to provide its elected officials with appropriate documentation. SPUD will have access to the appraisal report, and may choose to rely on its findings to support its own negotiations.

FCS GROUP may have an non-advocacy role pursuant for this engagement and support COM and SPUD together on requests for additional analyses to support negotiations.

Type of Purchase Transaction

The contemplated sale and purchase transaction will be a service area based physical asset purchase transaction. The applicability of certain market and income or economic methods of appraisal will be applicable to valuing this type of transaction, e.g., determining the relative impact on Buyer and Seller ratepayers at the time of the valuation date and the contemplated asset transfer date. Ratepayer impacts will be an interest to both parties, and per SPUD staff, is a stated interest of the Commissioners.

Valuation Date

The Valuation Date for this engagement will be the date of the most recent set of audited financial statements, December 31, 2009. Adjustments may be made for unaudited fiscal year-to-date 2010 financial statements and known subsequent events such as new bond sales. The actual transfer of assets may occur 1-2 years from the valuation date, therefore the results as of the valuation date may differ materially from the final negotiated price at the time of the asset transfer.

Utility Business Valuation Terms & Methods

The following appraisal or valuation terms and methods, as generally defined by the American Institute of Certified Public Accountants and/or the Institute of Business Appraisers, will guide FCS GROUP's approach to this engagement:

1. **Fair Market Value** – "the value of the property is the price at which such property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell, and both having reasonable knowledge of relevant facts" (Treasury Reg. §25.2512-1)

2. **Fair Value** – means the value of the utilities assets or equity before the effectuation of government's action to which there is an objection; using customary and current valuation concepts and techniques generally employed for similar utility businesses in the context of the transaction requiring appraisal; and performed without discounting for lack of marketability. Also it is presumed that a FV result may apply to the COM – SPUD negotiation, since there is a compulsory agreement to enter into this purchase and sale transaction.
3. **Fair Value (FV) appraisals** – generally should follow all of the traditional fair market value analyses and procedures of a going concern valuation. Such analyses involve asset value (Cost Approach), market Value (Market Approach) and operating income or cash flow value (Income and/or Economic Approach). *Note asset and cash flow or operating income methods exist which attempt to value a utility by ignoring either the property itself or the historical and projected net earnings and cash flows.*
4. **Limited Appraisal** – Different valuation functions require different valuation methods, depending on the purpose of the valuation. For example, this engagement is not an appraisal to support a Fair Market Value opinion, or to support an eminent domain litigation matter. The objective here is to reconcile the differences in methods we perform to the same overlap service area (not apply an average and weight of the three methods), with the major hurdle being the selection of the method that best fits the purpose of this appraisal engagement. This is a limited appraisal, with the scope of work intended to explain a rational basis of the valuation result, for the purpose of supporting the current, on-going negotiations between the Buyer and the Seller. Therefore the number of due diligence procedures will be limited. For example, we might rely upon a condition assessment report prepared by a qualified professional, but we do not intend to perform a field verification of the findings.
5. **Personal Property** – the majority of water system assets such as water mains, hydrants, pumping facilities and other depreciable assets are defined as personal property. Storage structures may also be included in this definition.
6. **Personal Property Value** – the primary subject of this appraisal engagement.
7. **Real Property** – any appreciable, real property such as land, office buildings, non-infrastructure assets may be defined as real property or real estate.
8. **Real Property Value** – if the value is potentially material, real estate assets may require a separate, independent appraisal, and will not be included in this appraisal engagement, unless bundled as part of the overall Cost Approach based on the book value as recorded in the accounting records. The parties to the negotiation may determine that a separate real estate appraisal is appropriate if there are higher and best land use options.
9. **Cost Approach** – generally when applied to municipal utility systems, focuses on the book value of owned assets, adjusted for remaining useful life of classes of assets, or the depreciated reproduction cost of the assets. The propriety of making an adjustment for the book value of donated assets (Contributions in-aid-of construction or CIAC) will be a consideration in applying the Cost Approach. From an accounting perspective, the Cost Approach is a general way of determining a value indication of a group of assets by quantifying the amount of money required to replace the future service capability and capacity of those assets. When applied to an investor-owned (privately owned) utility, then consideration would normally be given to what is termed "rate base", which reflects the asset value upon which the owner may be allowed a rate of return on its investment and a return of its investment by recovering depreciation expense in the utility rate revenue. In some cases, this method also includes the liquidation value of the assets.
10. **Market Approach** – generally this method focuses on reasonably recent comparable sales of other utilities. For utilities that are investor-owned and publicly traded, then price to earnings ratios and comparable investment analyses may apply. This method may not consider the separate assets of the business, nor does it necessarily consider unique characteristics of the utility. The resulting value represents a composite valuation based on similar transactions e.g., those having similar operating,

physical and level of service and capacity attributes. This method is more widely used for Real Property transaction appraisals. COM and SPUD agree that this valuation method will not be included in this Scope of Work.

11. **Income Approach** – generally this method focuses on determining a value indication of a utility business, or a portion of ownership interest which anticipates benefits converted into a value. For government owned utilities (no shareholder financial interests), the present value of future expected utility net operating income, adjusted to net income available for debt service or earnings before interest, depreciation and amortization of assets (EBIDA), is more or less a value measure of the public ownership benefit. EBITDA, is the acronym for a private sector measure of income, but also excludes income related taxes. In the case of the public sector, there may be the added economic considerations of ownership such as cost economies of scale, asset divestiture caused stranded costs and consideration for system resource and capacity to serve future customers. Usually this method is applied to the purchase and sale of an entire utility business or going-concern, which can then be prorated to the number of customers serviced within the sale of a partial utility service area.
12. **Liquidation Value** – may be a Fair Value for assets under certain business conditions, but usually not applicable to a going-concern utility business, and will not be included in this engagement.
13. **Capitalization** – a conversion of a single period of economic benefits into value.
14. **Cash Flow** – cash that is generated over a period of time by asset, group of assets, or utility business enterprise.
15. **Marketability Discount** – valuation discounts for the lack of marketability of a part of water utility system; shall not apply in this engagement.
16. **Replacement Cost New** – the current cost of a similar new property having the nearest equivalent utility to the property being valued.
17. **Reproduction Cost New** – the current cost of an identical new property.

Appraisal Work Plan

The appraisal work plan contemplated for the valuation of the SPUD water utility "overlap area" is summarized below. Depending on the type and quality of information that is provided by COM and SPUD pursuant to FCS GROUP's requests, the appraisal tasks may need to be revised, at the discretion of FCS GROUP and the approval of the Client, in order to arrive at a credible and defensible value or range of values for the target utility assets.

Step 1: Engagement Management and Data Collection

At the outset of the appraisal engagement, we will meet on site with Client and SPUD staff to confirm the scope of work and schedule and begin collecting data needed for the analysis. Over the following weeks, we will review and organize the data and contact the City and SPUD with follow-up questions. The data and information we will need at a minimum is summarized below. In addition, this task includes ongoing engagement management responsibilities, including a written monthly status report that will accompany the progress billing and coordination with COM and SPUD staff. Copies of all correspondence and billings will be provided to the SPUD for review by COM. COM will bill the SPUD for their share of the costs.

Where applicable and readily available, types of information and data requested by Consultant	City of Marysville	Snohomish PUD
FYE 2009 Financial Statements – water, incl. statements of net assets, earnings and cash flows.	X	X
YTD 2010 Financial Statements - water	X	X

2011 draft budgets	X	X
Overlap Area – physical asset inventory, with original cost, descriptive information, applied depreciation rate or service lives, and ENR based replacement cost estimates		X
Availability of legally recorded easements, quantity, and identification of any located in private v public ROW. Are any private easements in need of renegotiation upon a transfer of assets?		X
Real property description, original cost, and limits of use information within overlap area		X
Water supplied to overlap area – 2007 – 2009, and 2010 YTD		X
Engineering and pertinent technical documents that address quality of assets, quality of service, and functional or technical deficiencies such as inadequate fire flow or pressures, or poor pipe material quality		X
All water utility debt outstanding, debt service schedules, separated by bond, loan or other agreements allocable or directly assignable to the overlap area.	X	X
Accounting for the allocable portion of restricted bond reserve assets to the overlap area.		
Plan to date for cost to separate overlap service area assets from SPUD for transfer to the COM	X	X
Customer data – number of connections, # of ERUs or meter equivalents, annual revenue earned from purchase area in 2009, and YTD 2010	X	X
Recorded operating & maintenance costs – 2007 through 2010 YTD directly or indirectly assignable to overlap area		X
Capital investment in overlap area, with source of funding identified if possible by class of asset, e.g., SPUD, developer donated, grants.		X
Most recent rate study reports and rate models – to be used to calibrate valuation impacts on ratepayers – both parties	X	X
Overhead allocations	X	X
Current rate structure and sample bills for each class of customer for 3 levels of usage in the overlap area	X	X
Other requests may follow		

Step2: Asset Analysis

Our Asset Analysis work will address book value, system age and condition, planned rehabilitation and replacement, and related SPUD water system planning issues and considerations, to arrive at an adjusted cost valuation for the infrastructure and perhaps some real property that would transfer to the COM

In order to provide reproduction cost estimates, we will review and evaluate the following data from the SPUD:

Maps of the system.
Information about the installed pipe - length and diameter of each segment; type of material; year of construction (if necessary, this may be estimated to the nearest decade); the depth (if available); any notes about the pipe condition based on observations made during past construction or repair projects. Along the overlap service area boundary, we will want to identify those mains that may continue to act in a joint use (Joint Use Facilities) capacity serving customers in the adjacent service area.
Information about valves – number of valves; type of valves (if known); year (or decade) of construction.

- Information about hydrants – number of hydrants; year (or decade) of construction.
- Information about pumps and related facilities – number of pumps; pump capacity; type of pump; year (or decade) of construction; year of any significant repairs or rehabilitation projects.
- Information about the storage facilities owned as part of the SPUD system that may continue to serve the overlap area (Joint Use Facilities) – type of construction; approximate year of construction; water storage capacity; any observations or assessments of structural condition.
- Any known capital liabilities in the system due to regulatory standards or physical obsolescence.
- System separation and cost sharing responsibilities.

For land, if applicable, we can rely on a third party formal real estate appraisal where pertinent assets are located on SPUD owned property and located outside the public right of way . We will review and assess the relevance to the value for the following information to be provided by SPUD:

Amount of right-of-way land owned by the SPUD.
Appreciable building structures, if any.

We will review and summarize the data on the depreciable assets, including their estimated reproduction cost and accumulated depreciation. As part of this evaluation, we plan to evaluate the SPUD adjusted book value in terms of utility financed versus developer financed and donated assets as a valuation parameter. Based on that analysis, we will prepare an estimate of the total asset cost as it relates to the appraisal of the water system overlap service area.

Step 3: Market Analysis (Will not be performed)

As discussed prior to preparing this scope of work, the Market Analysis may not provide a good indicator of the Overlap Area water system because this is a partial system sale, and there have been few partial system transactions like this in recent years to provide comparative market information to evaluate. COM and SPUD have agreed that the performance of this standard part of a utility appraisal is not necessary for this engagement.

Step 4: Income Analysis

We will perform an Income Analysis, more than likely looking at SPUD EBIDA over the recent 1-2 years and forecasted, and apportioning that result to the Overlap Area. As part of that analysis, we will evaluate the

possible economic impacts in terms of what we can project using the COM rate model and either SPUD's rate revenue requirement model or FCS GROUP's analytical spreadsheet framework to perform our analysis. Modeling the financial impacts on both parties may provide information and results that will help to evaluate the identifiable and reasonable estimates of revenue and cost changes and impacts for both the Buyer and the Seller. That analysis will support the Income Approach to the utility valuation. This will include a forecast of revenue, operating and capital expenditures over a ten-year period for COM and SPUD. The objective will be to test the divestiture or purchase and sale for impacts on COM and SPUD. The economic analysis will include a projection of SPUD's stranded costs—the impact that a divestiture of the Overlap Area might reduce SPUDS customer base by about 10%, which might become a net operating revenue adjustment factor entering into the valuation analyses.

Step 5: Summary Appraisal of Water Utility

Step 5 will consist of the overall appraisal of the SPUD overlap area water system. We will assess extraordinary factors or potential adjustments to value, reconcile the alternative valuation estimates, and determine which method or combination of methods is most applicable and which value is most reasonable and defensible. We will write a limited appraisal opinion letter stating a fair value for the assets, along with the reasons for our opinion.

Step 6: Appraisal of Excess Real Estate (Optional Third Part Scope of Work)

If there is real estate owned by the SPUD located within the overlap service area, a real estate appraisal may be required if the SPUD contemplates a transfer of that real property. FCS GROUP does not do real estate appraisals, but may rely on an independent appraisal report obtained for and provided by the COM. One option to transferring real property title to the COM would be to have the two parties enter into private right of way (ROW) agreements, perhaps with some level of annual rental fee based on the value of the property. This Step 6 is listed here but presumed to be separately addressed by COM if appropriate. The result might provide an adjustment indicator for the two parties to consider in negotiating the final terms of an asset purchase and sale agreement.

Step 7: Appraisal Report

We will document the water system appraisal methods and procedures applied, and the findings and conclusions in an Appraisal Report (will include an opinion letter). There will be a draft and subsequently a final Appraisal Report provided to the COM and SPUD. We plan one meeting with COM and SPUD staff, and invited parties to present our findings and the report. *It is our understanding that staff will present the report to the City Council, as will SPUD staff present its assessment of the Appraisal Report to its Commissioners.*

Step 8: Follow-up Economic Analysis (optional)

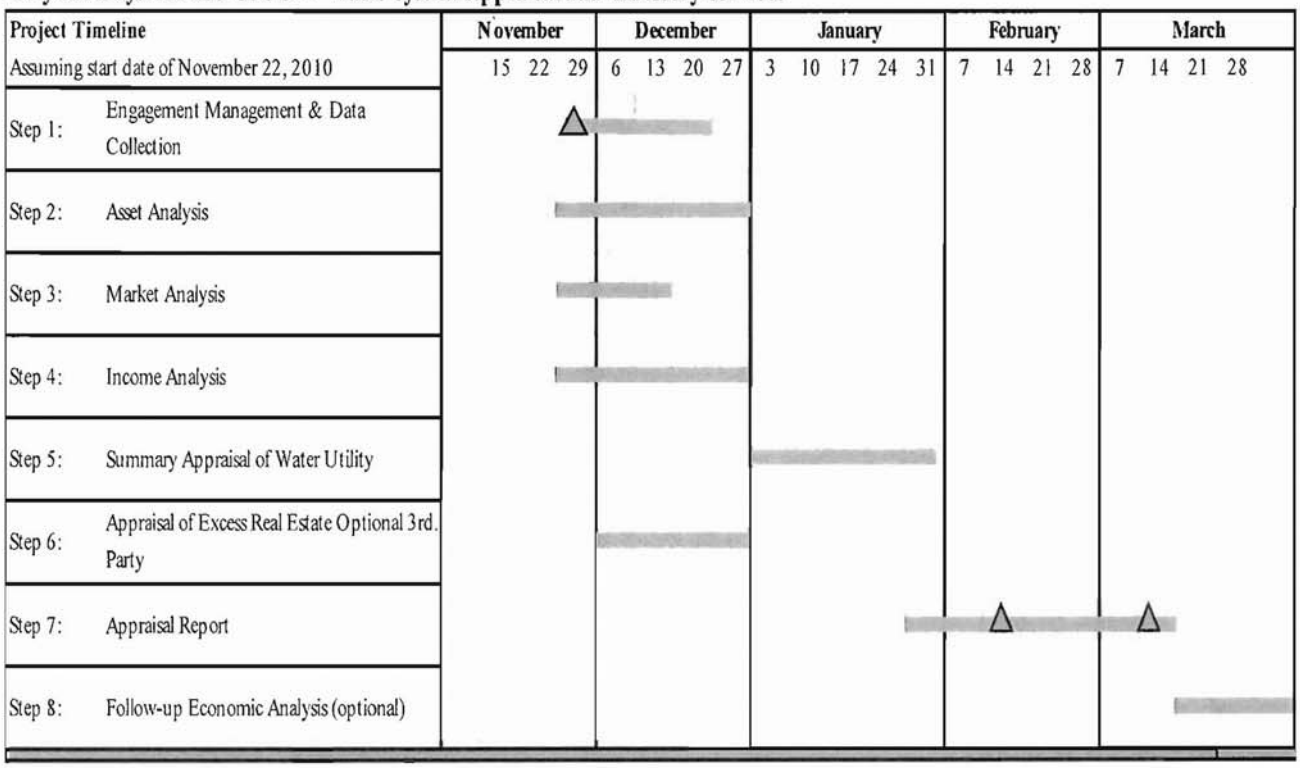
Step 8, FCS GROUP may support the purchase negotiations through further financial advice and analysis if warranted, e.g., development of purchase terms, or drill down on the general customer rate impacts projected in the Income Analysis. The appraisal itself will include an economic or financial impact model. For Step 8, that model can be modified or used to support further analyses, as directed by the COM, but for the benefit of one or both parties. Additional scenarios can be built or different assumptions tested. The number of hours to be spent on this task will depend on the amount and types of further analyses that are needed. No budget is estimated for Step 8; this would be a change to the scope of work and budget, and can be addressed when and if requested.

SCHEDULE

The chart below indicates the general time frame for each of the steps, assuming a notice-to-proceed by November 29, 2010. We plan to proceed simultaneously on multiple tracks. For that reason, we would be able to complete the draft opinion letter by around Mid March 2011. Any follow-up analysis could proceed following that point, depending on the Client's needs.

We understand that much of the information we are asking for is readily available; in fact FCS GROUP has already received certain financial information from the SPUD. The timeline presumes the timely availability of the data and information listed in this scoping document, and subsequent requests for supplementary information to support the analysis. As always, the Client and FCS GROUP may mutually agree to revise the timeline for appropriate reasons.

City of Marysville and SPUD - Water System Appraisal and Advisory Services



△ On-site meeting

PROPOSED COMPENSATION

The inserted table on the following pages shows hourly rates (which are valid through the duration of the appraisal engagement) and projected hours for each person, along with the cost of each step except steps 6 & 8. The total price of the contract would be **$49,530**. Payments received within 30 days of invoice receipt are considered paid in full at the invoiced amount.

The City promises timely payment to FCS GROUP for invoices received before the 20th. of each month, in 30 days from the receipt of the invoice.

City of Marysville and Snohomish PUD

Water System Appraisal Advisory Services

Proposed Engagement Budget - FCS GROUP

		FCS GROUP						
		Principal Appraiser	Rate Impacts	Project Consultant	As Needed Support	Admin Support		
Steps		*Findlay*	*Sanchez*	*Tarasov*	*Wilson*	Support	*Project Budget*	
	Hourly Rate ==>	$225	$205	$130	$175	$65	Hours	Cost
Step 1: Engagement Management and Data Collection								
1.1	Opening meeting and initial interviews	4.0	8.0	4.0			16.0	$ 3,060
1.2	Data and information review and compilations	2.0		12.0			14.0	2,010
1.3	Follow-up data collection and modeling			20.0			20.0	2,600
1.4	Engagement management	10.0	-				10.0	2,250
	Step 1: Engagement Management and Data Collection	16.0	8.0	36.0	-	-	60.0	$ 9,920
Step 2: Asset Analysis								
2.1	Review and summarize asset inventory and cost basis	1.0		6.0			7.0	$ 1,005
2.2	Address gaps in data and any needed adjustments	1.0		4.0			5.0	745
2.4	Prepare and review reproduction cost estimates		2.0	12.0			14.0	1,970
2.5	Review depreciation data and capital liabilities		1.0	4.0			5.0	725
2.6	Reconcile book value and CIAC adjustments	-	1.0	8.0			9.0	1,245
	Step 2: Asset Analysis	2.0	4.0	34.0	-	-	40.0	$ 5,690
Step 3: Market Analysis (not in scope)								
3.1	Research & update sales of other water systems	NA	NA	NA	NA	NA	NA	$ -
3.2	Evaluate comparability to the "overlap" system	NA	NA	NA	NA	NA	NA	-
	Step 3: Market Analysis (not in scope)	-	-	-	-	-	-	$ -
Step 4: Income Analysis								
4.1	Develop cash flow and earnings allocation projections; NPV's	2.0		24.0			26.0	$ 3,570
4.2	Determine rate base & return values	1.0		8.0			9.0	1,265
4.3	Economic & financial analysis--COM	1.0	6.0	28.0			35.0	5,095
4.4	Economic & financial analysis--SPUD (optional)	1.0	6.0	28.0			35.0	5,095
4.5	Analyze impact to COM General Fund & Public Works/Utilities	2.0		16.0			18.0	2,530
	Step 4: Income Analysis	7.0	12.0	104.0	-	-	123.0	$ 17,555
Step 5: Summary Appraisal of Water Utility								
5.1	Analyze extraordinary factors & adjustments to value			6.0			6.0	$ 780
5.2	Reconcile alternate valuation methods			4.0			4.0	520
5.3	Draft opinion letter	2.0		8.0			10.0	1,490
	Step 5: Summary Appraisal of Water Utility	2.0	-	18.0	-	-	20.0	$ 2,790
Step 6: Appraisal of Excess Real Estate - 3rd. Party Optional		NA	NA	NA	NA	NA	NA	NA

Tasks		FCS GROUP					Project Budget	
		Principal Appraiser *Findlay*	Rate Impacts *Sanchez*	Project Consultant *Tarasov*	Technical Advisor *Wilson*	Admin Support	Hours	Cost
	Hourly Rate ==>	$225	$205	$130	$165	$65		
Step 7: Appraisal Report								
7.1	Prepare draft reports of appraisal results and Internal Editing	28.0				8.0	36.0	$ 6,820
7.2	Prepare presentation for City Council (optional)	-	-	-	-	-	-	-
7.3	Present reports to management	4.0	4.0	1.0			9.0	1,850
7.4	Revise analysis in response to City comments	1.0	-	6.0			7.0	1,005
7.5	Follow-up meeting with COM staff	8.0					8.0	1,800
7.6	Finalize Appraisal Report	8.0					8.0	1,800
	Step 7: Appraisal Report	49.0	4.0	7.0	-	8.0	68.0	$ 13,275
Step 8: Follow-up Economic Analysis & Negotiations (optional)								
8.1	Create divestiture scenarios (as needed)	-	-	-	-	-	-	$ -
8.2	Meet with staff and advise on divestiture						-	-
	Step 8: Follow-up Economic Analysis & Negotiations (option	-	-	-	-	-	-	$ -
								$ 49,230
Direct expenses (mileage):			$ -					$ 300
Minor direct expenses, such as meals or copying, will not be charged.								
PROJECT TOTALS:	*Hours:*	**76.0**	**28.0**	**199.0**	**-**	**8.0**	**311.0**	
	Cost:	**$ 17,100**	**$ 5,740**	**$ 25,870**	**$ -**	**$ 520**		**$ 49,530**

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: **November 22, 2010**

AGENDA ITEM: **JAG / BYRNE Grant**	AGENDA SECTION:	
PREPARED BY: **Chief Richard Smith**	APPROVED BY:	
ATTACHMENTS:		
	MAYOR	CAO
BUDGET CODE: Revenue	AMOUNT:	

DESCRIPTION:

The purpose of this Agenda Bill is to acknowledge that the City of Marysville has received grant funding from the Justice Assistance Grant (aka BYRNE Grant) in the amount of $13,176.00.

These funds will be spent on equipment so support the Video Arraignment Court process. The purchases will include, two (2) fax machines and one (1) computer. The money will also pay for the I.S. support and maintenance of this equipment for the next two years.

RECOMMENDED ACTION: Acknowledge funds received.
COUNCIL ACTION:

1-906-300-3055

Department of Justice

Office of Justice Programs

Bureau of Justice Assistance

Office of Justice Programs

Washington, D.C. 20531

August 10, 2010

The Honorable Dennis Kendall
City of Marysville
1049 State Avenue
Marysville, WA 98270-4301

Dear Mayor Kendall:

On behalf of Attorney General Eric Holder, it is my pleasure to inform you that the Office of Justice Programs has approved your application for funding under the FY 10 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Local Solicitation in the amount of $13,176 for City of Marysville.

Enclosed you will find the Grant Award and Special Conditions documents. This award is subject to all administrative and financial requirements, including the timely submission of all financial and programmatic reports, resolution of all interim audit findings, and the maintenance of a minimum level of cash-on-hand. Should you not adhere to these requirements, you will be in violation of the terms of this agreement and the award will be subject to termination for cause or other administrative action as appropriate.

If you have questions regarding this award, please contact:

- Program Questions, Jeffrey S. Felten-Green, Program Manager at (202) 514-8874; and

- Financial Questions, the Office of the Chief Financial Officer, Customer Service Center (CSC) at (800) 458-0786, or you may contact the CSC at ask.ocfo@usdoj.gov.

Congratulations, and we look forward to working with you.

Sincerely,

James H. Burch II
Acting Director

Enclosures

Department of Justice
Office of Justice Programs
Office for Civil Rights

Washington, D.C. 20531

August 10, 2010

The Honorable Dennis Kendall
City of Marysville
1049 State Avenue
Marysville, WA 98270-4301

Dear Mayor Kendall:

Congratulations on your recent award. In establishing financial assistance programs, Congress linked the receipt of Federal funding to compliance with Federal civil rights laws. The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice is responsible for ensuring that recipients of financial aid from OJP, its component offices and bureaus, the Office on Violence Against Women (OVW), and the Office of Community Oriented Policing Services (COPS) comply with applicable Federal civil rights statutes and regulations. We at OCR are available to help you and your organization meet the civil rights requirements that come with Justice Department funding.

Ensuring Access to Federally Assisted Programs

As you know, Federal laws prohibit recipients of financial assistance from discriminating on the basis of race, color, national origin, religion, sex, or disability in funded programs or activities, not only in respect to employment practices but also in the delivery of services or benefits. Federal law also prohibits funded programs or activities from discriminating on the basis of age in the delivery of services or benefits.

Providing Services to Limited English Proficiency (LEP) Individuals

In accordance with Department of Justice Guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, recipients of Federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP). For more information on the civil rights responsibilities that recipients have in providing language services to LEP individuals, please see the website at http://www.lep.gov.

Ensuring Equal Treatment for Faith-Based Organizations

The Department of Justice has published a regulation specifically pertaining to the funding of faith-based organizations. In general, the regulation, Participation in Justice Department Programs by Religious Organizations; Providing for Equal Treatment of all Justice Department Program Participants, and known as the Equal Treatment Regulation 28 C.F.R. part 38, requires State Administering Agencies to treat these organizations the same as any other applicant or recipient. The regulation prohibits State Administering Agencies from making award or grant administration decisions on the basis of an organization's religious character or affiliation, religious name, or the religious composition of its board of directors.

The regulation also prohibits faith-based organizations from using financial assistance from the Department of Justice to fund inherently religious activities. While faith-based organizations can engage in non-funded inherently religious activities, they must be held separately from the Department of Justice funded program, and customers or beneficiaries cannot be compelled to participate in them. The Equal Treatment Regulation also makes clear that organizations participating in programs funded by the Department of Justice are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion. For more information on the regulation, please see OCR's website at http://www.ojp.usdoj.gov/ocr/etfbo.htm.

State Administering Agencies and faith-based organizations should also note that the Safe Streets Act, as amended; the Victims of Crime Act, as amended; and the Juvenile Justice and Delinquency Prevention Act, as amended, contain prohibitions against discrimination on the basis of religion in employment. Despite these nondiscrimination provisions, the Justice Department has concluded that the Religious Freedom Restoration Act (RFRA) is reasonably construed, on a case-by-case basis, to require that its funding agencies permit faith-based organizations applying for funding under the applicable program statutes both to receive DOJ funds and to continue considering religion when hiring staff, even if the statute that authorizes the funding program generally forbids considering of religion in employment decisions by grantees.

Questions about the regulation or the application of RFRA to the statutes that prohibit discrimination in employment may be directed to this Office.

Enforcing Civil Rights Laws

All recipients of Federal financial assistance, regardless of the particular funding source, the amount of the grant award, or the number of employees in the workforce, are subject to the prohibitions against unlawful discrimination. Accordingly, OCR investigates recipients that are the subject of discrimination complaints from both individuals and groups. In addition, based on regulatory criteria, OCR selects a number of recipients each year for compliance reviews, audits that require recipients to submit data showing that they are providing services equitably to all segments of their service population and that their employment practices meet equal employment opportunity standards.

Complying with the Safe Streets Act or Program Requirements

In addition to these general prohibitions, an organization which is a recipient of financial assistance subject to the nondiscrimination provisions of the Omnibus Crime Control and Safe Streets Act (Safe Streets Act) of 1968, 42 U.S.C. § 3789d(c), or other Federal grant program requirements, must meet two additional requirements:(1) complying with Federal regulations pertaining to the development of an Equal Employment Opportunity Plan (EEOP), 28 C.F.R. § 42.301-.308, and (2) submitting to OCR Findings of Discrimination (see 28 C.F.R. §§ 42.205(5) or 31.202(5)).

1) Meeting the EEOP Requirement

In accordance with Federal regulations, Assurance No. 6 in the Standard Assurances, COPS Assurance No. 8.B, or certain Federal grant program requirements, your organization must comply with the following EEOP reporting requirements:

If your organization has received an award for $500,000 or more and has 50 or more employees (counting both full- and part-time employees but excluding political appointees), then it has to prepare an EEOP and submit it to OCR for review **within 60 days from the date of this letter**. For assistance in developing an EEOP, please consult OCR's website at http://www.ojp.usdoj.gov/ocr/eeop.htm. You may also request technical assistance from an EEOP specialist at OCR by dialing (202) 616-3208.

If your organization received an award between $25,000 and $500,000 and has 50 or more employees, your organization still has to prepare an EEOP, but it does not have to submit the EEOP to OCR for review. Instead, your organization has to maintain the EEOP on file and make it available for review on request. In addition, your organization has to complete Section B of the Certification Form and return it to OCR. The Certification Form can be found at http://www.ojp.usdoj.gov/ocr/eeop.htm.

If your organization received an award for less than $25,000; or if your organization has less than 50 employees, regardless of the amount of the award; or if your organization is a medical institution, educational institution, nonprofit organization or Indian tribe, then your organization is exempt from the EEOP requirement. However, your organization must complete Section A of the Certification Form and return it to OCR. The Certification Form can be found at http://www.ojp.usdoj.gov/ocr/eeop.htm.

2) Submitting Findings of Discrimination

In the event a Federal or State court or Federal or State administrative agency makes an adverse finding of discrimination against your organization after a due process hearing, on the ground of race, color, religion, national origin, or sex, your organization must submit a copy of the finding to OCR for review.

Ensuring the Compliance of Subrecipients

If your organization makes subawards to other agencies, you are responsible for assuring that subrecipients also comply with all of the applicable Federal civil rights laws, including the requirements pertaining to developing and submitting an EEOP, reporting Findings of Discrimination, and providing language services to LEP persons. State agencies that make subawards must have in place standard grant assurances and review procedures to demonstrate that they are effectively monitoring the civil rights compliance of subrecipients.

If we can assist you in any way in fulfilling your civil rights responsibilities as a recipient of Federal funding, please call OCR at (202) 307-0690 or visit our website at http://www.ojp.usdoj.gov/ocr/.

Sincerely,

Michael L. Alston

Michael L. Alston
Director

cc: Grant Manager
Financial Analyst

Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

Grant

1. RECIPIENT NAME AND ADDRESS (Including Zip Code)
City of Marysville
1049 State Avenue
Marysville, WA 98270-4301

4. AWARD NUMBER: 2010-DJ-BX-0660

5. PROJECT PERIOD: FROM 10/01/2009 TO 09/30/2013
BUDGET PERIOD: FROM 10/01/2009 TO 09/30/2013

6. AWARD DATE 08/10/2010

7. ACTION
Initial

1A. GRANTEE IRS/VENDOR NO.
916001460

8. SUPPLEMENT NUMBER
00

9. PREVIOUS AWARD AMOUNT $ 0

3. PROJECT TITLE
Video Arraignment Support

10. AMOUNT OF THIS AWARD $ 13,176

11. TOTAL AWARD $ 13,176

12. SPECIAL CONDITIONS
THE ABOVE GRANT PROJECT IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS AS ARE SET FORTH ON THE ATTACHED PAGE(S).

13. STATUTORY AUTHORITY FOR GRANT
This project is supported under FY10 (BJA - JAG) 42 USC 3750, et seq.

15. METHOD OF PAYMENT
GPRS

AGENCY APPROVAL

16. TYPED NAME AND TITLE OF APPROVING OFFICIAL
James H. Burch II
Acting Director

17. SIGNATURE OF APPROVING OFFICIAL

GRANTEE ACCEPTANCE

18. TYPED NAME AND TITLE OF AUTHORIZED GRANTEE OFFICIAL
JON NEHRING
~~Dennis Kendall~~
Mayor

19. SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

19A. DATE
08/13/2010

AGENCY USE ONLY

20. ACCOUNTING CLASSIFICATION CODES

FISCAL YEAR	FUND CODE	BUD. ACT.	OFC.	DIV. REG.	SUB.	POMS	AMOUNT
X	B	DJ	80	00	00		13176

21. JDJUGT1261

OJP FORM 4000/2 (REV. 5-87) PREVIOUS EDITIONS ARE OBSOLETE.

OJP FORM 4000/2 (REV. 4-88)

Department of Justice

Office of Justice Programs

Bureau of Justice Assistance

Washington, D.C. 20531

Memorandum To: Official Grant File

From: Orbin Terry, NEPA Coordinator

Subject: Incorporates NEPA Compliance in Further Developmental Stages for City of Marysville

The Edward Byrne Memorial Justice Assistance Grant Program (JAG) allows states and local governments to support a broad range of activities to prevent and control crime and to improve the criminal justice system, some of which could have environmental impacts. All recipients of JAG funding must assist BJA in complying with NEPA and other related federal environmental impact analyses requirements in the use of grant funds, whether the funds are used directly by the grantee or by a subgrantee or third party. Accordingly, prior to obligating funds for any of the specified activities, the grantee must first determine if any of the specified activities will be funded by the grant.

The specified activities requiring environmental analysis are:
a. New construction;
b. Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and
e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

Complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA. Further, for programs relating to methamphetamine laboratory operations, the preparation of a detailed Mitigation Plan will be required. For more information about Mitigation Plan requirements, please see http://www.ojp.usdoj.gov/BJA/resource/nepa.html.

Please be sure to carefully review the grant conditions on your award document, as it may contain more specific information about environmental compliance.

Department of Justice
Office of Justice Programs

Bureau of Justice Assistance

GRANT MANAGER'S MEMORANDUM, PT. I: PROJECT SUMMARY

Grant

PROJECT NUMBER
2010-DJ-BX-0660

This project is supported under FY10 (BJA - JAG) 42 USC 3750, et seq.

1. STAFF CONTACT (Name & telephone number)

Jeffrey S. Felten-Green
(202) 514-8874

2. PROJECT DIRECTOR (Name, address & telephone number)

Sandy Langdon
Director
1635 Grove Street
Marysville, WA 98270-4301
(360) 363-8000

3a. TITLE OF THE PROGRAM

FY 2010 Justice Assistance Grant Program

3b. POMS CODE (SEE INSTRUCTIONS ON REVERSE)

4. TITLE OF PROJECT

Video Arraignment Support

5. NAME & ADDRESS OF GRANTEE

City of Marysville
1049 State Avenue
Marysville, WA 98270-4301

6. NAME & ADRESS OF SUBGRANTEE

7. PROGRAM PERIOD

FROM: 10/01/2009 TO: 09/30/2013

8. BUDGET PERIOD

FROM: 10/01/2009 TO: 09/30/2013

9. AMOUNT OF AWARD

$ 13,176

10. DATE OF AWARD

08/10/2010

11. SECOND YEAR'S BUDGET

12. SECOND YEAR'S BUDGET AMOUNT

13. THIRD YEAR'S BUDGET PERIOD

14. THIRD YEAR'S BUDGET AMOUNT

15. SUMMARY DESCRIPTION OF PROJECT (See instruction on reverse)

The Edward Byrne Memorial Justice Assistance Grant Program (JAG) allows states and units of local government, including tribes, to support a broad range of activities to prevent and control crime based on their own state and local needs and conditions. Grant funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, and information systems for criminal justice, including for any one or more of the following purpose areas: 1) law enforcement programs; 2) prosecution and court programs; 3) prevention and education programs; 4) corrections and community corrections programs; 5) drug treatment and enforcement programs; 6) planning, evaluation, and technology improvement programs; and 7) crime victim and witness programs (other than compensation).

The city of Marysville will use the 2010 JAG funds to purchase equipment for the police department. Specific purchases include a computer workstation with service contract, fax machines, office connectivity fees, and additional clerical supplies. NCA/NCF

OJP FORM 4000/2 (REV. 4-88)

CITY OF Marysville WASHINGTON

201008055001 1 PG
08/05/2010 11:07am $0.00
SNOHOMISH COUNTY, WASHINGTON

OATH OF OFFICE

STATE OF WASHINGTON)ss.
COUNTY OF SNOHOMISH)

I, **Jon Nehring**, do solemnly swear (or affirm) that I will support the Constitution and Laws of the State of Washington, and that I will faithfully and impartially perform and discharge the duties of the office of the **City of Marysville Mayor**, to serve until December 31, 2011 according to law to the best of my ability.

Jon Nehring

Subscribed and sworn to before me this 2nd day of August 2010.

Signature Dennis L Kordell

Official Title Mayor

Unofficial Document

US DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS

GRANT ADJUSTMENT NOTICE

Grantee Information

Grantee Name:	City of Marysville	**Project Period:**	10/01/2009 - 09/30/2013
Grantee Address:	1049 State Avenue Marysville, 98270	**Program Office:**	BJA
Grantee DUNS Number:	07-665-8673	**Grant Manager:**	Jeffrey Felten-Green
Grantee EIN:	91-6001459	**Application Number(s):**	2010-H7675-WA-DJ
Vendor #:	916001460	**Award Number:**	2010-DJ-BX-0660
Project Title:	Video Arraignment Support	**Award Amount:**	$0.00

Change Grantee Authorized Signing Official

Specific documentation is required for changes to a Grantee Authorized Signing Official. Documentation can be the legal document that effected the change or a letter noting the official change authenticated (signed) by a proper official of the state having jurisdiction. Documentation must be electronically attached. If you cannot attach the documentation, please contact your Grant Manager.

Current Authorized Signing Official		New Authorized Signing Official	
Prefix	Ms.	***Prefix**	The Honorable
Prefix (Other)		**Prefix (Other)**	
First Name	Gloria	***First Name**	Jon
Middle Initial		**Middle Initial**	
Last Name	Hirashima	***Last Name**	Nehring
Suffix		**Suffix**	
Suffix (Other)		**Suffix (Other)**	
Title	Chief Administrative Officer	***Title**	Mayor
Address Line 1	1049 State Avenue	***Address Line 1**	1049 State Street
Address Line 2		**Address Line 2**	
City	Marysville	***City**	Marysville
State	Washington	***State**	Washington
Zip	98270 - 4301	***Zip**	98270 - 4301
Phone	(360) 363-8091 Ext	***Phone**	(360) 363-8091 Ext
Fax		**Fax**	
Email	ghirashima@marysvillewa.gov	***Email**	jnehring@marysvillewa.gov

***Required Justification for Change Grantee Authorized Signing Official**

The current Mayor is the only person with authorization to bring grants before City Council. Attached is the City Council Agenda indicating that the new Mayor, Jon Nehring, was given the oath of office.

Attachments:

Filename:	User:	Timestamp:
Mayor Retires-Agenda.pdf	mvanderwalker	08/11/2010 2:34 PM

Print

Audit Trail:

Description:	Role:	User:	Timestamp:
Submitted	PO - Grant Manager	mvanderwalker	08/11/2010 2:34 PM

SPECIAL CONDITIONS

1. The recipient agrees to comply with the financial and administrative requirements set forth in the current edition of the Office of Justice Programs (OJP) Financial Guide.

2. The recipient acknowledges that failure to submit an acceptable Equal Employment Opportunity Plan (if recipient is required to submit one pursuant to 28 C.F.R. Section 42.302), that is approved by the Office for Civil Rights, is a violation of its Certified Assurances and may result in suspension or termination of funding, until such time as the recipient is in compliance.

3. The recipient agrees to comply with the organizational audit requirements of OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, and further understands and agrees that funds may be withheld, or other related requirements may be imposed, if outstanding audit issues (if any) from OMB Circular A-133 audits (and any other audits of OJP grant funds) are not satisfactorily and promptly addressed, as further described in the current edition of the OJP Financial Guide, Chapter 19.

4. Recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of OJP.

5. The recipient must promptly refer to the DOJ OIG any credible evidence that a principal, employee, agent, contractor, subgrantee, subcontractor, or other person has either 1) submitted a false claim for grant funds under the False Claims Act; or 2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving grant funds. This condition also applies to any subrecipients. Potential fraud, waste, abuse, or misconduct should be reported to the OIG by -

   mail:

   Office of the Inspector General
   U.S. Department of Justice
   Investigations Division
   950 Pennsylvania Avenue, N.W.
   Room 4706
   Washington, DC 20530

   e-mail: oig.hotline@usdoj.gov

   hotline: (contact information in English and Spanish): (800) 869-4499

   or hotline fax: (202) 616-9881

   Additional information is available from the DOJ OIG website at www.usdoj.gov/oig.

6. Recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of any contract or subaward to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of OJP.

7. The recipient agrees to comply with any additional requirements that may be imposed during the grant performance period if the agency determines that the recipient is a high-risk grantee. Cf. 28 C.F.R. parts 66, 70.

SPECIAL CONDITIONS

8. To support public safety and justice information sharing, OJP requires the grantee to use the National Information Exchange Model (NIEM) specifications and guidelines for this particular grant. Grantee shall publish and make available without restriction all schemas generated as a result of this grant to the component registry as specified in the guidelines. For more information on compliance with this special condition, visit http://www.niem.gov/implementationguide.php.

9. To avoid duplicating existing networks or IT systems in any initiatives funded by BJA for law enforcement information sharing systems which involve interstate connectivity between jurisdiction, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the grantee can demonstrate to the satisfaction of BJA that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

10. The grantee agrees to comply with the applicable requirements of 28 C.F.R. Part 38, the Department of Justice regulation governing "Equal Treatment for Faith Based Organizations" (the "Equal Treatment Regulation"). The Equal Treatment Regulation provides in part that Department of Justice grant awards of direct funding may not be used to fund any inherently religious activities, such as worship, religious instruction, or proselytization. Recipients of direct grants may still engage in inherently religious activities, but such activities must be separate in time or place from the Department of Justice funded program, and participation in such activities by individuals receiving services from the grantee or a sub-grantee must be voluntary. The Equal Treatment Regulation also makes clear that organizations participating in programs directly funded by the Department of Justice are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion. Notwithstanding any other special condition of this award, faith-based organizations may, in some circumstances, consider religion as a basis for employment. See http://www.ojp.gov/about/ocr/equal_fbo.htm.

11. The recipient acknowledges that all programs funded through subawards, whether at the state or local levels, must conform to the grant program requirements as stated in BJA program guidance.

12. The recipient agrees that any information technology system funded or supported by OJP funds will comply with 28 C.F.R. Part 23, Criminal Intelligence Systems Operating Policies, if OJP determines this regulation to be applicable. Should OJP determine 28 C.F.R. Part 23 to be applicable, OJP may, at its discretion, perform audits of the system, as per the regulation. Should any violation of 28 C.F.R. Part 23 occur, the recipient may be fined as per 42 U.S.C. 3789g(c)-(d). Recipient may not satisfy such a fine with federal funds.

13. The recipient agrees to ensure that the State Information Technology Point of Contact receives written notification regarding any information technology project funded by this grant during the obligation and expenditure period. This is to facilitate communication among local and state governmental entities regarding various information technology projects being conducted with these grant funds. In addition, the recipient agrees to maintain an administrative file documenting the meeting of this requirement. For a list of State Information Technology Points of Contact, go to http://www.it.ojp.gov/default.aspx?area=policyAndPractice&page=1046.

14. Grantee agrees to comply with the requirements of 28 C.F.R. Part 46 and all Office of Justice Programs policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

15. Grantee agrees to comply with all confidentiality requirements of 42 U.S.C. section 3789g and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. Grantee further agrees, as a condition of grant approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, section 22.23.

SPECIAL CONDITIONS

16. The grantee agrees to assist BJA in complying with the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of these grant funds, either directly by the grantee or by a subgrantee. Accordingly, the grantee agrees to first determine if any of the following activities will be funded by the grant, prior to obligating funds for any of these purposes. If it is determined that any of the following activities will be funded by the grant, the grantee agrees to contact BJA.

    The grantee understands that this special condition applies to its following new activities whether or not they are being specifically funded with these grant funds. That is, as long as the activity is being conducted by the grantee, a subgrantee, or any third party and the activity needs to be undertaken in order to use these grant funds, this special condition must first be met. The activities covered by this special condition are:
    a. New construction;
    b. Minor renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
    c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
    d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and
    e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

    The grantee understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA. The grantee further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed at http://www.ojp.usdoj.gov/BJA/resource/nepa.html, for programs relating to methamphetamine laboratory operations.

    Application of This Special Condition to Grantee's Existing Programs or Activities: For any of the grantee's or its subgrantees' existing programs or activities that will be funded by these grant funds, the grantee, upon specific request from BJA, agrees to cooperate with BJA in any preparation by BJA of a national or program environmental assessment of that funded program or activity.

17. The recipient is required to establish a trust fund account. (The trust fund may or may not be an interest-bearing account.) The fund, including any interest, may not be used to pay debts or expenses incurred by other activities beyond the scope of the Edward Byrne Memorial Justice Assistance Grant Program (JAG). The recipient also agrees to obligate and expend the grant funds in the trust fund (including any interest earned) during the period of the grant. Grant funds (including any interest earned) not expended by the end of the grant period must be returned to the Bureau of Justice Assistance no later than 90 days after the end of the grant period, along with the final submission of the Federal Financial Report (SF-425).

18. The recipient agrees that funds received under this award will not be used to supplant State or local funds, but will be used to increase the amounts of such funds that would, in the absence of Federal funds, be made available for law enforcement activities.

SPECIAL CONDITIONS

19. Award recipients must submit quarterly a Federal Financial Report (SF-425) and annual performance reports through GMS (https://grants.ojp.usdoj.gov). Consistent with the Department's responsibilities under the Government Performance and Results Act (GPRA), P.L. 103-62, applicants who receive funding under this solicitation must provide data that measure the results of their work. Therefore, quarterly performance metrics reports must be submitted through BJA's Performance Measurement Tool (PMT) website (www.bjaperformancetools.org). For more detailed information on reporting and other JAG requirements, refer to the JAG reporting requirements webpage. Failure to submit required JAG reports by established deadlines may result in the freezing of grant funds and future High Risk designation.

20. Award recipients must verify Point of Contact(POC), Financial Point of Contact (FPOC), and Authorized Representative contact information in GMS, including telephone number and e-mail address. If any information is incorrect or has changed, a Grant Adjustment Notice (GAN) must be submitted via the Grants Management System (GMS) to document changes.

21. The grantee agrees that within 120 days of award acceptance, each member of a law enforcement task force funded with these funds who is a task force commander, agency executive, task force officer, or other task force member of equivalent rank, will complete required online (internet-based) task force training. The training is provided free of charge online through BJA's Center for Task Force Integrity and Leadership (www.ctfli.org). All current and new task force members are required to complete this training once during the life of the award, or once every four years if multiple awards include this requirement. This training addresses task force effectiveness as well as other key issues including privacy and civil liberties/rights, task force performance measurement, personnel selection, and task force oversight and accountability. Additional information is available regarding this required training and access methods via BJA's web site and the Center for Task Force Integrity and Leadership (www.ctfli.org).

22. Recipient may not expend or drawdown funds until the Bureau of Justice Assistance, Office of Justice Programs has received documentation demonstrating that the state or local governing body review and/or community notification requirements have been met and has issued a Grant Adjustment Notice (GAN) releasing this special condition.

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: Amendment No. 2 to the Interlocal Agreement for Furnishing Equipment Maintenance/Repair Service with Snohomish County	
PREPARED BY: Larry Larson, Public Works Superintendent DEPARTMENT: Public Works	DIRECTOR APPROVAL:
ATTACHMENTS: • Amendment No. 2 to Interlocal Agreement for Furnishing Equipment Maintenance/Repair Service. • Exhibit "B" Fleet Equipment List.	
BUDGET CODE: 50100065	AMOUNT: TBD

SUMMARY:

Attached is an Amendment to the Interlocal Agreement for Furnishing Equipment Maintenance/Repair Service with Snohomish County. This Interlocal Agreement will provide backup support, if needed, to the Fleet Division. The County will provide mechanical maintenance/repair service for vehicles/construction equipment owned by the City, as listed in Exhibit "B."

Snohomish County informed the City of Marysville that their labor rate of $89.92 per hour and their parts mark-up has not changed from the 2010 rate.

RECOMMENDED ACTION:
Staff recommends that Council authorize the Mayor to sign Amendment No. 2 to the Interlocal Agreement for Furnishing Equipment Maintenance/Repair Services for the period of January 1, 2011 through December 31, 2011.

EXHIBIT A
Fourth Annual Extension

After Recording Return To:

Snohomish County
Department of Public Works
Fleet Management Division
3402 McDougall Avenue
Everett, WA 98201

AMENDMENT NO. 2
TO INTERLOCAL AGREEMENT FOR
FURNISHING EQUIPMENT MAINTENANCE/REPAIR SERVICE

Agency: City of Marysville

THIS AMENDMENT to that certain Interlocal Agreement for Furnishing Equipment Maintenance/Repair Service entered into on January 6, 2009 ("Agreement") is made by and between SNOHOMISH COUNTY, a political subdivision of the State of Washington, and CITY OF MARYSVILLE, a municipal corporation of the State of Washington. For and in consideration of the mutual benefits herein, the terms and conditions of the Agreement are hereby modified as follows:

1. COMPENSATION. Section 7.1, Compensation, is deleted and replaced with the following:

7.1. Compensation. Compensation for service rendered during 2011 contract period shall be as follows:

a. COUNTY inventory parts shall be supplied at cost + 50%.

b. COUNTY labor shall be supplied at a cost of $89.92 per hour; overtime labor shall be provided at 1.5 times the hourly rate.

c. Vendor repairs shall be provided at COUNTY cost plus labor for transporting to and from vendor at above COUNTY labor rate, and direct parts shall be supplied at cost + 10%.

2. TERM. The term of this Agreement, set out in section 8 of the Agreement, shall be extended one (1) year to December 31, 2011.

3. EXHIBIT B. Exhibit B is amended to add or delete services as follows: Current list of applicable CITY equipment is attached hereto and incorporated within.

EXCEPT AS EXPRESSLY PROVIDED BY THIS AMENDMENT, ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT.

SNOHOMISH COUNTY	CITY OF MARYSVILLE
By: _____	By: _____
Allen M. Mitchell, Fleet Manager	Jon Nehring, Mayor
Date: _____	Date: _____
APPROVED AS TO FORM :	APPROVED AS TO FORM :
_____	_____
Deputy Prosecuting Attorney	Grant K. Weed, City Attorney
Date: _____	Date: _____

CITY OF MARYSVILLE
FLEET EQUIPMENT LIST

EQUIPMENT NO.	YEAR/MAKE/MODEL
102	1999 FORD TAURUS
103	2000 JEEP CHEROKEE
104	1989 CHEV S10
107	2002 CHEV VAN CARGO
112	1995 MARK JR-14
115	2001 CHEV TRUCK
205	1985 GMC DUMP TRUCK
212	2001 DODGE RAM 2500
218	2002 FREIGHTLINER DUMP TRUCK
220	2000 DODGE 3/4 TON PU
227	2000 FORD F550 FLATBED DU
228	1986 JOHN DEERE BACKHOE
233	1987 TRAIL KING TRAILER
234	1987 GMC C3500
236	1988 FORD DUMP TRUCK
237	2002 FORD RANGER
238	1989 CHEV S10
241	1990 ROOT SPRG SCRAP TP.10.90 S PLOW
242	1991 ROOT SPRG SCRAP RXT.62.91
244	1992 FORD VACTOR
247	1994 PB LOADER EMULSION SPRAYER
248	1993 SNYDER CHEM SPRAYER MO
249	1996 FORD F350
251	1997 FORD P/U
252	1998 FORD DUMP TRUCK
253	1996 FORD MOWER/BOOM
256	1999 TYMCO SWEEPER
308	2001 CHEV MALIBU
332	1995 CHEV P/U
334	2002 GMC SONOMA
336	2002 CHEV BLAZER
337	1996 FORD TAURUS
431	2001 JEEP CHEROKEE
433	1995 FORD F150
435	2001 CHEV MALIBU
436	1995 FORD F150
438	1995 FORD TAURUS
502	2001 DODGE UTILITY BODY
504	1995 CHEV VAN
506	1996 ONAN GENERATOR
508	2001 GMC SONOMA
517	2001 CHEV TRUCK
518	1984 FORD 555A-BACKHOE

CITY OF MARYSVILLE
FLEET EQUIPMENT LIST

EQUIPMENT NO.	YEAR/MAKE/MODEL
525	2001 GMC SONOMA
526	2000 FREIGHTLINER DUMP TRUCK
530	2002 CHEV P/U
531	2002 FORD F250
537	2001 GMC SONOMA
538	2000 GMC SONOMA
540	1990 KOMATSU FORKLIFT
544	1990 FORD F800
546	1993 FORD F350
549	1994 EZLOADER TRAILER
551	1995 CASE LOADER
552	1989 STEWART GENERATOR
553	1994 PROFAB 17' BOAT
555	1995 FORD 555D-BACKHOE
556	1996 CHEV VAN
559	1998 TOW TRAILER
560	1998 JAYS VACTOR TRAILER
561	1999 DODGE UTILITY BODY
562	2002 INTERSTATE TRAILER
651	1997 CRANE CARRIER GARBAGE TRUCK
652	2000 CRANE CARRIER GARBAGE TRUCK
803	1996 FORD F250
804	1994 FORD AEROSTAR
805	2002 FORD F350
807	1993 FORD F250
808	2000 DODGE RAM 2500
809	1997 MAZDA P/U
811	1990 MODERN TRAILER
812	1996 GARLAND UTILITY TRAILER
814	2001 FORD TAURUS SW
880	1993 MODERN UTILITY TRAILER
881	1995 U-DUMP TRAILER
888	2000 SPECTRE 4903-TILT TRAILER
910	2002 CHEV ASTRO
914	2001 CHEV C10
915	2001 KENDO TRAILER
920	2001 CHEV MALIBU
921	2001 CHEV MALIBU
922	2001 CHEV MALIBU
925	2002 CHEV BLAZER
930	1988 GMC VAN
949	1996 SMART TRAILER
950	1997 JEEP CHEROKEE
951	1997 FORD CROWN VICTORIA
955	2000 FORD CROWN VICTORIA
957	1993 FORD JAIL VAN

CITY OF MARYSVILLE
FLEET EQUIPMENT LIST

EQUIPMENT NO.	YEAR/MAKE/MODEL
961	1997 CHEV LUMINA
962	1997 CHEV LUMINA
963	1996 FORD WINDSTAR
964	2002 FORD EXPEDITION
965	1999 JEEP CHEROKEE
966	1999 JEEP CHEROKEE
967	1999 JEEP CHEROKEE
968	2001 FORD CROWN VICTORIA
A002	2004 DODGE STRATUS
A003	2003 CHEV IMPALA
A004	2005 DODGE STRATUS
A006	2008 DODGE AVENGER
CC01	2004 CUROTTO-CAN CUROTTO-CAN II
CC02	2004 CUROTTO-CAN CUROTTO-CAN II
CC03	2004 CUROTTO-CAN CUROTTO-CAN II
CC04	2004 CUROTTO-CAN CUROTTO-CAN II
F001	2003 B&W RADAR TRAILER
F002	2006 BUTLER TILT-TRLR
F003	2006 EAGLE TRAILER-LNDSCPE
F004	2006 EAGLE TILT-TRLR
F005	2008 PJ TRAILERS POWER TILT-TRLR
F006	2008 OLYMPIC OM6 TILT TRLR
F007	2009 TRAIL-EZE TE401-TILT TRLR
F009	2009 BIG TOW B20T/TILT TRLR
H001	2001 PRO-PAVER 813RT
H002	2004 ELGIN SWEEPER
H003	2005 FREIGHTLINER VACTOR
H004	2004 NEW HOLLAND TRACTOR/MOWER
H005	2004 JOHN DEERE 310SG BACKHOE
H006	2005 PSI M413XT GRADER
H006A	2006 PSI ANGLE BROOM
H007	2007 JOHN DEERE TRACTOR/MOWER
H008	2008 INTERNATIONAL VACTOR
H009	2008 JOHN DEERE 310SJ BACKHOE
H010	2009 KOMATSU PC88MR8 EXCVTOR
H011	2010 NEW HOLLAND TRACTOR/MOWER
J001	2003 PETERBILT 320S/WASTE TRUCK
J002	2003 CHEV C3500
J003	2003 WORKHORSE STEP VAN
J004	1991 FORD INCIDENT VAN
J005	2004 FORD F450 BUCKET TRK
J006	2005 PETERBILT 320 S/WASTE TRUCK
J007	2005 PETERBILT 320 S/WASTE TRUCK
J008	2005 FORD F350
J009	2005 FORD F350
J010	2006 FORD F450 FLATBED

CITY OF MARYSVILLE
FLEET EQUIPMENT LIST

EQUIPMENT NO.	YEAR/MAKE/MODEL
J011	2005 CRANE CARRIER GARBAGE TRUCK
J012	2006 FORD F350
J013	2007 FORD F450
J014	2006 FORD F350
J015	2007 FORD F450 FLATBED
J016	2006 INTERNATIONAL 7400 4X2
J017	1994 FORD F700 ARMORED
J018	2008 INTERNATIONAL 7600-10 YD DUMP
J019	2008 FORD F350
J020	2009 INTERNATIONAL 7400-5 YD DUMP
J022	2011 FORD F450 FLATBED
J023	2011 FORD F550 FLATBED DU
J024	2011 PETERBILT 320 GARBAGE TRUCK
J025	2011 PETERBILT 320 GARBAGE TRUCK
J026	2000 FREIGHTLINER FLD112 10-YD DUMP TRUCK
M001	2000 MEYER C-8.5 PLOW
M002	2000 AIR-FLO 1.5 YD. SANDER
M003	2002 SWENSON 100-14-54
M005	2000 SULLAIR AIR COMPRESSOR
M007	2004 PB LOADER BC-4/PATCHER
M008	2005 BANDIT CHIPPER200
M009	2005 MARATHON KERA145HD
M009A	2008 VAN AIR VIPER-80
M010	2005 MARATHON CR250K-ROUTER
M011	2001 TRAILER HAUL WT540 TANKER
M012	2005 VIBROMAX 265-ROLLER
M013	2007 AMERICAN/FRINK 3910-POLY PLOW
M014	2007 MONROE MV1688456WASF3
M015	2007 MB COMPANIES M-B 2004T
M016	2008 WELLSCARGO/CUES CW1422-102
M017	2008 MONROE MV1688456WASF3
M018	2008 MONROE MV1208456WASF2
M019	2008 TURBO TECH. ICS-300 SPRAYER
M020	2010 AMERICAN/FRINK 3910-POLY PLOW
N923	1989 TOYOTA CAMRY
P101	2003 FORD CROWN VICTORIA
P102	2003 FORD CROWN VICTORIA
P103	2003 FORD CROWN VICTORIA
P105	2003 FORD CROWN VICTORIA
P106	2003 FORD CROWN VICTORIA
P107	2003 FORD CROWN VICTORIA K-9
P108	2004 FORD CROWN VICTORIA
P109	2004 FORD CROWN VICTORIA
P110	2004 FORD CROWN VICTORIA
P111	2004 FORD CROWN VICTORIA
P112	2004 FORD CROWN VICTORIA

CITY OF MARYSVILLE
FLEET EQUIPMENT LIST

EQUIPMENT NO.	YEAR/MAKE/MODEL
P113	2004 FORD CROWN VICTORIA
P114	2005 FORD CROWN VICTORIA
P115	2005 FORD CROWN VICTORIA
P116	2005 FORD CROWN VICTORIA
P117	2005 FORD CROWN VICTORIA
P119	2006 FORD CROWN VICTORIA K-9
P120	2006 FORD CROWN VICTORIA
P121	2006 FORD CROWN VICTORIA
P122	2006 FORD CROWN VICTORIA
P123	2007 FORD CROWN VICTORIA
P124	2007 FORD CROWN VICTORIA
P125	2007 FORD CROWN VICTORIA
P126	2007 FORD CROWN VICTORIA
P128	2008 FORD CROWN VICTORIA
P129	2008 FORD CROWN VICTORIA
P130	2008 FORD CROWN VICTORIA
P131	2008 FORD CROWN VICTORIA
P132	2008 FORD CROWN VICTORIA
P133	2008 FORD CROWN VICTORIA
P134	2009 FORD CROWN VICTORIA
S001	1993 ACURA INTEGRA
V001	2002 GMC SONOMA
V002	2003 JEEP WRANGLER
V003	2003 JEEP WRANGLER
V004	2004 FORD F150
V005	2004 FORD E350
V006	2003 CHEV TRAILBLAZER
V007	2005 FORD RANGER
V008	2005 FORD RANGER
V009	2005 CHEV P/U
V010	2005 FORD RANGER
V011	2005 CHEV P/U
V012	2007 CHEV COLORADO
V013	2007 FORD F150
V014	2007 FORD RANGER
V015	2007 FORD RANGER
V016	2007 FORD RANGER
V017	2006 FORD E350 12 PSNGR
V018	2008 CHEV COLORADO
V019	2010 CHEV COLORADO
V020	2010 CHEV COLORADO
W004	2003 TORO PROSTRIPER-8000
W010	2008 GEM E4
WC01	1997 PROFAB BARGE
WC02	2007 PROFAB BARGE

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: Approval of New For-Hire Business to Operate in Marysville	**AGENDA SECTION:** Consent	
PREPARED BY: Carol Mulligan, Program Specialist	**AGENDA NUMBER:**	
ATTACHMENTS: 1. Copy of For-Hire Business License Application 2. Copy of Police Department Approval. 3. Experience and Description of Services. 4. Copy of DOL Vehicle Registration. 5. Copy of Certificates of Liability Insurance Coverage for the Single Vehicle to Operate in Marysville (includes make, model and VIN number).	**APPROVED BY:**	
	MAYOR	**CAO**
BUDGET CODE:	**AMOUNT:**	

City Cab has submitted an application to operate a "For-Hire" business in Marysville, initially consisting of ONE (1) for-hire vehicle.

In accordance to MMC 5.24.060(2): a) the applicant, by deed and word, has demonstrated the willingness and ability to provide public transportation services in full compliance with this chapter; b) the applicant has provided documentation, including vehicle number, make, model, and VIN numbers, for each vehicle verifying the number of public service vehicles as one. With the continued growth of the greater Marysville area, the number of residents and visitors have increased accordingly with a corresponding increase in the necessity of public transportation services; c) the proposed increase of one vehicle should not create any adverse impact on environmental or economic growth.

City Staff have determined that all required information has been submitted in its entirety and to the satisfaction of the department. Currently, there are eight (8) For-Hire businesses licensed and operating in the City of Marysville: AAA Dispatch Services dba North County Limo and Taxi Services, AAA Taxi / Ace Taxi, Eagle Taxi, American Checker Taxi Cab, Marysville Transportation, Orange Cab, Yellow Cab of Marysville, and Yellow Cab of Washington.

RECOMMENDED ACTION: City Staff recommends City Council approve the application for City Cab to operate a For-Hire business in Marysville.
COUNCIL ACTION:

Received
OCT 26 2010
City of Marysville
Community Development

APPLICATION FOR A "FOR-HIRE" TAXI-CAB BUSINESS LICENSE

NEW X RENEWAL ____

NAME Desta (Last) Tesfay (First) Guolay (Middle) DATE 10-18-10

HOME ADDRESS [redacted] CITY Everett ZIP 98201

HOME PHONE ____ CELL PHONE [redacted]

ASSUMED NAMES OR ALIASES ____

BUSINESS NAME City Cab ADDRESS 2408 ½ Broadway

BUSINESS PHONE 425-945-6186 P.O. Box 12185 Everett, WA 98206-2185

PRINCIPAL OCCUPATION DRIVING CAB LENGTH OF RESIDENCE IN CITY Everett 3 yr

IF RESIDENCE LESS THAN 5 YEARS, LIST PREVIOUS ADDRESSES

1. 2114 - BROADWAY
2. [redacted]
3. Still the Same address above
4. ____

SEX M BIRTHDATE [redacted] BIRTHPLACE Ethiopia

HAIR Black EYES Brown WEIGHT 180 HEIGHT 5.05

PLEASE ATTACH A COPY OF YOUR VALID WASHINGTON STATE LICENSE:

DRIVER'S LICENSE # [redacted] SOCIAL SECURITY # [redacted]

EXPERIENCE:

HAVE YOU EVER BEEN LICENSED TO DRIVE A "FOR-HIRE" VEHICLE? yes

WHERE? In Everett, WA

PLEASE PROVIDE A DETAILED EXPLANATION OF YOUR EMPLOYMENT HISTORY FOR THE PAST 5 YEARS, INCLUDING THE TRANSPORTATION OF PASSENGERS :

I have been working with American checker from 08-2008 until now. or Stil Now.

CRIMINAL HISTORY:

FAILURE TO GIVE COMPLETE HISTORY REGARDING CRIMINAL AND TRAFFIC RELATED OFFENSES WILL RESULT IN DENIAL OF YOUR APPLICATION.

PLEASE INITIAL BELOW TO INDICATE THAT YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENT TD
INITIAL

REFERENCES: Names and addresses of four (4) persons who have known you for a period of one year or more (NO RELATIVES):

	Name:	Address:
1.	[redacted] Name [redacted] Telephone number	[redacted] Street Address Everett, WA. 98201 City State Zip
2.	[redacted] Name [redacted] Telephone number	[redacted] Street Address Federal Way, WA. 98003 City State Zip
3.	[redacted] Name [redacted] Telephone number	[redacted] Street Address Everett, WA. 98204 City State Zip
4.	[redacted] Name [redacted] Telephone number	[redacted] Street Address Lynnwood WA 98036 City State Zip

SIGNATURE OF APPLICANT: Jeffrey Gwolas DATE: 10-18-10

***

American Checker Transportation, LLC.
2803 Maple St. Everett, WA 98201
Phone:(425)-259-3333 Fax:(425)-259-3301

To Whom it may concern:

This is to certify that Mr. Tesfay Desta has been driving with American Checker Taxi Cab for Three (3) Years. He is a Safe Driver and one of the Best Driver's in our Company.

Our Driver's are well trained and well disciplined. Tesfay has never had a problem with any customer or Traffic so far.

Thank You!!

_____
Desta T. Alemayhu
Secretary

Received
OCT 26 2010
City of Marysville
Community Development

WASHINGTON STATE DEPARTMENT OF
LICENSING

238XZP

07/08/2010 VEHICLE REGISTRATION CERTIFICATE

Lic/Plt	Iss-Dt	Tab-No	Reg-Exp	Val-Cd/Year	Dep	Mo-Reg	Mo-Gwt	Pwr	Use	Mdyr
238XZP	08/2008	Z268877	07/26/2011	23960/2003	1	12		G	CAB	2003

Make	Body	VIN or Serial No	Res-Co	Sclwt	Seats	Model/BT	Gwt	Gwt-St	Gwt-Exp	Flt
FORD	VIC4D	2FAFP71W63X192991	31	3780		CV /4D		/ /	/ /	

Equip	Prev-Plt	Filing	TBD 3105	RTA Tax	Subagent	Gwt/Veh Wt	Other	Total Fees	Cash	Gwt Cr
	65023C	$3.00		$34.00	$5.00	$10.00	$30.75	$82.75	$82.75	

AMERICAN CHECKER
TRANSPORTATION LLC
AMERICAN CHECKER TAXI CAB
PO BOX 1066
EVERETT WA 98206

GUOLAY,TESFAY
2114 BROADWAY AVE 201
EVERETT WA 98201

Tesfay Guolay

SIGNATURE OF REGISTERED OWNERS

SIGNATURE OF REGISTERED OWNERS

COMMENTS:
PL-F - COLOR-WHITE/BLUE - DISPLAY TAB ON BACK LICENSE PLATE ONLY - FRONT PLATEIS STILL REQUIRED.

REMARKS:

BRANDS:
WA 08/06/2008 ORIG TAXI WA 08/06/2008 FMR EXEMPT

RPT ID: AREGPR-1 VALIDATION CODE 1431500210189070810001702636 2
THIS CERTIFICATE IS NOT PROOF OF OWNERSHIP

TD-420-802 (R/7/06) Page 1 of 2 FPD: AREG AREGPR:2009/30/6.00001(1)

Received
OCT 26 2010
City of Marysville
Community Development

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/02/2010

PRODUCER Fax# 206.772.1275 Phone# 206.772.4073
Marquette Cook & Associates
901 Rainier Ave N Suite B200

Renton, WA 98057

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED Fax# Phone# 425.945.6186
American Checker Transportation, LLC.
dba: American Checker Taxi Cab # 391
2114 Broadway Apt. 2
Everett, WA. 98201

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Tower Insurance Company of NY	44300
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
		GENERAL LIABILITY				EACH OCCURRENCE	$
		COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurence)	$
		CLAIMS MADE / OCCUR				MED EXP (Any one person)	$
						PERSONAL & ADV INJURY	$
						GENERAL AGGREGATE	$
		GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / LOC				PRODUCTS - COMP/OP AGG	$
A		AUTOMOBILE LIABILITY	TCA6007922R	09/03/10	09/03/11	COMBINED SINGLE LIMIT (Ea accident)	$
		ANY AUTO				BODILY INJURY (Per person)	$ 100,000
		ALL OWNED AUTOS				BODILY INJURY (Per accident)	$ 300,000
		✓ SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	$ 50,000
		HIRED AUTOS					
		NON-OWNED AUTOS					
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	$
		ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	$
						AGG	$
		EXCESS / UMBRELLA LIABILITY				EACH OCCURRENCE	$
		OCCUR / CLAIMS MADE				AGGREGATE	$
		DEDUCTIBLE					$
		RETENTION $					$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS / OTH-ER	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT	$
						E.L. DISEASE - EA EMPLOYEE	$
						E.L. DISEASE - POLICY LIMIT	$
		OTHER					

Received
OCT 26 2010
City of Marysville
Community Development

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Certificate as proof of insurance on the: 2003 Ford Crown Victoria VIN: 2FAFP71W63X192991

CERTIFICATE HOLDER Fax# Phone#
(360) 651.5099 FAX ATTN: CAROL MULLIGAN

CITY OF MARYSVIKLLE
CITY CLERK
1049 STATE AVENUE
MARYSVILLE, WA. 98270

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE X

ACORD 25 (2009/01)

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CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

City Council Meeting Date: November 22, 2010

AGENDA ITEM: Supplement No. 2 to Professional Services Agreement with Lane & Associates, for property negotiation and acquisition services on the Lakewood Triangle Access / 156th Street Overcrossing Project.	
PREPARED BY: Patrick Gruenhagen, Project Manager DEPARTMENT: Engineering	DIRECTOR APPROVAL:
ATTACHMENTS: • Professional Services Agreement Supplement No. 2	
BUDGET CODE: 30500030.563000 R-0604	AMOUNT: $10,000.00

SUMMARY:

The Right of Way acquisition phase for the City's Lakewood Triangle Access / 156th Street Overcrossing Project is now well under way, with completion of acquisitions anticipated to occur in early 2011.

The enclosed Supplemental Agreement No. 2 to the City's existing Agreement with Lane & Associates, Inc. will provide for an expansion of negotiation services relative to what was originally contemplated. In order to take a more comprehensive approach to access management (driveway elimination, consolidation) along 156th in the vicinity of Smokey Point Boulevard, the enclosed Supplement provides the framework for the City's negotiations consultant to expend the additional effort that will be required to advance that larger goal. With this Supplement, the contract completion date is also extended, from December 30, 2010 to June 30, 2011.

RECOMMENDED ACTION:

Staff recommends that Council authorize the Mayor to sign Supplemental Agreement No. 2 to the Professional Services Agreement with Lane & Associates, increasing the maximum amount payable under the Agreement by $10,000.00, to make the contract total $51,999.00.

G:\Shared\Engineering\Projects\Transportation\R0604 Lakewood Access\Consultant Agreements\Lane_Associates_Contract\AB - PSA Supplement 2.doc

Washington State
Department of Transportation

Supplemental Agreement No. 2	Organization and Address **Lane & Associates Inc.** **1400 Talbot Rd. S., Suite 100** **Renton, WA 98055**
Agreement Number **R-0604D**	
Project Number **R-0604**	Phone **206.854.1008**
Project Title **Lakewood Triangle Access / 156th Street Overcrossing**	New Maximum Amount Payable **$ 51,999.00**
Description of Work **Consultant shall provide additional property negotiation services arising from the City's decision to further explore various access management options on 156th Street NE just to the west of Smokey Point Boulevard. As the City looks to consolidate and/or eliminate driveway access points along 156th, it is anticipated that this will lead to a substantially greater level of effort to close certain property negotiations. Supplemental Agreement No. 2 therefore provides the framework for the City's consultant to expand its services to include this work.**	

The Local Agency of the **CITY OF MARYSVILLE**

desires to supplement the agreement entered into with **Lane & Associates Inc.**

and executed on **March 9, 2010** and identified as Agreement No. **R-0604D**.

and Supplemental Agreement No. 1, executed on **April 12, 2010 ($7,000.00)**.

All provisions in the basic agreement remain in effect except as expressly modified by this supplement. The changes to the agreement are described as follows:

Section II, SCOPE OF WORK, is hereby amended to include:

Additional property negotiation services relating to three parcels on 156th Street NE, as further described within Supplemental Agreement No. 2 under "Description of Work" and attached Exhibit A-1b.

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: **Complete all requirements by June 30, 2011.**

III

Section V, PAYMENT, shall be amended as follows:

The additional services as described herein will cause an increase of Ten Thousand Dollars ($10,000.00). Accordingly, the Maximum Amount Payable under this Contract shall be revised to Fifty One Thousand Nine Hundred Ninety Nine Dollars ($51,999.00).

If you concur with this supplement and agree to the changes as stated above, please sign in the appropriate spaces below and return to this office for final action. Dated this _____ day of _____ 2010.

By: Linda Lane, President, Lane & Associates Inc.

Consultant Signature

By: Jon Nehring, Mayor

Approving Authority Signature

LANE &
ASSOCIATES

September 27, 2010

Pat Gruenhagen
80 Columbia Street
Marysville, WA 98290

Re: Proposal for Limited Access Negotiations on 156th Overpass Project

Dear Pat Gruenhagen:

Per our conversation I am providing you with a bid for limited access negotiations on the following parcels:

Lenz Enterprises #31052900400700	$3,000.00
First Heritage Bank #31053200102800	$3.500.00
Brown Matson #31053200102800	$3,500.00
Total:	$10,000.00

It is my understanding that appraisals will be ordered on the above referenced parcels taking into account the loss or the limiting of access onto 156th Street. Upon receipt of the appraisals and the review appraisals, Lane and Associates will be ready to present the owners with offers and negotiate the purchase of right of way.

Please contact me with questions or concerns.

Sincerely,

Linda Lane
Owner

Tolling Agreement

The City of Marysville, Washington ("Marysville"), and Clear Channel Outdoor, Inc. ("CCO"), agree as follows with regard to any claims by CCO against Marysville relating to or arising out of Marysville Ordinance No. 2820 and any claims or enforcement action by Marysville against CCO arising out of Marysville Ordinance No. 2820.

1. CCO and Marysville agree that any litigation commenced by either against the other and any enforcement action by Marysville against CCO shall be considered, for the purposes of the statute of limitations, waiver, laches and other similar defenses, as having been commenced on October 4, 2010.

2. Each party reserves the right to contend that, in connection with any claim brought against it by the other, or enforcement by Marysville against CCO, the statute of limitations on any such claims or enforcement expired prior to October 4, 2010.

3. This agreement shall not be deemed an admission by either party that a valid claim exists against it, or that enforcement may be undertaken and shall not be offered or received in evidence, except for the purpose of enforcement hereof.

4. This agreement is made with the understanding that the existence and content of this agreement shall remain confidential to the full extent permitted by law.

5. The undersigned represent and warrant that they are authorized to execute this agreement by the parties on whose behalf they are signing.

CITY OF MARYSVILLE

By_____ Date:_____
Jon Nehring
Mayor, City of Marysville

CLEAR CHANNEL OUTDOOR, INC.

By_____ Date: 10/28/10
Olivia Lippens
President and General Manager,
Clear Channel Outdoor, Inc.

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: Water Comp Plan Amendment – Cross Connection Control PA 10015	AGENDA SECTION: New Business	
PREPARED BY: Chris Holland, Senior Planner	APPROVED BY:	
ATTACHMENTS: 1. PC Recommendation 2. WCP Cross Connection Control Program Amendments 3. Memo to PC, from Chris Holland, dated July 9, 2010 4. Memo to PC, from Chris Holland, dated July 23, 2010 5. Ordinance	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

DESCRIPTION:

A NON-PROJECT action amendment to Appendix C Fire Hydrant utilization, of Appendix 8-2 Cross-Connection Control Program, of the Marysville Water Comprehensive Plan (WCP). The WCP is proposed to be amended in order to prevent cross connection to the city's water supply and to implement a new vehicle fill station application, a new hydrant meter application and amending the fee structure in order to cover the administrative permit processing and permit renewal notification.fee structure amendments costs.

The Planning Commission held a public hearing on July 27, 2010 recommending adoption of the proposed WCP amendments, requesting City Staff implement a policy allowing individuals obtaining an annual vehicle permit be allowed to turn in their vehicle identification card during "off-peak" months or during months of non-usage, without being charged an additional set-up fee ($50.00) or the monthly utilization fee ($50.00) within the annual vehicle permit period.

RECOMMENDED ACTION: Affirm the PC's Recommendation and adopt the NON-PROJECT action amendments to Appendix C Fire Hydrant utilization, of Appendix 8-2 Cross-Connection Control Program of the Marysville WCP by Ordinance.
COUNCIL ACTION:

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

PC Recommendation - WCP Cross Connection Control Program

The Planning Commission (PC) of the City of Marysville, having held a public hearing in review of a NON-PROJECT action text amendment to the City of Marysville Water Comprehensive Plan (WCP) Cross Connection Control Program on July 27, 2010, and a public work session on July 13, 2010, and having considered the exhibits and testimony presented, does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The PC held a public work session to review the NON-PROJECT action text amendment to the City of Marysville WCP Cross Connection Control Program on July 13, 2010.
2. A Threshold Determination of Non-Significance (DNS) was issued on July 8, 2010, which addresses the environmental impacts of the NON-PROJECT action text amendment to the City of Marysville WCP Cross Connection Control Program, in accordance with Chapter 197-11 WAC *SEPA Rules*. No appeals were filed on the DNS.
3. Community Development Staff submitted the NON-PROJECT action text amendment to the City of Marysville WCP Cross Connection Control Program to the State of Washington Department of Commerce for 60-day review of development regulation amendment in accordance with RCW 36.70A.106. No comments were received from State Agencies.
4. Community Development Staff forwarded the NON-PROJECT action text amendment to the City of Marysville WCP Cross Connection Control Program to Washington State's Department of Ecology and Department of Health, Snohomish County Health District, Snohomish County Planning and Development Services the Tulalip Tribes and applicable City of Marysville departments for review. No comments were received from these agencies and departments as of the date of the public hearing.
5. The PC held a duly-advertised public hearing on July 27, 2010 and received testimony from city staff. No public was in attendance to provide testimony at the hearing.
6. The PC expressed concerns at the public hearing regarding additional costs that were being implemented with the proposed text amendment to the City of Marysville WCP Cross Connection Control Program.

CONCLUSIONS:

At the public hearing, held on July 27, 2010, the PC recommended adoption of the NON-PROJECT action text amendment to the City of Marysville WCP Cross Connection Control Program, as reflected in the PC minutes attached hereto as **Exhibit A**. The PC recommendation includes a request that City Staff implement a policy allowing individuals obtaining an annual vehicle permit be allowed to turn in their vehicle identification card during "off-peak" months or during months of non-usage, without being charged an additional set-up fee ($50.00) or the monthly utilization fee ($50.00) within the annual vehicle permit period.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of Approval of the NON-PROJECT action text amendment to the City of Marysville WCP Cross Connection Control Program by the City of Marysville Planning Commission this ***14th day of September, 2010***.

By: _____
Steve Leifer, Planning Commission Chair *Pro-tem*

MARYSVILLE PLANNING COMMISSION

July 27, 2010 **7:00 p.m.** **City Hall**

CALL TO ORDER

Commissioner Leifer called the July 27, 2010 meeting of the Marysville Planning Commission to order at 7:07 p.m. noting the excused absences of Eric Emery and Steve Muller. The following staff and commissioners were present:

Chairman:	Steve Muller, Absent
Commissioners:	Jerry Andes, Steve Leifer, Becky Foster, Deirdre Kvangnes, Michael Stevens
Staff:	Senior Planner Chris Holland, Public Works Superintendent Larry Larson, Water Quality Manager Doug Byde, Recording Secretary Amy Hess
Absent:	Eric Emery

APPROVAL OF MINUTES:

July 13, 2010
Motion made by Commissioner Andes, seconded by Commissioner Kvangnes to approve the July 13, 2010 meeting minutes as corrected. Motion carries, (4-0).

PUBLIC HEARING:

Mr. Holland entered two letters received regarding the 27th Ave. Corridor Comp Plan Amendment and Rezone.

Water Comprehensive Plan – Appendix C – Text Amendment

Commissioner Leifer opened a public hearing for the Water Comp Plan Appendix C Text Amendment. Mr. Holland made a correction to the memo regarding fees charged at the fill stations. He explained which fees would be a change from the current fee structure. Mr. Holland introduced Larry Larson who was here to answer questions the Commission might have. Commissioner Leifer questioned the $50.00 monthly fee for Fire Hydrant Utilization Permits. Mr. Holland clarified that the language was currently present, but possibly not implemented.

ORIGINAL

Mr. Larson explained the history of the cross connection program currently in place. He explained that this program has been administered over the last 10-12 years. He also described that water theft had been a problem in the past and that is when the fill stations were built to provide protection from cross connection contamination. Mr. Larson explained that originally about 70% of users were reporting the fill station usage but that had dropped significantly over time. He explained the watch dog option that was available to contractors. He explained that the reason for the increase in the deposit was to cover the cost of the watch dog meter as many had been lost, damaged, or never returned. He also described the maintenance that had to be done at the fill stations including state mandated inspections. He explained that the fees were intended to cover the costs of the program and maintain safety of water quality.

Doug Byde explained that there were some policies that were currently not being enforced and that the goal was to start enforcing more consistently across the board. Commissioner Leifer brought up the option of having a card reader available at the fill stations. Mr. Larson responded that that option had been researched on several occasions, but that it is costly to implement; adding that an automated system was the ultimate goal. Commissioner Leifer explained his concerns regarding the usage of watch dog meters. He wanted to make sure that this type of use would still be an option and that there would not be the possibility of a denial. Mr. Larson explained that the hope was that with the increase in the deposit, more of these meters would be returned in a timely manner allowing others to utilize them. Mr. Holland clarified that there was no intent to get rid of the watch dog program. Commissioner Leifer explained his concerns regarding incurred costs if this program was to be abolished.

Commissioner Leifer described his issue with having to permit the vehicles using the fill stations. He felt that the odds of a cross connection contamination were very low. Mr. Larson responded that the majority of the use of fill stations was trucks using chemicals including pesticides, fertilizers, etc. There was discussion regarding the fees schedule for the permitting process.

Commissioner Leifer questioned the requirements of the inspection for the trucks again, specifically that a truck on a job site doesn't have to have an inspection, but one using the fill station does. Byde responded that if a watchdog is checked out, they typically know what site is being utilized. At the fill stations, it is more difficult to track who is using the water and it becomes difficult to inspect the trucks. Commissioner Leifer really wanted to see if there was a way around the $50 monthly fee given the Commissions desire to keep costs low in this economic climate.

Commissioner Andes questioned how the fees were developed. Mr. Larson replied that the costs incurred by the City are tracked and used to support the fee schedule. Commissioner Andes explained that he had spoken with a contractor in Mount Vernon about the costs for a similar program there. He commented that Mount Vernon's prices seemed much more economical than the City's. Mr. Larson responded that the costs that the City incurs are a known factor. Mr. Holland added that City Council had just reviewed the rates and approved an increase that went into effect at the beginning of this year. Commissioner

Andes questioned if there was a possibility of a break in fees on a large construction job. Mr. Larson responded that at this time, this was not something the City could do.

Commissioner Stevens thought there could be language added regarding the $50 monthly fee that would allow for compromise during months of little or no usage. Mr. Holland clarified that staff could work on getting a program that would allow a contractor to turn in the permit card if there would be little or no work in an effort to keep costs low. Commissioner Leifer noted that there was no public present for the Public Hearing portion of the meeting.

Motion to recommend the text amendment to Council with the notation that there be a review of the $50 monthly ongoing fee such that within any one year term, it could be suspended and renewed without an upfront fee, seconded by Commission Foster. Motion carries, (4-0).

ADJOURNMENT:

Motion made by Commissioner Foster, seconded by Commissioner Kvangnes to adjourn at 7:51 p.m. Motion carries, (4-0).

NEXT MEETING:

September 14, 2010

Amy Hess, Recording Secretary

City of Marysville
Water Comprehensive Plan
Text Amendment

Appendix 8-2 Cross-Connection Control Program
Appendix C Fire Hydrant Utilization Program track changes follow

Appendix C Fire Hydrant Utilization Program

1.0 Policy

Any person who wishes to withdraw water from a City of Marysville fire hydrant or City designated fill station, must apply to the Public Works Department for a permit and agree to follow all rules, regulations, and procedures that the Public Works Department may adopt in connection with granting and/or renewing such a permit. Access will be limited to one or more specific fire hydrants as designated by the Public Works Department. The initial permit period will expire after one year. If the need for fire hydrant water extends beyond one year, the permit must be renewed. Prior to utilizing any ~~fire hydrant~~fill station for filling, all vehicle's air gaps must be inspected and approved as meeting requirements of the City's Cross-Connection Control Program. Similarly, any permit renewal requires that vehicle's air gaps be re-inspected. The initial inspection and any permit-renewal inspections must be conducted and documented by a Public Works Department employee certified by the DOH as a Cross-Connection Control Specialist (CCS).

2.0 Procedures

The following sections define specific procedures and requirements associated with the two types of fire hydrant utilization permits. Implementation details for each type of permit are discussed below.

2.1 Vehicle Permits

Each tanker truck, trailer or other vessel (vehicle) to be filled from a city designated fill station, must apply for, and obtain a vehicle permit. Fill stations are accessible at the following locations:

- Midway (Fire Station # 63 at 14800 Smokey Point Boulevard).
- Kellogg Marsh (6605 – 100th Street NE).
- South End (Public Works at 80 Columbia Avenue).

To obtain a Vehicle Permit, the applicant must contact the Public Works Department and arrange to meet with a CCS at the Public Works Department offices (80 Columbia Avenue, Marysville, WA 98270). At the appointment, the applicant must complete a Vehicle Fill Station~~Hydrant Utilization~~ Permit Application. ~~[insert reference] presents a sample permit application.)~~ The CCS will conduct an inspection to ensure that each vessel the applicant intends to use for water withdrawal incorporates an approved air gap suitable for eliminating potential for cross-connections with the City's water distribution system. After successful inspection, the MPWD will collect appropriate fees and issue~~s~~ a vehicle identification card that must be carried in the vehicle when withdrawing water from a fill station ~~hydrant~~. ~~A deposit is required for the identification card.~~

Existing Vehicle Permit holders must have the air gaps on their vehicles inspected annually in order to renew the vehicle~~hydrant use~~ permit. Forty eight (48) hours notice is required for all vehicle air gap inspection appointments. The CCS~~CCP Administrator~~ will mail~~s~~ an air gap inspection reminder letter to the permit holder prior to the anniversary date of the initial permit.

For each tanker truck, trailer, or other vessel (vehicle) to be filled from a fill station ~~hydrant~~, the applicant ~~permit holder~~ must pay the Public Works Department a $100.00 refundable deposit to obtain a vehicle identification card, and will then be required to pay a $50.00 per month vehicle fill station utilization fee, which includes recordkeeping costs. ~~monthly Vehicle Hydrant Utilization Permit fee. This fee is imposed to cover the cost of water as well as the associated costs for permit recordkeeping.~~ In addition, the card holder will be required to pay monthly water consumption charges based on the City's current water rates. The $100.00 refundable deposit, less accrued monthly fees and usage charges, will be refunded when the permit holder returns the vehicle identification card to the Public Works Department. If the associated costs exceed the deposit amount, the customer will be billed for the remaining fees. The return of the card will terminate the vehicle permit.

~~For each vehicle to be filled from a hydrant, the permit holder must pay a $100.00 refundable deposit to obtain a vehicle identification card.~~ The permit holder is responsible for assuring that the identification card is present on or in the vehicle and available for inspection at any time when the vehicle is being filled. ~~The City will refund the deposit(s) when the permit holder returns the vehicle identification card(s) to the Public Works Department. That return will terminate the permit.~~

2.2 Site Permits

A site permit is required by any person wanting to withdraw water from a specific City hydrant for construction purposes. The applicant must pay a $1200.00 refundable deposit to obtain a site permit, hydrant backflow prevention assembly, and hydrant meter. Each month that the permit is in effect, the customer will also be required to pay a base fee of $50.00 per month plus water consumption charges based on the City's current water rates. The $1200.00 refundable deposit, less accrued monthly fees and usage charges, will be refunded after the customer returns all of the equipment in good condition, as verified by inspection of Public Works personnel. If the associated costs exceed the deposit amount, the customer will be billed for the remaining fees. Returning all equipment in good condition and paying all applicable fees will terminate the site permit.

To obtain a Site Permit to withdraw water from a specific City fire hydrant for construction purposes, an applicant must contact the Public Works Department, either in person at 80 Columbia Avenue, or by phone at (360)363-8100 and arrange a meeting to fill out the proper application paperwork and/or forms. The following forms will be required to obtain a site permit:~~complete relevant forms:~~

- Site Fire Hydrant Utilization Permit Application / Hydrant Backflow Prevention Assembly and Meter Loan Agreement.
  ~~Hydrant Backflow Prevention Assembly and Meter Loan Agreement~~
- Hydrant Meter Check Out Form.

- ~~Hydrant Meter Checkout Form~~

~~These forms are available from the Public Works Department located at 80 Columbia Avenue.~~

~~A refundable deposit (minus $50.00 per month and damages) in the amount of $1,200.00 is required. If a hydrant meter is not deemed necessary by MPWD and not checked out, the deposit will be $600.00 (minus $50.00 per month and damages). The City will refund the customer's deposit after the customer returns all equipment in good condition (as verified via inspection by MPWD personnel) and all charges are paid.~~

~~Each month that the permit is in effect, the City will bill the customer a base fee of $50.00 plus water consumption charges based on the current City ordinance water rates.~~

2.3 Meter and Equipment Checkout

One year is the maximum length of time a meter and backflow prevention assembly can be checked out. If a permit holder needs a meter and assembly for more than one year, the MPWD will issue a new meter and assembly and retrieve the original unit for inspection and maintenance.

The MPWD provides the customer with:

- A fire hydrant meter with gate valve (or gate valve alone when a meter is not required)
- A section of fire hose
- A hydrant valve wrench
- A double check valve assembly (DCVA) or a reduced pressure back flow assembly (RPBA) according to the need.
- Adapters for connecting either a fire hose or a garden hose to the hydrant meter
- An instruction sheet that details proper installation procedures

January 20, 2002
Marysville Public Works Department
80 Columbia Avenue
Marysville, WA 98270

To: [Insert Customer's Name]
[Insert Customer's Address]
[Insert Customer's City, State, and Zip Code]

Subject: Vehicle ~~Fire Hydrant Utilization~~ Permit Renewal

The vehicle with license number [insert vehicle license number] is due for an annual air gap inspection, as required by Chapter 246-290-490 of the Washington Administrative Code and by Chapter 14.10.080 ~~[insert appropriate chapter reference]~~ of the Marysville Municipal Code. This inspection shall be performed free of charge by a City of Marysville employee who holds a valid Certificate of Competency in cross-connection control issued by the Washington State Department of Health.

If the inspection discloses that the air gap is not satisfactory, please make the necessary repairs and have the vehicle re-inspected in accordance with the instructions above. Failure to do so would require denial of a vehicle~~hydrant use~~ permit renewal.

If you have any questions concerning the above requirements, please contact me.

Sincerely,

John Doe
Cross-Connection Control Specialist
Phone: (360) 651-5100
Fax: (360) 651-5182

REMOVE AND REPLACE WITH NEW FIRE HYDRANT UTILIZATION PERMIT APPLICATION

~~Marysville Public Works Department Site Fire Hydrant Utilization Permit Application~~
~~And Hydrant Backflow Prevention Assembly and Meter Loan Agreement~~

~~Applicant or Company Name~~ _____ ~~Applicant or Company Street Address~~ _____

~~Designated Contact Person~~ _____ ~~Applicant or Company City & ZIP Code~~ _____

~~Applicant or Company Phone Number~~ _____

~~Designated Hydrant Location~~ _____ ~~Intended Water Use~~ _____

~~Start Date (Month/Day/Year)~~ _____ ~~Expiration Date (Month/Day/Year)~~ _____

~~Meter Serial Number~~ _____ ~~RPBA Serial Number~~ _____

~~DCVA Serial Number~~ _____

~~Issued By (MPWD Employee)~~ _____ ~~Issue Date (Month/Day/Year)~~ _____

~~Fee Amount Paid ($)~~ _____

~~Deposit Amount Paid ($)~~ _____

~~Total Amount Paid ($)~~ _____

~~Receipt Number~~ _____

~~MPWD and/or Applicant Comments~~

_____

_____

_____

_____

_____

_____

~~*The applicable monthly hydrant use fee, water consumption fee, and any costs to repair or replace City equipment or property will be deducted from the original deposit prior to refund.*~~

~~Acknowledgment~~

~~The undersigned applicant hereby agrees to hold and save harmless the City of Marysville from any and all claims for damages, costs, expenses, or causes of action that may arise of installation and maintenance of the improvement or other equipment use hereto applied. The undersigned further agrees to remove the equipment and return it to the City upon notice from the City and agrees to reimburse the City for loss of or damage to the assembly or City property.~~

~~Print Applicant's Name~~ _____ ~~Sign Applicant's Name~~ _____

~~Original to Applicant - Copy to Public Works Department File~~

REMOVE AND REPLACE WITH NEW FIRE HYDRANT METER CHECKOUT FORM

~~Marysville Public Works Department~~

~~Hydrant Meter Checkout Form~~

~~The CCP Administrator should ensure that the Site Fire Hydrant Utilization Permit holder receives applicable items as marked below and understands the instructions for their proper installation and use.~~

_____ ~~2-inch Meter With Control Valve, Handle, and Adapters.~~ ~~Meter number~~ _____

_____ ~~2-1/2-inch Fire Hose~~ ~~Serial number~~ _____

_____ ~~For Low Hazard Use:~~
~~Double Check Valve Assembly with 2" Female to Hydrant Adapter Fitting~~ ~~Serial number~~ _____

_____ ~~For High Hazard Use:~~
~~Reduced Pressure Backflow Assembly with 2-inch Female to Hydrant Adapter Fitting~~ ~~Serial number~~ _____

_____ ~~Hydrant Valve Wrench~~ ~~Serial number~~ _____

_____ ~~2-inch Male IPT to Hydrant Adapter Fitting~~ ~~Serial number~~ _____

_____ ~~2-inch x 3/4-inch Bushing with 3/4-inch Garden Hose Adapter Fitting~~ ~~Serial number~~ _____

_____ ~~2-inch Control Valve (Gate Valve) with Adapter Fittings~~ ~~Serial number~~ _____

~~Instructions:~~

~~1. Attach the meter (or the 2-inch control valve, if a meter is not used) to the designated hydrant outlet.~~
~~2. Connect the fire hose to the meter at one end, and to the backflow prevention assembly at the other end. Observe the directional arrows on the backflow assembly.~~
~~3. With the 2-inch control valve closed, use the hydrant wrench to open and close the hydrant.~~
~~4. The control valve on the meter MUST be used to prevent damage to the hydrant and to the water distribution system. Always open and close the control valve slowly to prevent surges or water hammer that could cause damage to the water system.~~

~~STATEMENT OF UNDERSTANDING:~~ ~~I have received the components specified above and understand the instructions for their use.~~

_____ _____
~~Signature of Hydrant Permit Holder~~ ~~Date~~

~~Checked out by~~ _____ ~~Meter Reading~~ _____ ~~Date~~ _____

~~Checked in by~~ _____ ~~Meter Reading~~ _____ ~~Date~~ _____

NEW FORM

VEHICLE FILL STATION PERMIT FEES AND INSTRUCTIONS

*FEE SCHEDULE**

Deposit – Vehicle Identification Card	$100.00 (refundable)
Set-up Fee	$50.00 (non-refundable)
Monthly Utilization Fee	$50.00 (non-refundable)
Usage	$3.50 per 1000 gallons

INSTRUCTIONS

Each tanker truck, trailer or other vessel (vehicle) to be filled from a city designated fill station, must apply for, and obtain a vehicle permit. Fill stations are accessible at the following locations:

- Midway (Fire Station # 63 at 14800 Smokey Point Boulevard).
- Kellogg Marsh (6605 – 100th Street NE).
- South End (Public Works at 80 Columbia Avenue).

To obtain a Vehicle Permit, the applicant must contact the Public Works Department and arrange to meet with a CCS at the Public Works Department offices (80 Columbia Avenue, Marysville, WA 98270). At the appointment, the applicant must complete a Vehicle Fill Station Permit Application. The CCS will conduct an inspection to ensure that each vessel the applicant intends to use for water withdrawal incorporates an approved air gap suitable for eliminating potential for cross-connections with the City's water distribution system. After successful inspection, the MPWD will collect appropriate fees and issue a vehicle identification card that must be carried in the vehicle when withdrawing water from a fill station.

Existing Vehicle Permit holders must have the air gaps on their vehicles inspected annually in order to renew the vehicle permit. Forty eight (48) hours notice is required for all vehicle air gap inspection appointments. The CCS will mail an air gap inspection reminder letter to the permit holder prior to the anniversary date of the initial permit.

For each tanker truck, trailer, or other vessel (vehicle) to be filled from a fill station, the applicant must pay the Public Works Department a $100.00 refundable deposit to obtain a vehicle identification card, and will then be required to pay a $50.00 per month vehicle fill station utilization fee, which includes recordkeeping costs. In addition, the card holder will be required to pay monthly water consumption charges based on the City's current water rates. The $100.00 refundable deposit, less accrued monthly fees and usage charges, will be refunded when the permit holder returns the vehicle identification card to the Public Works Department. If the associated costs exceed the deposit amount, the customer will be billed for the remaining fees. The return of the card will terminate the vehicle permit.

The permit holder is responsible for assuring that the identification card is present on or in the vehicle and available for inspection at any time when the vehicle is being filled.

***Per Appendix C, Fire Hydrant Utilization Program/July 2002**

NEW FORM

VEHICLE FILL STATION PERMIT APPLICATION

Applicant or Company Name _____ Applicant or Company Street Address _____

Designated Contact Person _____ Applicant or Company City & Zip Code _____

Applicant or Company Phone Number _____ Intended Water Use _____

Vehicle Make & Model _____ Vehicle License Number _____

Vehicle Air Gap Inspection Performed By _____ Circle One: Pass Fail

Permit Issued by (MPWD Employee) _____ Permit Issue Date (Month/Day/Year) _____

Vehicle Identification Card Number Assigned: _____

Deposit Amount Paid ($) _____

Utilization Fee Paid ($) _____

Total Amount Paid ($) _____

Receipt Number _____

MPWD and/or Applicant Comments _____

The applicable monthly utilization fees and water usage charges will be deducted from the original deposit prior to refund.

Acknowledgement

The undersigned applicant agrees to fill their vehicle at designated fill stations only, and understands that termination of this permit is dependent on their return of the vehicle identification card to Public Works.

The undersigned applicant hereby agrees to indemnify, defend, hold and save harmless the City of Marysville from any and all claims for damages, costs, expenses or causes of action that may arise of the use of equipment use and fill station services hereto applied.

Print Applicant's Name _____ Sign Applicant's Name _____

NEW FORM

Original to Applicant – Copy to Public Works Department

VEHICLE FILL STATION PERMIT
PUBLIC WORKS WORKSHEET
(INTERNAL USE ONLY)

INSPECTIONS

Date	Read	By	Date	Read	By

FEES

Deposit	$100.00	Refundable
Set-up fee	$50.00	Non-refundable
Monthly Utilization Fee	$50.00	Non-refundable, number of months
Total usage		$3.50 Per 1000 gallons
Other		

NEW FORM

SITE FIRE HYDRANT UTILIZATION PERMIT APPLICATION AND HYDRANT BACKFLOW PREVENTION ASSEMBLY / METER LOAN AGREEMENT

FEES AND INSTRUCTIONS

FEE SCHEDULE*

Deposit	$1200.00 (refundable)
Set-up fee	$50.00 (non-refundable)
Monthly rental	$50.00 (non-refundable)
Usage	$3.50 per 1000 gallons

The applicable monthly hydrant use fee, water consumption fee, and any costs to repair or replace City equipment or property will be deducted from the original deposit prior to refund.

INSTRUCTIONS

The maximum length of time a meter and backflow assembly (BFA) can be checked out is one year. If a meter and BFA is needed for a period exceeding one year, a new meter and BFA will be issued, and the original unit must be returned for inspection and maintenance.

The City will provide the customer a fire hydrant meter and gate valve, a section of fire hose, a hydrant wrench, a double check valve assembly (DCVA) or a reduced pressure back flow assembly (RPBA) according to the need, adapters for either a fire or garden hose, and instructions (as shown below) for proper installation. The deposit shall be refunded after the equipment has been returned in good condition and inspected by Utilities personnel, and all charges are paid.

1. Attach the meter to the designated hydrant outlet.

2. Connect the fire hose to the meter at one end, and to the backflow prevention assembly at the other end. Observe the directional arrows on the backflow assembly.

3. With the 2-inch control valve closed, use the hydrant wrench to open and close the hydrant. The hydrant must be in the full open position while using it.

4. The control valve on the meter MUST be used to prevent damage to the hydrant and to the water distribution system. Always open and close the control valve slowly to prevent surges or water hammer that could cause damage to the water system.

***Per Appendix C, Fire Hydrant Utilization Program/July 2002**

NEW FORM

HYDRANT METER CHECKOUT FORM and PERMIT

PERMIT HOLDER INFORMATION Date _____

Name: _____

Contact: _____ Phone: _____

Contact: _____ Phone: _____

Address: _____

_____

Deposit rec'd ☐ $_____ Check # _____ Rec'd by _____

METER INFORMATION

Designated Hydrant Location _____

Estimated Return Date _____

The CCS should ensure that the Site Fire Hydrant Utilization Permit holder receives applicable items as marked below and understands the instructions for proper installation and use.

_____ Meter With Control Valve, Handle, and Adapters. Meter number _____
¾ inch – 1 inch – 2 inch – Circle applicable size

_____ 2-1/2-inch Fire Hose Serial number _____

_____ For Low Hazard Use:
Double Check Valve Assembly with Female to Hydrant Adapter Fitting Serial number _____
_____ ¾ inch - 1 inch - 2 inch - Circle applicable size

_____ For High Hazard Use:
Reduced Pressure Backflow Assembly with Female to Hydrant Adapter Fitting Serial number _____
¾ inch - 1 inch - 2 inch - Circle applicable size

_____ Hydrant Valve Wrench Serial number _____

_____ 2-inch Male IPT to Hydrant Adapter Fitting Serial number _____

_____ 2-inch x 3/4-inch Bushing with 3/4-inch Garden Hose Adapter Fitting Serial number _____

_____ 2-inch Control Valve (Gate Valve) with Adapter Fittings Serial number _____

Additional equipment/comments:

_____

_____

_____

STATEMENT OF UNDERSTANDING

The undersigned applicant hereby agrees to indemnify, defend, hold and save harmless the City of Marysville from any and all claims for damages, costs, expenses or causes of action that may arise of installation and maintenance of the improvement or other equipment use hereto applied. The undersigned further agrees to remove the equipment and return it to the City of Marysville upon notice from the City and agrees to reimburse the City for loss or damage to the assembly or city property. I have received the components specified and understand the instructions for their use. I understand this permit expires in one year.

Issue Date _____ Expiration Date _____

Signature of Permit Holder _____

METER READ

Checked out by _____ Meter reading _____ Date _____

Checked in by _____ Meter reading _____ Date _____

Incoming Condition/Additional Comments: _____

_____

NEW FORM

HYDRANT USE PERMIT
PUBLIC WORKS WORKSHEET
(INTERNAL USE ONLY)

INSPECTIONS

Date	***Read***	***By***	***Date***	***Read***	***By***

FEES

Deposit	$1200.00	Refundable
Set-up fee	$50.00	Non-refundable
Monthly rental	$50.00	Non-refundable, number of months
Total usage		$3.50 Per 1000 gallons
Other		

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

MEMORANDUM

DATE: July 9, 2010

TO: Planning Commission

FROM: Chris Holland, Senior Planner

RE: Water Comp Plan (WCP) Amendment – Cross-Connection Control
PA 10015

CC: Gloria Hirashima, CAO
Cheryl Dungan, Planning Manager – Land Use
Kevin Nielsen, Public Works Director
Doug Byde, Water Quality Manager

Marysville Public Works is proposing a NON-PROJECT action text amendment to the City of Marysville Water Comprehensive Plan (WCP). Appendix C Fire Hydrant utilization, of Appendix 8-2 Cross-Connection Control Program, of the WCP, is proposed to be amended in order to prevent cross connections to the city's water supply and to implement a new vehicle fill station application, and a new hydrant meter application.

The proposed amendments are intended to:

1. Protect public health and safety by closer monitoring of the city's fill stations and fire hydrants, and by annual inspection of those vessels using the city's water system.
2. Charge and collect appropriate fees (see fee structure below) for those using the city's fill stations and hydrants, and recover costs associated with set up and monitoring of the program.
3. Require users of the city's fill stations to have their vehicle/vessel air gap inspected annually by our water quality/cross connection staff, and to carry a vehicle permit at all times while in the field, for identification and compliance purposes.
4. Define and clarify the difference between who needs to have a vehicle fill station permit in comparison to who needs to have a site fire hydrant permit. It is public work's goal to have most contractors using the city's fill stations, unless the contractor is at a specific site for a long term project, and needs a consistent water supply at the site.

Proposed fee structure amendments:

Vehicle Fill Station Permit

Fee Structure	Set Up Fee	Water Use Fee	Monthly Utilization Fee	Vehicle ID Fee
Current	None	None	50.00 - NR	100.00 - R
Proposed	50.00 – NR	3.50/1000 gallons	50.00 - NR	100.00 - R

NR = Non Refundable R = Refundable

Site Fire Hydrant Utilization Permit

Fee Structure	Set Up Fee	Water Use Fee	Monthly Rental Fee	Deposit
Current	None	3.50/1000 gallons	50.00 - NR	1200.00 - R
Proposed	50.00 - NR	3.50/1000 gallons	50.00 - NR	1200.00 - R

NR = Non Refundable R = Refundable

All of the proposed text amendments to the WCP are attached in a track change format.

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

MEMORANDUM

DATE: July 23, 2010

TO: Planning Commission

FROM: Chris Holland, Senior Planner

RE: Water Comp Plan (WCP) Amendment – Cross-Connection Control
PA 10015

CC: Gloria Hirashima, CAO
Cheryl Dungan, Planning Manager – Land Use
Kevin Nielsen, Public Works Director
Larry Larson, Public Works Superintendent
Doug Byde, Water Quality Manager

At the public workshop, held on July 13, 2010, the Planning Commission had some specific questions regarding the proposed amendment to the cross-connection control program outlined in the Water Comprehensive Plan (WCP). The following is offered to clarify the PCs concerns regarding the proposed amendment:

1. Why is the city imposing an annual vehicle/vessel air gap inspection?

   The inspection is necessary in order to help prevent cross contamination from vehicles not only legally utilizing the city's fill stations and "watch-dogs," but also in order to help prevent cross contamination form vehicles who illegally connect to hydrants without utilizing a designated "watch-dog" that is equipped with a double-check valve.

2. Are the fill stations equipped with a double-check valve?

   The fill stations are equipped with an RP (Reduced Pressure) backflow assembly device, which is a step higher in protection that the double-check and are generally used in high health hazard situation to protect the water system.

3. Is it the city's intention to eliminate allowance of "watch-dogs"?

   No changes are proposed for allowing contractors to check out a "watch-dog" from the city and utilize on a job site or sites. The fill stations are intended mainly for irrigation vehicles.

4. Why is there a proposed fee increase?

   The following in red are the proposed increases:

   Vehicle Fill Station Permit

Fee Structure	Set Up Fee	Water Use Fee	Monthly Utilization Fee	Vehicle ID Fee
Current	None	None	50.00 - NR	100.00 - R
Proposed	50.00 – NR	3.50/1000 gallons	50.00 - NR	100.00 - R

NR = Non Refundable R = Refundable

Site Fire Hydrant Utilization Permit

Fee Structure	Set Up Fee	Water Use Fee	Monthly Rental Fee	Deposit
Current	None	3.50/1000 gallons	50.00 - NR	1200.00 - R
Proposed	50.00 - NR	3.50/1000 gallons	50.00 - NR	1200.00 - R

NR = Non Refundable R = Refundable

The proposed set up fee covers the administrative permit processing costs and permit renewal notification. The $3.50/1,000 gallons water use fee for vehicle fill stations is proposed to match the water use fee for site fire hydrant utilization.

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON RELATING TO THE CITY'S COMPREHENSIVE PLAN; AND AMENDING APPENDIX C FIRE HYDRANT UTILIZATION, OF APPENDIX 8-2 CROSS-CONNECTION CONTROL PROGRAM OF THE CITY OF MARYSVILLE WATER COMPREHENSIVE PLAN, A SUBELEMENT OF THE PUBLIC FACILITIES AND SERVICES ELEMENT OF THE MARYSVILLE GROWTH MANAGEMENT COMPREHENSIVE PLAN, PURSUANT TO THE CITY'S ANNUAL COMPREHENSIVE PLAN AMENDMENT AND UPDATE PROCESS.

WHEREAS, on April 27, 2005 the Marysville City Council enacted Ordinance No. 2569 adopting an updated Growth Management Comprehensive Plan ("Comprehensive Plan") for the City of Marysville; and

WHEREAS, the Growth Management Act allows jurisdictions to amend comprehensive plans once a year, except in those situations enumerated in RCW 36.70A.130(2)(a); and

WHEREAS, on January 27, 1997 the Marysville City Council adopted Resolution No. 1839, providing for procedures for annual amendment and update of the City's Comprehensive Plan; and

WHEREAS, on May 27, 2002 the Marysville City Council adopted Ordinance No. 2406, adding Chapter 18.10 to the Marysville Municipal Code (MMC) entitled "Procedures For Legislative Actions" which establishes procedures for processing and review of legislative actions relating to amendments or revision to the Comprehensive Plan and Development Regulations; and

WHEREAS, the City of Marysville's existing Water Comprehensive Plan was approved by Ordinance No. 2781 on July 27, 2009; and

WHEREAS, the 2010 Comprehensive Plan Amendments include amending Appendix C Fire Hydrant Utilization, of Appendix 8-2 Cross-Connection Control Program of the City of Marysville Water Comprehensive Plan, a subelement of the Public Facilities and Services Element of the Marysville Growth Management Comprehensive Plan, in order to prevent cross connections to the City's water supply and to implement a new vehicle fill station application, and a new hydrant meter application; and

WHEREAS, on July 23, 2010, the City issued a State Environment Policy Act Threshold Determination of Non-significance (DNS), which addresses the environmental impacts of the amendments to Appendix C Fire Hydrant Utilization, of Appendix 8-2 Cross-Connection Control Program of the City of Marysville Water Comprehensive Plan, a Non-Project action proposal; and

WHEREAS, the City has submitted the amendments to Appendix C Fire Hydrant Utilization, of Appendix 8-2 Cross-Connection Control Program of the City of Marysville Water Comprehensive Plan to the State of Washington Department of Commerce for 60-day review in accordance with RCW 36.70A.106; and

WHEREAS, the Marysville Planning Commission, after review of the proposed amendments to Appendix C Fire Hydrant Utilization, of Appendix 8-2 Cross-Connection Control Program of the City of Marysville Water Comprehensive Plan, held a public workshop on July 13, 2010, and held a public hearing on July 27, 2010, and received testimony from staff and other interested parties following public notice; and

WHEREAS, the Planning Commission prepared and provided its written recommendation that said proposed amendments be approved by the Marysville City Council; and

WHEREAS, on November 8, 2010 the Marysville City Council reviewed the Planning Commission's recommendation relating to the proposed 2010 Comprehensive Plan amendments to Appendix C Fire Hydrant Utilization, of Appendix 8-2 Cross-Connection Control Program of the City of Marysville Water Comprehensive Plan;

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

Section 1. The City Council hereby finds that the 2010 Comprehensive Plan amendments to Appendix C Fire Hydrant Utilization, of Appendix 8-2 Cross-Connection Control Program of the City of Marysville Water Comprehensive Plan attached hereto as **Exhibit A** and incorporated herein by this reference are:

1. Consistent with the City's Comprehensive Plan;
2. Consistent with the State Growth Management Act and the State Environmental Policy Act;
3. Warranted by significant changes in circumstances; and
4. Warranted by sufficient benefit or cost to the public health, safety, and welfare.

Section 2. The City Council hereby amends the Marysville Growth Management Comprehensive Plan and Ordinance No. 2569, as previously amended, by adopting the amendments to Appendix C Fire Hydrant Utilization, of Appendix 8-2 Cross-Connection Control Program of the City of Marysville Water Comprehensive Plan, a subelement of the Public Facilities and Services Element of the Marysville Growth Management Comprehensive Plan, in order to prevent cross connections to the City's water supply and to implement a new vehicle fill station application, and a new hydrant meter application, as illustrated in attached **Exhibit A**. This amendment shall be included with the Comprehensive Plan filed with the office of the City Clerk and shall be available for public inspection.

Section 3: Severability. If any section, subsection, sentence, clause, phrase or work 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.

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

_____, 2010.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
, CITY CLERK

Approved as to form:

By: _____
GRANT K. WEED, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____

EXHIBIT A

City of Marysville
Water Comprehensive Plan
Text Amendment

Appendix 8-2 Cross-Connection Control Program
Appendix C Fire Hydrant Utilization Program

Appendix C Fire Hydrant Utilization Program

1.0 Policy

Any person who wishes to withdraw water from a City of Marysville fire hydrant or City designated fill station, must apply to the Public Works Department for a permit and agree to follow all rules, regulations, and procedures that the Public Works Department may adopt in connection with granting and/or renewing such a permit. Access will be limited to one or more specific fire hydrants as designated by the Public Works Department. The initial permit period will expire after one year. If the need for fire hydrant water extends beyond one year, the permit must be renewed. Prior to utilizing any fill station for filling, all vehicle's air gaps must be inspected and approved as meeting requirements of the City's Cross-Connection Control Program. Similarly, any permit renewal requires that vehicle's air gaps be re-inspected. The initial inspection and any permit-renewal inspections must be conducted and documented by a Public Works Department employee certified by the DOH as a Cross-Connection Control Specialist (CCS).

2.0 Procedures

The following sections define specific procedures and requirements associated with the two types of fire hydrant utilization permits. Implementation details for each type of permit are discussed below.

2.1 Vehicle Permits

Each tanker truck, trailer or other vessel (vehicle) to be filled from a city designated fill station, must apply for, and obtain a vehicle permit. Fill stations are accessible at the following locations:

- Midway (Fire Station # 63 at 14800 Smokey Point Boulevard).
- Kellogg Marsh (6605 – 100th Street NE).
- South End (Public Works at 80 Columbia Avenue).

To obtain a Vehicle Permit, the applicant must contact the Public Works Department and arrange to meet with a CCS at the Public Works Department offices (80 Columbia Avenue, Marysville, WA 98270). At the appointment, the applicant must complete a Vehicle Fill Station Permit Application. The CCS will conduct an inspection to ensure that each vessel the applicant intends to use for water withdrawal incorporates an approved air gap suitable for eliminating potential for cross-connections with the City's water distribution system. After successful inspection, the MPWD will collect appropriate fees and issue a vehicle identification card that must be carried in the vehicle when withdrawing water from a fill station.

Existing Vehicle Permit holders must have the air gaps on their vehicles inspected annually in order to renew the vehicle permit. Forty eight (48) hours notice is required for all vehicle air gap inspection appointments. The CCS will mail an air gap inspection reminder letter to the permit holder prior to the anniversary date of the initial permit.

For each tanker truck, trailer, or other vessel (vehicle) to be filled from a fill station, the applicant must pay the Public Works Department a $100.00 refundable deposit to obtain a vehicle identification card, and will then be required to pay a $50.00 per month vehicle fill station utilization fee, which includes recordkeeping costs. In addition, the card holder will be required to pay monthly water consumption charges based on the City's current water rates. The $100.00 refundable deposit, less accrued monthly fees and usage charges, will be refunded when the permit holder returns the vehicle identification card to the Public Works Department. If the associated costs exceed the deposit amount, the customer will be billed for the remaining fees. The return of the card will terminate the vehicle permit.

The permit holder is responsible for assuring that the identification card is present on or in the vehicle and available for inspection at any time when the vehicle is being filled.

2.2 Site Permits

A site permit is required by any person wanting to withdraw water from a specific City hydrant for construction purposes. The applicant must pay a $1200.00 refundable deposit to obtain a site permit, hydrant backflow prevention assembly, and hydrant meter. Each month that the permit is in effect, the customer will also be required to pay a base fee of $50.00 per month plus water consumption charges based on the City's current water rates. The $1200.00 refundable deposit, less accrued monthly fees and

usage charges, will be refunded after the customer returns all of the equipment in good condition, as verified by inspection of Public Works personnel. If the associated costs exceed the deposit amount, the customer will be billed for the remaining fees. Returning all equipment in good condition and paying all applicable fees will terminate the site permit.

To obtain a Site Permit to withdraw water from a specific City fire hydrant for construction purposes, an applicant must contact the Public Works Department, either in person at 80 Columbia Avenue, or by phone at (360)363-8100 and arrange a meeting to fill out the proper application paperwork and/or forms. The following forms will be required to obtain a site permit:

- Site Fire Hydrant Utilization Permit Application / Hydrant Backflow Prevention Assembly and Meter Loan Agreement.
- Hydrant Meter Check Out Form.

2.3 Meter and Equipment Checkout

One year is the maximum length of time a meter and backflow prevention assembly can be checked out. If a permit holder needs a meter and assembly for more than one year, the MPWD will issue a new meter and assembly and retrieve the original unit for inspection and maintenance.

The MPWD provides the customer with:

- A fire hydrant meter with gate valve (or gate valve alone when a meter is not required)
- A section of fire hose
- A hydrant valve wrench
- A double check valve assembly (DCVA) or a reduced pressure back flow assembly (RPBA) according to the need.
- Adapters for connecting either a fire hose or a garden hose to the hydrant meter
- An instruction sheet that details proper installation procedures

January 20, 2002
Marysville Public Works Department
80 Columbia Avenue
Marysville, WA 98270

To: [Insert Customer's Name]
[Insert Customer's Address]
[Insert Customer's City, State, and Zip Code]

Subject: Vehicle Permit Renewal

The vehicle with license number [insert vehicle license number] is due for an annual air gap inspection, as required by Chapter 246-290-490 of the Washington Administrative Code and by Chapter 14.10.080 of the Marysville Municipal Code. This inspection shall be performed free of charge by a City of Marysville employee who holds a valid Certificate of Competency in cross-connection control issued by the Washington State Department of Health.

If the inspection discloses that the air gap is not satisfactory, please make the necessary repairs and have the vehicle re-inspected in accordance with the instructions above. Failure to do so would require denial of a vehicle permit renewal.

If you have any questions concerning the above requirements, please contact me.

Sincerely,

John Doe
Cross-Connection Control Specialist
Phone: (360) 651-5100
Fax: (360) 651-5182

VEHICLE FILL STATION PERMIT
FEES AND INSTRUCTIONS

FEE SCHEDULE*

Deposit – Vehicle Identification Card	$100.00 (refundable)
Set-up Fee	$50.00 (non-refundable)
Monthly Utilization Fee	$50.00 (non-refundable)
Usage	$3.50 per 1000 gallons

INSTRUCTIONS

Each tanker truck, trailer or other vessel (vehicle) to be filled from a city designated fill station, must apply for, and obtain a vehicle permit. Fill stations are accessible at the following locations:

- Midway (Fire Station # 63 at 14800 Smokey Point Boulevard).
- Kellogg Marsh (6605 – 100th Street NE).
- South End (Public Works at 80 Columbia Avenue).

To obtain a Vehicle Permit, the applicant must contact the Public Works Department and arrange to meet with a CCS at the Public Works Department offices (80 Columbia Avenue, Marysville, WA 98270). At the appointment, the applicant must complete a Vehicle Fill Station Permit Application. The CCS will conduct an inspection to ensure that each vessel the applicant intends to use for water withdrawal incorporates an approved air gap suitable for eliminating potential for cross-connections with the City's water distribution system. After successful inspection, the MPWD will collect appropriate fees and issue a vehicle identification card that must be carried in the vehicle when withdrawing water from a fill station.

Existing Vehicle Permit holders must have the air gaps on their vehicles inspected annually in order to renew the vehicle permit. Forty eight (48) hours notice is required for all vehicle air gap inspection appointments. The CCS will mail an air gap inspection reminder letter to the permit holder prior to the anniversary date of the initial permit.

For each tanker truck, trailer, or other vessel (vehicle) to be filled from a fill station, the applicant must pay the Public Works Department a $100.00 refundable deposit to obtain a vehicle identification card, and will then be required to pay a $50.00 per month vehicle fill station utilization fee, which includes recordkeeping costs. In addition, the card holder will be required to pay monthly water consumption charges based on the City's current water rates. The $100.00 refundable deposit, less accrued monthly fees and usage charges, will be refunded when the permit holder returns the vehicle identification card to the Public Works Department. If the associated costs exceed the deposit amount, the customer will be billed for the remaining fees. The return of the card will terminate the vehicle permit.

The permit holder is responsible for assuring that the identification card is present on or in the vehicle and available for inspection at any time when the vehicle is being filled.

***Per Appendix C, Fire Hydrant Utilization Program/July 2002**

VEHICLE FILL STATION PERMIT APPLICATION

Applicant or Company Name	Applicant or Company Street Address
Designated Contact Person	Applicant or Company City & Zip Code
Applicant or Company Phone Number	Intended Water Use
Vehicle Make & Model	Vehicle License Number
Vehicle Air Gap Inspection Performed By	Circle One: Pass Fail
Permit Issued by (MPWD Employee)	Permit Issue Date (Month/Day/Year)

Vehicle Identification Card Number Assigned: _____

Deposit Amount Paid ($) _____

Utilization Fee Paid ($) _____

Total Amount Paid ($) _____

Receipt Number _____

MPWD and/or Applicant Comments _____

_____

_____

_____

The applicable monthly utilization fees and water usage charges will be deducted from the original deposit prior to refund.

Acknowledgement

The undersigned applicant agrees to fill their vehicle at designated fill stations only, and understands that termination of this permit is dependent on their return of the vehicle identification card to Public Works.

The undersigned applicant hereby agrees to indemnify, defend, hold and save harmless the City of Marysville from any and all claims for damages, costs, expenses or causes of action that may arise of the use of equipment use and fill station services hereto applied.

Print Applicant's Name	Sign Applicant's Name

Original to Applicant – Copy to Public Works Department

VEHICLE FILL STATION PERMIT
PUBLIC WORKS WORKSHEET
(INTERNAL USE ONLY)

INSPECTIONS

Date	***Read***	***By***	***Date***	***Read***	***By***

FEES

Deposit	$100.00	Refundable
Set-up fee	$50.00	Non-refundable
Monthly Utilization Fee	$50.00	Non-refundable, number of months
Total usage		$3.50 Per 1000 gallons
Other		

SITE FIRE HYDRANT UTILIZATION PERMIT APPLICATION AND
HYDRANT BACKFLOW PREVENTION ASSEMBLY / METER LOAN AGREEMENT

FEES AND INSTRUCTIONS

FEE SCHEDULE*

Deposit	$1200.00 (refundable)
Set-up fee	$50.00 (non-refundable)
Monthly rental	$50.00 (non-refundable)
Usage	$3.50 per 1000 gallons

The applicable monthly hydrant use fee, water consumption fee, and any costs to repair or replace City equipment or property will be deducted from the original deposit prior to refund.

INSTRUCTIONS

The maximum length of time a meter and backflow assembly (BFA) can be checked out is one year. If a meter and BFA is needed for a period exceeding one year, a new meter and BFA will be issued, and the original unit must be returned for inspection and maintenance.

The City will provide the customer a fire hydrant meter and gate valve, a section of fire hose, a hydrant wrench, a double check valve assembly (DCVA) or a reduced pressure back flow assembly (RPBA) according to the need, adapters for either a fire or garden hose, and instructions (as shown below) for proper installation. The deposit shall be refunded after the equipment has been returned in good condition and inspected by Utilities personnel, and all charges are paid.

1. Attach the meter to the designated hydrant outlet.

2. Connect the fire hose to the meter at one end, and to the backflow prevention assembly at the other end. Observe the directional arrows on the backflow assembly.

3. With the 2-inch control valve closed, use the hydrant wrench to open and close the hydrant. The hydrant must be in the full open position while using it.

4. The control valve on the meter MUST be used to prevent damage to the hydrant and to the water distribution system. Always open and close the control valve slowly to prevent surges or water hammer that could cause damage to the water system.

***Per Appendix C, Fire Hydrant Utilization Program/July 2002**

HYDRANT METER CHECKOUT FORM and PERMIT

PERMIT HOLDER INFORMATION Date _____

Name: _____

Contact: _____ Phone: _____

Contact: _____ Phone: _____

Address: _____

_____

Deposit rec'd ☐ $_____ Check # _____ Rec'd by _____

METER INFORMATION

Designated Hydrant Location _____

Estimated Return Date _____

The CCS should ensure that the Site Fire Hydrant Utilization Permit holder receives applicable items as marked below and understands the instructions for proper installation and use.

_____ Meter With Control Valve, Handle, and Adapters. Meter number _____
¾ inch – 1 inch – 2 inch – Circle applicable size

_____ 2-1/2-inch Fire Hose Serial number _____

_____ For Low Hazard Use:
Double Check Valve Assembly with Female to Hydrant Adapter Fitting Serial number _____
¾ inch - 1 inch - 2 inch - Circle applicable size

_____ For High Hazard Use:
Reduced Pressure Backflow Assembly with Female to Hydrant Adapter Fitting Serial number _____
¾ inch - 1 inch - 2 inch - Circle applicable size

_____ Hydrant Valve Wrench Serial number _____

_____ 2-inch Male IPT to Hydrant Adapter Fitting Serial number _____

_____ 2-inch x 3/4-inch Bushing with 3/4-inch Garden Hose Adapter Fitting Serial number _____

_____ 2-inch Control Valve (Gate Valve) with Adapter Fittings Serial number _____

Additional equipment/comments:

_____

_____

_____

STATEMENT OF UNDERSTANDING

The undersigned applicant hereby agrees to indemnify, defend, hold and save harmless the City of Marysville from any and all claims for damages, costs, expenses or causes of action that may arise of installation and maintenance of the improvement or other equipment use hereto applied. The undersigned further agrees to remove the equipment and return it to the City of Marysville upon notice from the City and agrees to reimburse the City for loss or damage to the assembly or city property. I have received the components specified and understand the instructions for their use. I understand this permit expires in one year.

Issue Date _____ Expiration Date _____

Signature of Permit Holder _____

METER READ

Checked out by _____ Meter reading _____ Date _____

Checked in by _____ Meter reading _____ Date _____

Incoming Condition/Additional Comments: _____

_____

HYDRANT USE PERMIT

PUBLIC WORKS WORKSHEET
(INTERNAL USE ONLY)

INSPECTIONS

Date	***Read***	***By***	***Date***	***Read***	***By***

FEES

Deposit	$1200.00	Refundable
Set-up fee	$50.00	Non-refundable
Monthly rental	$50.00	Non-refundable, number of months
Total usage		$3.50 Per 1000 gallons
Other		

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: PA 10021 – Marysville School District CFP PA 10022 – Lakewood School District CFP PA 10023 – Lake Stevens School District CFP	AGENDA SECTION: New Business	
PREPARED BY: Chris Holland, Senior Planner	APPROVED BY:	
ATTACHMENTS: 1. PC Recommendation 2. Memo to PC, from Chris Holland, dated October 8, 2010 3. Marysville School District CFP 4. Lakewood School District CFP 5. Lake Stevens School District CFP 6. Ordinance		
	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

DESCRIPTION:

Pursuant to Section 18C.06.010 MMC, *Capital facilities plan required*, any district serving the City of Marysville shall be eligible to receive school impact fees upon adoption by Marysville City Council of a capital facilities plan (CFP) for the district as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan. District's CFP are reviewed and adopted on a biennial basis.

The Planning Commission (PC) held a Public Workshop on September 28, 2010 and a Public Hearing on October 12, 2010 to review the Marysville, Lakewood and Lake Stevens School District's 2010 – 2015 CFP's, and receive testimony from property owners, staff and other interested parties following public notice. The PC made a motion to forward the Marysville, Lakewood and Lake Stevens School Districts 2010 – 2015 CFP's, as presented, to Marysville City Council for adoption by ordinance.

RECOMMENDED ACTION: Affirm the PC's Recommendation and adopt the Marysville, Lakewood and Lake Stevens 2010 – 2015 Capital Facilities Plans by Ordinance.
COUNCIL ACTION:

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

PC Recommendation - Marysville, Lakewood & Lake Stevens School District 2010 - 2015 Capital Facilities Plan

The Planning Commission (PC) of the City of Marysville, having held a public hearing, on October 12, 2010, in review of a NON-PROJECT action amendment proposing adoption of the Marysville, Lakewood and Lake Stevens 2010 – 2015 Capital Facilities Plans (CFP) as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan, and having considered the exhibits and testimony presented, does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The proposal was submitted to the State of Washington Department of Commerce for 60-day review of development regulation amendment in accordance with RCW 36.70A.106.
2. The PC held a public work session to review the NON-PROJECT action amendment to the Capital Facilities Element of the Marysville Comprehensive Plan, on September 28, 2010.
3. A Threshold Determination of Non-Significance (DNS) was issued by each school district, in accordance with Chapter 197-11 WAC, as follows:
   - Marysville School District: July 21, 2010
   - Lakewood School District: August 2, 2010
   - Lake Stevens School District: May 26, 2010
4. The PC held a duly-advertised public hearing on October 12, 2010 and received testimony from city staff, a representative from each school district and the public.
5. At the public hearing the PC reviewed and considered the Marysville, Lakewood and Lake Stevens CFPs and supplemental application materials and exhibits, including a Staff Recommendation and comments received from the public and reviewing agencies.

CONCLUSIONS:

At the public hearing, held on October 12, 2010, the PC recommended adoption of the Marysville, Lakewood and Lake Stevens 2010 – 2015 CFPs as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan, as reflected in the PC minutes, attached hereto as **Exhibit A**.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of Approval adopting the Marysville, Lakewood and Lake Stevens 2010 – 2015 CFPs as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan, this ***12th day of October, 2010***.

By: _____
Steve Muller, Planning Commission Chair

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

MEMORANDUM

DATE: October 8, 2010

TO: Planning Commission

FROM: Chris Holland, Senior Planner

RE: School District Capital Facilities Plans – *PC Public Hearing*
PA 10021 – Marysville School District
PA 10022 – Lakewood School District
PA 10023 – Lake Stevens School District

CC: Gloria Hirashima, CD Director
Cheryl Dungan, Planning Manager – Land Use
Jim Baker, Marysville School District
Fred Owyen, Lakewood School District
Robb Stanton, Lake Stevens School District

Pursuant to Section 18C.06.010 MMC, *Capital facilities plan required*, any district serving the City of Marysville shall be eligible to receive school impact fees upon adoption by Marysville City Council of a capital facilities plan (CFP) for the district as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan. District's CFP are reviewed and adopted on a biennial basis.

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

1. That the analysis contained within the CFP is consistent with current data developed pursuant to the requirements of the GMA.
2. That any school impact fee proposed in the district's CFP has been calculated using the formula contained in Section 18C.10.010 MMC Table 1.
3. That the CFP has been adopted by the District's board of directors.

Based on a review of the district's CFP it appears each plan has been prepared pursuant to the requirements of the GMA (RCW 36.70A), the impact fees have been calculated using the formula contained in Section 18C.10.010 MMC Table 1 and the CFP's have been adopted by each district's board of directors (Marysville adopted August 16, 2010, Lakewood adopted on August 18, 2010 and Lake Stevens adopted on August 11, 2010).

The following is a breakdown of current and proposed impact fees, as outlined in the district's CFP, applying the 50% discount required pursuant to Section 18C.10.010 MMC:

Marysville School District	2008 - 2013 (current)	2010 - 2015 (proposed)	Difference
Single-family	$5,705.00	**$4,263.00**	-$1,442.00
Multi-family (studio or one bedroom unit)	$0.00	$0.00	$0.00
Multi-family (two or more bedroom unit)	$4,713.00	**$3,637.00**	-$1,076.00

Lakewood School District	**2008 - 2013 (current)**	**2010 - 2015 (proposed)**	**Difference**
Single-family	$1,906.00	**$1,780.00**	-$126.00
Multi-family (studio or one bedroom unit)	$0.00	$0.00	$0.00
Multi-family (two or more bedroom unit)	$2,121.00	**$1,379.00**	-$742.00
Lake Stevens School District	**2008 - 2013 (current)**	**2010 - 2015 (proposed)**	**Difference**
Single-family	$4,414.00	**$4,532.00**	**+$118.00**
Duplex/Townhouse	$2,720.00	**$3,035.00**	**+$315.00**
Multi-family (studio or one bedroom unit)	$0.00	$0.00	$0.00
Multi-family (two or more bedroom unit)	$2,720.00	**$3,035.00**	**+$315.00**

Staff respectfully requests the Planning Commission recommend forwarding the Marysville, Lakewood and Lake Stevens 2010 – 2015 CFPs to the City Council for adoption as a sub-element of Chapter 12: *Capital Facilities Plan* of the Marysville Comprehensive Plan as part of the 2010 amendment cycle.

MARYSVILLE PLANNING COMMISSION

October 12, 2010 **7:00 p.m.** **City Hall**

CALL TO ORDER

Chair Muller called the October 12, 2010 meeting of the Marysville Planning Commission to order at 7:11 p.m. noting the excused absence of Eric Emery. The following staff and commissioners were present:

Chairman:	Steve Muller
Commissioners:	Jerry Andes, Steve Leifer, Becky Foster, Deirdre Kvangnes
Staff:	Senior Planner Chris Holland, Recording Secretary Amy Hess
Absent:	Eric Emery

APPROVAL OF MINUTES:

September 28, 2010
Motion made by Commissioner Foster, seconded by Commissioner Andes to approve the September 28, 2010 meeting minutes as amended. Motion carries, (5-0).

PUBLIC HEARING:

School Districts 2010-2015 Capital Facilities Plans

Mr. Holland stated that the hearing had been published and advertised in accordance with Title 15 of Marysville Municipal Code.

Marysville School District
Jim Baker was introduced as representing the Marysville School District. He welcomed any questions regarding the updated 2010-2015 Capital Facilities Plan. Mr. Baker noted that the district took a very conservative view when it came to projected enrollment with this Capital Facilities Plan, as it has in the past as well. He also noted that Marysville School District supported the city equalizing the discount to be in line with that of the county at 50%.

Commissioner Leifer questioned if the district thought that the rate that was being requested now would remain stable over the next few years. Mr. Baker responded that he did anticipate the rates remaining stable over the next couple of years.

ORIGINAL

Chair Muller questioned the ability to carry the construction costs forward once construction is complete. Mr. Baker responded that the facility costs were imbedded in the calculation. He wanted to know where the $3 million figure came in regards to Grove Elementary. Mr. Baker responded that it was a decreasing term, which was developed in the factoring, as the value is "written off".

Motion made by Commissioner Foster, seconded by Kvnagnes to forward the Capital Facilities Plan for Marysville School District to City Council for approval. Motion carries, 5-0.

Lakewood School District

Fred Owyen introduced himself as representing Lakewood School District. He noted that the proposed fee was going down from a few years ago and explained the factors that related to this change. Multi-family housing student generation as well as enrolment projections were the cause of this down turn. Mr. Owyen explained that they currently had a lot of capacity at the elementary level so there was really no impact there. This was taking into account the middle school and high school level enrollments as well.

There was discussion regarding the cycles that student enrollments go through. Mr. Owyen explained that right now, Lakewood was in a thin time. Commissioner Leifer questioned whether higher enrollment was desirable for school districts. Mr. Owyen responded that in general, schools running at full capacity or close to full capacity were more efficient.

Motion made by Commissioner Foster, seconded by Commissioner Andes to forward the Lakewood School District Capital Facilities Plan to City Council for approval. Motion carries, 5-0.

Lake Stevens School District

Rob Stanton introduced himself as representing Lake Stevens School District. He stated that their district was growing and that they are looking for places to put kids and that there is a slight increase in their impact fees due to the increase in enrollment. He attributed some of this to the plan to construct a new elementary school in 2015. He described that many of the families buying 4 or five years ago had kids under school age which are now becoming school age.

Commissioner Leifer questioned when Lake Stevens collects fees. Stanton responded that they are collected at time of permit, and that was most desirable.

Motion made by Commissioner Foster, seconded by Commissioner Leifer to forward Lake Stevens Capital Facilities Plan to City Council for approval. Motion carries, 5-0.

Chair Muller closed the Capital Facilities Plan public hearing at 7:36.

Planning Area 10: *Smokey Point Neighborhood*

Chair Muller began the hearing for this topic. Mr. Holland gave an overview of the Planning Area 10 amendments and explained that it had been advertised per Title 115 of MMC. He

explained the main goals behind the proposed amendment is to establish Planning Area 10 as a potential candidate as a regional manufacturing/industrial center. He also added that the proposed amendments included relevant policies and standards adopted in the Smokey Point Master Plan.

Commissioner Leifer questioned how many of these designations were out there and where they might be. Mr. Holland responded that there are currently 27 regional growth areas. There was one in Everett and Lynnwood that were the closest. There were none in the north end at this time. Commissioner Leifer was curious about the funds that these 27 centers would be vying for. Mr. Holland responded that he didn't think there was a lot at this point, but that by submitting a joint application with Arlington, with the air-port and surrounding industrial lands, and the planning efforts that are in place, made this neighborhood a great candidate for any funds that would be available.

Commissioner Andes questioned how any commercial development wanting to take advantage of the rail road could get across the proposed 300 foot wetland set back with the stream alignment. Mr. Holland responded that at this point he did not have a solid answer but he could look into it. There was discussion about what areas would really be affected by the realignment. Chair Muller thought there could be some sort of access spur to work around this problem.

Motion made by Commissioner Foster, seconded by Commissioner Kvangnes to forward Planning Area 10: *Smokey Point Neighborhood* Regional Manufacturing/Industrial Center designation to City Council for approval. Motion carries, 5-0.

ADJOURNMENT:

Motion made by Commissioner Foster, seconded by Commissioner Kvangnes to adjourn at 8:09 p.m. Motion carries, (5-0).

NEXT MEETING:

October 26, 2010

Amy Hess, Recording Secretary

MARYSVILLE SCHOOL DISTRICT NO. 25

CAPITAL FACILITIES PLAN

2010-2015

"Marysville School District ... developing self-directed, lifelong learners."

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SECTION ONE: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the "GMA") outlines 13 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Marysville School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Snohomish County (the "County"), the City of Marysville (the "City"), and the City of Everett ("Everett") with a schedule and financing program for capital improvements over the next six years (2010-2015).

In accordance with the Growth Management Act, adopted County policy, Snohomish County Ordinance Nos. 97-095 and 99-107, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

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

In developing this CFP, the District followed the following guidelines set forth in Appendix F of Snohomish County's General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may

generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (OFM) population forecasts. Student generation rates must be independently calculated by each school district.

- The CFP must comply with the GMA.

- The methodology used to calculate impact fees must comply with Chapter 82.02 RCW. The CFP must identify alternative funding sources in the event that impact fees are not available due to action by the state, county or cities within the District.

Overview of the Marysville School District

The District encompasses most of the City of Marysville, a small portion of the City of Everett, and portions of unincorporated Snohomish County. The District's boundaries also include the Tulalip Indian Reservation. The District encompasses a total of 72 square miles.

The District currently serves an approximate student population of 11,060 (October 1, 2009 FTE enrollment) with eleven elementary schools (grades K-5), four middle level schools (6-8), and one comprehensive high school (grades 9-12). In addition, the District operates several small learning communities. In 1999, the District moved approximately 400 9th graders to Marysville Pilchuck High School with approximately 500 9th graders remaining at Marysville Junior High School. In 2007, the District completed the shift of 9th graders to Marysville Pilchuck High School and renamed Marysville Junior High School as Totem Middle School. During 2008, the District completed construction of the Marysville Secondary Campus and consolidated several programs (serving grades 6-12) on one campus. The District also opened Grove Elementary School in the fall of 2008. The District anticipates that Marysville Getchell Campus, housing four separate 9-12 small learning communities, will be open in the fall of 2010. For the purposes of facility planning, this CFP considers grades K-5 as elementary school, grades 6-8 as middle level school, and grades 9-12 as high school.

The District continues to face challenges related to the capacity and the condition of its facilities. The opening of Grove Elementary School and the Marysville Secondary Campus, as well as the upcoming opening of Marysville Getchell Campus, help to alleviate some of these concerns. However, the District expects continued growth-related enrollment increases. Also of concern is the condition of its facilities. All schools need technology support upgrades (electrical and network). Eight elementary schools (Cascade, Kellogg Marsh, Liberty, Marshall, Marsh, Pinewood, Shoultes, Sunnyside and Tulalip), one middle level school (Marysville Middle School), and the high school (Marysville-Pilchuck High School) need to be remodeled. In addition, support facilities need additional space.

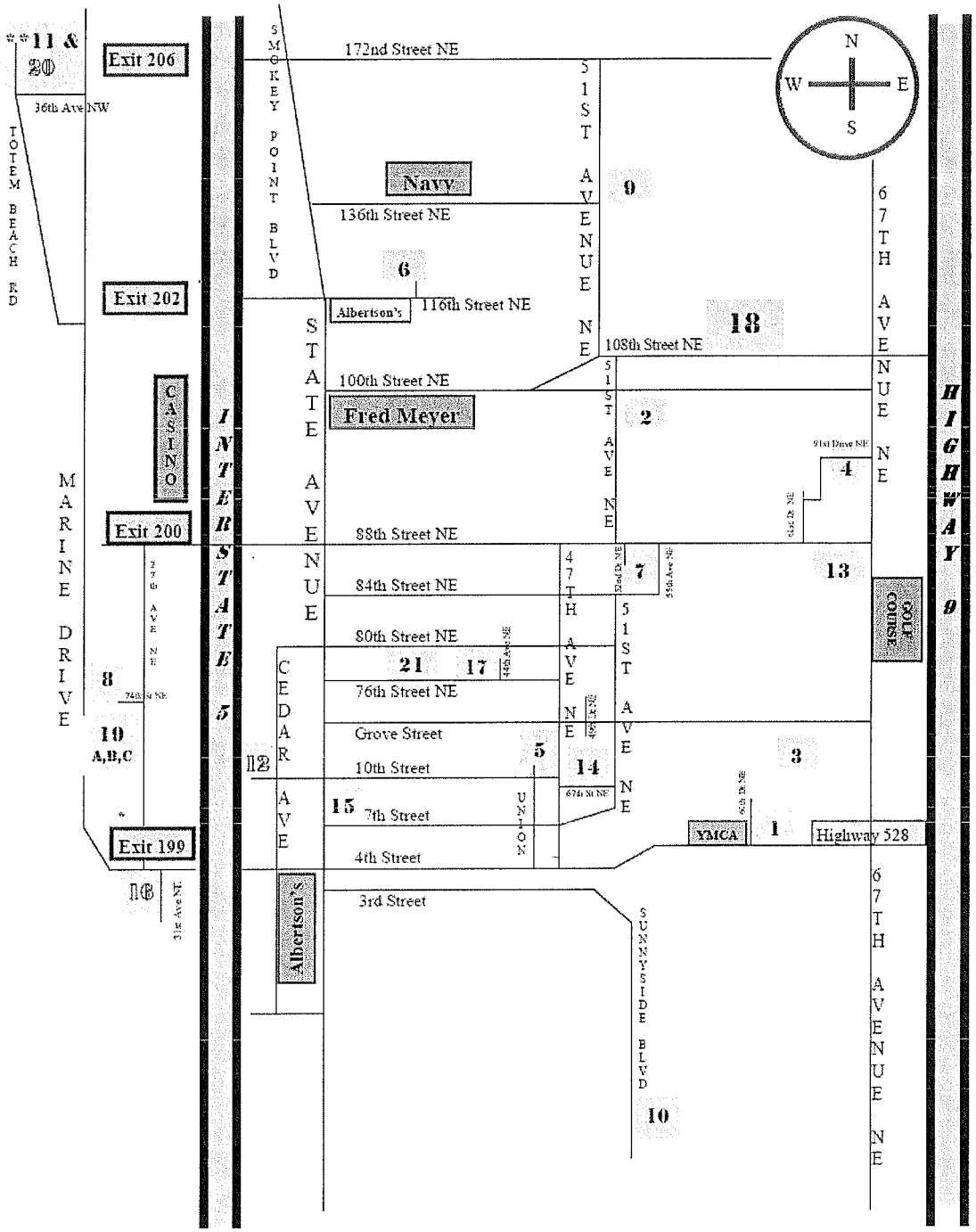
Significant Issues

The District faces significant issues, as do other districts, with regard to matters affecting the capital facilities planning process. Affordable housing (as compared to Seattle and adjacent cities) in the District tends to draw young families, which puts demands on the school facilities. In addition, the 2005 amendments to the Snohomish County Comprehensive Plan expanded the Marysville urban growth boundary to include an additional 560.4 acres zoned for residential development. Also, a significant amount of acreage already within the Marysville UGA was rezoned to accommodate more density in housing developments. The dramatic modifications to land use priorities will have a significant impact on schools. Capacity impacts are obvious. In addition, locating and purchasing suitable property and agreement on scope and amount of future bond measures are of concern. The current economy further complicates capacity planning.

In February of 2006, the District's voters approved a school construction bond for approximately $118 million. The bond helped to pay for a second high school in the District, as well as Grove Elementary School. The District also used the bond proceeds to acquire future school sites. The District will consider presenting a future bond to the voters during the six years of this Plan.

**To get to Tulalip Elementary and Tulalip Heritage, please use Exit 199 and follow Marine Drive for 7 miles to 36th Avenue NW. Marine Drive does not run parallel to I-5 and is shown parallel due to limited space.

Marysville School District No. 25



Revised 12.2007

Elementary Schools

1 **Allen Creek Elementary** 360-653-0660
6505 60th Drive NE
Take Exit #199. Turn east on 4th Street. Follow approx. 1.5 miles. School is on the left.

2 **Cascade Elementary** 360-653-0620
5200 100th Street NE
Take Exit #200. Turn east on 88th St. NE. Go approx. 1 mile turn left on 51st Ave. NE. Go to 100th St. NE. School is on the right.

3 **Grove Elementary (opening Fall 2008)**
6510 Grove Street
Take Exit #199. Turn east on 4th Street. Follow to State Street and turn right. Follow State approximately 1/2 mile to Grove Street. Turn left on Grove and follow approx. 1.0 miles. School is on the right.

4 **Kellogg Marsh Elementary** 360-653-0643
6325 91st Street NE
Take Exit #200 Turn east on 88th St. NE. Follow approx 1.5 miles. Turn left on 61st Dr. NE. Follow to 4-way stop. Turn right on 91st St. NE. School is straight ahead.

5 **Liberty Elementary** 360-653-0625
1919 10th Street
Take Exit #199. Turn east on 4th St. Follow to Union and turn left. Go to end of street. School is straight ahead.

6 **Marshall Elementary** 360-653-0630
4407 116th Street NE
Take Exit #202. Turn east on 116th St. NE. Follow approx. 0.5 miles. School is on the left.

7 **Pinewood Elementary** 360-653-0635
5115 84th Street NE
Take Exit #200. Turn east on 88th Street NE. Follow approximately 1 mile. Turn right on 52nd Dr. NE. School is straight ahead.

8 **Quil Ceda Elementary** 360-653-0890
2415 74th Street NE
Take Exit #200. Turn west on 88th St. NE (Quil Ceda Way). Follow to 27th Ave. NE and turn left. Follow approx. 1.5 miles to 74th St. NE and turn right. School is straight ahead.

9 **Shoultes Elementary** 360-653-0640
13525 51st Avenue NE
Take Exit #202. Turn east on 116th St. NE. Follow to State Avenue and turn left. Follow to 136th St. NE and turn right. Follow approx. 0.5 miles. School is straight ahead.

10 **Sunnyside Elementary** 360-653-0645
3707 Sunnyside Boulevard
Take Exit #199. Turn east on 4th St. Follow to State Ave. and turn right. Follow to 3rd St. and turn left. Follow approx. 2.5 miles. School is on the left.

11 **Tulalip Elementary** 360-653-0650
7730 36th Avenue NW
Take Exit #199. Turn west on 4th St. (Marine Dr.). Follow approx. 7 miles to 36th Ave. NW and turn left. School is on the right.

Revised 4.2008

Middle Schools (Grades 6-8)

12 **10th Street** 360-653-0665
~~**1010 Beach Street**~~
Moved to #19C Secondary Options Campus April 08

13 **Cedarcrest Middle School** 360-653-0850
6400 88th Street NE
Take exit #200. Turn east on 88th St. NE. Follow approx. 1.5 miles. School is on the right.

14 **Marysville Middle School** 360-653-0615
4923 67th Street NE
Take Exit #199. Turn east on 4th St. Follow approx. 1.5 miles to 47th Ave. NE and turn left. Follow around to the right at the 'Y' and follow to 67th St. NE. School is on the right.

15 **Totem Middle School** (Formerly Marysville Junior High School)
1605 7th Street 360-653-0610
Take Exit #199. Turn east on 4th St. Follow to State Ave. and turn left. Follow to 7th St. and turn right. School is on the left.

High Schools (Grades 9-12)

16 **Marysville Arts & Technology** 360-653-0664
~~**6332 31st Avenue NE**~~
Moved to #19A Secondary Options Campus Dec 2007

17 **Marysville Mountain View High School (Formerly MAHS)**
4317 76th Street NE 360-653-0628
Take Exit #199. Turn east on 4th St. Follow to State Ave. and turn left. Follow to 76th St. NE and turn right. Follow to 44th Ave. NE and turn left. School is on the left.

18 **Marysville-Pilchuck High** 360-653-0600
5611 108th Street NE
Take Exit #200. Turn east on 88th St. NE. Follow approx. 1 mile and turn left on 51st Ave. NE. Follow to 108th St. NE and turn right. School is 0.5 miles on the left.

19 **Marysville Secondary Options Campus (Open Winter 2007-08)**
7204 27th Avenue NE
Take Exit #200. Turn west on 88th St. NE (Quil Ceda Way). Follow to 27th Ave. NE and turn left. Follow approx. 1.5 miles School is on the right.

19A **Marysville Arts & Technology** 360-653-0664
19B **Tulalip Heritage (Grades 9-12)** 360-653-0690
19C **10th Street** 360-653-0665

20 **Tulalip Heritage (Grades 9-12)** 360-653-0690
~~**7707 36th Avenue NW**~~
Moved to #19B Secondary Options Campus March 08

Administrative Offices-Service Center

21 **District Office** 360-653-7058
4220 80th Street NE
Take Exit #200. Turn east on 88th St. NE. Follow to State Ave. and turn right. Follow to 80th St. NE and turn left. Follow 1/2 block. Service Center is on the right.

SECTION 2 -- EDUCATIONAL PROGRAM STANDARDS

The District acknowledges and realizes that classroom population impacts the quality of instruction provided. School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, remediation, alcohol and drug education, computer labs, music, art, and other programs. These programs can have a significant impact on the available student capacity of school facilities.

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

Within the context of this topic, there are at least three methodologies that can be applied to capacity forecasting. Those include a maximum class size based on contractual obligations, a maximum class size target, and a minimum service level.

The District has internal targets, which predicate staffing decisions. These internal targets are the District's preferred capacity levels. In comparison, class size based on a maximum number of students is predicated on contractual language in the contract with the Marysville Education Association. This contract specifies a maximum number of students in a classroom above which the District must fund additional classroom assistance. Finally, the minimum service level represents the capacity level that the District will not exceed. This is determined by an average maximum number of students in a classroom by grade (for K-8 classes) or by a course of study (for the 9-12 grade level). For example, grade 8 may have an average class size (and minimum level of service) of 32 students. Some classrooms might have less than 32 students and some classrooms might have more than 32 students; however the average of grade 8 classrooms district-wide will not exceed 32 students. At the secondary school level, some classes will exceed 34 students (band, physical education, etc.). This minimum service level is defined for core classes and is an average of all core classes for the secondary level. Table 1 compares class size methodologies.

Table 1
Class Size Methodologies

Grade Level	*District Targets*	*Maximum (Per Contract)*	*Minimum Service Level*
Kindergarten	23	24	27
Grades 1 – 3	23	24	29
Grades 4 – 5	26	27	30
Grades 6 – 8	25	30	32
Grades 9 – 12	26	30	34

Educational Program Standards Based Upon Internal Targets

Elementary Schools:

- Average class size for Kindergarten should not exceed 23 students.
- Average class size for grades 1-3 should not exceed 23 students.
- Average class size for grades 4-5 should not exceed 26 students.
- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.

Middle and Junior High Schools:

- Average class size for grades 6-8 should not exceed 25 students.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and program needs.
- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.
- Identified students will also be provided other programs in "resource rooms (i.e., computer labs, study rooms), and program specific classrooms (i.e., music, drama, art, home and family education).

High Schools:

- Average class size for grades 9-12 should not exceed 26 students.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted

using a utilization factor of available teaching stations depending on the physical characteristics of the facility and program needs.

- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.
- Identified students will also be provided other programs in "resource rooms (i.e., computer labs, study rooms), and program specific classrooms (i.e., music, drama, art, home and family education).

SECTION THREE: CAPITAL FACILITIES INVENTORY

Under the GMA, public entities are required to inventory capital facilities used to serve existing development. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section Two:* Educational Program Standards. A map showing locations of District facilities is provided on page 4..

Schools

See *Section One* for a description of the District's schools and programs.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program and internal targets. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 2, 3, and 4.

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 61 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 5.

Table 2
Elementary School Inventory

Elementary School	*Site Size (Acres)*	*Building Area (sq ft)*	*Teaching Stations**	*Permanent Capacity*
Allen Creek	11.0	47,594	22.0	528
Cascade	9.5	38,923	18.0	432
Grove	6.2	54,000	25.0	550
Kellogg Marsh	12.8	47,816	19.0	456
Liberty	9.1	40,459	17.0	408
Marshall	13.7	53,063	17.0	408
Pinewood	10.5	40,073	19.0	456
Quil Ceda	10.0	47,594	19.0	456
Shoultes	9.5	40,050	16.5	396
Sunnyside	10.4	39,121	22.0	528
Tulalip	10.0	41,530	12.0	288
TOTAL	**112.7**	**490,223**	**206.5**	**4,906**

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

Table 3
Middle Level School Inventory

Middle Level School	*Site Size (Acres)*	*Building Area (sq ft)*	*Teaching Stations**	*Permanent Capacity*
Cedarcrest	27.0	83,128	21.5	538
Marysville Middle	21.0	99,617	33.0	825
Marysville Secondary Campus** (6-8)	**	15,000	8.0	200
Totem	15.2	124,822	35.0	893
TOTAL	**63.2**	**321,567**	**97.5**	**2,456**

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** The Marysville Secondary Campus includes the following schools co-located on one campus: Arts & Technology, Tulalip Heritage, and the 10th Street School. Grades 6-12 are served at the Marysville Secondary Campus. The above chart identifies information relevant to grades 6-8.

Table 4
High School Inventory

High School	*Site Size (Acres)*	*Building Area (sq ft)*	*Teaching Stations**	*Permanent Capacity*
Marysville-Pilchuck	83.0	259,033	64.6	1,680
Marysville Secondary Campus**	39.4	70,000	19.23	500
Mountain View	2.4	18,350	11.0	286
TOTAL	**124.8**	**347,383**	**94.83**	**2,466**

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** The Marysville Secondary Campus includes the following schools co-located on one campus: Arts & Technology, Tulalip Heritage, and the 10th Street School. Grades 6-12 are served at the Marysville Secondary Campus. The above chart identifies information relevant to grades 9-12.

Table 5
Relocatable Classroom (Portable) Inventory

Elementary School	*Relocatables**	*Other Relocatables***	*Interim Capacity*
Allen Creek	5	2	120
Cascade	3	2	72
Kellogg Marsh	5	2	120
Liberty	6	2	144
Marshall	2	3	48
Pinewood	3	4	72
Quil Ceda	3	3	72
Shoultes	1	7	24
Sunnyside	4	5	96
Tulalip	0	1	0
SUBTOTAL	**32**	**31**	**768**

Middle Level School	*Relocatables*	*Other Relocatables*	*Interim Capacity*
Cedarcrest	12	2	300
Marysville Middle	7	2	175
Totem	0	0	0
SUBTOTAL	**19**	**4**	**475**

High School	*Relocatables*	*Other Relocatables*	*Interim Capacity*
Marysville-Pilchuck	8	1	208
Mountain View	2	0	52
SUBTOTAL	**10**	**1**	**260**

TOTAL	**61**	**36**	**1,503**

*Used for regular classroom capacity.
*The relocatables referenced under "other relocatables" are used for special pull-out programs.

Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 6.

Table 6
Support Facility Inventory

Facility	*Building Area (Square Feet)*	*Site Size (Acres)*
Service Center		11.35
Administration	33,028	
Grounds	3,431	
Maintenance	12,361	
Engineering	7,783	
Warehouse	16,641	

Land Inventory

The District owns a number of undeveloped sites. An inventory of these sites is provided in Table 7.

Table 7
Undeveloped Site Inventory

Site	*Site Size (Acres)*
4315 71st Ave NE	7.00
132nd Street Site	20.00
152nd Street Site	35.02
Old Getchell Site	10.00
West Marshall Site (School Farm)	18.00
Sunnyside Hills Site	13.00
Frondorf Site	27.75

Development on some of these sites is restricted due to significant wetlands, limited site sizes, high utility costs, and/or inappropriate locations.

The District does not own any sites which are developed for uses other than schools.

SECTION FOUR: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Generally, enrollment projections using historical calculations are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the CFP. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections.

With the assistance of a professional demographer, the District has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2010 through 2024. These factors include: Office of Financial Management population forecasts for Snohomish County and historical data; Office of the Superintendent of Public Instruction data regarding enrollment history by year and grade and other statistical data regarding District-specific enrollment trends; Washington State Health Department and Snohomish County birth statistics (for purposes of predicting kindergarten enrollments); Washington State Department of Licensing statistics regarding population migration; Educational Service District 189 statistics regarding enrollment trends; Snohomish County and City of Marysville data regarding residential home construction; United States Census records regarding population age groupings; and District data regarding alternative program enrollment statistics and trends, student transfer statistics and trends, and current school enrollment figures by grade level and schools.

The District methodology uses the cohort projections developed by the Office of the Superintendent of Public Instruction as a baseline and then applies a growth factor, derived from the evaluated factors, for each year through 2024. *See Appendix A* (which shows the District's Headcount Enrollment Projections). The growth factor starts at 0% and is then determined by balancing the positive and negative evaluated factors (i.e. those listed in the paragraph above) which could affect student enrollment figures over the term of the forecast. As an example, the 2009 kindergarten class is the largest in the history of the District and, along with the large number of births in Snohomish County over the last five years, should indicate that high kindergarten enrollments will continue, resulting in positive overall enrollment. However, on the negative side, the District is has lost some students who have opted to attend schools in other surrounding districts. These two trends tend to cancel each other out, in creating either a plus or minus growth factor. On average, District population over the six year period of this CFP is expected to grow by 0.60% per year.

District enrollment declined between 2007 and 2009, likely due to a variety of factors such as economic circumstances, slower in-migration, and students opting for alternative education plans. However, the six year enrollment forecast demonstrates enrollment growth over the next

six years. Using the modified cohort survival projections, a total enrollment of 11,464 (FTE)[1] is expected in 2015. In other words, the District expects the enrollment of 404 additional students between 2009 and 2015. *See* Table 10. Notably, the District experienced a record high 2009 kindergarten enrollment

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. Between 1990 and 2009 the District's enrollment constituted approximately 18.35% of the District's total population. Assuming that, between 2010 and 2015, the District's enrollment will continue to constitute 18.35% of the District's population, using OFM/County data, the District projects a total enrollment of 13,945 students in 2015. *See* Table 10.

Table 10
Projected Student Enrollment (FTE)*
2010-2015

Projection	*2009**	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*Actual Change*	*Percent Change*
OFM/County	11,060	11,540	12,020	12,500	12,980	13,460	13,945	2,885	26%
District	11,060	11,055	11,064	11,126	11,230	11,346	11,464	404	3.7%

*The District uses FTE enrollment, which is essentially headcount enrollment with the kindergarten enrollment multiplied by 0.5, to reflect actual classroom usage. For example, the "District" enrollment line in Table 10 is derived from the District's headcount enrollment projections located in Appendix 1. The reader can see that Appendix A projects 11,485 students in 2010. When the kindergarten enrollment for 2010 is multiplied by 0.5, the total K-12 enrollment for 2010 is 11,055.

** Actual FTE enrollment (October 1, 2009).

Based upon the immediate dynamics of the District, as discussed above, the District has chosen to follow the more conservative District estimates as opposed to the OFM/County projections during this planning period. This decision will be revisited in future updates to the CFP.

2025 Enrollment Projections

Student enrollment projections beyond 2015 and to the future are highly speculative. The District projects a total enrollment of 12,726 students in 2024. This is based on the District's enrollment projections for 2009 and an estimated 0.95% average annual increase in the student population. *See Appendix A.* The total enrollment estimate was then broken down by grade span to evaluate long-term site acquisition needs for elementary, middle level, and high school facilities. *See Table 11-A below.* Again, these estimates are highly speculative and are used only for general planning purposes.

[1] FTE projected enrollment is derived by using the Headcount Enrollment Projections in Appendix A and multiplying kindergarten enrollment by 0.5 to reflect that the majority of kindergarten students in the District attend school for ½ of the school day.

Table 11-A
Projected FTE Student Enrollment - District
2024

Grade Span	*Projected FTE Enrollment*
Elementary (K-5)	5,612
Middle Level School (6-8)	2,991
High School (9-12)	4,123
TOTAL (K-12)	**12,726**

Assuming that the District's enrollment will continue to constitute 18.35% of the District's population through 2025, the projected enrollment by grade span *based upon the County/OFM projections* is as follows:

Table 11-B
Projected FTE Student Enrollment – County/OFM
2025

Grade Span	*Projected FTE Enrollment*
Elementary (K-5)	7,251
Middle Level School (6-8)	3,864
High School (9-12)	5,328
TOTAL (K-12)	**16,443**

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2010-2015). Capacity needs are expressed in terms of "unhoused students" Table 12 identifies the District's current capacity needs (based upon information contained in Table 14):

Table 12
Unhoused Students – Based on October 2009 Enrollment/Capacity

Grade Span	*Unhoused Students/(Housed Students)*
Elementary Level (K-5)	(27)
Middle Level (6-8)	140
High School Level (9-12)	1,119

The method used to define future capacity needs assumes that:

- High School No. 2 is opened in 2010, housing approximately 1,600 students, opens in 2010.
- Capacity additions at Cascade Elementary Schools are complete by the fall of 2012.

Assuming these capacity additions, Table 13 identifies the additional permanent classroom capacity that will be needed in 2015, the end of the six year forecast period:

Table 13
Unhoused Students – 2015

Grade Span	*Unhoused Students/(Housed Students)*
Elementary Level (K-5)	271
Middle Level (6-8)	212
High School Level (9-12)	(519)

Projected future capacity needs, shown in Table 14, are derived by applying the projected number of students to the projected capacity. Grade reconfigurations and planned improvements by the District through 2015 are included in Table 14. It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included (except for in the total District capacity summary). (Information on relocatable classrooms by grade level and interim capacity can be found in Table 5. Information on planned construction projects can be found in the Financing Plan, Table 15.)

Table 14
Projected Student Capacity – 2010 through 2015

Elementary School -- Surplus/Deficiency

	*2009**	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*
Existing Capacity	4,906	4,906	4,906	4,906	4,978	4,978	4,978
Added Permanent Capacity	0	0	0	72	0	0	0
Total Capacity**	4,906	4,906	4,906	4,978	4,978	4,978	4,978
Enrollment	4,879	4,897	4,940	4,990	5,105	5,223	5,249
Surplus (Deficiency)**	27	9	(34)	(12)	(127)	(245)	(271)

*Actual October 2009 FTE enrollment
**Does not include added relocatable capacity

Middle School Level -- Surplus/Deficiency

	*2009**	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*
Existing Capacity	2,456	2,456	2,456	2,456	2,456	2,456	2,456
Added Permanent Capacity	0	0	0	0	0	0	0
Total Capacity**	2,456	2,456	2,456	2,456	2,456	2,456	2,456
Enrollment	2,596	2,642	2,675	2,681	2,640	2,642	2,668
Surplus (Deficiency)**	(140)	(186)	(219)	(225)	(184)	(186)	(212)

*Actual October 2009 FTE enrollment
**Does not include added relocatable capacity

High School Level -- Surplus/Deficiency

	*2009**	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*
Existing Capacity	2,466	2,466	4,066	4,066	4,066	4,066	4,066
Added Permanent Capacity	0	1,600	0	0	0	0	0
Total Capacity**	2,466	4,066	4,066	4,066	4,066	4,066	4,066
Enrollment	3,585	3,516	3,449	3,455	3,485	3,499	3,547
Surplus (Deficiency)**	(1,119)	550	617	611	581	567	519

*Actual October 2009 FTE enrollment
**Does not include added relocatable capacity.

District Summary -- Surplus/Deficiency

	*2009**	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*
Existing Capacity	9,828	9,828	11,428	11,428	11,500	11,500	11,500
Added Permanent Capacity	0	1,600	0	72	0	0	0
Added Relocatables**	0	(155)***	0	0	0	0	0
Total Permanent Capacity	9,828	11,428	11,428	11,500	11,500	11,500	11,500
Relocatable Capacity**	1,658	1,503	1,503	1,503	1,503	1,503	1,503
Total Capacity	11,486	12,931	12,931	13,003	13,003	13,003	13,003
Enrollment	11,060	11,055	11,064	11,126	11,230	11,346	11,464
Surplus (Deficiency)	426	1,876	1,867	1,877	1,773	1,657	1,539

*Actual October 2009 FTE enrollment
**Depending on capacity needs, the District may purchase portables during the six years of this Plan. However, the chart does not reflect any such increased portable capacity.
***Planned relocatable reduction.

SECTION SIX: FINANCING PLAN

Planned Improvements

In 2010, the District will open a new 1,600 student high school campus (Marysville Getchell Campus) with four separate small learning communities. The Marysville Getchell Campus is being built on a 40-acre site that was recently purchased by the District. The opening of this facility will help to alleviate capacity needs at the high school level. The new high school will open with some available capacity to serve students from new development. The District has been planning for this Project for several years in response to ongoing growth needs at the high school level. The District also plans to present for voter approval the replacement and addition of capacity at Cascade Elementary School (using the Grove Elementary School prototype).

The District also plans to present for voter approval various health and safety improvements, technology upgrades, and improvement of the existing Marysville Pilchuck High School swimming pool.

Financing for Planned Improvements

Funding for planned improvements is typically secured from a number of sources including voter-approved bonds, State match funds, and impact fees.

General Obligation Bonds: Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. The District's voters approved funding for the new high school and new elementary school in February of 2006. Future bond issues will require input from community and staff, substantial exploration of facility options, and critical decisions by the Board of Directors.

State School Construction Assistance Funds: State School Construction Assistance Funds come from the Common School Construction Fund, which is composed of revenues accruing predominantly from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects. School districts may qualify for State School Construction Assistance Funds for specific capital projects based on a prioritization system.

Impact Fees: Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. *See Section 7* School Impact Fees.

The Six-Year Financing Plan shown on Table 15 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2010-2015. The financing components include bonds, State match funds, and impact fees. The Financing Plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.

Table 15
Capital Facilities Financing Plan

Improvements Adding Permanent Capacity (Costs in Millions)**

Project	2009*	2010	2011	2012	2013	2014	2015	Total Cost	Bonds/ Local Funds	State Match	Impact Fees[2]
Elementary											
Cascade Addition[3]			$2.00	$1.06				$3.06	$1,90	$0.85	$0.31
Middle School											
High School											
High School No. 2 (Site Acquisition)	$4.00							$4.00	$3.50		$0.50
High School No. 2 (Construction)	$92.60							$92.60	$76.60	$15.00	$1.0
Land Purchase (for future growth)											

***Total project costs include expenditures from prior years**
****All projects are growth-related.**

Total Capacity Improvements – (Costs in Millions)**

	2009*	2010	2011	2012	2013	2014	2015	Total Cost	Bonds/ Local Funds	State Match	Impact Fees
Elementary			$2.00	$1.06				$3.06	$1.90	$0.85	$0.31
Middle Level											
High School	$96.60							$96.60	$80.1	$15.00	$1.50
Land Purchase											
TOTALS	**$96.60**		**$2.00**	**$1.06**				**$99.66**	**$82.0**	**$15.85**	**$1.81**

***Total project costs include expenditures from prior years**
****All projects are growth-related.**

[2] Fees in this column are based on amount of fees collected to date and estimated fees on future units. Estimated fees are based on recent fee collections and a review of projected fee amounts and known or anticipated future growth.

[3] The cost estimate for Cascade is for a pro-rata (@ 17%) of the total estimated cost of construction. This corresponds to the additional capacity added to the replacement capacity for each school.

Table 15
Capital Facilities Financing Plan

Improvements Not Adding New Permanent Capacity (Costs in Millions)

Project	2010	2011	2012	2013	2014	2015	Total Cost	Bonds	State Match	Impact Fees
Elementary										
Cascade Replacement[4]		$10.94	$4.0				$14.94	$10.79	$4.15	
District-wide										
Health & Safety Projects			$3.0	$3.0			$6.0	$6.0		
Technology Improvements			$3.0	$3.0			$6.0	$6.0		
TOTALS		**$10.94**	**$10.0**	**$6.0**			**$26.94**	**$22.79**	**$4.15**	

[4] The cost estimate for the Cascade replacements reflects 83% of the estimated cost of construction. This corresponds to the replacement capacity portion of the projects.

SECTION SEVEN: SCHOOL IMPACT FEES

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

School Impact Fees in Snohomish County, the City of Marysville, and the City of Everett

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

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

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

The City of Marysville also adopted a school impact fee program consistent with the Growth Management Act in November 1998 and amended the program in December 1999, and in August 2000.

Methodology Used to Calculate School Impact Fees

Impact fees in Appendix B have been calculated utilizing the formula in the Snohomish County Code and the Municipal Code for the City of Marysville. The resulting figures are based on the

District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities (portables). As required under the GMA, credits have also been applied in the formula to account for State Match Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. The student generation rate is the average number of students generated by each housing type -- in this case, single family dwellings and multi-family dwellings. Multi-family dwellings were broken out into one-bedroom and two-plus bedroom units. Pursuant to the Snohomish County and the City of Marysville School Impact Fee Ordinances, the District conducted student generation studies within the District. This was done to "localize" generation rates for purposes of calculating impact fees. Student generation rates for the District are shown on Table 16. *See also* Appendix C.

Table 16
Student Generation Rates

	Elementary	*Middle Level*	*High School*	*TOTAL*
Single Family	.283	.166	.100	.550
Multi-Family (1 Bedroom)	No Data	No Data	No Data	No Data
Multi-Family (2+ Bedrooms)	.246	.161	.045	.451

(Source: Doyle Consulting, April 2010)

Proposed Marysville School District Impact Fee Schedule for Snohomish County and the City of Everett

Using the variables and formula described, impact fees proposed for the District in Snohomish County and in the City of Everett, using the County's discount rate of 50%, are summarized in Table 17. *See also* Appendix B.

Table 17
School Impact Fees
2010

Housing Type	*Impact Fee Per Dwelling Unit*
Single Family	$4,263
Multi-Family (1 Bedroom)	N/A
Multi-Family (2+ Bedroom)	$3,637

Proposed Marysville School District Impact Fee Schedule for the City of Marysville

Using the variable and formula described, impact fees proposed for the District in the City of Marysville, assuming the City's discount of 50%, are summarized in Table 18. *See also* Appendix B.

Table 18
School Impact Fees
2010

Housing Type	*Impact Fee Per Dwelling Unit*
Single Family	$4,263
Multi-Family (1 Bedroom)	N/A
Multi-Family (2+ Bedroom)	$3,637

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family

Elementary	.283
Middle	.166
Senior	.100
Total	**.550**

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.000
Middle	.000
Senior	.000
Total	**.000**

Student Generation Factors – Multi Family (2+ Bdrm)

Elementary	.246
Middle	.161
Senior	.045
Total	**.451**

Projected Student Capacity per Facility

Elementary School	72
High School	1,600

Required Site Acreage per Facility

Elementary	20.0
Senior	40.0

Facility Construction Cost

Elementary	$3,060,000
High School	$92,600,000

Permanent Facility Square Footage

Elementary		490,223
Middle		321,567
Senior		347,383
Total	**95.24%**	**1,159,173**

Temporary Facility Square Footage

Elementary		30,400
Middle		18,050
Senior		9,500
Total	**4.76%**	**57,950**

Total Facility Square Footage

Elementary		469,823
Middle		346,788
Senior		300,276
Total	**100%**	**1,217,123**

Average Site Cost/Acre

Elementary	$0
Senior	$100,000

Temporary Facility Capacity

Capacity

Cost

State School Construction Assistance

Current Funding Percentage	61.96%

Construction Cost Allocation

Current CCA	180.17

District Average Assessed Value

Single Family Residence	$268,279

District Average Assessed Value

Multi Family (1 Bedroom)	$90,329

District Average Assessed Value

Multi Family (2+ Bedroom)	$131,359

SPI Square Footage per Student

Elementary	90
Middle	108
High	130

District Debt Service Tax Rate

Current/$1,000	$2.02

General Obligation Bond Interest Rate

Current Bond Buyer Index	4.0%

Developer Provided Sites/Facilities

Value	0
Dwelling Units	0

Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.

APPENDIX A

POPULATION AND ENROLLMENT DATA

Prepared:

15-Dec-09

MARYSVILLE SCHOOL DISTRICT

ENROLLMENT PROJECTION

INDIVIDUAL GRADE LEVEL

2010 TO 2013

(Oct, Headcount; excl. running start)

	2002	2003	2004	2005	2006	2007	2008	2009	COHORT FACTOR	GROWTH FACTOR PER YEAR	2010	2011	2012	2013
K	815	781	876	804	860	836	834	883			861	875	903	947
1	857	818	852	939	852	915	883	859	105.5%	100.00%	932	908	924	952
2	923	821	860	890	968	882	907	871	101.3%		870	943	920	935
3	897	856	818	882	909	948	894	904	100.6%		876	875	949	925
4	995	849	887	856	881	908	933	886	99.5%		900	872	871	944
5	969	956	837	919	895	878	913	917	100.4%		889	903	875	874
Subtl	5,456	5,081	5,130	5,290	5,365	5,367	5,364	5,320			5,327	5,377	5,441	5,578
6	986	921	932	847	921	872	840	879	98.0%		899	872	885	858
7	939	940	941	942	895	915	875	851	101.4%		891	912	884	897
8	918	894	969	941	911	896	913	866	100.0%		851	892	912	884
Subtl	2843	2755	2842	2730	2727	2683	2628	2596			2,642	2,675	2,681	2,640
9	1113	917	929	990	949	912	902	881	99.9%		865	851	891	911
10	848	948	950	1043	956	952	911	874	98.6%		869	853	839	879
11	805	799	818	807	877	879	897	849	93.9%		821	816	802	788
12	751	718	763	723	929	1034	962	981	113.1%		960	929	923	907
Subtl	3,517	3,382	3,460	3,563	3,711	3,777	3,672	3,585			3,516	3,449	3,455	3,485
Totals	**11,816**	**11,218**	**11,432**	**11,583**	**11,803**	**11,827**	**11,664**	**11,501**			**11,485**	**11,501**	**11,577**	**11,703**
Change	**-116**	**-598**	**214**	**151**	**220**	**24**	**-163**	**-163**			**-16**	**16**	**76**	**126**
% Change	**-0.97%**	**-5.06%**	**1.91%**	**1.32%**	**1.90%**	**0.20%**	**-1.38%**	**-1.40%**			**-0.14%**	**0.14%**	**0.66%**	**1.09%**

Prepared:

15-Dec-09

MARYSVILLE SCHOOL DISTRICT

ENROLLMENT PROJECTION

INDIVIDUAL GRADE LEVEL

2014 TO 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
K	900	913	927	941	955	970	984	999	1014	1030	1045
1	999	949	964	978	993	1008	1023	1039	1054	1070	1086
2	964	1012	961	976	991	1005	1021	1036	1052	1068	1084
3	941	970	1018	967	982	997	1012	1027	1042	1058	1074
4	921	936	965	1013	962	977	992	1007	1022	1037	1053
5	948	924	940	969	1017	966	980	995	1010	1025	1041
Subtl	5,673	5,705	5,775	5,844	5,899	5,922	6,012	6,103	6,195	6,288	6,383
6	857	929	906	921	950	996	947	961	976	990	1005
7	870	869	942	919	934	963	1011	960	975	989	1004
8	898	870	869	943	919	934	964	1011	960	975	990
	2,624	2,668	2,717	2,782	2,803	2,894	2,921	2,932	2,911	2,955	2,999
9	884	897	870	869	942	918	934	963	1010	960	974
10	899	871	885	858	856	929	906	921	950	996	946
11	826	844	819	831	806	805	873	851	865	892	936
12	892	934	955	926	940	911	910	987	962	979	1009
Subtl	3,499	3,547	3,528	3,483	3,544	3,563	3,622	3,722	3,787	3,827	3,866
Totals	**11,797**	**11,920**	**12,020**	**12,110**	**12,247**	**12,380**	**12,555**	**12,756**	**12,893**	**13,069**	**13,248**
Change	**94**	**123**	**100**	**89**	**137**	**133**	**175**	**201**	**136**	**177**	**179**
% Change	**0.80%**	**1.04%**	**0.84%**	**0.74%**	**1.13%**	**1.09%**	**1.41%**	**1.60%**	**1.07%**	**1.37%**	**1.37%**

APPENDIX B

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Marysville School District								
YEAR	2010								
JURISDICTION	City of Marysville and Snohomish County								
School Site Acquisition Cost:									
[(AcresxCost per Acre)/Facility Capacity]xStudent Generation Factor									
				Student	Student	Student			
	Facility	Cost/	Facility	Factor	Factor	Factor	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	20.00	$ -	550	0.283	0.000	0.246	$0	$0	$0
Middle	20.00	$ -	450	0.166	0.000	0.161	$0	$0	$0
High	40.00	$100,000.00	1,600	0.100	0.000	0.045	$250	$0	$113
						TOTAL	$250	$0	$113
School Construction Cost:									
[(Facility Cost/Facility Capacity)xStudent Generation Factor]x[permanent/Total Sq Ft]									
				Student	Student	Student			
	%Perm/	Facility	Facility	Factor	Factor	Factor	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	95.24%	$ 3,060,000	72	0.283	0.000	0.246	$11,455	$0	$9,957
Middle	95.24%	$ -	200	0.166	0.000	0.161	$0	$0	$0
High	95.24%	$92,600,000	1,600	0.100	0.000	0.045	$5,512	$0	$2,480
						TOTAL	$16,967	$0	$12,438
Temporary Facility Cost:									
[(Facility Cost/Facility Capacity)xStudent Generation Factor]x[Temporary/Total Square Feet]									
				Student	Student	Student			
	%Temp/	Facility	Facility	Factor	Factor	Factor	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	4.76%	$ -	24	0.283	0.000	0.246	$0	$0	$0
Middle	4.76%	$ -	26	0.166	0.000	0.161	$0	$0	$0
High	4.76%	$ -	26	0.100	0.000	0.045	$0	$0	$0
					TOTAL		$0	$0	$0
State Matching Credit:									
Boeckh Index X SPI Square Footage X District Match % X Student Factor									
				Student	Student	Student			
	Boeckh	SPI	District	Factor	Factor	Factor	Cost/	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	$ 180.17	90	61.96%	0.283	0.000	0.246	$2,843	$0	$2,472
Junior	$ 180.17	108	0.00%	0.166	0.000	0.161	$0	$0	$0
Sr. High	$ 180.17	130	61.96%	0.100	0.000	0.045	$1,451	$0	$653
					TOTAL		$4,295	$0	$3,125
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							$268,279	$90,329	$131,359
Capital Bond Interest Rate							4.00%	4.00%	4.00%
Net Present Value of Average Dwelling							$2,175,983	$732,649	$1,065,439
Years Amortized							10	10	10
Property Tax Levy Rate							$2.02	$2.02	$2.02
	Present Value of Revenue Stream						$4,395	$1,480	$2,152
	Fee Summary:			Single Family	Multi-Family (1)	Multi-Family (2+)			
	Site Acquisition Costs			$250	$0	$113			
	Permanent Facility Cost			$16,967	$0	$12,438			
	Temporary Facility Cost			$0	$0	$0			
	State Match Credit			($4,295)	$0	($3,125)			
	Tax Payment Credit			($4,395)	($1,480)	($2,152)			
	FEE (AS CALCULATED)			$8,527	$0	$7,273			
	FEE (Snohomish County & Marysville)			$4,263	$0	$3,637			

DOYLE CONSULTING

ENABLING SCHOOL DISTRICTS TO MANAGE AND USE STUDENT ASSESSMENT DATA

Student Generation Rate Study For the Marysville School District

4/6/2010

This document describes the methodology used to calculate student generation rates (SGRs) for the Marysville School District, and provides a listing of rates to be used in the districts Capital Facilities Plan.

SGRs were calculated for three types of residential construction: Single family detached, multi-family with 2 or more bedrooms, and multi-family with 1 or no bedroom. Attached condominiums, townhouses and duplexes are included in the multi-family classification, and modular homes on owned land are included in the single family classification.

Using data files from the Metroscan database, Snohomish County Planning and Development Services staff provided addresses and land use codes of all new construction between the years 2002 to 2008 within the Marysville school district boundaries. This data was "cleaned up" by eliminating any records that did not contain sufficient information (such as a missing site address) to generate a match from the student record data.

Using data files from the Marysville student records database, District staff provided student addresses and grade levels of K-12 students attending the District as of March 2010. The student addresses were cleaned up and reformatted to be consistent with the Metroscan method of storing addresses.

Data from the two sources were electronically matched to obtain the following student generation rates:

210 Polk Street, Suite 6A • Port Townsend, WA 98368 • (360) 680-9014 • www.doyleconsult.com

Single Family Rates: The records of 3,459 single family units were compared with 11,461 registered students in the District, and the following count of matches and calculated rates were found*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	163	0.047
1	164	0.047
2	157	0.045
3	165	0.048
4	168	0.049
5	163	0.047
6	153	0.044
7	147	0.042
8	130	0.038
9	144	0.042
10	124	0.036
11	109	0.032
12	114	0.033
K-5	980	0.283
6-9	574	0.166
10-12	347	0.100
K-12	1901	0.550

*Calculated rates for individual grades may not equal overall totals due to rounding.

Multifamily Rates (2-plus Bedrooms): The records of 224 2-plus bedroom units were compared with 11,461 registered students in the District, and the following count of matches and calculated rates were found*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	14	0.063
1	5	0.022
2	7	0.031
3	11	0.049
4	10	0.045
5	8	0.036
6	7	0.031
7	11	0.049
8	7	0.031
9	11	0.049
10	2	0.009
11	2	0.009
12	6	0.027
K-5	55	0.246
6-9	36	0.161
10-12	10	0.045
K-12	101	0.451

***Calculated rates for individual grades may not equal overall totals due to rounding.**

Multifamily Rates (1 or no Bedroom): The records of 7 1 or no bedroom units were compared with 11,461 registered students in the District, and no matches were found. Based on no matches the calculated rates for all grades and grade groupings would be 0.

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2010-2015

APPROVED:

AUGUST 18, 2010

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2010-2015

BOARD OF DIRECTORS

KEN CHRISTIANSEN
OSCAR ESCALANTE
GREGORY JENSEN
LARRY BEAN
KELLY ALLEN

SUPERINTENDENT

DR. DENNIS HADDOCK

For information regarding the Lakewood School District Capital Facilities Plan, contact the Office of the Superintendent, Lakewood School District, P.O. Box 220, North Lakewood, WA 98259-0220. Tel: (360) 652-4500 or Fax: (360) 652-4502.

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INTRODUCTION

A. Purpose of the Capital Facilities Plan

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

The Lakewood School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Snohomish County (the "County") and the cities of Arlington and Marysville with a description of facilities needed to accommodate projected student enrollment and a schedule and financing program for capital improvements over the next six years (2010-2015).

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

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

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

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

impact fees are not available due to action by the state, county or cities within the District.

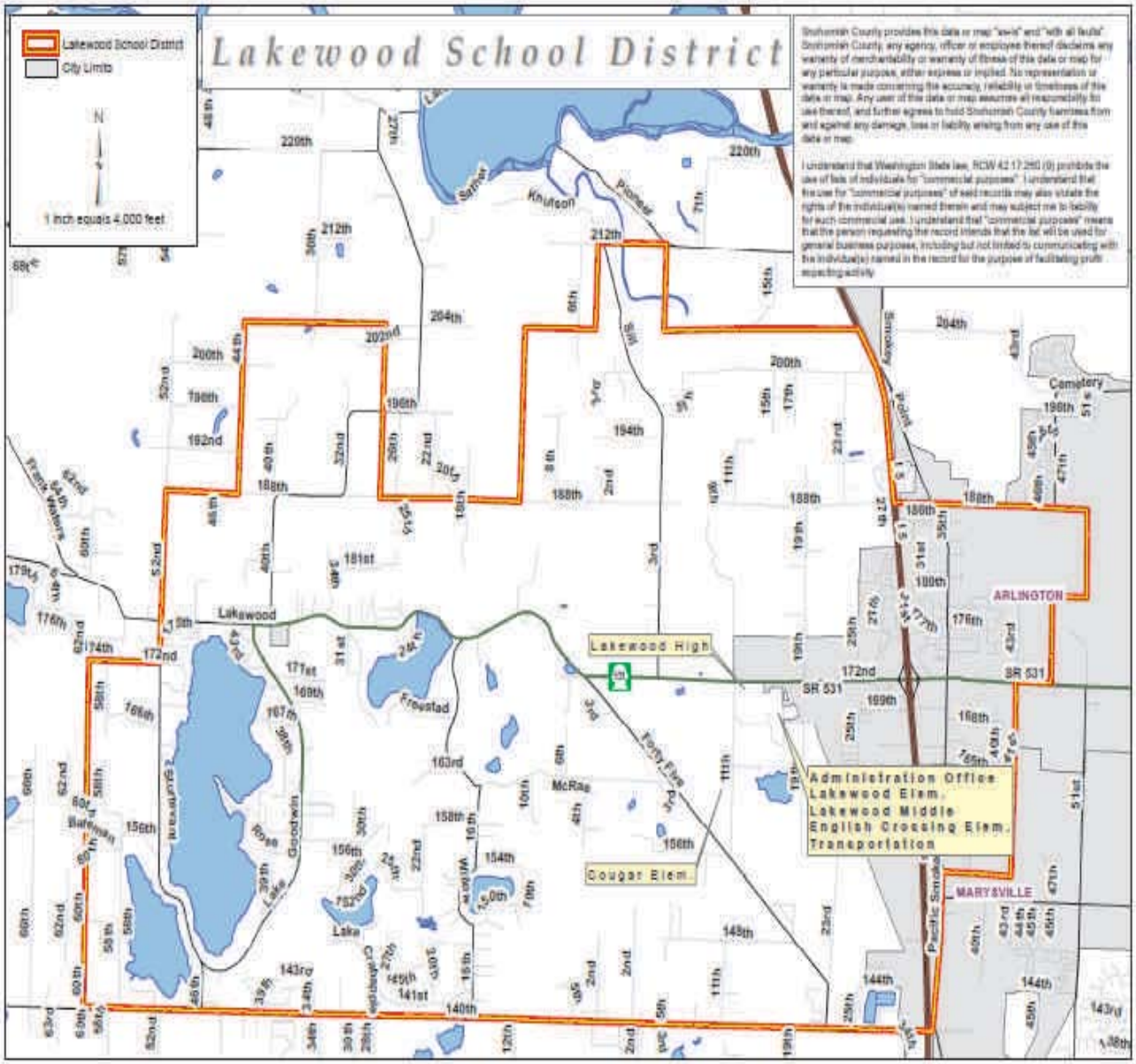
- The methodology used to calculate impact fees also complies with the criteria and the formulas established by the County.

B. Overview of the Lakewood School District

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

The District serves a student population of 2,436 (October 1, 2009 FTE Enrollment) with three elementary schools, one middle school, and one high school.

FIGURE 1
MAP OF FACILITIES



SECTION 2
DISTRICT EDUCATIONAL PROGRAM STANDARDS

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

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

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

Lakewood Elementary School (Preschool through 2nd Grade)

- Bilingual Education Program
- Title I Remedial Services Program
- P – 2nd Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Early Childhood Education and Assistance Program (ECEAP)
- Developmentally Delayed Preschool Program - Ages 3 to 5
- K-2nd Grade Special Education Resource Room Program
- Learning Assistance Program - Remedial Services
- Occupational Therapy Program
- K-2nd Grade Autism Program
- Kindergarten Boost Program

English Crossing Elementary School (3rd through 5th Grades)

- 3rd through 5th Grade Special Education Resource Room Program
- After School Tutoring Program
- Bilingual Education Program
- 3rd – 5th Grade Counseling Services

- Speech and Language Disorder Therapy Program
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- Special Education EBD Program

Cougar Creek Elementary School (Kindergarten through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- Speech and Language Disorder Therapy Program
- Learning Assistance Program – Remedial Services (Learning Lab)
- Occupational Therapy Program
- After School Tutoring Program
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- K – 5th Grade Counseling Services
- Grades 3-5 Highly Capable/Enrichment Program

Lakewood Middle School (6th through 8th Grades)

- Speech and Language Disorder Therapy Program
- 6th-8th Grade Special Education Resource and Inclusion Program
- After School Tutoring Program
- Bilingual Education Program
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- 6th – 8th Grade Counseling Services

Lakewood High School

- 9th-12th Grade Special Education Resource Room and Transition Program
- 6th-12th Grade Special Education Life Skills Program
- Bilingual Education Program
- Occupational Therapy Program
- Speech and Language Disorder Program
- 9th – 12th Grade Counseling Program

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

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

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

Educational Program Standards For Elementary Schools

- Class size for grades K – 4th will not exceed 26 students.
- Class size for grades 5th – 8th will not exceed 28 students.
- All students will be provided library/media services in a school library.
- Special Education for students may be provided in self-contained or specialized classrooms.
- All students will be provided music instruction in a separate classroom.
- All students will have scheduled time in a computer lab, or time in which a mobile lab will be assigned to each classroom, for those buildings that have mobile computer labs. Each classroom will have access to computers and related educational technology.
- Optimum design capacity for new elementary schools is 475 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- All students will be provided physical education instruction in a gym or in a multipurpose room.

Educational Program Standards For Middle and High Schools

- Class size for middle school grades will not exceed 28 students.
- Class size for high school grades will not exceed 30 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. In updating this Capital Facility Plan, a building review of classroom use was conducted in order to reflect the actual classroom utilization in the high school and middle school. Therefore, classroom capacity should be adjusted using a utilization factor of 86% at the middle school and 83% at the high school to reflect the use of

classrooms for teacher planning. Special Education for students will be provided in self-contained or specialized classrooms.

- All students will have scheduled time in a computer lab, or time in which a mobile lab will be assigned to each classroom, for those buildings that have mobile computer labs. Each classroom is equipped with access to computers and related educational-technology.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:

  Counseling Offices

  Resource Rooms (i.e. computer labs, study rooms)

  Special Education Classrooms

  Program Specific Classrooms (i.e. music, drama, art, home-economics, physical education, Industrial Arts and Agricultural Sciences).
- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole, while meeting the District's paramount duties under the State Constitution. A boundary change or a significant programmatic change would be made by the District's Board of Directors following appropriate public review and comment.

The District has set minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-4 classrooms have 26 or more students per classroom, 5-8 classrooms have 28 or more students per classroom, or 9-12 classrooms have 30 or more students per classroom. For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom.

The minimum educational service standards are not District's desired or accepted operating standard.

SECTION 3
CAPITAL FACILITIES INVENTORY

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

A. Schools

The District maintains three elementary schools, one middle school, and one high school. Lakewood Elementary School accommodates grades K-2, Cougar Creek Elementary School accommodates grades K-5, and English Crossing Elementary School accommodates grades 3-5. Lakewood Middle School serves grades 6-8, and Lakewood High School serves grades 9-12.

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

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

Table 1
School Capacity Inventory

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
English Crossing	*	41,430	18	479	1994
Cougar Creek	10**	44,217	19	500	2003
Lakewood	*	45,400	16	416	1998/1997
TOTAL	*	**131,047**	**53**	**1,395**	

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	*	62,835	25	602	1971, 1994, and 2002

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood High	*	79,422	24	598	1982

*Note: All facilities are located on one 89-acre campus
**The Cougar Creek site is approximately 22 acres; however, the presence of critical areas on the site does not allow full utilization.

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses 29 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 2. Table 2 includes only those relocatable classrooms used for regular capacity purposes.

Table 2
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatables	Interim Capacity
English Crossing	5	135
Cougar Creek	0	0
Lakewood	7	182
SUBTOTAL	**12**	**317**

Middle School	Relocatables	Interim Capacity
Lakewood Middle	10	241
SUBTOTAL	**10**	**241**

High School	Relocatables	Interim Capacity
Lakewood High	7	174
SUBTOTAL	**7**	**174**

TOTAL	**29**	**732**

C. Support Facilities

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

Table 3
Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	1,384
Business and Operations	1,152
Storage	2,456
Bus Garage	5,216
Maintenance Shop	4,096
Stadium	14,500

D. Land Inventory

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

SECTION 4
STUDENT ENROLLMENT PROJECTIONS

The District's October 1, 2009 FTE enrollment was 2,436. Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

A. Six Year Enrollment Projections

Two enrollment forecasts were conducted for the District: an estimate by OSPI based upon the cohort survival method; and an estimate based upon County population as provided by OFM ("ratio method").

Based on the cohort survival methodology, a total of 2,279 FTE students are expected to be enrolled in the District by 2015, a decrease from the October 2009 enrollment levels. Notably, the cohort survival method does not anticipate new students from new development patterns. This is particularly true of new development resulting from annexation and rezoning (both of which have recently occurred in the City of Marysville).

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. The County provided the District with the estimated total population in the District by year. In 2009, the District's average student enrollment constituted approximately 17.9% of the total population in the District. Assuming that between 2010 and 2015, the District's enrollment will constitute 17.9% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 2,632 FTEs in 2015.

Table 4
Projected Student Enrollment
2010-2015

Projection	Oct. 2009*	2010	2011	2012	2013	2014	2015	Change 2010-15	Percent Change 2010-15
OFM/County	**2,436**	**2,469**	**2,502**	**2,535**	**2,568**	**2,601**	**2,632**	**196**	**8.0%**
OSPI**	**2,436**	**2,405**	**2,372**	**2,336**	**2,329**	**2,302**	**2,279**	**(157)**	**(6.5%)**

* Actual FTE, October 2009
**Based upon the cohort survival methodology; complete projections located at Appendix A.

In addition to the OFM population-based enrollment projections, the District is aware of pending development within the District's portion of the City of Marysville. This information is based on development applications filed with the City and does not consider additional projects that may be submitted to the City within the six years of this plan period.

Given the relative uncertainty of these pending developments, the District has chosen to rely on the OFM population-based enrollment projections for purposes of planning for the District's needs during the six years of this plan period. Future updates to the Plan may revisit this issue.

B. 2025 Enrollment Projections

Student enrollment projections beyond 2015 are highly speculative. Using OFM/County data as a base, the District projects a 2025 student FTE population of 3,154. This is based on the OFM/County data for the years 1990 through 2009 and the District's average fulltime equivalent enrollment for the corresponding years (for the years 1990 to 2009, the District's actual enrollment averaged 18.95% of the OFM/County population estimates). The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities.

Projected enrollment by grade span for the year 2025 is provided in Table 5. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 5
Projected Student Enrollment
2025

Grade Span	FTE Enrollment – October 2009	Projected Enrollment 2025*
Elementary (K-5)	1,043	1,347
Middle School (6-8)	599	789
High School (9-12)	794	1,018
TOTAL (K-12)	**2,436**	**3,154**

*Assumes that percentage per grade span will remain constant through 2025.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2025 projections.

SECTION 5
CAPITAL FACILITIES NEEDS

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2010-2015).

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

Projected future capacity needs are depicted on Table 6-A and are derived by applying the projected enrollment to the capacity existing in 2010. The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor is added later (see Table 7).

This table shows actual space needs and the portion of those needs that are "growth related" for the years 2010-2015.

Table 6-A*
Additional Capacity Needs
2009-2015

Grade Span	2009**	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Pct. Growth Related
Elementary (K-5)								
Total	0	0	0	0	0	0	0	
Growth Related	--	--	--	--	--	--	--	0%
Middle School (6-8)								
Total	0	15	24	32	40	48	57	
Growth Related***	--	15	24	32	40	48	57	100%
High School								
Total	196	200	210	221	231	242	252	
Growth Related***	--	4	14	25	35	46	56	22.2%

*Please refer to Table 7 for capacity and projected enrollment information.
**Actual October 2009 FTE Enrollment
***This figure does not include growth-related needs from recent development activity within the District. Therefore, the District's growth-related needs are much higher. For example, the 2008 Capital Facilities Plan shows that, based on October 2007 FTE enrollment, the District's growth needs include an additional 9 students at the middle school level and an additional 29 students at the high school level. The actual growth-related needs are higher than even the 2008 base figures when considering recent development activity and its impact on District facilities.

By the end of the six-year forecast period (2015), additional permanent classroom capacity will be needed as follows:

Table 6-B
Unhoused Students

Grade Span	Unhoused Students /Growth Related in Parentheses)
Elementary (K-5)	0 / (0)
Middle School (6-8)	57 / (57)
High School (9-12)	252 / (56)
TOTAL UNHOUSED (K-12)	309 / (113)

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

Table 6-C
Unhoused Students – Mitigated with Relocatables

Grade Span	2015 Unhoused Students /Growth Related in Parentheses)	Relocatable Capacity	Unhoused Students*
Elementary (K-5)	0 / (0)	182	-----
Middle School (6-8)	57 / (57)	241	-----
High School (9-12)	252 / (56)	174	78

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

Projected permanent capacity needs are depicted in Table 7. They are derived by applying the District's projected number of students to the projected capacity. Planned improvements by the District through 2015 are included in Table 7 and more fully described in Table 8.

Table 7
Projected Student Capacity
2010-2015

Elementary School Surplus/Deficiency

	Oct 2009 FTE	2010	2011	2012	2013	2014	2015
Existing Capacity	1,395	1,395	1,395	1,395	1,395	1,395	1,395
Added Permanent Capacity							
Total Capacity	1,395	1,395	1,395	1,395	1,395	1,395	1,395
Enrollment	1,043	1,054	1,068	1,082	1,097	1,111	1,123
Surplus (Deficiency)	352	341	327	313	298	284	272

Middle School Surplus/Deficiency

	Oct 2009 FTE	2010	2011	2012	2013	2014	2015
Existing Capacity	602	602	602	602	602	642	727
Added Permanent Capacity*						85	
Added Alternative Program Capacity*					40		
Total Capacity	602	602	602	602	642	727	727
Enrollment	599	617	626	634	642	650	659
Surplus (Deficiency)	3	(15)	(24)	(32)	--	77	68

*See Section 6 for project information.

High School Surplus/Deficiency

	Oct 2009 FTE	2010	2011	2012	2013	2014	2015
Existing Capacity	598	598	598	598	598	658	823
Added Permanent Capacity*						165	
Added Alternative Program Capacity*					60		
Total Capacity	598	598	598	598	658	823	823
Enrollment	794	798	808	819	829	840	850
Surplus (Deficiency)	(196)	(200)	(210)	(221)	(171)	(17)	(27)

*See Section 6 for project information.

See Appendix A for complete breakdown of enrollment projections.
See Table 6-A for a comparison of additional capacity needs due to growth versus existing deficiencies.

SECTION 6
CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

In March 2000, the voters passed a $14,258,664 bond issue for school construction and site acquisition. A new elementary school and a middle school addition were funded by that bond measure. These projects are complete. Based upon current needs, the District anticipates that it may need to consider the following acquisitions and/or improvements within the six years of this Plan:

Projects Adding Permanent Capacity:

- Acquisition of a new 10 to 15 acre Elementary School site within the District's service boundaries and dependent on growth needs;
- Acquisition of a new high school or middle school site within the District's service boundaries and dependent on growth needs;
- An eighty-five (85) student expansion at the Lakewood Middle School;
- A one hundred sixty-five (165) student expansion at Lakewood High School; and
- Acquisition and siting of portable facilities to accommodate growth needs.

Projects Adding Program Capacity:

- Lease space for a new alternative program, providing program capacity for forty (40) middle school students and sixty (60) high school students.

Non-Capacity Adding Projects:

- High School modernization and improvements;
- Middle School modernization and improvements;
- Lakewood Elementary School modernization;
- Replacement of 11 relocatable classrooms;
- Bus Garage improvements;
- Replace Administration Building; and
- Replace Business Office Building.

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

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

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State Match funds, and impact fees. The District would need to request voter authorization of a bond issue within the six years of this Plan to fund the above projects and/or find other capital funding sources (including the use of school impact fees). The potential funding sources are discussed below.

B. Financing for Planned Improvements

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. In March 2000, District voters approved a $14,258,664 bond issue for school construction and site acquisition, which included funding of the recently completed elementary school. The District is considering a request for voter authorization of a bond issue within the six-years of this Plan to fund the school construction projects identified in this plan. Additional details regarding the bond issue will be included in future updates.

2. State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund (the "Fund"). Bonds are sold on behalf of the Fund, and then retired from revenues accruing predominantly from the sale of timber from common school lands. If these sources are insufficient, the Legislature can appropriate funds or the State Board of Education can change the standards. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance funds for new schools at the 53.12% funding percentage level.

3. Impact Fees

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

4. Six Year Financing Plan

The Six-Year Financing Plan shown in Table 8 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2010-2015. The financing components include a bond issue, impact fees, and State Match funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 8
Capital Facilities Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2010	2011	2012	2013	2014	2015	Total Cost	Bonds/ Levy	State Match	Impact Fees
Elementary School Site Acquisition				$1.5000			$1.5000	X		
Middle School										
Lakewood Middle Addition				$1.56625	$1.56625		$3.1325[1]	X	X	X
High School										
Lakewood High Addition				$3.03125	$3.03125		$6.0625[2]	X	X	X
Secondary										
Site Acquisition			$4.5000				$4.5000	X		X

Improvements Not Adding Capacity (Costs in Millions)

Project	2010	2011	2012	2013	2014	2015	Total Cost	Bonds/ Levy	State Match	Impact Fees
Elementary										
Lakewood Elem					2.0000		$2.0000			
Middle School										
Lakewood Middle				$6.00125	$6.00125		$12.0025	X	X	
High School										
Lakewood High				$15.74875	$15.74875		$31.4975	X	X	
11 Relocatables Replaced				$1.1000			$1.1000	X		
Bus Garage						$1.4361	$1.4361	X		
Admin Area						$0.6564	$0.6564	X		
Business Office						$0.7612	$0.7612	X		

Total Permanent Improvements (Costs in Millions)

	2010	2011	2012	2013	2014	2015	Total Cost	Bonds/ Levy	State Match	Impact Fees
TOTAL				**$28.9475**	**$28.3475**	**$2.8537**	**$64.6487**	**X**	**X**	**X**

Leased Program Facilities (Costs in Millions)

	2010	2011	2012	2013	2014	2015	Total Cost	Bonds/ Levy	State Match	Impact Fees
Alternative Program (Grades 6-12)				$1.120[3]				X		

[1] Includes a portion of capacity-related improvements related to core gymnasium/ancillary space. Remaining costs included in "Improvements Not Adding Capacity."

[2] Includes a portion of capacity-related improvements related to core gymnasium/ancillary space and performance arts space. Remaining costs included in "Improvements Not Adding Capacity."

[3] Tenant Improvement Costs. Does not include annual lease costs.

SECTION 7
SCHOOL IMPACT FEES

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

A. School Impact Fees in Snohomish County

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

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

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

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees have been calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. As required under the GMA, credits have also been applied in the formula to account for State Match funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a "cost per dwelling unit", an identical fee is generated regardless of whether the total new capacity project costs are used in

the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 6-A. For purposes of this Plan, the District has chosen to use the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 8 for a complete identification of funding sources.

The following projects are included in the impact fee calculation:

- A capacity addition at Lakewood Middle School; and
- A capacity addition at Lakewood High School.

Please see Table 8 and page 21 for relevant cost data related to each capacity project.

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family

Elementary	.269
Middle	.125
Senior	.197
Total	**.591**

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.000
Middle	.000
Senior	.000
Total	**.000**

Student Generation Factors – Multi Family (2+ Bdrm)

Elementary	.322
Middle	.107
Senior	.078
Total	**.507**

Projected Student Capacity per Facility

Middle School (new capacity) – 85
High School (new capacity) - 165

Required Site Acreage per Facility

Facility Construction/Cost Average

Middle (Addition)	$3,132500
High School (Addition)	$6,062,500

Permanent Facility Square Footage

Elementary		113,472
Middle		62,835
Senior		79,422
Total	**93.15%**	**255,729**

Temporary Facility Square Footage

Elementary		8,960
Middle		6,272
Senior		3,584
Total	**6.85%**	**18,816**

Total Facility Square Footage

Elementary		122,432
Middle		69,107
Senior		83,006
Total	**100.00%**	**274,545**

Average Site Cost/Acre

Temporary Facility Capacity

Capacity
Cost

State Match Credit

Current State Match Percentage	53.12%

Construction Cost Allocation

Current CCA	180.17

District Average Assessed Value

Single Family Residence	$323,833

District Average Assessed Value

Multi Family (1 Bedroom)	$90,329
Multi Family (2+ Bedroom)	$131,359

SPI Square Footage per Student

Elementary	90
Middle	108
High	130

District Debt Service Tax Rate

Current/$1,000	$1.417

General Obligation Bond Interest Rate

Current Bond Buyer Index	4.00%

Developer Provided Sites/Facilities

Value	0
Dwelling Units	0

The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.

C. Proposed Lakewood School District Impact Fee Schedule

Using the variables and formula described in subsection B, impact fees proposed for the District are summarized in Table 9A. See also Appendix C.

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

Housing Type	Impact Fee Per Dwelling Unit
Single Family	$1,780
Multi-Family (1 Bedroom)	$0
Multi-Family (2+ Bedroom)	$1,379

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1

HISTORICAL STUDENT ENROLLMENT 2001-2009
ACTUAL ENROLLMENTS ON OCTOBER 1st*

GRADES	2001	2002	2003	2004	2005	2006	2007	2008	2009
K	96	99	100	102	98	89	95	86	97
1st Grade	159	201	204	193	200	205	186	186	175
2nd Grade	185	174	201	189	194	204	189	190	184
3rd Grade	197	196	174	197	190	204	199	189	183
4th Grade	223	196	204	183	202	200	200	209	194
5th Grade	180	234	214	205	177	200	194	192	210
6th Grade	186	197	242	220	193	184	200	191	212
7th Grade	206	201	204	222	222	198	183	189	190
8th Grade	187	218	189	199	216	215	207	185	197
9th Grade	202	211	214	187	199	227	221	203	189
10th Grade	174	200	190	202	158	188	218	212	205
11th Grade	157	162	178	180	171	157	184	203	196
12th Grade	153	163	163	172	175	171	161	188	204
Total Enrollment	**2,305**	**2,452**	**2,477**	**2,451**	**2,395**	**2,442**	**2,437**	**2,423**	**2,436**

* FTE enrollment.

Table A-2

PROJECTED STUDENT ENROLLMENT 2009-2015
Based on OSPI Cohort Survival*

GRADES	ACTUAL FTE October 2009	ESTIMATE FTE 2010-2011	ESTIMATE FTE 2011-2012	ESTIMATE FTE 2012-2013	ESTIMATE FTE 2013-2014	ESTIMATE FTE 2014-2015	ESTIMATE FTE 2015-2016
K	97	89	88	86	85	83	81
1st Grade	175	197	181	178	175	172	169
2nd Grade	184	174	195	179	176	174	171
3rd Grade	183	184	174	195	179	176	174
4th Grade	194	188	189	179	200	184	181
5th Grade	210	190	184	185	175	196	180
3-5 Total	**1,043**	**1,022**	**1,011**	**1,002**	**990**	**985**	**956**
6th Grade	212	213	193	187	188	177	199
7th Grade	190	211	212	192	186	187	176
8th Grade	197	192	213	214	194	187	188
6-8 Total	**599**	**616**	**618**	**593**	**568**	**551**	**563**
9th Grade	189	200	195	216	217	197	190
10th Grade	205	178	189	184	204	205	186
11th Grade	196	192	166	177	172	191	192
12th Grade	204	197	193	167	178	173	192
9-12 Total	**794**	**767**	**743**	**744**	**771**	**766**	**760**
Total Enrollment	**2,436**	**2,405**	**2,372**	**2,339**	**2,329**	**2,302**	**2,279**

* The cohort survival method of predicting future enrollment does not consider enrollment attributable to new development in the District. Enrollment projections are most accurate for the initial years of the forecast period.

Table A-3

AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(OSPI Enrollment Projections)

Enrollment by Grade Span	Oct. 2009	2010	2011	2012	2013	2014	2015
Elementary (K-5)	1,043	1,022	1,011	1,002	990	985	956
Middle School (6-8)	599	616	618	593	568	551	563
High School (9-12)	794	767	743	744	771	766	760
TOTAL	**2,436**	**2,405**	**2,372**	**2,339**	**2,329**	**2,302**	**2,279**

Percentage by Grade Span	Oct. 2009	2010	2011	2012	2013	2014	2015
Elementary (K-5)	43%	42%	43%	43%	43%	43%	42%
Middle School (6-8)	25%	26%	26%	25%	24%	24%	25%
High School (9-12)	32%	32%	31%	32%	33%	33%	33%
TOTAL**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Average Percentage by Grade Span	
Elementary (K-5)	42.7%
Middle School (6-8)	25.0%
High School (9-12)	32.3%
TOTAL	**100%**

Table A-4

AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(COUNTY/OFM Enrollment Projections)***

Enrollment by Grade Span	Oct. 2009	Avg. %age	2010	2011	2012	2013	2014	2015
Elementary (K-5	1,043	42.7%	1,054	1,068	1,082	1,097	1,111	1,123
Middle School (6-8)	599	25.0%	617	626	634	642	650	659
High School (9-12)	794	32.3%	798	808	819	829	840	850
TOTAL**	**2,436**	**100%**	**2,469**	**2,502**	**2,535**	**2,568**	**2,601**	**2,632**

*Actual October 2009 Enrollment.
** Totals may vary due to rounding.
***Using average percentage by grade span.

APPENDIX B

STUDENT GENERATION FACTOR REVIEW

DOYLE CONSULTING

ENABLING SCHOOL DISTRICTS TO MANAGE AND USE STUDENT ASSESSMENT DATA

Student Generation Rate Study For the Lakewood School District

4/1/2010

This document describes the methodology used to calculate student generation rates (SGRs) for the Lakewood School District, and provides a listing of rates to be used in the districts Capital Facilities Plan.

SGRs were calculated for two types of residential construction: Single family detached, and multi-family with 2 or more bedrooms. No 0-1 bedroom units were found to be constructed within Lakewood District boundaries for the time period studied, so no 0-1 bedroom rates are available. Attached condominiums, townhouses, and duplexes are included in the multi-family classification. Modular homes on owned sites are included in the single family classification.

Using data files from the Metroscan database, Snohomish County Planning and Development Services staff provided addresses and land use codes of all new construction between the years 2002 to 2008 within the Lakewood school district boundaries. This data was "cleaned up" by eliminating any records that did not contain sufficient information (such as a missing site address) to generate a match from the student record data.

Using data files from the Lakewood student records database, District staff provided student addresses and grade levels of K-12 students attending the District as of March 2010. The student addresses were cleaned up and reformatted to be consistent with the Metroscan method of storing addresses.

Data from the two sources were electronically matched to obtain the following student generation rates:

210 Polk Street, Suite 6A • Port Townsend, WA 98368 • (360) 680-9014 • www.doyleconsult.com

Single Family Rates: The records of 391 single family units were compared with 2,474 registered students in the District, and the following count of matches and calculated rates were found*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	20	0.051
1	16	0.041
2	21	0.054
3	13	0.033
4	20	0.051
5	15	0.038
6	20	0.051
7	18	0.046
8	11	0.028
9	16	0.041
10	20	0.051
11	26	0.066
12	15	0.038
K-5	105	0.269
6-8	49	0.125
9-12	77	0.197
K-12	231	0.591

Multifamily Rates (2-plus Bedrooms): The records of 438 2-plus bedroom units were compared with 2,474 registered students in the District, and the following count of matches and calculated rates were found*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	23	0.053
1	27	0.062
2	25	0.057
3	24	0.055
4	18	0.041
5	24	0.055
6	17	0.039
7	14	0.032
8	16	0.037
9	12	0.027
10	11	0.025
11	6	0.014
12	5	0.011
K-5	141	0.322
6-8	47	0.107
9-12	34	0.078
K-12	222	0.507

***Calculated rates for individual grades may not equal overall totals due to rounding.**

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
Snohomish County/Cities of Arlington and Marysville									
DISTRICT	Lakewood School District								
YEAR	2010								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
				Student	Student	Student			
	Facility	Cost/	Facility	Factor	Factor	Factor	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	0.00	$ -	500	0.269	0.000	0.322	$0	$0	$0
Middle			85	0.125	0.000	0.107	$0	$0	$0
High			165	0.197	0.000	0.078	$0	$0	$0
							$0	$0	$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
				Student	Student	Student			
	%Perm/	Facility	Facility	Factor	Factor	Factor	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	93.15%	$ -	500	0.269	0.000	0.322	$0	$0	$0
Middle	93.15%	$ 3,132,500	85	0.125	0.000	0.107	$4,291	$0	$3,673
High	93.15%	$ 6,062,500	165	0.197	0.000	0.078	$6,742	$0	$2,670
						TOTAL	$11,034	$0	$6,343
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
				Student	Student	Student	Cost/	Cost/	Cost/
	%Temp/	Facility	Facility	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)
	Total Sq.Ft.	Cost	Size	SFR	MFR (1)	MFR (2+)			
Elementary	6.85%	$ -	26	0.269	0.000	0.322	$0	$0	$0
Middle	6.85%	$ -	29	0.125	0.000	0.107	$0	$0	$0
High	6.85%	$ -	30	0.197	0.000	0.078	$0	$0	$0
					TOTAL		$0	$0	$0
State Matching Credit:									
Boeckh Index X SPI Square Footage X District Match % X Student Factor									
				Student	Student	Student			
	Boeckh	SPI	District	Factor	Factor	Factor	Cost/	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	$ 180.17	90	0.00%	0.269	0.000	0.322	$0	$0	$0
Middle	$ 180.17	108	53.12%	0.125	0.000	0.107	$1,292	$0	$1,106
Sr. High	$ 180.17	130	53.12%	0.197	0.000	0.078	$2,451	$0	$970
					TOTAL		$3,743	$0	$2,076
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							$323,833	$90,329	$131,859
Capital Bond Interest Rate							4.00%	4.00%	4.00%
Net Present Value of Average Dwelling							$2,626,576	$732,649	$1,065,439
Years Amortized							10	10	10
Property Tax Levy Rate							$1.42	$1.42	$1.42
	Present Value of Revenue Stream						$3,730	$1,040	$1,513
	Fee Summary:			Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
	Site Acquistion Costs			$0	$0	$0			
	Permanent Facility Cost			$11,034	$0	$6,343			
	Temporary Facility Cost			$0	$0	$0			
	State Match Credit			($3,743)	$0	($2,076)			
	Tax Payment Credit			($3,730)	($1,040)	($1,513)			
	FEE (AS CALCULATED)			$3,561	$0	$2,753			
	FEE (AS DISCOUNTED 50%)			$1,780	$0	$1,377			

LAKE STEVENS SCHOOL DISTRICT NO. 4

CAPITAL FACILITIES PLAN

2010-2015

August 2010

Prepared by:
Lake Stevens School District No. 4

CAPITAL FACILITIES PLAN
LAKE STEVENS SCHOOL DISTRICT NO. 4

BOARD OF DIRECTORS

Mari Taylor, President
David Iseminger
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Kevin Plemel
Paul Lund

SUPERINTENDENT

David C. Burgess, Ed.D.

For information on the Lake Stevens School District Capital Facilities Plan contact Robb Stanton at the Lake Stevens School District, 12309 – 22nd Street NE, Lake Stevens, WA, 98258. Phone: (425) 335-1506.

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SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

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

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next fifteen years, with more detailed schedule and financing program for capital improvements over the next six years (2010-2015).

The CFP for the District was first prepared in 1998 in accordance with the specifications set in Snohomish County Code; "certification" packets were prepared earlier for the County's old SEPA-based "fee" program. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan. This part of the plan establishes the criteria for all future updates of the District CFP, which is to occur every two years. This CFP updates the GMA-based Capital Facilities Plan last adopted by the District in 2008.

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

- Future enrollment forecasts for each grade span (elementary, middle, mid-high and high).
- An inventory of existing capital facilities owned by the District, showing the locations and student capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites; distinguishing between existing and projected deficiencies.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.
- A calculation of impact fees to be assessed and support data substantiating said fees.

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

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

Adoption of this CFP by reference by the County and cities constitutes approval of the methodology used herein by the Council(s).

Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in terms of FTE (Full Time Equivalent)[1].

Overview of the Lake Stevens School District

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

The District currently serves a student population of 7,795 (October 1, 2009 headcount) with six elementary schools, two middle schools, one mid-high school, one high school and two alternative schools (Prove High School and HomeLink). Elementary schools provide educational programs for students in Kindergarten through grade five. Middle schools serve grades six and seven, the mid-high serves grades eight and nine and the high schools serve grades ten through twelve. HomeLink provides programs for students from Kindergarten through grade twelve.

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

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

- rapid growth of enrollment during the past sixteen years (among the highest in Snohomish County since 2000) along with the shifting demographics of the student population;
- aging school facilities
- the need for additional property and lack of suitable sites to accommodate a school facility;

[1] Full Time Equivalents (FTE) include half the students attending kindergarten and all students enrolled in grades 1 – 12.

- the need for additional infrastructure such as on-campus fire hydrants, electrical services, telephone, data, fire alarms etc. that drive the costs of portables up significantly;
- gymnasium and athletic fields that are not adequate to handle the student population; and
- limited local resources to hire maintenance and grounds personnel.

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

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SECTION 2: DEFINITIONS

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

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

*Area Cost Allowance (Boeckh Index) means the current OSPI construction allowance for construction costs for each school type.

*Average Assessed Value means the average assessed value by dwelling unit type of all residential units constructed within the District.

*Boeckh Index means the number generated by the E.H. Boeckh Company and used by OSPI as a guideline for determining the area cost allowance for new school construction.

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

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

*Capital Facilities Plan (CFP) means the District's facilities plan adopted by its school board consisting of those elements required by Chapter 30.66C and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to this document.

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

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

*County means Snohomish County.

*DCTED means the Washington State Department of Community, Trade and Economic Development.

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

*Development means all subdivisions, short subdivisions, conditional use or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar

uses) and other applications requiring land use permits or approval by Snohomish County, the City of Lake Stevens and/or City of Marysville.

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

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

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

District means Lake Stevens School District No. 4 whose geographic boundaries are within Snohomish County.

*District Property Tax Levy Rate means the District's current capital property tax rate per thousand dollars of assessed value.

*Dwelling Unit Type means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units and (3) multi-family multiple-bedroom apartment or condominium units.

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

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

*FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at the District's schools. A student is considered one FTE if he/she is enrolled for the equivalent of a full schedule each full day. Kindergarten students attend half-day programs and therefore are counted as 0.5 FTE. For purposes of this Capital Facilities Plan, all other students are counted as full FTE. (This is in line with OSPI's Capital Facilities Section, FTE measurements and projections.)

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

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

*Growth Management Act (GMA) means the Growth Management Act, Chapter 17, Laws of the State of Washington of 1990, 1st Ex. Sess., as now in existence or as hereafter amended.

*Interest Rate means the current interest rate as stated in the Bond Buyer Twenty-Bond General Obligation Bond Index.

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

*Multi-Family Dwelling Unit means any residential dwelling unit that is not a single-family unit as defined by ordinance Chapter 30.66C.[2]

*OFM means Washington State Office of Financial Management.

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

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

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

*Relocatable Facilities (also referred to as Portables) means factory-built structures, transportable in one or more sections, that are designed to be used as an education spaces and are needed to prevent the overbuilding of school facilities, to meet the needs of service areas within the District, or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

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

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

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

*SEPA means the State Environmental Policy Act.

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

[2] For purposes of calculating Student Generation Rates, assisted living or senior citizen housing is not included in this definition.

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

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

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

*Subdivision means all small and large lot subdivisions as defined in Title 19 of the Snohomish County Code, and all short subdivisions as defined in Title 20, which are within the definition of "development" above.

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

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

*WAC means the Washington Administrative Code.

SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards that typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables).

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

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

- Bilingual Program
- Title 1
- Title 2
- Community Education
- Conflict Resolution
- Contract-Based Learning
- Drug Resistance Education
- Early Learning Center, which includes ECEAP and developmentally-delayed preschool
- Highly Capable
- Home School Partnership (HomeLink)
- Language Assistance Program (LAP)
- Multi-Age Instruction
- Online Learning
- PROVE Alternative High School
- Running Start
- Senior Project (volunteer time as part of course work)
- Vocational Education

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space, which

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

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

The District's minimum educational program requirements, which directly affect school capacity, are outlined on page 3-3 for the elementary, middle and high school grade levels.

Educational Program Standards for Elementary Grades

- Average class size for grades K-3 should not exceed 25 students.
- Average class size for grades 4-5 should not exceed 27 students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is 12 students.
- All students will be provided music instruction in a separate classroom.
- Students may have a scheduled time in a computer lab.
- Optimum design capacity for new elementary schools is 500 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

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

- Class size for middle school grades should not exceed 30 students. The District assumes a practical capacity for high school and middle school classrooms of 30 students.
- Class size for grades 9-12 should not exceed 30 students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is 12 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 83% at the high school level and 80% at the middle and mid-high levels.
- Some Special Education services for students will be provided in a self-contained classroom.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
  - Resource Rooms (i.e. computer labs, study rooms).
  - Special Education Classrooms.

- Program Specific Classrooms, for example: (i.e. music, drama, art, home-economics, physical education)
  - Music
  - Drama
  - Art
  - Physical Education
  - Family and Consumer Sciences
  - Career and Technical Education

- Optimum design capacity for new middle schools is 750 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 1500 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Service Standards

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

The Lake Stevens School District has set minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are 26 or more students per classroom in a majority of K-3 classrooms, 28 or more students in 4-5 classrooms or 31 or more students in a majority of 6-12 classrooms, the minimum standards have not been met.

Although they may meet the number criteria above, double shifting with reduced hours of "Year Round Education" programs adopted for housing reasons would also not meet the minimums.

It should be noted that the minimum educational standard is just that, a minimum, and not the desired or accepted operating standard.

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SECTION 4: CAPITAL FACILITIES INVENTORY

Capital Facilities

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

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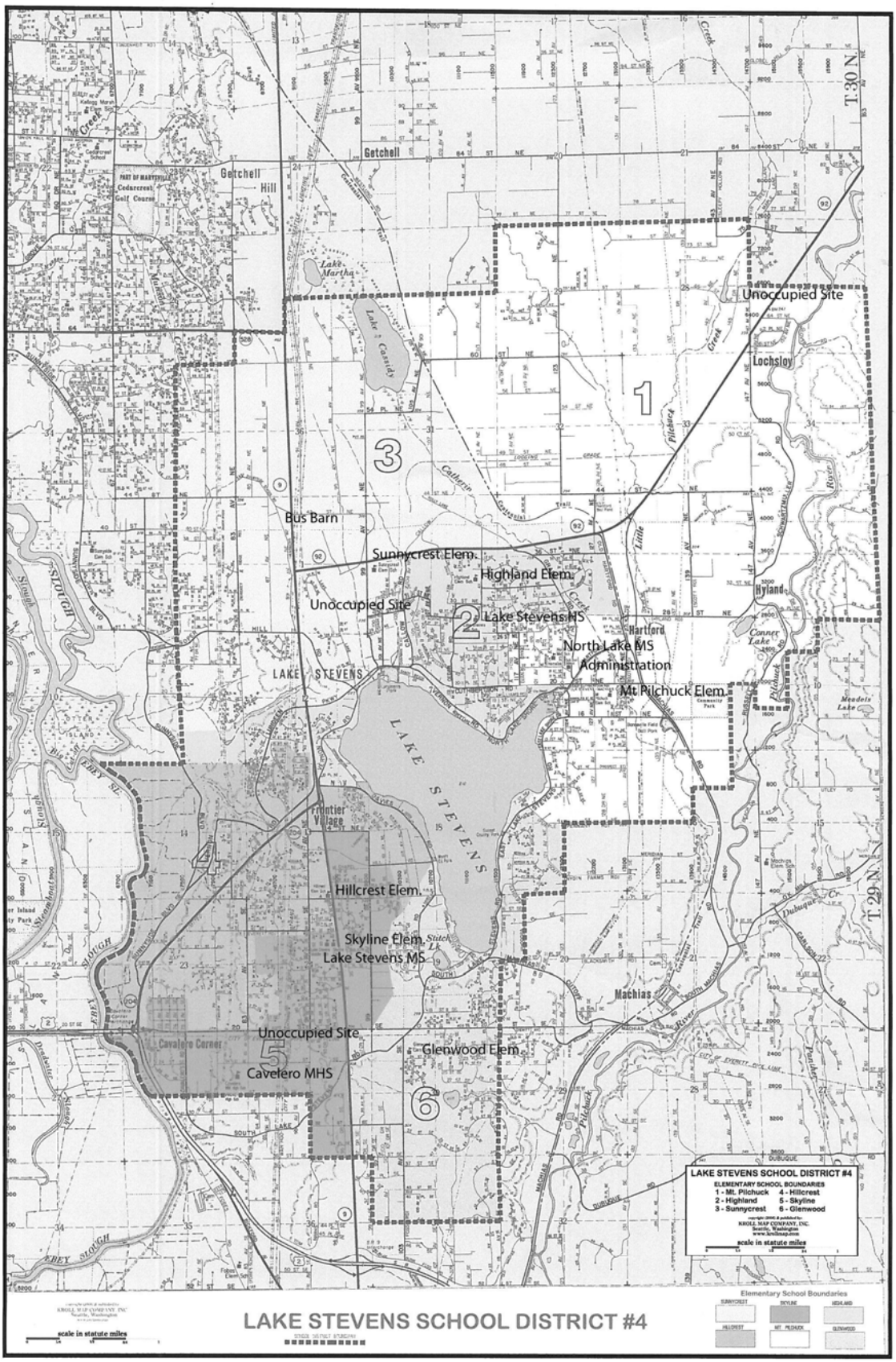

Figure 1 – Map of District Facilities

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Schools

The Lake Stevens School District includes: six elementary schools grades K-5, two middle schools grades 6-7, one mid-high school grades 8-9, one high school grades 10-12, one alternative high school (PROVE) serving grades 9-12, an alternative K-12 home school partnership program (HomeLink), and one online school serving an average of twelve students grades 9-12 which does not require student housing.

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

School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations SPED	Teaching Stations Regular	Perm. Student Capacity*	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Elementary Schools								
Glenwood Elementary	9	42,673	2	21	513	621	1992	No
Hillcrest Elementary	15	49,735		23	549	711	2008	No
Highland Elementary	8.7	49,727		21	512	620	1999	No
Mt. Pilchuck Elementary	22	49,833	4	19	501	582	2008	No
Skyline Elementary	15	42,673	3	20	513	621	1992	No
Sunnycrest Elementary	15	46,970		23	549	738	2009	No
Total	84.7	281,611	9	127	3,137	3,893		
Middle Schools								
Lake Stevens Middle School	25	86,374	4	27	684	924	1996	No
North Lake Middle School	15	90,323		39	751	991	2001	No
Total	40	176,697	4	66	1,435	1,915		
Mid-High								
Cavelero Mid-High School	37	224,694	3	62	1,418	1,418	2007	Yes
Total	37	224,694	3	62	1,418	1,418		
High Schools								
Lake Stevens High School	38	207,195	8	61	1,526	2,036	2008	Yes
Prove High School	Housed at Cavelero MHS							
Total	38	207,195	8	61	1,526	2,036		
Other								
HomeLink (K-12 Homeschool Program)	Housed at North Lake MS							
Total	0	-	-	0	-	-		

Table 1 – School Capacity Inventory

Source: Lake Stevens School District
* Note: Student Capacity figure is exclusive of portables and adjustments for special programs.

Relocatable classrooms (portables) are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the permanent school capacity calculations provided in Table l.

Leased Facilities

The District does not lease any permanent classroom space. The 24 portables leased to facilitate construction identified in the 2008 Capital Facilities Plan have been returned.

Relocatable Classroom Facilities (Portables)

Portables are used as interim classroom space to house students until funding can be secured to construct permanent classroom facilities. Portables are not viewed by the District as a solution for housing students on a permanent basis. The Lake Stevens School District currently uses 61 portables at various school sites throughout the District to provide interim capacity for K-12 students. In addition, 14 portables are used to accommodate the Early Learning Center, which is not a K-12 program. A typical portable classroom can provide capacity for a full-size class of students. Current use of portables throughout the District is summarized in Table 2.

School Name	Portable Classrooms	Capacity in Portables	Portable ft^2
ELEMENTARY			
Glenwood	4	108	3,584
Hillcrest	6	162	5,376
Highland	4	108	3,584
Mt. Pilchuck	3	81	2,688
Skyline	4	108	3,584
Sunnycrest	7	189	6,272
Total	28	756	25,088
MIDDLE			
Lake Stevens Middle	8	240	7,168
North Lake Middle	8	240	7,168
Total	16	480	14,336
MID-HIGH			
Cavelero Mid-High	0	0	-
Total	0	0	-
HIGH			
Lake Stevens High School	17	510	15,232
Total	17	510	15,232
District K-12 Total	61	1,746	54,656
OTHER			
Early Learning Center	14	350	12,544
Non K-12 Total	14	350	12,544

Table 2 – Portables

In addition to the portables listed above, the District purchased a portable in 2005 to house the Technology Support Group, a District-wide support group. The portable is located at North Lake Middle School, across from the District Administration Office. It will not add space for interim student housing.

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

Some of the District's existing portables are beyond their serviceable age and are no longer able to be moved. Upon completion of additional school facilities, the probability exists these units will be demolished.

Support Facilities

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

Facility	Site Acres	Building Area (sq.ft.)
Education Service Center	1.4	13,700
Grounds	1.0	3,000
Maintenance	1.0	6,391
Transportation	6.0	17,550
Total	9.4	40,641

Table 3 – Support Facilities

Land Inventory

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

Ten acres located in the northeast area of the District (Lochsloy area), west of Highway 92. This site will eventually be used for an elementary school (beyond the year 2015). It is presently used as an auxiliary sports field.

An approximately 35-acre site northwest of the intersection of Highway 9 and Soper Hill Road, bordered by Lake Drive on the east planned for use as a middle school site.

A parcel of approximately 23 acres located at 20th Street SE and 83rd Street. This property was donated to the School District for an educational facility. The property is encumbered by wetlands and easements, leaving less than 10 available acres (not considered sufficient for an elementary school site).

A 5.4 acre parcel located at 20th Street SE and 83rd Street that has been used as an access to the new mid-high site.

A 20 ft. x 200 ft. parcel located on 20th Street SE has been declared surplus by the Lake Stevens School Board as it has no purpose for the District.

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

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SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

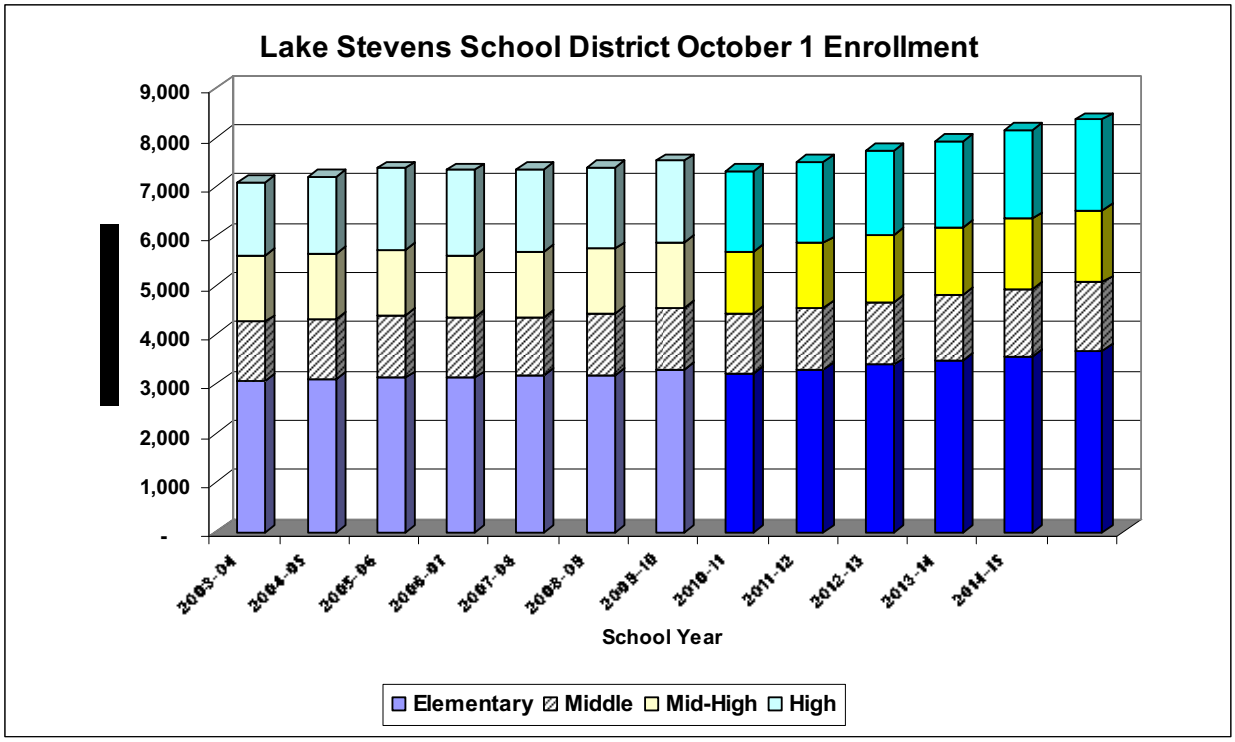

Figure 2 – Lake Stevens School District Enrollment

Historic Trends and Projections

Student enrollment records dating back to 1973 were available from Snohomish County and OSPI. Student enrollment in the Lake Stevens School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between October 1991 and October 2000, student enrollment increased by 2553 students, the 4th highest in the County. Between October 2000 and October 2006, student enrollment increased by 905 students, or 25.5% of the total student growth experienced in Snohomish County public schools and 2nd highest in Snohomish County. The October 1, 2009 enrollment was 7,795 (7517 FTE) students, an increase of 213 students, or 2.8% over October 1, 2007. Lake Stevens is one of the few districts in Snohomish County with increased enrollment from September 2008 to September 2009.

Actual enrollment by year is shown in Figure 2. Average annual growth between 1974 and 2005 was 4.18%, more than double the countywide average of 1.75% per year. Between 1994 and 2005 average annual growth was 4.47% compared to a countywide average of 1.71%. The District has been, and is projected to continue to be, one of the fastest growing districts in Snohomish County based on the OFM-based population forecast. Between 2007 and 2009, the Lake Stevens School District enrollment increased 2.8% compared to nearly flat County-wide enrollment growth.

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projections. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections.

Projection	2009	2010	2011	2012	2013	2014	2015	Actual Change 2010-2015	Percent Change 2010-2015
OSPI	7,517	7,595	7,655	7,708	7,763	7,815	7,852	335	4.5%
Ratio	7,517	7,294	7,505	7,716	7,927	8,137	8,348	831	11.1%

Table 4 – Comparison of Enrollment Projections 2010 – 2015

Source: Lake Stevens School District, OSPI
* Actual FTE student enrollment (October 1, 2009)

Two enrollment forecasts were conducted for the Lake Stevens School District and are shown in Table 4. The first is an estimate by the Office of the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment using a modified cohort survival method. This method estimates how many students in one year will attend the next grade in the following year. The methodology is explained in Appendix B.

The second method is an estimate based upon Snohomish County population estimates as provided by the State Office of Financial Management (OFM). Section 11 of ESHB 2929 (The Growth Management Act) requires that planning for public facilities be based on the 20-year population projections developed by the OFM. OFM population-based enrollment projections have been estimated using the revised Draft Population Forecast by the School District prepared by the Snohomish County Department of Planning and Development Services, and OFM population forecasts for Snohomish County.

The ratio method traces the ratio of student enrollment to total population and assumes what this ratio will be in future years. On average, for the period 2002– 2009, 21.25% of the population in the Lake Stevens School District was students.

Combining the OSPI enrollment projections with the 2009 OFM population relationship, the average student population ratio through 2015 is 19.00%. The District finds that this is a reasonable assumption and therefore assumes that the OSPI and OFM ratio methods are comparable. Inasmuch as the ratio method parallels the District's projections over the five-year period, a straight ratio of 19% of population was applied, rather than the gradual OSPI decline. See *Appendix C – Enrollment Data, Table C-1* for historical trends in enrollment/population ratios.

OSPI estimates that enrollment will total 7,852 student FTEs in 2015. This is a 4.5% increase over 2009. The Ratio Method estimates that enrollment will total 8,348 student FTEs in 2015, which is an 11.1% increase over 2009

The Ratio Method has been used to determine facility needs inasmuch as it the most closely relates to the District's internal long-range projections.

Grade Span	2009*	2010	2011	2012	2013	2014	2015
Elementary School	3,294	3,196	3,289	3,381	3,474	3,566	3,658
Middle School	1,252	1,215	1,250	1,285	1,321	1,356	1,391
Mid-High School	1,308	1,269	1,306	1,343	1,379	1,416	1,453
High School	1,663	1,613	1,660	1,707	1,753	1,800	1,847
Total	7,517	7,294	7,505	7,716	7,927	8,137	8,348

Table 5 – Projected Enrollment by Grade Span 2010-2015

Source: OSPI data: Report dates 11/09
* Actual FTE Student Enrollment (October 1, 2009)

2025 Enrollment Projections

Although student enrollment projections beyond 2015 are highly speculative, they are useful for developing long-range comprehensive facilities plans. These long-range enrollment projections may also be used in determining future site acquisition needs.

The District projects a 2025 student FTE enrollment of 10,455 based on the "ratio" method. (OSPI does not forecast enrollments beyond 2015) The forecast is based on the County's OFM-based population forecast and applies the student-to-population ratio of 19.00% estimated for 2015. Assuming the County forecasts are correct, student enrollment will continue to increase through 2025 and the 19.00% ratio is considered reasonable and has been used to estimate the 2025 student population. The 2025 estimate represents a 39.1% increase over existing 2009 enrollment levels. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle school, mid-high school and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle, mid-high and high school levels. Projected enrollment by grade span for the year 2025 is provided in Table 6.

Grade Span	Projected 2025 FTE Student Enrollment
Elementary (K-5)	4,581
Middle (6-7)	1,742
Mid-High (8-9)	1,819
High (10-12)	2,313
District Total (K-12)	10,455

Table 6 – Projected 2025 Enrollment (Ratio Method - OFM)

Should projected enrollment materialize as described in Table 6, it is estimated that the District would require an additional 58 classrooms at the elementary level, 10 classrooms at the middle school level, 13 classrooms at the mid-high level and 27 classrooms at the high school level. These additional classrooms could take the form of relocatable classrooms (portables), additional classrooms at existing schools or new campuses. In addition, it is possible that the District would require additional support facilities, like a maintenance building, technology center or additional bus service facilities, to serve the projected enrollment.

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

SECTION 6: CAPITAL FACILITIES PLAN

Existing Deficiencies

Current enrollment at each grade level is identified in Appendix C-3. The District is currently (2009) over capacity at the elementary level by 157 students, under capacity at the middle school level by 183 students, under capacity at the mid-high level by 110 students and over capacity at the high school by 137 students.

The District expects that .690 students will be generated from each new single family home in the District and that .317 students will be generated from each new two-plus bedroom multi-family unit. These numbers are based upon the District's student generation rates.

The District's enrollment projections, in Table 5, have been applied to the existing capacity and the District will be over capacity at the elementary level by 521 students, over capacity at the mid-high level by 35 students and over capacity at the high school by 321 students if no capacity improvements are made by the year 2015.

The District's six-year capital improvement plan (Table 9) includes capacity projects to address existing and future needs.

Facility Needs (2010-2015)

Projected available student capacity was derived by subtracting projected FTE student enrollment from existing permanent school capacity (excluding portables) for each of the six years in the forecast period (2010-2015).

Capacity needs are expressed in terms of "unhoused students." Unhoused students are defined as students expected to be housed in portable classrooms or classrooms where class size exceeds State standards or contractually negotiated agreements within the local school district.

The method used to define future capacity needs assumes no new construction. For this reason planned construction projects are not included at this point. This factor is added later (see Table 9).

Projected future capacity needs are depicted on Table 7. This table shows actual space needs and the portion of those needs that are "growth related." RCW 82.02 and SCC 30.66C mandate that new developments cannot be assessed impact fees to correct existing deficiencies. Thus, any capacity deficiencies existing in the District in 2009 must be deducted from the total projected deficiencies before impact fees are assessed. (Inasmuch as the District builds elementary schools to serve 500 students, the 69.87 percent growth factor reflects 349 students in the impact fee calculation rather than the 364 reflected in Table 7).

Grade Span	2009	2010	2011	2012	2013	2014	2015	2010-2015
Elementary (K-5)								
Total	157	59	152	244	337	429	521	
Growth Related		0	0	87	180	272	364	69.87%
Middle School (6-7)								
Total	0	0	0	0	0	0	0	
Growth Related	0	0	0	0	0	0	0	0.00%
Mid-High (8-9)								
Total	0	0	0	0	0	0	35	
Growth Related		0	0	0	0	0	35	100.00%
High School 10-12)								
Total	137	87	134	181	227	274	321	
Growth Related		0	0	44	90	137	184	57.32%

Table 7 - Projected Additional Capacity Needs 2010- 2015)

Forecast of Future Facility Needs through 2025

Additional elementary, middle, mid-high and high school classroom space will need to be constructed between 2015 and 2025 to meet the projected student population increase. The District will have to purchase additional school sites to facilitate growth during this time frame. By the end of the six-year forecast period (2015), additional permanent student capacity will be needed as follows:

2009 Capacity	2015 Capacity	2015 Additional Capacity Needed	2025 Additional Capacity Needed
3,137	3,137	521	1,324
1,435	1,435	0	307
1,418	1,418	35	401
1,526	1,526	321	787
7,516	7,516	877	2,819

Table 8 – 2015 Additional Capacity Needed

These figures do not reflect any planned improvements by the District through 2015. Planned improvements are discussed in the sections that follow.

Planned Improvements (2010 – 2015)

The following is a brief outline of those projects likely needed to accommodate un-housed students in the Lake Stevens School District through the Year 2015 based on ratio enrollment projections. The District placed a successful bond issue before the voters in February 2005 for $65,500,000. This amount represented the District (local) portion of projects totaling approximately $117,345,511. Mitigation fees were included in the local portion of entitled projects.

Elementary Schools: Based upon current enrollment estimates, elementary student population will increase to the level of requiring a new elementary school. The construction of a new elementary school is projected by 2015 and will require placing a bond issue before the

electorate in 2014. Renovation of Mt. Pilchuck, Hillcrest Elementary School and Sunnycrest Elementary schools was completed in 2008 & 2009. The renovations did not add classroom space.

Middle Schools: With the move of the 8th grade to the new Cavelero Mid-High School, there is sufficient student capacity through 2015 at the middle school level.

Mid-High School: Cavelero Mid-High, opened in 2007, houses grades 8 & 9. Additional classroom space may be needed by 2015 based on the ratio forecasting method.

High Schools: Effective September 2007, the high school houses grades 10-12. There are currently unhoused students at this level. Prove High School is currently located in a wing of Cavelero Mid-High. Student enrollment numbers for this group of students in included with the High School. Additional classroom space will be needed at the high school by 2015

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

Site Acquisition and Improvements: An additional elementary school site will be needed in an area where student growth is taking place. The 10-acre Lochsloy property is in the far corner of the district, not in an area of growth and will not meet this need. Affordable land suitable for school facilities will be difficult to acquire. Funds for the purchase of land suitable for an elementary facility will have to be included in a bond issue. At this time a bond issue has not been scheduled for placement before the District electorate.

Support Facilities

The District does not project the need for additional support facilities during period of the six-year finance plan.

Capital Facilities Six-Year Finance Plan

The Six Year Finance Plan shown on Table 9 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2010-2015. The financing components include bond issue(s), school mitigation and impact fees.

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

General Obligation Bonds: Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. The Lake Stevens School District passed a capital improvements bond for $15 million in 1994, another for $9 million in 1999. All funds from these bonds have been utilized. A capital improvements bond for $65,500,000 was

approved by the electorate in February 2005. These funds were used to construct the Cavelero Mid-High School, the modernization of Mt. Pilchuck, Sunnycrest and Hillcrest Elementary schools, Lake Stevens High School 500 Building and the District athletic facility.

In the event action by state, county and local jurisdictions determined that impact fees were not available in the future to fund growth-related projects, it would be necessary for the District to seek additional funds through voter approved general obligation bonds coupled with available state match.

The total costs of the growth related projects outlined in Table 9 represent recent and current bids per information obtained through OSPI, the District's architect and neighboring school districts that have recently or are planning to construct classroom space. An inflation factor of 2.5% per year has been applied out to 2015.

	Estimated Project Cost by Year - in $millions						Total	Local	State
	2010	2011	2012	2013	2014	2015	Cost	Cost*	Match
Improvements Adding Student Capacity							Cost	Local	Match
Elementary									
Site Acquisition						1.05	1.05	1.05	
Elementary School						21.70	21.70	13.02	8.68
Middle									
Mid-High									
High School									
Improvements Not Adding Student Capacity							Cost	Local	Match
Elementary									
Mt. Pilchuck Modernization									
Hillcrest Modernization									
Sunnycrest Modernization	1.50						1.50		1.50
Middle									
Mid-High									
High School									
500 building									
District-wide Improvements									
District Athletic Facility	5.31						5.31	5.31	
Totals	6.81					22.75	Cost	Local	Match
Elementary (including land acquisition)	1.50					22.75	24.25	14.07	10.18
Middle									
Mid-High									
High School									
District Wide	5.31						5.31	5.31	
Annual Total	6.81					22.75	29.56	19.38	10.18

Table 9 – Capital Facilities Plan 2010 – 2015

* Local Cost includes amounts currently available to the District, future uncollected impact fees and bonds and levies not yet approved.

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

School districts may qualify for State matching funds for a specific capital project. To qualify, a project must first meet State-established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State for eligible projects. The State contribution for eligible projects can range from less than half to more than 70% of the project's cost.[3]

State Match Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because availability of State Match Funds has not been able to keep pace with the rapid enrollment growth occurring in many of Washington's school districts, matching funds from the State may not be received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing State Match, the District has historically received approximately 39 percent of the actual cost of school construction in state matching funds.

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

Impact fees have been calculated utilizing the formula in Table 1 of Snohomish County Ordinance, Chapter 30.66C. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (portables). Credits have also been applied in the formula to account for State Match Funds to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity or which address existing deficiencies have been eliminated from the variables used in the calculations.

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

[3] Paying for Growth's Impacts – A Guide to Impact Fees, State of Washington Department of Community Development Growth Management Division, January 1992, Pg. 30.

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

Table 10 presents an estimate of the capacity impacts of the proposed capital construction projects.

	Elementary	Middle	Mid-High	High School
2010				
Existing Capacity	3,137	1,435	1,418	1,526
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,137	1,435	1,418	1,526
Projected Enrollment	3,196	1,215	1,269	1,613
Surplus (Deficit) After Improvement	(59)	220	149	(87)
2011				
Existing Capacity	3,137	1,435	1,418	1,526
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,137	1,435	1,418	1,526
Projected Enrollment	3,289	1,250	1,306	1,660
Surplus (Deficit) After Improvement	(152)	185	112	(134)
2012				
Existing Capacity	3,137	1,435	1,418	1,526
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,137	1,435	1,418	1,526
Projected Enrollment	3,381	1,285	1,343	1,707
Surplus (Deficit) After Improvement	(244)	150	75	(181)
2013				
Existing Capacity	3,137	1,435	1,418	1,526
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,137	1,435	1,418	1,526
Projected Enrollment	3,474	1,321	1,379	1,753
Surplus (Deficit) After Improvement*	(337)	114	39	(227)
2014				
Existing Capacity	3,137	1,435	1,418	1,526
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,137	1,435	1,418	1,526
Projected Enrollment	3,566	1,356	1,416	1,800
Surplus (Deficit) After Improvement*	(429)	79	2	(274)
2015				
Existing Capacity	3,137	1,435	1,418	1,526
Programmed Improvement Capacity	500	0	0	0
Capacity After Improvement	3,637	1,435	1,418	1,526
Projected Enrollment	3,658	1,391	1,453	1,847
Surplus (Deficit) After Improvement	(21)	44	(35)	(321)

Table 10 – Projected Capacity Surplus (Deficit) After Programmed Improvements

Calculation Criteria:

1. Site Acquisition Cost Element

Site Size: The site size given the optimum acreage for each school type based on studies of existing school sites OSPI standards. Generally, districts will require 11-15 acres for an elementary school; 25-30 acres for a middle school or junior high school; and 40 acres or more for a high school. Actual school sites may vary in size depending on the size of parcels available for sale and other site development constraints, such as wetlands. It also varies based on the need for athletic fields adjacent to the school along with other specific planning factors.

This space for site size on the Variable Table contains a number only when the particular district plans to acquire additional land during the six-year planning period, 2010-2015. As noted previously, the District will need to acquire an additional elementary school site between 2010 and 2015. The District acquired a site for an elementary school and a high school in 2001.

Average Land Cost Per Acre: The cost per acre is based on estimates of land costs within the District, based either on recent land purchases or by its knowledge of prevailing costs in the particular real estate market. Prices per acre will vary throughout the County and will be heavily influenced by the urban vs. rural setting of the specific district and the location of the planned school site. The Lake Stevens School District estimates its vacant land costs to be $100,000 per acre. Until a site is actually located for acquisition, the actual purchase price is unknown. Developed sites, which sometimes must be acquired adjacent to existing school sites, can cost well over $125,000 per acre.

Facility Design Capacity (Student FTE): Facility design capacities reflect the District's optimum number of students each school type is designed to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The Lake Stevens School District designs new elementary schools to accommodate 500 students, new middle schools 750 students and new high schools 1,500 students.

Student Factor: The student factor (or student generation rate) is the average number of students generated by each housing type – in this case: single-family detached dwellings and multiple-family dwellings. Multiple-family dwellings, which may be rental or owner-occupied units within structures containing two or more dwelling units, were broken out into one-bedroom and two-plus bedroom units.

Pursuant to a requirement of Chapter 30.66C, each school district was required to conduct student generation studies within their jurisdictions. This was done to "localize" generation rates for purposes of calculating impact fees. A description of this methodology is contained in Appendix D.

The student generation rates for the Lake Stevens School District are shown on Table 11.

	Elementary	Middle	Mid-High	High	Total
Single Family	0.356	0.120	0.090	0.124	0.690
Multiple Family, 1 Bedroom	0.000	0.000	0.000	0.000	0.000
Multiple Family, 2+ Bedroom	0.213	0.040	0.048	0.016	0.317

Table 11 – Student Generation Rates

2. School Construction Cost Variables

Additional Building Capacity: These figures are the actual capacity additions to the Lake Stevens School District that will occur as a result of improvements listed on Table 9 (Capital Facilities Plan).

Current Facility Square Footage: These numbers are taken from Tables 1-3. They are used in combination with the "Existing Portables Square Footage" to apportion the impact fee amounts between permanent and temporary capacity figures in accordance with Chapter 30.66C.

Estimated Facility Construction Cost: The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. The facility cost is the total cost for construction projects as defined on Table 9, including only capacity related improvements and adjusted to the "growth related" factor. Projects or portions of projects that address existing deficiencies (which are those students who are un-housed as of October 2009) are not included in the calculation of facility cost for impact fee calculation.

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

3. Relocatable Facilities Cost Element

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

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

New Facilities Required Through 2015 This is the estimated number of portables to be acquired.

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

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

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

Where districts do allow a certain amount of portable space to be credited to permanent capacity, that amount would be adjusted by the "growth-related" factor, because it is considered to be permanent space.

4. Fee Credit Variables

BOECKH Index: This number is generated by the E.H. Boeckh Company and is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State, and is adjusted every two months for inflation. The current BOECKH Index is $180.17 (July 2010).

State Match Percentage: The State match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates the District's assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percentage of the total project to be paid by the State. For new construction and additions, if the Lake Stevens School District qualified under OSPI guidelines for matching funds, it is OSPI's stated match is 63.39% on qualified square footage. However, the State match eventually received by the District would not actually be 63.39% of the entire project cost. There are many costs associated with projects that are not matchable, and districts rarely receive the total amount of stated eligible matching dollars. Historically, the Lake Stevens School District has received approximately 40% of the total project costs from state match. For the District's most-recent, growth-related project, Cavelero Mid High, the actual percentage of project costs received in state match was 29.5%. Choosing to be conservative, the District will continue to use a state match percentage of 40%.

	Project Cost	State Match	% State Match
Cavelero Mid High	$ 68,157,818.15	$ 20,074,255.25	29.5%

Table 12 – Actual Project State Match Percentage

5. Tax Credit Variables

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

Interest Rate (20-year GO Bond): This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The current assumed interest rate is 4.00%.

Levy Rate (in mils): The capital construction levy rate is determined by dividing the District's average capital property tax rate by one thousand. The current levy rate for the Lake Stevens School District is 1.83268986.

Average Assessed Value: This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple-family). The averaged assessed values are based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value is $293,317 for single-family detached residential dwellings; $90,329 for one-bedroom multi-family units, and $131,359 for two or more bedroom multi-family units.

6. Adjustments

Growth Related Capacity Percentage: This is explained in preceding sections.

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

These variables and calculations are shown in Table 13.

Criteria	Elementary	Middle	Mid-High	High
Site Acquisition Cost Element				
Site Needs (acres)	15.0			
Growth Related	10.5	-	-	-
Cost Per Acre	$ 100,000			
Additional Capacity	500			
Growth Related	349	-	-	-
Student Factor				
Single Family	0.356	0.120	0.090	0.124
Multiple Family 1 Bdrm	-	-	-	-
Multiple Family 2 Bdrm	0.213	0.040	0.048	0.016
School Construction Cost Element				
Estimated Facility Construction Cost	$ 21,695,406	-	-	-
Growth Related	$ 15,157,634	$ -	$ -	$ -
Additional Capacity	500	-	-	-
Growth Related	349	-	-	-
Current Facility Square Footage	281,611	176,697	224,694	207,195
Relocatable Facilities Cost Element				
Relocatable Facilities Cost	$ 75,000	$ 75,000	$ 75,000	$ 75,000
Growth Related	$ 52,399	$ -	$ 75,000	$ 42,990
Relocatable Facilities Capacity/Unit	25	30	30	30
Growth Related	17	-	30	17
Existing Portable Square Footage	25,088	14,336	-	15,232
State Match Credit				
Boeckh Index	180.17	180.17	180.17	180.17
School Space per Student (OSPI)	90.00	117.00	117.00	130.00
State Match Percentage	40%	40%	40%	40%
Tax Payment Credit				
Interest Rate	4.0%	4.0%	4.0%	4.0%
Loan Payoff (Years)	10	10	10	10
Property Tax Levy Rate	0.00183268986	0.00183268986	0.00183268986	0.00183268986
Average AV per DU Type	$ 293,317	$ 90,319		$ 131,359
	(Single Fam.)	(MF 1 bdrm)		(MF 2 bdrm)
Growth-Related Capacity Percentage	69.87%	0.00%	100.00%	57.32%
Discount	0.50	0.50	0.50	0.50

Table 13 - Impact Fee Variables

Proposed Lake Stevens School District Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Lake Stevens School District are summarized in Table 13 (refer to Appendix A for worksheets).

Without the County Discount, the fee amounts would have been as follows:

Housing Type	Impact Fee Per Unit	2008-2013
Single Family Detached	$9,064	$8,828
One Bedroom Apartment	$0	$0
Two + Bedroom Apartment	$6,070	$5,441
Duplex/Townhouse	$6,070	$5,441

Table 14 - Calculated Impact Fees

Housing Type	Impact Fee Per Unit	2008-2013
Single Family Detached	$4,532	$4,414
One Bedroom Apartment	$0	$0
Two + Bedroom Apartment	$3,035	$2,721
Duplex/Townhouse	$3,035	$2,721

Table 15 – Calculated Impact Fees (50% Discount)

Appendix A
Impact Fee Calculation

Appendix A

IMPACT FEE WORKSHEET
LAKE STEVNS SCHOOL DISTRICT

SINGLE-FAMILY RESIDENTIAL

SITE ACQUISITION COST

acres needed	10.5	x	$	100,000	/	capacity (# students)	349	x	student factor	0.356	=	$1,071	(elementary)
acres needed	0	x	$	-	/	capacity (# students)	0	x	student factor	0.120	=	$0	(middle)
acres needed	0	x	$	-	/	capacity (# students)	0	x	student factor	0.090	=	$0	(mid-high)
acres needed	0	x	$	-	/	capacity (# students)	0	x	student factor	0.124	=	$0	(high school)
TOTAL SITE ACQUISITION COST											=	$1,071	

SCHOOL CONSTRUCTION COST

total const. cost	$15,157,634	/		capacity (# students)	349	x	student factor	0.356	=	$15,462	(elementary)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.120	=	$0	(middle)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.090	=	$0	(mid-high)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.124		$0	(high school)
							Subtotal			$15,462	
Total Square Feet of Permanent Space (District)			890,197	/ Total Square Feet of School Facilities (000)	944,853				=	94.22%	
TOTAL FACILITY CONSTRUCTION COST									=	$ 14,567	

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 52,399	/	17	facility size	x student factor	0.356		=	$1,097	(elementary)
Portable Cost	$ -	/	0	facility size	x student factor	0.120		=	$0	(middle)
Portable Cost	$ 75,000	/	30	facility size	x student factor	0.090		=	$225	(mid-high)
Portable Cost	$ 42,990	/	17	facility size	x student factor	0.124		=	$314	(high school)
							Subtotal		$1,636	
Total Square Feet of Portable Space (District)			54,656	/ Total Square Feet of School Facilities (000)	944,853			=	5.78%	
TOTAL RELOCATABLE COST ELEMENT								=	$95	

Appendix A - 1

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	$ 180.17	x OSPI Allowance	90	x	State Match %	40.00%	x	student factor	0.356	=	$2,309	(elementary)
BOECKH Index	$ 180.17	x OSPI Allowance	117	x	State Match %	0.00%	x	student factor	0.120	=	$0	(middle)
BOECKH Index	$ 180.17	x OSPI Allowance	117	x	State Match %	0.00%	x	student factor	0.091	=	$0	(mid-high)
BOECKH Index	$ 180.17	x OSPI Allowance	130	x	State Match %	0.00%	x	student factor	0.123	=	$0	(high school)
TOTAL STATE MATCH CREDIT										=	$2,309	

TAX PAYMENT CREDIT

[((1+ interest rate 4.00%) ^ 10 years to pay off bond) - 1] / [interest rate 4.00% x

(1 + interest rate 4.00%)^ 10 years to pay off bond] x 0.00183268986 capital levy rate x

assessed value $293,317 tax payment credit = $ 4,360

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$1,071
FACILITY CONSTRUCTION COST	$ 14,567
RELOCATABLE FACILITIES COST (PORTABLES)	$95
(LESS STATE MATCH CREDIT)	($2,309)
(LESS TAX PAYMENT CREDIT)	($4,360)

	Non-Discounted	50% Discount
FINAL IMPACT FEE PER UNIT	**$9,064**	**$4,532**

IMPACT FEE WORKSHEET
LAKE STEVNS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS

SITE ACQUISITION COST

acres needed	10.5	x	$ 100,000	/	capacity (# students)	349	x	student factor	0	=	$0	(elementary)
acres needed	0	x	$	/	capacity (# students)	0	x	student factor	0	=	$0	(middle)
acres needed	0	x	$ -	/	capacity (# students)	0	x	student factor	0	=	$0	(mid-high)
acres needed	0	x		/	capacity (# students)	0	x	student factor	0	=	$0	(high school)

TOTAL SITE ACQUISITION COST = $0

SCHOOL CONSTRUCTION COST

total const. cost	$15,157,634	/	capacity (# students)	349	x	student factor	0	=	$0	(elementary)
total const. cost	$0	/	capacity (# students)	0	x	student factor	0	=	$0	(middle)
total const. cost	$0	/	capacity (# students)	0	x	student factor	0	=	$0	(mid-high)
total const. cost	$0	/	capacity (# students)	0	x	student factor	0	=	$0	(high school)
						Subtotal			$0	

Total Square Feet of Permanent Space (District) 890,197 / Total Square Feet of School Facilities (000) 944,853 = 94.22%

TOTAL FACILITY CONSTRUCTION COST = $ -

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 52,399	/	17	facility size	x student factor	0		=	$0	(elementary)
Portable Cost	$ -	/	0	facility size	x student factor	0		=	$0	(middle)
Portable Cost	$ 75,000	/	30	facility size	x student factor	0		=	$0	(mid-high)
Portable Cost	$ 42,990	/	17	facility size	x student factor	0		=	$0	(high school)
							Subtotal		$0	

Total Square Feet of Portable Space (District) 54,656 / Total Square Feet of School Facilities (000) 944,853 = 5.78%

TOTAL RELOCATABLE COST ELEMENT = $0

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	$	180.17	x OSPI Allowance	90	x	State Match %	40.00%	x	student factor	0	=	$0	(elementary)
BOECKH Index	$	180.17	x OSPI Allowance	117	x	State Match %	0.00%	x	student factor	0	=	$0	(middle)
BOECKH Index	$	180.17	x OSPI Allowance	117	x	State Match %	0.00%	x	student factor	0	=	$0	(mid-high)
BOECKH Index	$	180.17	x OSPI Allowance	130	x	State Match %	0.00%	x	student factor	0	=	$0	(high school)
TOTAL STATE MATCH CREDIT											=	$0	

TAX PAYMENT CREDIT

[((1+ interest rate 4.00%) ^ 10 years to pay off bond) - 1] / [interest rate 4.00% x

(1 + interest rate 4.00%)^ 10 years to pay off bond] x 0.00183269 capital levy rate x

assessed value $90,329 tax payment credit = $1,343

IMPACT FEE CALCULATION

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

	Non-Discounted	50% Discount
FINAL IMPACT FEE PER UNIT	**$0**	**$0**

IMPACT FEE WORKSHEET
LAKE STEVNS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE

SITE ACQUISITION COST

acres needed	10.5	x	$ 100,000	/	capacity (# students)	349	x	student factor	0.213	=	$641	(elementary)
acres needed	0	x	$ -	/	capacity (# students)	0	x	student factor	0.040		$0	(middle)
acres needed	0	x		/	capacity (# students)	0	x	student factor	0.048	=	$0	(mid-high)
acres needed	0	x		/	capacity (# students)	0	x	student factor	0.016	=	$0	(high school)

TOTAL SITE ACQUISITION COST = $641

SCHOOL CONSTRUCTION COST

total const. cost	$15,157,634	/	capacity (# students)	349	x	student factor	0.213	=	$9,251	(elementary)
total const. cost	$0	/	capacity (# students)	0	x	student factor	0.04	=	$ -	(middle)
total const. cost	$0	/	capacity (# students)	0	x	student factor	0.048	=	$0	(mid-high)
total const. Cost	$0	/	capacity (# students)	0	x	student factor	0.016	=	$0	(high school)
									$9,251	

Total Square Feet of Permanent Space (District) 890,197 / Total Square Feet of School Facilities (000) 944,853 = 94.22%

TOTAL FACILITY CONSTRUCTION COST = $ 8,716

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 52,399	/	17	facility size	x student factor	0.213		=	$657	(elementary)
Portable Cost	$ -	/	0	facility size	x student factor	0.04		=	$0	(middle)
Portable Cost	$ 75,000	/	30	facility size	x student factor	0.048		=	$120	(mid-high)
Portable Cost	$ 42,990	/	17	facility size	x student factor	0.016		=	$40	(high school)
							Subtotal		$817	

Total Square Feet of Portable Space (District) 54,656 / Total Square Feet of School Facilities (000) 944,853 = 5.78%

TOTAL RELOCATABLE COST ELEMENT = $47

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	$	180.17	x OSPI Allowance	90	x	State Match %	40.00%	x	student factor	0.213	=	$1,382	(elementary)
	$	180.17	x OSPI Allowance	117	x	State Match %	0.00%	x	student factor	0.04	=	$0	(middle)
BOECKH Index	$	180.17	x OSPI Allowance	117	x	State Match %	0.00%	x	student factor	0.048	=	$0	(mid-high)
BOECKH Index	$	180.17	x OSPI Allowance	130	x	State Match %	0.00%	x	student factor	0.016	=	$0	(high school)
TOTAL STATE MATCH CREDIT											=	$1,382	

TAX PAYMENT CREDIT

[((1+ interest rate 4.00%) ^ 10 years to pay off bond) - 1] / [interest rate 4.00% x

(1 + interest rate 4.00%)^ 10 years to pay off bond] x 0.00183268986 capital levy rate x

assessed value $131,359 tax payment credit = $1,953

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$641
FACILITY CONSTRUCTION COST	$8,716
RELOCATABLE FACILITIES COST (PORTABLES)	$47
(LESS STATE MATCH CREDIT)	($1,382)
(LESS TAX PAYMENT CREDIT)	($1,953)

	Non-Discounted	50% Discount
FINAL IMPACT FEE PER UNIT	**$6,070**	**$3,035**

Appendix B
OSPI Enrollment Forecasting Methodology

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

Development of a long-range school-building program requires a careful forecast of school enrollment indicating the projected number of children who will attend school each year.

The following procedures are suggested for determining enrollment projections:

1. Enter in the lower left corner of the rectangle for each year the number of pupils actually enrolled in each grade on October 1, as reported on the October Report of School District Enrollment, Form M-70, column A. (For years prior to October 1, 1965, enter pupils actually enrolled as reported in the county superintendent's annual report, Form A-1.)
2. In order to arrive at enrollment projections for kindergarten and/or grade one pupils, determine the percent that the number of such pupils each year was of the number shown for the immediately preceding year. Compute an average of the percentages, enter it in the column headed "Ave. % of Survival", and apply such average percentage in projecting kindergarten and/or grade one enrollment for the next six years.
3. For grade two and above determine the percent of survival of the enrollment in each grade for each year to the enrollment. In the next lower grade during the preceding year and place this percentage in the upper right corner of the rectangle. (For example, if there were 75 pupils in actual enrollment in grade one on October 1, 1963, and 80 pupils were in actual enrollment in grade two on October 1, 1964, the percent of survival would be 80/75, or 106.7%. If the actual enrollment on October 1, 1965 in grade three had further increased to 100 pupils, the percent of survival to grade three would be 100/80 or 125 %.)

   Compute an average of survival percentages for each year for each grade and enter it in the column, "Ave. % of Survival".

   In order to determine six-year enrollment projections for grade two and above, multiply the enrollment in the next lower grade during the preceding year by 7 the average percent of survival. For example, if, on October 1 of the last year of record, there were 100 students in grade one and the average percent of survival to grade two was 105, then 105% of 100 would result in a projection of 105 students in grade two on October 1 of the succeeding year.
4. If, after calculating the "Projected Enrollment", there are known factors which will further influence the projections, a statement should be prepared showing the nature of those factors, involved and their anticipated effect upon any portion of the calculated projection.

*<u>Kindergarten students are projected based on a regression line.</u>

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Appendix C
Enrollment Data

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Table C-1
LAKE STEVENS SCHOOL DISTRICT
STUDENT ENROLLMENT, BY GRADE SPAN 2001-2008

(Based on actual student enrollment on October 1 of each year)

School Type	Grade Level	School Year 2001	2002	2003	2004	2005	2006	2007	2008
Elementary	K	458	533	470	534	545	534	498	510
	1	507	520	555	536	555	558	563	538
	2	567	514	540	568	555	570	575	594
	3	534	586	533	557	591	563	586	587
	4	569	552	607	544	589	592	577	615
	5	559	585	576	618	552	568	616	597
Middle	6	580	582	599	610	654	570	576	624
	7	617	594	610	603	602	645	596	600
Mid-High	8	539	611	609	611	612	603	646	595
	9	525	646	748	714	717	679	702	725
Sr. High	10	552	543	586	657	652	663	623	632
	11	502	502	460	504	584	545	564	556
	12	412	381	419	397	429	503	460	470
Grades K-5 Headcount		3194	3,290	3,281	3,357	3,387	3,515	3,415	3,441
Grades K-5 FTE (2)		*2965*	*3,024*	*3,046*	*3,090*	*3,115*	*3,118*	*3,166*	*3,186*
Grades 6-7 Headcount		1,197	1,176	1,209	1,213	1,256	1,215	1,172	1,224
Grades 8-9 Headcount		1,064	1,257	1,357	1,325	1,329	1,282	1,348	1,320
Grades 9-12 Headcount		1,466	1,426	1,465	1,558	1,665	1,711	1,647	1,658
	Grades K-12 Headcount	6921	7,149	7,312	7,453	7,637	7,593	7,582	7,643
	Grades K-12 FTE (2)	*6692*	*6,883*	*7,077*	*7,186*	*7,365*	*7,326*	*7,333*	*7,388*

Source: Lake Stevens School District, OSPI

TABLE C-2
LAKE STEVENS SCHOOL DISTRICT
PROJECTED STUDENT ENROLLMENT 2010-2015

School Type	Grade Level	School Year: 2009	SPR	2010	2011	2012	2013	2014	2015
Elementary	K	556		526	526	525	524	523	522
	1	579		593	561	561	560	559	558
	2	571		603	618	584	584	583	582
	3	634		591	624	639	604	604	603
	4	605		655	610	644	660	624	624
	5	627		614	665	619	653	670	633
Middle	6	625		648	634	687	639	674	692
	7	627		633	656	642	696	647	683
Mid-High	8	606		630	636	659	645	700	650
	9	702		697	724	731	758	742	805
High	10	647		639	634	659	665	689	675
	11	553		562	555	551	572	578	598
	12	463		467	475	469	465	483	488
Grades K-5 Headcount		3,572		3,582	3,604	3,572	3,585	3,563	3,522
Grades K-5 FTE		*3,294*	*43.821%*	*3,319*	*3,341*	*3,310*	*3,323*	*3,302*	*3,261*
Grades 6-7 Headcount		1,252	16.656%	1,281	1,290	1,329	1,335	1,321	1,375
Grades 8-9 Headcount		1,308	17.401%	1,327	1,360	1,390	1,403	1,442	1,455
Grades 8-12 Headcount		1,663	22.1233%	1,668	1,664	1,679	1,702	1,750	1,761
	Grades K-12 Headcount	7,795	100%	7,858	7,918	7,970	8,025	8,076	8,113
	Grades K-12 FTE (2)	7,517		7,595	7,655	7,708	7,763	7,815	7,852

Source: Lake Stevens School District, OSPI

Notes:

(1) Actual student enrollment as of October 1, 2009.

(2) Assumes half-day attendance for kindergarten students.

SPR = Student Population Ratio

Table C-3
LAKE STEVENS SCHOOL DISTRICT
PROJECTED STUDENT ENROLLMENT 2010-2015
(Ratio Method)

School Type	Grade Level	School Year: 2009	SPR	2010	2011	2012	2013	2014	2015
Elementary	K	556		510	518	537	548	565	586
	1	579		571	553	573	585	604	626
	2	571		580	609	597	611	630	653
	3	634		569	615	653	631	652	676
	4	605		630	602	657	690	674	700
	5	627		591	651	632	683	724	710
Middle	6	625		614	614	664	632	691	700
	7	627		601	636	621	688	664	690
Mid-High	8	606		602	611	637	634	687	649
	9	702		667	695	706	745	729	804
Sr. High	10	647		618	632	670	685	709	708
	11	553		543	554	559	589	595	627
	12	463		453	474	478	480	497	512
Grades K-5 Headcount		3,572		3,451	3,548	3,649	3,748	3,848	3,951
Grades K-5 FTE (2)		*3,294*	*43.821%*	*3,196*	*3,289*	*3,381*	*3,474*	*3,566*	*3,658*
Grades 6-7 Headcount		1,252	16.656%	1,215	1,250	1,285	1,320	1,355	1,390
Grades 8-9 Headcount		1,308	17.401%	1,269	1,306	1,343	1,379	1,416	1,453
Grades 8-12 Headcount		1,663	22.1233 %	1,614	1,660	1,707	1,754	1,800	1,847
	Grades K-12 Headcount	7,795	100%	7,549	7,762	7,978	8,201	8,419	8,641
	Grades K-12 FTE (2)	7,517		7,294	7,505	7,716	7,927	8,137	8,348

Source: Lake Stevens School District, OSPI

Historical Ratio							
	2002	2004	2005	2006	2007	2008	2009*
Population	31,468	33,040	33,828	34,616	35,401	36,518	37,283
FTE Student Enrollment	6,883	7,186	7,365	7,326	7,333	7,388	7,517
Student/Population Ratio	21.87%	21.75%	21.77%	21.16%	20.71%	20.34%	20.16%

Projected Enrollment Total							
Office of Public Instruction (OSPI)							
	2010	2011	2012	2013	2014	2015	2025
Population	38,392	39,501	40,610	41,719	42,828	43,937	55,027
FTE Student Enrollment	7,595	7,655	7,708	7,763	7,815	7,852	N/A
Student/Population Ratio	19.78%	19.38%	18.98%	18.61%	18.25%	17.87%	

Projected Enrollment Total							
(Ratio Method)							
	2010	2011	2012	2013	2014	2015	2025
Population	38,392	39,501	40,610	41,719	42828	43,937	55,027
FTE Student Enrollment	7,294	7,505	7,716	7,927	8,137	8,348	10,455

	2002-2009 Actual	2010-2015 Assumed	OSPI '10-'15	DISTRICT 2025
FTE Student to Population Ratio	(See Above)			
Average	21.25%	19.00%	19.00%	N.A.
Grade Span (Avg. Distribution)				
Elementary (K-5)	43.82%		43.82%	43.82%
Middle School (6-7)	16.66%		16.66%	16.66%
Mid-High School (8-9)	17.40%		17.40%	17.40%
High School (10-12)	22.12%		22.12%	22.12%
Total	100.00%		100.00%	100.00%

Assumed Enrollment

Resulting Ratio

Resulting Distribution

Assumed Distribution

Appendix D
Student Generation Rate Methodology

DOYLE CONSULTING

ENABLING SCHOOL DISTRICTS TO MANAGE AND USE STUDENT ASSESSMENT DATA

Student Generation Rate Study
For the
Lake Stevens School District

4/5/2010

This document describes the methodology used to calculate student generation rates (SGRs) for the Lake Stevens School District, and provides a listing of rates to be used in the districts Capital Facilities Plan.

SGRs were calculated for two types of residential construction: Single family detached, and multi-family with 2 or more bedrooms. No 0-1 bedroom units were found to be constructed within Lake Stevens District boundaries for the time period studied, so no 0-1 bedroom rates are available. Attached condominiums, townhouses and duplexes are included in the multi-family classification, and modular homes on owned land are included in the single family classification.

Using data files from the Metroscan database, Snohomish County Planning and Development Services staff provided addresses and land use codes of all new construction between the years 2002 to 2008 within the Lake Stevens school district boundaries. This data was "cleaned up" by eliminating any records that did not contain sufficient information (such as a missing site address) to generate a match from the student record data.

Using data files from the Lake Stevens student records database, District staff provided student addresses and grade levels of K-12 students attending the District as of March 2010. The student addresses were cleaned up and reformatted to be consistent with the Metroscan method of storing addresses.

Data from the two sources were electronically matched to obtain the following student generation rates:

210 Polk Street, Suite 6A • Port Townsend, WA 98368 • (360) 680-9014 • www.doyleconsult.com

Single Family Rates: The records of 2,542 single family units were compared with 7,832 registered students in the District, and the following count of matches and calculated rates were found*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	148	0.058
1	150	0.059
2	145	0.057
3	159	0.063
4	149	0.059
5	153	0.060
6	165	0.065
7	141	0.055
8	114	0.045
9	116	0.046
10	132	0.052
11	110	0.043
12	72	0.028
K-5	904	0.356
6-8	420	0.165
9-12	430	0.169
K-12	1754	0.690

Multifamily Rates (2-plus Bedrooms): The records of 249 2-plus bedroom units were compared with 7,832 registered students in the District, and the following count of matches and calculated rates were found*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	10	0.040
1	8	0.032
2	6	0.024
3	7	0.028
4	11	0.044
5	11	0.044
6	6	0.024
7	4	0.016
8	8	0.032
9	4	0.016
10	3	0.012
11	0	0.000
12	1	0.004
K-5	53	0.212
6-8	18	0.072
9-12	8	0.032
K-12	79	0.317

***Calculated rates for individual grades may not equal overall totals due to rounding.**

Appendix E
Board Resolution No. xx-10

Lake Stevens School District No. 4
Educational Service Center
(425) 335-1500 • FAX (425) 335-1549
12309 22nd St. N.E. • Lake Stevens, Washington 98258-9500

RESOLUTION NO. 9-10:
CAPITAL FACILITIES PLAN FOR 2010-2015

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

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

WHEREAS, impact fee calculations are consistent with methodologies meeting the conditions and tests of RCW 82.02 and Snohomish County Code and the District finds that the methodologies accurately assess necessary additional capacity which address only growth-related needs;

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

WHEREAS, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02 and a review of the Plan was carried out pursuant to RCW 43.21C (the State Environmental Policy Act). A Determination of Non Significance has been issued.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Lake Stevens School District hereby adopts the Capital Facilities Plan for the years 2010 through 2015, pursuant to the requirements of RCW 36.70A and the Snohomish County General Policy Plan. The Snohomish County Council, the City of Lake Stevens, and the City of Marysville are hereby requested to adopt the Plan as an element of their general policy plans and companion ordinances.

ADOPTED, by the Board of Directors of the Lake Stevens School District No. 4, Snohomish County, state of Washington, at a regular meeting thereof held this 11th day of August 2010.

BOARD OF DIRECTORS

President

ATTEST:
Superintendent:

Appendix F
Snohomish County General Policy Plan, Appendix F

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APPENDIX F

REVIEW CRITERIA FOR SCHOOL DISTRICT CAPITAL FACILITY PLANS

Required Plan Contents

1. Future Enrollment Forecasts by Grade Span, including:
   - a 6-year forecast (or more) to support the financing program;
     *See Tables 4 and 5; Appendix C
   - a description of the forecasting methodology and justification for its consistency with OFM population forecasts used in the county's comprehensive plan.
     *Explanation on page 5-2
2. Inventory of Existing Facilities, including:
   - the location and capacity of existing schools;
     *See Figure 1 for location; See Table 1 for schools, their capacities and grade spans served
   - a description of educational standards and a clearly defined minimum level of service such as classroom size, school size, use of portables, etc.;
     *See Section 3 for educational standards; minimum educational service standards are identified on page 3-3;
   - the location and description of all district-owned or leased sites (if any) and properties;
     *See Figure 1 for map of school facilities; See table 1 for schools with further description located on page 4-3; land inventory is located on page 4-5.
   - a description of support facilities, such as administrative centers, transportation and maintenance yards and facilities, etc.;
     *See page 4-4 for a description of support facilities; also, Table 3.
   - and information on portables, including numbers, locations, remaining useful life (as appropriate to educational standards), etc.
     Relocatable classroom facilities (portables) are identified on page 4-4; see Table 2 for locations and capacities.
   -
3. Forecast of Future Facility Needs, including:
   - identification of new schools and/or school additions needed to address existing deficiencies and to meet demands of projected growth over the next 6 years; and
     *See pages 6-2 and 6-3 for schools and school additions;
   - the number of additional portable classrooms needed.
     *See pages 6-3 and pages 4-2 and 4-3.
4. Forecast of Future Site Needs, including:
   - the number, size, and general location of needed new school sites.
     *See pages 6-2 and 6-3
5. Financing Program (6-year minimum Planning Horizon)
   - estimated cost of specific construction and site acquisition and development projects proposed to address growth-related needs;
     *See Table 9; see also pages 6-2
   - projected schedule for completion of these projects; and
     *See Table 9
   - proposed sources of funding, including impact fees (if proposed), local bond issues (both approved and proposed), and state matching funds.
     *See Table 9
6. Impact Fee Support Data (where applicable), including:
   - an explanation of the calculation methodology, including description of key variables and their computation;
     *See pages 6- 8, 6-9, 6-10; Table 13; see also appendices A-1 through A-3.
   - definitions and sources of data for all inputs into the fee calculation, indicating that it:
   a) is accurate and reliable and that any sample data is statistically valid;

*See Appendices B, C and D; see also pages 5-1, 5-2, 5-3, 6-8, 6-9 and 6-10.

b) accurately reflects projected costs in the 6-year financing program;
*See pages 6-2 & 6-3.

c) and a proposed fee schedule that reflects expected student generation rates from, at minimum, the following residential unit types: single-family, multi-family/studio or 1-bedroom, and multi-family/2-bedroom or more.
*See Tables 14 and 15.

Plan Performance Criteria

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

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

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

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

*Table 9 delineates improvements adding student capacity from those that don't. The inclusion of the student generation factor within the formula addresses specifically that growth which is forthcoming from any new housing unit.

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

6. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.
*See page 6-2 relating to General Obligation Bonds.

7. Repealed effective January 2, 2000.

Plan Review Procedures

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

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

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

4. School district capital facility plans and plan updates must be submitted no later than 60 calendar days prior to their desired effective date. (For example, if a district requires its updated plan to take effect on January 1, 2007 in order to meet the minimum updating requirement of item 2. above, it must formally submit that plan no later than October 30, 2006.)

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

Appendix G
Determination of Non-Significance and Environmental Checklist

WAC 197-11-970 Determination of non-significance (DNS)

DETERMINATION OF NON-SIGNIFICANCE

Lake Stevens School District No. 4
Capital Facilities Plan

DESCRIPTION OF PROPOSAL: The proposed action is the adoption of the Lake Stevens School District No. 4 Capital Facilities Plan, 2010-2015. This Capital Facilities Plan has been developed in accordance with requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards, and uses six-year and 15-year enrollment projections to quantify capital facility needs for years 2010-2025.

PROPONENT: Lake Stevens School District No. 4

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

LEAD AGENCY: Lake Stevens School District No. 4

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

This DNS is issued under WAC 197-11-340-(2). The lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted to the Responsible Official, Lake Stevens School District, 12309-22nd St. N. E., Lake Stevens, Washington 98258-9500 by June 16, 2010.

RESPONSIBLE OFFICIAL: Robb Stanton **PHONE:** 425 335-1506

POSITION/TITLE: Director of Operations Services

ADDRESS: Lake Stevens School District No. 4
12309-22nd St. N. E.
Lake Stevens, WA 98258-9500

DATE: May 26, 2010 **SIGNATURE:** Robb Stanton

PUBLISH: The Herald June 4, 2010 & June 11, 2010
Lake Stevens Journal June 9, 2010 & June 16, 2010

There is no agency appeal.

LAKE STEVENS SCHOOL DISTRICT NO. 4

ENVIRONMENTAL CHECKLIST FORM

Applicant:	Lake Stevens School District No. 4 12309 – 22nd Street Lake Stevens, WA 98023 Phone: (425) 335-1506
Project:	Lake Stevens School District No. 4 Capital Facilities Plan, 2010-2015

LAKE STEVENS SCHOOL DISTRICT NO. 4
Environmental Checklist Form

A. BACKGROUND

1. Name of proposed project, if applicable:

Adoption of the Capital Facilities Plan, 2010-2015, for the Lake Stevens School District No. 4

2. Name of applicant

Lake Stevens School District No. 4

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

Owner:

Lake Stevens School District No. 4
12309 – 22nd Street
Lake Stevens WA 98023
Phone: (425) 335-1506
Robb Stanton, Director of Operations Services

4. Date checklist prepared: April 18, 2010

5. Agency requesting checklist:

Lake Stevens School District No. 4 - Lead agency for SEPA review.

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

The Capital Facilities Plan 2010-2015 is prepared in accordance with the State Growth Management Act and is a non-project document. It provides an inventory of district owned facilities, school facilities scheduled for construction within the next six years, current student enrollment, six-year and twenty-year projected student enrollment, and analyzes the implications of the data on facility needs.

The district is using phased review. Project-specific environmental review will be undertaken when identified and future individual projects are initiated.

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

The Capital Facilities Plan identifies school construction projects to accommodate unhoused students in the Lake Stevens School District (the District) through the year 2013. The Capital Facilities Plan will be updated at least bi-annually. Changes in actual enrollment and in enrollment projections will be used to recalculate facility needs. As noted above, project-specific environmental review will be undertaken at the time of construction on the identified projects and future projects.

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

- Snohomish County Draft General Policy Plan
- Snohomish County Draft General Policy Plan Environmental Impact Statement
- City of Lake Stevens Comprehensive Plan
- City of Marysville Comprehensive Plan

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

   Following adoption of the Capital Facilities Plan, it is anticipated that it will be incorporated into the comprehensive plans for the County of Snohomish, the City of Lake Stevens and the City of Marysville.

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

    None.

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

    This is a non-project action proposed by the Lake Stevens School District. The proposal involves the adoption of the Lake Stevens School District's 2010-2015 Capital Facilities Plan. The Capital Facilities Plan has been developed in accordance with requirements of the State Growth Management Act. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards. In addition, it uses six-year, eight-year and nineteen-year enrollment projections to quantify capital facility needs for years 2008-2025.

    The Lake Stevens School District currently serves 7,795 students (October 1, 2009 headcount). Students are dispersed throughout six elementary schools, two middle schools, one mid-high school, one comprehensive high school, one alternative high school, one K-12 alternative program (Home-Link), and 61 portable classrooms. District staff members number approximately 873. This includes 448 (429.41 FTE) certificated staff and 425 (253.791 FTE) classified employees.

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

    The Capital Facilities Plan outlines the capital facility needs within the boundaries of the Lake Stevens School District. The Lake Stevens School District is located six miles east of downtown Everett and encompasses all of the City of Lake Stevens as well as portions of the City of Marysville and unincorporated Snohomish County. The District is located south of the Marysville School District and north of the Snohomish School District.

    The adoption of the plan will not directly result in any individual projects. Future projects will undergo individual SEPA review at time of construction. Therefore, the questions in Section B are not applicable at this time but will be at the time individual projects are initiated.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. EARTH

A. General description of the site (underline one): Flat, rolling, hill, steep slopes, mountainous, other.

The Lake Stevens School District is comprised of a variety of topographic features and landforms. Specific topographic and landform characteristics of the sites of proposed individual projects included in the Capital Facilities Plan would be described during project-level environmental review.

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

Specific slope characteristics at the sites of the proposed individual projects included in the Capital Facilities Plan will be identified during project-level environmental review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Specific soil types and their characteristics at the sites of the proposed individual projects included in the CFP will be identified during project-level environmental review.

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

Unstable soils may exist within the Lake Stevens School District. Specific soils types and properties will be analyzed on the sites of proposed individual projects included in the Capital Facilities Plan at the time of project-level environmental review.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Individual projects included in the CFP will be subject to local jurisdictional project approval and environmental review at the time of application. Proposed grading activities as well as quantity, type, source and purpose of such activities will be addressed at that time. Adoption of the Capital Facilities Plan will not cause any significant adverse unavoidable impact. It is not anticipated that any project described in the CFP will cause any significant adverse unavoidable impact.

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

It is not anticipated that any project described in the Capital Facilities Plan will cause any significant adverse unavoidable impact. Potential erosion impacts will be addressed on a site-specific basis during project-level environmental review.

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

Renovations and new school facilities proposed in the Capital Facilities Plan will result in the increase of impervious surfaces. The amount of impervious surface constructed will vary by individual project. Each individual project will be subject to project-level environmental review as well as a local project review process. Adoption of the Capital Facilities Plan will not cause any significant adverse unavoidable impact.

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

Erosion control and reduction measures will be determined during project-level environmental review and the requirements of the permitting jurisdiction.

2. **AIR**

a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Various air emissions may result from projects identified in the Capital Facilities Plan. Most of the emissions would be temporary, construction related. The air quality impacts of specific projects will be evaluated during project-level environmental review.

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

Any off-site sources of emissions or odor(s) that may affect individual projects identified within the Capital Facilities Plan will be addressed during project-level environmental review. Adoption of the CFP is not anticipated to cause any significant adverse unavoidable impact.

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

Individual projects identified in the Capital Facilities Plan will be subject to site-specific environmental review and subject to individual jurisdiction project review. The District will be required to comply with all applicable clean air regulations and permit requirements. Proposed air quality measures specific to individual projects will be identified during project-level environmental review. Adoption of the Capital Facilities Plan will not cause any significant adverse unavoidable impact.

3. **WATER**

a. **Surface Water**

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

The Lake Stevens School District is characterized by a variety of surface water bodies. The individual water bodies that are in close proximity to proposed projects included in the Capital Facilities Plan will be identified during project-level environmental review. When necessary, detailed studies of surface water regimes and flow patterns will be conducted and the findings of the studies incorporated into the site designs of the individual projects. Adoption of the Capital Facilities Plan will not cause any significant adverse unavoidable impact.

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

Projects proposed within the Capital Facilities Plan may require work within 200 feet of the surface waters located in the Lake Stevens School District. All applicable project-specific approval requirements will be satisfied.

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

Specific information relating to quantities and placement of fill or dredge material resulting from proposed projects within the Capital Facilities Plan will be provided during project-specific environmental review. All applicable local regulations regarding quantity and placement of dredge and fill material will be satisfied for each individual project. All projects will be subject to local project review processes.

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

Any surface water withdrawals or diversions made in connection with the proposed projects outlined in the Capital Facilities Plan will be addressed during project-specific environmental review. Adoption of the CFP will not cause any significant adverse unavoidable impact.

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

If any of the projects proposed in the Capital Facilities Plan are located in a floodplain area, they will be required to meet all applicable regulations addressing flood hazard areas through project-specific environmental review. Adoption of the CFP will not cause any significant adverse unavoidable impact.

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

Waste material disposal methods required for specific projects identified within the Capital Facilities Plan will be addressed during project-level environmental review. Adoption of the CFP will not cause any significant adverse unavoidable impact.

b. **Ground**

1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Individual projects identified within the Capital Facilities Plan may withdraw or discharge to groundwater resources. Any potential impacts on groundwater resources will be identified during project-specific environmental review. Each project is subject to the permitting jurisdiction's regulations regarding groundwater resources and will be complaint with such regulations.

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

Discharge of waste material associated with any proposed individual projects identified in the Capital Facilities Plan will be addressed during project-specific environmental review.

c. **Water Runoff (including storm water)**

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

Individual projects included in the Capital Facilities Plan may have various affects on storm water runoff quantities and rates. Any such affects will be identified during project-specific environmental review. All proposed projects will be subject to storm water regulations and will be complaint as such.

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

The impacts of specific projects identified in the Capital Facilities Plan on potential ground or surface water discharges will be addressed during project-specific environmental review. Each project will be subject to all applicable regulations regarding discharges to ground or surface water.

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

Proposed measures to reduce or control surface runoff attributable to the individual projects identified in the Capital Facilities Plan will be addressed during project-specific environmental review.

4. **PLANTS**

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

___ deciduous tree: alder, maple, aspen, other
___ evergreen tree: fir, cedar, pine, other
___ shrubs
___ grass
___ pasture
___ crop or grain
___ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
___ water plants: water lily, eelgrass, milfoil, other
___ other types of vegetation: domestic vegetation

A variety of plant communities exist within the Lake Stevens School District. Vegetation types located at specific project sites included in the Capital Facilities Plan will be identified during project-specific environmental review. Any wet soil plants will be determined and mitigated at the project-specific level.

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

Some projects identified in the Capital Facilities Plan may require removal or alteration of vegetation. Specific impacts to vegetation on the sites of individual projects will be identified during project-specific environmental analysis.

c. List threatened or endangered species known to be on or near the site, if any:

Any specific impacts to threatened or endangered species by any of the proposed projects in the Capital Facilities Plan will be identified during project-specific environmental analysis. Proposed projects will be compliant with all local regulations regarding threatened and endangered species.

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

Proposed landscaping and other measures to preserve or enhance vegetation on sites identified within the Capital Facilities Plan will be identified during project-specific environmental review. All projects will be subject to local jurisdiction project review and the landscaping requirements implied therein.

5. **ANIMALS**

a. **Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:**

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

A wide variety of wildlife exists within the Lake Stevens School District boundaries. A complete inventory of animals observed on the proposed sites identified in the Capital Facilities Plan will be conducted during project-level environmental review.

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

The specific impacts to threatened or endangered species by any of the proposed projects in the Capital Facilities Plan will be identified during project-level environmental review. The proposed projects will be compliant with all regulations regarding threatened and endangered species.

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

Impacts on migration routes by any proposed project identified in the Capital Facilities Plan will be identified during project-level environmental review.

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

Measures to preserve or enhance wildlife will be identified and determined during project-level environmental analysis.

6. **ENERGY AND NATURAL RESOURCES**

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

The State Board of Education requires a life cycle cost analysis be conducted for all heating, lighting and insulation systems prior to permitting of specific school projects. The identification of project energy needs will be done during project-specific environmental review.

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

Any impact of proposed projects identified in the Capital Facilities Plan on the use of solar energy by adjacent properties will be identified during project-specific environmental review.

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

Projects included in the Capital Facilities Plan will be required to complete a life cycle cost analysis. Other conservation measures will be identified during project-specific environmental review.

7. ENVIRONMENTAL HEALTH

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

1) **Describe special emergency services that might be required.**

Special emergency services will be identified during project-specific environmental review.

2) **Proposed measures to reduce or control environmental health hazards, if any:**

Safety procedures and programs are part of the District's emergency programs for both existing and proposed school facilities. Projects identified in the Capital Facilities Plan will comply with all applicable codes, regulations and rules. Individual projects will be subject to environmental review and the local project approval process.

b. **Noise**

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

Various noise sources exist within the Lake Stevens School District boundaries. The specific noise sources that may affect individual projects identified in the Capital Facilities Plan will be identified during project-specific environmental review.

2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Short-term noise impacts associated with construction will exist for future projects identified in the Capital Facilities Plan. Long-term noise impacts associated with individual projects identified in the Plan will be identified through project-specific environmental review.

3) **Proposed measures to reduce or control noise impacts, if any:**

Mitigation measures to reduce or control project-generated noise impacts will be analyzed during project-specific environmental review. All projects will be subject to all applicable regulations regarding noise and will be compliant as such.

8. LAND AND SHORELINE USE

a. **What is the current use of the site and adjacent properties?**

There are various land uses throughout Lake Stevens School District. Specific land use designations that apply to individual sites identified in the Capital Facilities Plan will be identified during project-specific environmental review.

b. **Has the site been used for agriculture? If so, describe.**

Existing school sites have not recently been used for agriculture. A historical review will be conducted for proposed sites in conjunction with project-specific environmental review.

c. **Describe any structures on the site.**

A brief description of existing school facilities is included in the Capital Facilities Plan. Proposed structures, located on the proposed sites, will be described in detail during the project-specific environmental review.

d. **Will any structures be demolished? If so, what?**

The remodeling and renovation of school structures may involve demolition of existing structures. Any potential demolition will be reviewed for hazardous material removal. Any demolition of structures will be identified during project-specific environmental review.

e. **What is the current zoning classification of the site?**

Projects in the Lake Stevens School District are and will be located in various zoning classifications under applicable local zoning codes. Current zoning classifications, at the time of project application, will be identified during project-specific environmental review.

f. **What is the current comprehensive plan designation of the site?**

Projects included in the Capital Facilities Plan are located within various comprehensive plan designations. Then-current comprehensive plan designations will be identified at the time of project-specific environmental review.

g. **If applicable, what is the current shoreline master program designation of the site?**

Shoreline master program designations of the proposed project sites identified in the Capital Facilities Plan will be identified during project-specific environmental review.

h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

Any environmentally sensitive areas located on District project sites will be identified during the project-specific environmental review.

i. **Approximately how many people would reside or work in the completed project?**

The Lake Stevens School District currently serves 7,795 students (October 1, 2009 headcount) in five elementary schools, two middle schools, one mid-high school and one comprehensive high school. The District currently employs a staff of 873. This includes 448 certificated and 425 classified staff members.

j. **Approximately how many people would the completed project displace?**

Any displacement of people caused by projects identified in the Capital Facilities Plan will be identified during project-specific environmental review.

k. **Proposed measures to avoid or reduce displacement impacts, if any:**

Projects included in the Capital Facilities Plan will be subject to project-specific environmental review and local approval, when appropriate. Proposed mitigating measures will be identified at that time.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The compatibility of the specific projects included in the Capital Facilities Plan with existing uses and plans will be assessed as part of the comprehensive planning process and during project-specific environmental review, when appropriate.

9. **HOUSING**

a. **Approximately how many units would be provided, if any?**

N/A

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

The impacts of projects identified in the Capital Facilities Plan on existing housing units will be identified at the time of project-specific environmental analysis.

c. **Proposed measures to reduce or control housing impacts, if any:**

Measures to reduce or control any housing impacts caused by the projects included in the Capital Facilities Plan will be addressed during project-specific environmental review.

10. **AESTHETICS**

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The design elements of the projects identified in the Capital Facilities Plan will be addressed during project-specific environmental review.

b. **What views in the immediate vicinity would be altered or obstructed?**

The aesthetic impacts of the projects identified in the Capital Facilities Plan will be identified during project-specific environmental review.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Appropriate measures to reduce or control the aesthetic impacts of the projects identified in the Capital Facilities Plan will be identified on a project-specific basis. Jurisdictional design requirements will be satisfied during project review.

11. **LIGHT AND GLARE**

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Light or glare impacts of projects identified in the Capital Facilities Plan will be identified during project-specific environmental review.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Light or glare impacts of projects identified in the Capital Facilities Plan will be identified during project-specific environmental review, when appropriate.

c. **What existing off-site sources of light or glare may affect your proposal?**

Off-site sources (such as land use generators and traffic) of light or glare that may affect projects identified in the Capital Facilities Plan will be identified during project-specific environmental review, when appropriate.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

Proposed measures to reduce or control light and glare impacts will be identified during project-specific environmental review.

12. RECREATION

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

There are numerous formal and informal recreational facilities within the Lake Stevens School District boundaries. These include facilities both on and in the vicinity of District facilities. Recreational opportunities exist after school hours at the various schools in the District.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

The recreational impacts of the projects identified in the Capital Facilities Plan will be addressed during project-specific environmental review. The projects proposed in the CFP, once completed, may enhance recreational opportunities and uses that exist on school sites.

c. **Proposed measures to reduce or control impacts on recreation, including opportunities to be provided by the project or applicant, if any:**

Recreational impacts of the projects identified in the Capital Facilities Plan will be subject to mitigation during project-specific environmental review. School sites provide opportunities for public use throughout the District's boundaries.

13. HISTORIC AND CULTURAL PRESERVATION

a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Existence of historic and cultural resources on or next to the proposed sites identified in the Capital Facilities Plan will be identified in more detail during project-specific environmental review.

b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?**

An inventory of historical sites at or near the sites of the projects included in the Capital Facilities Plan has been or will be developed during project-specific environmental review.

c. **Proposed measures to reduce or control impacts, if any:**

If any landmarks or evidence of historic, archaeological, scientific, or cultural importance is discovered during project-specific review, the State Historic Preservation Officer will be contacted.

14. TRANSPORTATION

a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The impact on public streets and highways of individual projects identified in the Capital Facilities Plan will be identified during project-specific environmental review.

b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The relationship between specific projects identified in the Capital Facilities Plan and public transit will be identified during project-specific environmental review. The District does provide school bus service to its facilities, and the need for service will be evaluated during project-specific environmental review.

c. **How many parking spaces would the completed project have? How many would the project eliminate?**

An inventory of parking spaces located at the sites of the projects identified in the Capital Facilities Plan, and the impacts of specific projects on parking availability, will be conducted during project-specific environmental review.

d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

The need for new streets, roads or improvements to existing streets and roads will be addressed during project-specific environmental review.

e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Use of water, rail or air transportation will be addressed during project-specific environmental review, when appropriate.

f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

The traffic impacts of the projects identified in the Capital Facilities Plan will be addressed during project-specific environmental review.

g. **Proposed measures to reduce or control transportation impacts, if any:**

Mitigation of traffic impacts associated with the projects identified in the Capital Facilities Plan will be addressed during project-specific environmental review. Identified mitigation will be consistent with the permitting jurisdiction requirements for transportation and concurrency.

15. PUBLIC SERVICES

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:**

The District does not anticipate that the projects identified in the Capital Facilities Plan will substantially increase the need for public services. Actual needs will be evaluated at project-specific environmental review.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

New school facilities will be built with automatic security systems, fire alarms, smoke alarms, heat sensors and sprinkler systems. Other measures to reduce or control impacts to public services will be identified at the project-specific level of environmental review.

16. UTILITIES

a. **Underline utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

The types of utilities available at specific project sites identified in the Capital Facilities Plan will be addressed during project-specific environmental review.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.**

Utility revisions and construction will be identified during project-specific environmental review, when appropriate.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Lake Stevens School District No. 4

Date submitted: May 1, 2010

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(Do not use this sheet for project actions.)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise?**

   The adoption of the Capital Facilities Plan, 2010-2015, will not result in an increase in discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The construction of a new school or the alteration of existing school sites proposed in the plan could increase impervious surfaces, resulting in an increase in storm water runoff. Activities and traffic resulting from school construction and school operations could produce air emissions and noise.

   Proposed measures to avoid or reduce such increases are:

   The implementation of storm water runoff controls and the use of site buffering to minimize noise impacts could be utilized as appropriate. Site-specific measures will be proposed at time of construction as project impacts are identified.

2. **How would the proposal be likely to affect plants, animals, fish or marine life?**

   As specific projects identified in the plan are constructed, additional impervious surfaces are likely to result. These are not anticipated to have any significant adverse effect on plants, animals, fish or marine life.

   Proposed measures to project or conserve plants, animals, fish or marine life are:

   Specific measures to protect or conserve plants, animals, fish or marine life will be proposed at the time of construction as specific project impacts are identified.

3. **How would the proposal be likely to deplete energy or natural resources?**

   The construction and operation of specific projects identified in the Capital Facilities Plan will require the use of energy and natural resources.

   Proposed measures to protect or conserve energy and natural resources are:

   At time of construction, individual buildings will be designed to meet applicable energy standards.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?**

   Some undeveloped sites currently owned by the district contain wetlands that could be impacted by development.

   Proposed measures to protect such resources or to avoid or reduce impacts are:

As specific projects are undertaken, environmentally sensitive areas will be protected through the SEPA review process. The district will avoid, protect, or attempt to mitigate damage to environmentally sensitive areas.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

   Specific projects identified in the Capital Facilities Plan are intended to be compatible with comprehensive plans, current zoning classifications, and land use designations of district-owned properties. Future development of Lake Stevens School District properties is not anticipated to affect shoreline use.

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   It is not anticipated that future development of Lake Stevens School District properties will affect shoreline use.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

   The construction of future school facilities identified in the plan would likely create additional demands on transportation, public services, and utilities.

   Proposed measures to reduce or respond to such demand(s) are:

   Specific measures to address increased demands will be identified as specific projects are proposed for construction.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

   Neither the Capital Facilities Plan nor any future construction projects identified in the plan will conflict with local, state, or federal laws or requirements for the protection of the environment.

   Prior to initiating any future school construction projects, the district will provide a site/project DNS for the specific construction activity.

Appendix H
Education Program Standards – Verification

Education Program Standards Verification

School	# Classrooms	Grade Span	# Classrooms Exceeding Class Size Guidelines
Glenwood Elementary	27	K-5	8
Highland Elementary	25	K-5	5
Hillcrest Elementary	23	K-5	4
Mt. Pilchuck Elementary	23	K-5	8
Skyline Elementary	27	K-5	0
Sunnycrest Elementary	30	K-5	5
Lake Stevens Middle	40	6-7	2
North Lake Middle	47	6-7	1
Cavelero Mid-High	60	8-9	2
Lake Stevens High School	69	10-12	0
Prove	6	10-12	0
Total	377		9

(Note: Information provided by the Lake Stevens School District. Reflects January 2010 class sizes.)

The District meets its minimum educational service standards with approximately 90% of its classes having enrollment at or below its established guidelines. (Refer to Minimum Educational Standards, page 3-3.)

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON RELATING TO THE CITY'S COMPREHENSIVE PLAN; AMENDING THE COMPREHENSIVE PLAN BY THE ADOPTION OF THE MARYSVILLE, LAKEWOOD AND LAKE STEVENS SCHOOL DISTRICTS' 2010 – 2015 CAPITAL FACILITIES PLANS AS A SUBELEMENT OF THE CITY'S COMPREHENSIVE PLAN AND ESTABLISHING THE ADOPTION OF SAID PLAN AND THE COLLECTION AND IMPOSITION OF SCHOOL IMPACT FEES, PURSUANT TO THE CITY'S ANNUAL COMPREHENSIVE PLAN AMENDMENT AND UPDATE PROCESS.

WHEREAS, the State of Washington enacted the Growth Management Act ("GMA") in 1990 amending RCW Chapter 82.02 to authorize the collection of school impact fees on new development under specified conditions, including the adoption by the City of a GMA Comprehensive Plan as defined in RCW Chapter 36.70A; and

WHEREAS, the Marysville City Council adopted a GMA Comprehensive Plan on April 1, 1996 that included a policy commitment to consider the adoption of a GMA-based school impact fee program (Policy 10.S.6); and

WHEREAS, on March 9, 2009 the Marysville City Council approved Ordinance No. 2768, adopting an update to the Comprehensive Plan that adopted the Marysville, Lakewood and Lake Stevens School Districts' 2008 – 2013 Capital Facilities Plans as a subelement to the City Comprehensive Plan; and

WHEREAS, City staff has reviewed the respective capital facility plans developed by the Marysville, Lakewood, and Lake Stevens School Districts and adopted by their Board of Directors in accordance with the requirements of RCW Chapter 36.70A and RCW 82.02.050, et seq. and has determined that the plans meet the requirements of said statutes and Marysville Municipal Code (MMC) Title 18C; and

WHEREAS, the City of Marysville has adopted MMC Title 18C relating to school impact fees and mitigation which is designed to meet the conditions for impact fee programs in RCW 82.02.050, et seq.; and

WHEREAS, the Marysville Planning Commission held public hearings on the 2010 – 2015 Capital Facilities Plans of each School District on October 12, 2010; and

WHEREAS, the Marysville, Lakewood and Lake Stevens School Districts have prepared an environmental checklist and issued a SEPA Threshold Determination of Non-significance relating to their respective capital facilities plans; and

WHEREAS, the Marysville, Lakewood and Lake Stevens School Districts Board of Directors have each adopted their respective 2010 – 2015 Capital Facilities Plan; and

WHEREAS, the Marysville City Council has considered the recommendation of staff and the Planning Commission; and

WHEREAS, the Marysville City Council has considered the School Districts' 2010 – 2015 Capital Facilities Plans in the context of the adopted Comprehensive Plan.

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

Section 1: Adoption. The Marysville School District Capital Facilities Plan 2010 – 2015, the Lakewood School District Capital Facilities Plan 2010 – 2015, and the Lake Stevens School District Capital Facilities Plan 2010 – 2015 (collectively referred to as "Plans") are hereby incorporated by this reference and are hereby adopted as a subelement to the capital facilities element of the City of Marysville Comprehensive Plan. The Plans hereby adopted replace the School District Capital Facility Plans previously adopted by Marysville City Council in Ordinances Nos. 2689, 2605, 2569 & 2768.

Section 2: Schedule of fees. The Department of Community Development is hereby directed to develop a schedule of school impact fees based upon the School Districts' Capital Facilities Plans hereby adopted and as adjusted by the provisions of MMC Chapter 18C.10.

Section 3: Severability. If any section, subsection, sentence, clause, phrase or work 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.

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

_____, 2010.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
, CITY CLERK

Approved as to form:

By: _____
GRANT K. WEED, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: PA 10020 – Planning Area 10: *Smokey Point Neighborhood* "Regional Manufacturing – Industrial Center" candidate	AGENDA SECTION: New Business	
PREPARED BY: Chris Holland, Senior Planner	APPROVED BY:	
ATTACHMENTS: 1. PC Recommendation 2. Memo to PC from Chris Holland, dated October 8, 2010 3. Planning Area 10 Amendments (track changes) 4. SEPA Addendum No. 17 5. Ordinance	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

DESCRIPTION:

A NON-PROJECT Action *staff initiated* Comprehensive Plan Text Amendment to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood.* The text amendment proposes to designate Planning Area 10 as a "*Regional Manufacturing – Industrial Center*" or "*Center*" candidate.

Centers are focal points for economic development and transportation infrastructure investments. Puget Sound Regional Council Vision 2040s multicounty planning policies call for the region to focus significant employment growth within *Centers*. Regional *Centers* are prioritized for regional infrastructure and economic development funding.

In addition to designating Planning Area 10 as *Regional Manufacturing – Industrial Center* candidate, the planning area is proposed to be updated to include the relevant policies and standards adopted in the Smokey Point Master Plan.

The Planning Commission (PC) held a Public Hearing on October 12, 2010 and received testimony from staff (no public comments received) following public notice. The PC made a motion to forward the NON-PROJECT Action *staff initiated* Comprehensive Plan Text Amendment as presented, to Marysville City Council for adoption by ordinance.

RECOMMENDED ACTION: Affirm the PC's Recommendation and adopt the NON-PROJECT Action *staff initiated* Comprehensive Plan Text Amendment designating Planning Area 10 as a *Regional Manufacturing – Industrial Center* candidate, by Ordinance.
COUNCIL ACTION:

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

PC Recommendation - Planning Area 10: *Smokey Point Neighborhood*

The Planning Commission (PC) of the City of Marysville, having held a public hearing in review of NON-PROJECT action amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*, designating the planning area as a "potential candidate as a regional manufacturing/industrial center" and including relevant policies and standards adopted in the Smokey Point Master Plan, on October 12, 2010, and having considered the exhibits and testimony presented, does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The proposal was submitted to the State of Washington Department of Commerce for 60-day review of development regulation amendment in accordance with RCW 36.70A.106.
2. The PC held a public work session to review the NON-PROJECT action amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*, as described above, on September 28, 2010.
3. Addendum No. 17 to the Final Environmental Impact Statement (FEIS) for the City of Marysville Comprehensive Plan was issued on October 5, 2010, in accordance with WAC 197-11-625.
4. The PC held a duly-advertised public hearing on October 12, 2010 and received testimony from city staff and the public.
5. At the public hearing the PC reviewed and considered the proposed NON-PROJECT action amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood* and supplemental ap9plication materials and exhibits, including a staff recommendation and comments received from the public.

CONCLUSIONS:

At the public hearing, held on October 12, 2010, the PC recommended adoption of the NON-PROJECT action amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*, designating the planning area as a "potential candidate as a regional manufacturing/industrial center" and including relevant policies and standards adopted in the Smokey Point Master Plan, as reflected in the PC minutes, attached hereto as **Exhibit A**.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of Approval of the NON-PROJECT action citizen initiated Comprehensive Plan Amendment and concurrent rezone this ***12th day of October, 2010***.

By: _____
Steve Muller, Planning Commission Chair

MARYSVILLE PLANNING COMMISSION

October 12, 2010 **7:00 p.m.** **City Hall**

CALL TO ORDER

Chair Muller called the October 12, 2010 meeting of the Marysville Planning Commission to order at 7:11 p.m. noting the excused absence of Eric Emery. The following staff and commissioners were present:

Chairman:	Steve Muller
Commissioners:	Jerry Andes, Steve Leifer, Becky Foster, Deirdre Kvangnes
Staff:	Senior Planner Chris Holland, Recording Secretary Amy Hess
Absent:	Eric Emery

APPROVAL OF MINUTES:

September 28, 2010
Motion made by Commissioner Foster, seconded by Commissioner Andes to approve the September 28, 2010 meeting minutes as amended. Motion carries, (5-0).

PUBLIC HEARING:

School Districts 2010-2015 Capital Facilities Plans

Mr. Holland stated that the hearing had been published and advertised in accordance with Title 15 of Marysville Municipal Code.

Marysville School District
Jim Baker was introduced as representing the Marysville School District. He welcomed any questions regarding the updated 2010-2015 Capital Facilities Plan. Mr. Baker noted that the district took a very conservative view when it came to projected enrollment with this Capital Facilities Plan, as it has in the past as well. He also noted that Marysville School District supported the city equalizing the discount to be in line with that of the county at 50%.

Commissioner Leifer questioned if the district thought that the rate that was being requested now would remain stable over the next few years. Mr. Baker responded that he did anticipate the rates remaining stable over the next couple of years.

ORIGINAL

Chair Muller questioned the ability to carry the construction costs forward once construction is complete. Mr. Baker responded that the facility costs were imbedded in the calculation. He wanted to know where the $3 million figure came in regards to Grove Elementary. Mr. Baker responded that it was a decreasing term, which was developed in the factoring, as the value is "written off".

Motion made by Commissioner Foster, seconded by Kvnagnes to forward the Capital Facilities Plan for Marysville School District to City Council for approval. Motion carries, 5-0.

Lakewood School District

Fred Owyen introduced himself as representing Lakewood School District. He noted that the proposed fee was going down from a few years ago and explained the factors that related to this change. Multi-family housing student generation as well as enrolment projections were the cause of this down turn. Mr. Owyen explained that they currently had a lot of capacity at the elementary level so there was really no impact there. This was taking into account the middle school and high school level enrollments as well.

There was discussion regarding the cycles that student enrollments go through. Mr. Owyen explained that right now, Lakewood was in a thin time. Commissioner Leifer questioned whether higher enrollment was desirable for school districts. Mr. Owyen responded that in general, schools running at full capacity or close to full capacity were more efficient.

Motion made by Commissioner Foster, seconded by Commissioner Andes to forward the Lakewood School District Capital Facilities Plan to City Council for approval. Motion carries, 5-0.

Lake Stevens School District

Rob Stanton introduced himself as representing Lake Stevens School District. He stated that their district was growing and that they are looking for places to put kids and that there is a slight increase in their impact fees due to the increase in enrollment. He attributed some of this to the plan to construct a new elementary school in 2015. He described that many of the families buying 4 or five years ago had kids under school age which are now becoming school age.

Commissioner Leifer questioned when Lake Stevens collects fees. Stanton responded that they are collected at time of permit, and that was most desirable.

Motion made by Commissioner Foster, seconded by Commissioner Leifer to forward Lake Stevens Capital Facilities Plan to City Council for approval. Motion carries, 5-0.

Chair Muller closed the Capital Facilities Plan public hearing at 7:36.

Planning Area 10: *Smokey Point Neighborhood*

Chair Muller began the hearing for this topic. Mr. Holland gave an overview of the Planning Area 10 amendments and explained that it had been advertised per Title 115 of MMC. He

explained the main goals behind the proposed amendment is to establish Planning Area 10 as a potential candidate as a regional manufacturing/industrial center. He also added that the proposed amendments included relevant policies and standards adopted in the Smokey Point Master Plan.

Commissioner Leifer questioned how many of these designations were out there and where they might be. Mr. Holland responded that there are currently 27 regional growth areas. There was one in Everett and Lynnwood that were the closest. There were none in the north end at this time. Commissioner Leifer was curious about the funds that these 27 centers would be vying for. Mr. Holland responded that he didn't think there was a lot at this point, but that by submitting a joint application with Arlington, with the air-port and surrounding industrial lands, and the planning efforts that are in place, made this neighborhood a great candidate for any funds that would be available.

Commissioner Andes questioned how any commercial development wanting to take advantage of the rail road could get across the proposed 300 foot wetland set back with the stream alignment. Mr. Holland responded that at this point he did not have a solid answer but he could look into it. There was discussion about what areas would really be affected by the realignment. Chair Muller thought there could be some sort of access spur to work around this problem.

Motion made by Commissioner Foster, seconded by Commissioner Kvangnes to forward Planning Area 10: *Smokey Point Neighborhood* Regional Manufacturing/Industrial Center designation to City Council for approval. Motion carries, 5-0.

ADJOURNMENT:

Motion made by Commissioner Foster, seconded by Commissioner Kvangnes to adjourn at 8:09 p.m. Motion carries, (5-0).

NEXT MEETING:

October 26, 2010

Amy Hess, Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

MEMORANDUM

DATE: October 8, 2010

TO: Planning Commission

FROM: Chris Holland, Senior Planner

RE: Planning Area 10: *Smokey Point Neighborhood*
PA 10020

CC: Gloria Hirashima, CD Director
Cheryl Dungan, Planning Manager – Land Use

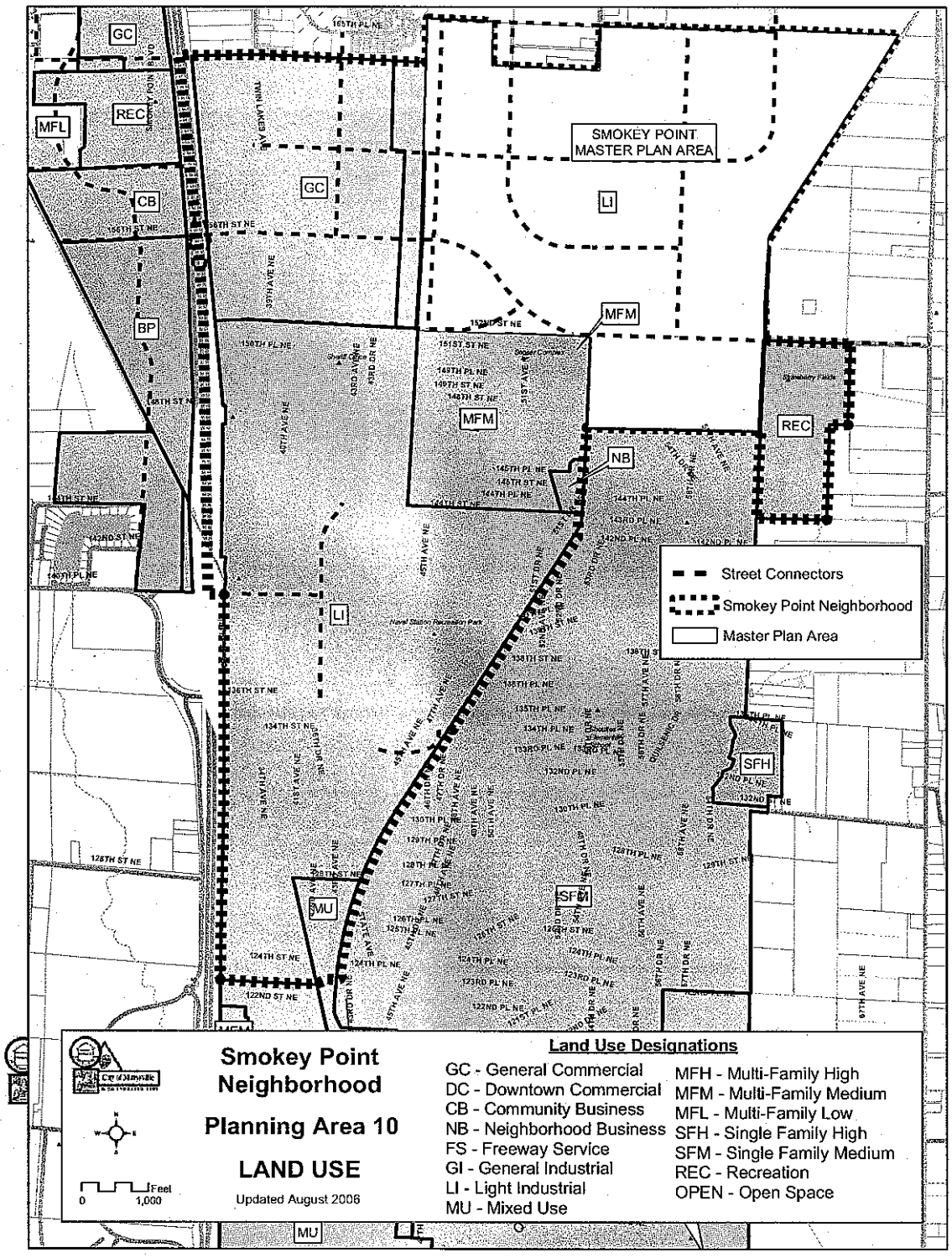
The City of Marysville and the City of Arlington will be submitting a joint application to the Puget Sound Regional Council (PSRC) requesting to designate the Smokey Point Neighborhood, as well as industrial lands within the City of Arlington as a "*Regional Manufacturing/Industrial Center*."

Regional manufacturing/industrial centers are focal points for economic development and transportation infrastructure investments. Vision 2040s multicounty planning policies call for the region to focus significant employment growth within centers. Regional centers are prioritized for regional infrastructure and economic development funding.

The "center" designation criterion requires a jurisdiction to establish the area as a "candidate" for a regional manufacturing/industrial center designation in the local jurisdiction's comprehensive plan. The amendments to Chapter 4 – Land Use Element, Planning Area 10: Smokey Point Neighborhood, designates the planning area as a potential candidate as a regional manufacturing/industrial center. In addition, the planning area has been amended to include the relevant policies and standards adopted in the Smokey Point Master Plan. Both a DRAFT (track changes) and FINAL versions of the proposed amendments are attached hereto.

Staff respectfully requests the Planning Commission recommend forwarding the proposed amendments to Planning Area 10: Smokey Point Neighborhood, designating said area as a potential candidate as a regional manufacturing/industrial center, for adoption by ordinance as part of the 2010 Marysville Comprehensive Plan Amendment cycle.

Figure 4-83 Planning Area 10 – Smokey Point Neighborhood, Land Use Designations



PLANNING AREA #10: SMOKEY POINT NEIGHBORHOOD

This planning area abuts the northernmost limit of the City, east of Interstate 5 and is a potential candidate for a regional manufacturing/industrial center. It is where the city of Marysville meets the city of Arlington. It is also where Marysville abuts the rural edge of Snohomish County. The planning for transition from city to city and city to County are important factors in its development. The use of open space, recreational uses, parks and trails will be important in defining long term boundaries between cities and urban/rural uses.

I. Background

The Smokey Point neighborhood became part of Marysville's Urban Growth Area following a settlement between the cities of Arlington and Marysville in 1996. Parts of this neighborhood were included in the County's 1995 adoption of the initial UGA for Snohomish County with the adoption of the County's 1995 Growth Management Act Comprehensive Plan. The island of UGA in the northeast portion of Marysville's UGA was designated "Other Land Use". The Other Land Use designation was to serve as an interim designation until more detailed subarea planning was completed. ~~The area between was designated "Urban Reserve" by the County, unincorporated rural land that currently separates the two portions of Marysville's Urban Growth Area.~~

~~The western portion of the UGA, west of the Smokey Point Channel is within the City of Marysville. The remainder of the UGA is part of unincorporated Snohomish County, due to disconnected UGA boundary that exists within the area. The City has also annexed the Strawberry Fields park complex, south of 152nd Street NE.~~

The City of Marysville has invested its financial resources into economic development of this area for commercial uses. To this end, the City has prioritized transportation, water, sewer and stormwater facilities for this area to ensure adequate infrastructure to support planned land uses. The high groundwater in this area has made on-site detention difficult for many properties in the area. The regional stormwater facilities will alleviate the on-site requirements for many properties.

In June 2008, Marysville City Council adopted the Smokey Point Master Plan. The Smokey Point Master Plan is a guidance and policy document for overall development of 675 acres for a light commercial/industrial park in the north east portion of the City of Marysville, as depicted in Figure 4-83. The area was designated for a Master Plan Overlay in the City's 2005 Comprehensive Plan Update.

Development and design guidelines focus on infrastructure and urban design, and development site patterns. More specifically, these include development layout, building orientation, architectural elements and relationships to parking, open space, landscaping, and signage/way finding. The Smokey Point Master Plan area (MPA) includes restoration and enhancement alternatives for Edgecomb Creek, a street network plan, and a conceptual stormwater system.

The Smokey Point neighborhood is a valuable employment center for Marysville, with the potential to create 10,000 jobs in high-tech, other light industry and manufacturing. While committed to job creation, the City's master plan for this area will balance the needs of commerce and necessary public infrastructure with environmental needs in a largely undeveloped area.

Since the 1980s, the City and Snohomish County have said the Smokey Point MPA plays a key role in economic development goals for the region. Smokey Point has been identified as the City's most valuable asset for future economic development –

specifically for light industrial and business parks. Strengthening Marysville's employment base is a strong desire of the community and City leadership.

The City has experienced steady growth over the last ten years in the retail, commercial and residential areas of the City, with some limited industrial uses. In the 2005 Comprehensive Plan update, the City identified the importance of establishing further commercial/light industrial businesses and providing jobs and living wages for residents of Marysville and north Snohomish County.

Annexation of the Smokey Point MPA provided that land for commercial/light industrial development, which is compatible with the City of Arlington Airport, WSDOT airport guidelines, and FAA safety zone restrictions.

In order to effectively implement these visions and goals, the Smokey Point Master Plan, with defined elements and restriction, provides the guidance and framework for development in this area.

The intent of an overall master plan for development is to provide design guidance that coordinates the "look and feel" of the project while ensuring ecological and environmental responsibility and providing efficient functioning of the Smokey Point neighborhood.

The Smokey Point MPA was annexed into the City of Marysville in February 2007 (Ordinance No. 2687).

II. Land Use

This Planning Area covers 1859 total gross acres, with 1089 net acres for development, with the Smokey Point MPA covering 675 acres of the overall 1859 acres~~ of which 1089 are considered buildable acres~~. It is largely undeveloped or underdeveloped. General commercial and industrial manufacturing uses dominate the west side of Smokey Point Boulevard, and scattered residential, commercial and predominately vacant land are located east of Smokey Point Boulevard. Retail uses are permitted on properties within the Light Industrial zone, if located within 500 feet of, and with access to Smokey Point Boulevard. A large mobile home park is located on the north and south sides of 152nd Street NE, east of Smokey Point Boulevard. Interstate 5 is the other primary component that gives this area its character. The impression this area makes from Interstate 5 should be considered as it develops.

This area is a mixture of opportunities and constraints. Its proximity and visibility from Interstate 5, the availability of large vacant tracts and infrastructure (water, sewer, roads, rail & air transport) are significant opportunities. The high groundwater, wetlands and streams have been constraints that must be considered in any future development proposal.

Any portion of the Smokey Point neighborhood outside of the Smokey Point MPA is not subject to the provisions of the Smokey Point Master Plan.

Table 4-58 details the land use distribution for the Smokey Point neighborhood.

Table 4-58 Smokey Point Neighborhood Land Capacity, 2005 – 2025

Land Use Designation	LI	GC	NB	MU	MFM	SFH	Rec	Pub	Total
Gross Buildable Acres	1299.8	300.6	5.1	15.5	114.6	3.8	71.7	47.8	1858.8
Buildable Acres	764.6	145.7	5.1	15.4	75.4	1.2	46.1	35.9	1089.2
Existing DU's	57	166	0	20	590	0	1	0	834
Existing Pop.	134	427	0	55	1501	0	3	0	2121
Existing Employees	2400	312	0	12	0	0	0	0	2724
Additional DU's	0	0	0	83	65	0	0	0	148
Additional Pop.	0	0	0	166	130	0	0	0	296
Additional Employees	7916	1206	60	45	0	0	0	14	9241
Total DU's	57	166	0	103	655	0	1	0	982
Total Population	134	427	0	221	1631	0	3	0	2417
Total Employees	10316	1518	60	57	0	0	0	14	11965

The prior subarea plan for Smokey Point included an analysis of opportunities and constraints for the subarea as shown in Table 4-59. These remain relevant today for consideration of land uses and future development.

Table 4-59 Opportunities and Constraints, Analysis for the Smokey Point Neighborhood

Opportunities:

1) Immediate proximity to I-5.
2) Over 300 acres within the City limits that is relatively flat and largely vacant or undeveloped.
3) Over 700 acres adjacent to the City limits, designated Urban Reserve, that afford opportunities for economic growth, open space protection, stormwater planning, stream and wetland habitat restoration, and transportation planning.
4) Necessary public services are in the vicinity of the site. Public water and sanitary sewers are adjacent to the site.
5) Much of the property are large tracts with few property owners.
6) Significant public facilities assembled along the 152nd Street corridor, including a 72-acre park site, Strawberry Fields, Marysville School District proposed elementary and middle school sites, and community ballfields within the area. The Centennial Trail is located east of 67th Avenue at 152nd Street NE.
7) Adjacent uses include the Arlington Municipal Airport, an important regional facility and attractant for manufacturing and industrial job growth in the area.
7)8) Potential candidate for a regional manufacturing/industrial center.

Constraints:

1) High groundwater table, making drainage options increasingly expensive and difficult under current DOE standards.
2) Environmentally sensitive area issues include headwaters to Middle Fork Quilceda Creek and Smokey Point Channel.
3) No immediate access to a major arterial to Interstate 5
4) Poor transportation connectivity to area roads.
5) Arlington airport flight path and noise issues.
6) Significant environmentally sensitive areas (streams, wetlands, buffers) in the subarea that limit the development potential, and will restrict design of future infrastructure improvements.
7) Timing and financing of public improvements.
8) Lack of community or aesthetic appeal of existing developments and design standards.

a. Land Use Vision

The vision for this area was based on key issues and goals identified in the 2003 Smokey Point subarea plan by citizens, property owners, area studies, environmental documents, and regulations affecting the area. These key issues include the following:

❖ Provide for a mixture of land uses – residential, retail commercial, office parks, manufacturing, parks and public facilities within the subarea.

❖ Use buffers, streams and likely wetland areas as the basis for land use divisions.

❖ Provide open spaces and parks as gateways to the communities of Arlington and Marysville.

❖ Use open spaces and parks to join (as opposed to divide) communities and cities that are closely related to one another.

❖ Use parks and trails as the basis for an urbanized center.

❖ Maximize benefit from infrastructure improvements, including a potential freeway interchange.

❖ Utilize arterial corridors and properties with highway visibility (Smokey Point Boulevard, 152nd Street NE, and potential new interchange) for highest value retail uses.

❖ Incorporate stormwater and wetland mitigation into land use concepts.

❖ Provide and plan for access – including roadways, pedestrian walkways and bridges to connect land uses and areas.

❖ Incorporate stormwater planning into land use concepts by coordinating the siting of land uses that can effectively utilize regional detention facilities, in addition to reducing impervious surfaces through joint or shared parking, increased transit usage, and the use of low impact development standards..

❖ Incorporate environmental measures such as wetland banking, stream restoration and enhancement into preferred land use concept.

❖ Incorporate stormwater planning into preferred land use concept by considering potential regional stormwater facilities for flood attenuation and aquifer recharge.

❖ Recognize that area development with require significant infrastructure costs (roads, stormwater, wetlands) and designate uses that will support these costs.

❖ Consider the long-term benefit of land uses within a community. Balance jobs, retail revenues, and aesthetic benefit and appeal to the citizens.

❖ Provide standards that assure attractive structures, uses and signage for development.

❖ Consider the regional picture and impacts outside the subarea line.

❖ Identify commercial areas in key transportation corridors (so that employees or residents shop in Marysville).

❖ Plan for transit and transit centers.

❖ Recognize Smokey Point (including South Smokey Point) as an economic center.

The Smokey Point neighborhood will be an economic engine for Marysville and North Snohomish County. This area is proposed for an employment center for Arlington and Marysville. Area access, topography, parcel ownership patterns, historic and current

zoning patterns, and infrastructure support the proposed employment land uses for this subarea.

Airport ConsiderationsCompatibility

The City of Arlington adopted an Airport Master Plan which documents the importance of land use compatibility within the airport influence area and illustrates the additional planning requirements necessary to minimize the potential impact of the airport on surrounding land uses. It is the intent of the Smokey Point neighborhood to further promote land use compatibility adjacent to the Arlington Municipal Airport.

As projects are submitted to the City of Marysville, the City will take the lead on review of these projects. However, coordination with the City of Arlington will be required. Projects will be circulated to the City of Arlington, in conjunction with their agreement of site plan reviews under the Airport Master Plan for comment and review to ensure compatibility with the Airport Master Plan and the Marysville / Arlington inter-local agreement which limits residential development south of the airport. This includes providing the Airport with the opportunity to:

- Purchase or negotiate aviation easements
- Ensure buildings do not penetrate the 100:1 airspace restrictions
- Ensure an FAA airspace form has been approved (Form 7460-1)
- Ensure that projects meet the airport compatibility requirements

Existing Conditions

The Arlington Municipal Airport is located north of the Smokey Point neighborhood in the City of Arlington. The airport is classified as a General Aviation Airport and is designated as Airport Industrial (AI) zoning within the *Land Use Code* of the City of Arlington. The AI Zone encompasses all of the existing airport property.

The airport encompasses approximately 1189 acres and consists of two runways and several taxiways. A large area of industrial zoning is located directly east of the airport between 59th Avenue NE and 67th Avenue NE, east of 67th Avenue NE.

Land Use Compatibility

An "*airport influence area*" (AIA) is an area near the airport where particular land uses are either influenced by or will influence the operation of the airport in either a positive or negative manner. The Arlington airport is divided into six individual zones each with their own land use regulations and guidelines. Four of these zones, as illustrated in Figure 4-84, overlay the Smokey Point neighborhood. They include:

- Inner Safety Zone (ISZ)/Zone 2
- Inner Turning Zone (ITZ)/Zone 3
- Outer Safety Zone (OSZ)/Zone 4
- Traffic Pattern Zone (ITZ)/Zone 6

To ensure compliance with the Arlington Municipal Airport Master Plan, uses within the Smokey Point neighborhood boundaries are limited. To determine if a use is allowed within the Smokey Point neighborhood, the proposed use must be allowed by both the Marysville Municipal Code Permitted Use Matrix and the airport's Master Plan standard (see Table 4-60). If either regulation prohibits the use, then the use will not be allowed.

The allowable industrial and warehouse uses, defined in the City of Marysville – LI zone classification, are generally allowed and do not generate a large gathering of people.

Table 4-60: Allowed Land Uses within the Arlington Airport AIA Zones

Land Use(1)	Inner Safety Zone (ISZ)/Zone 2	Inner Turning Zone (ITZ)/Zone 3	Outer Safety Zone (OSZ)/Zone 4	Traffic Pattern Zone (ITZ)/Zone 6
Residential	Prohibited	Allowed	Allowed	Allowed
Commercial	Allowed	Allowed	Allowed	Allowed
Industrial	Allowed	Allowed	Allowed	Allowed
Recreational	Prohibited	Allowed	Allowed	Allowed
Public (2)	Prohibited	Prohibited	Prohibited	Allowed

(1) These development guidelines are not retroactive and will not be construed to require a change or alteration in the use of any property not conforming to these regulations, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein will require any change in the use of any property, the platting, construction, or alteration of which was begun prior to the effective date of the Arlington Airport Master Plan, and is diligently prosecuted.

(2) Restrictions would apply to congregations of people and noise sensitive uses (i.e. schools, hospitals, nursing homes, churches, auditoriums,, and concert halls.

Noise Contours

Noise levels around airports are generally broken down into three categories:

- 60-65 DNL noise level is compatible with all land uses;
- 65-70 DNL noise level is compatible with land use restrictions such as limiting residential uses are requiring noise abatement construction techniques in buildings; and
- 70-75 DNL noise level suggest significant noise levels that are not compatible with residential uses.

The Arlington Airport Master Plan shows that the range of noise contours are contained within the existing airport boundary with a portion of the 60 DNL noise contour extending off the airport property into the Smokey Point neighborhood. As the Smokey Point neighborhood is only impacted by the 60 DNL noise contour, no additional land use restriction are required other than those listed in the Arlington Airport Master Plan.

Arlington Airport is located to the north of the study area. It is a general aviation facility that serves a large number of private pilots in the Puget Sound Region. In particular, the airport is the home for a growing number of experimental aircraft as well as ultra lights. This airport is capable of serving small private jets and can also accommodate Boeing 737s on an emergency basis. Arlington Airport does not have any scheduled passenger service.

An area known as the Airport Impact zone is located within the study area. This is an area with a special relationship between land uses and airport impacts. The height of structures or the nature of the activity, such as radio or electromagnetic wave production, in an AIZ can impact aviation. Noise from low-flying aircraft and an increased safety risk can impact land uses within the AIZ.

The Airport Plan designates land south of the airport under the following zones: "Inner Safety Zone", "outer Safety Zone", "Inner Turning Zone" and "Traffic Pattern Zone". Guidelines for the zones recommend that land use restrictions should "*apply to noise sensitive uses (e.g. schools, churches, hospitals, including residential uses), that promote*

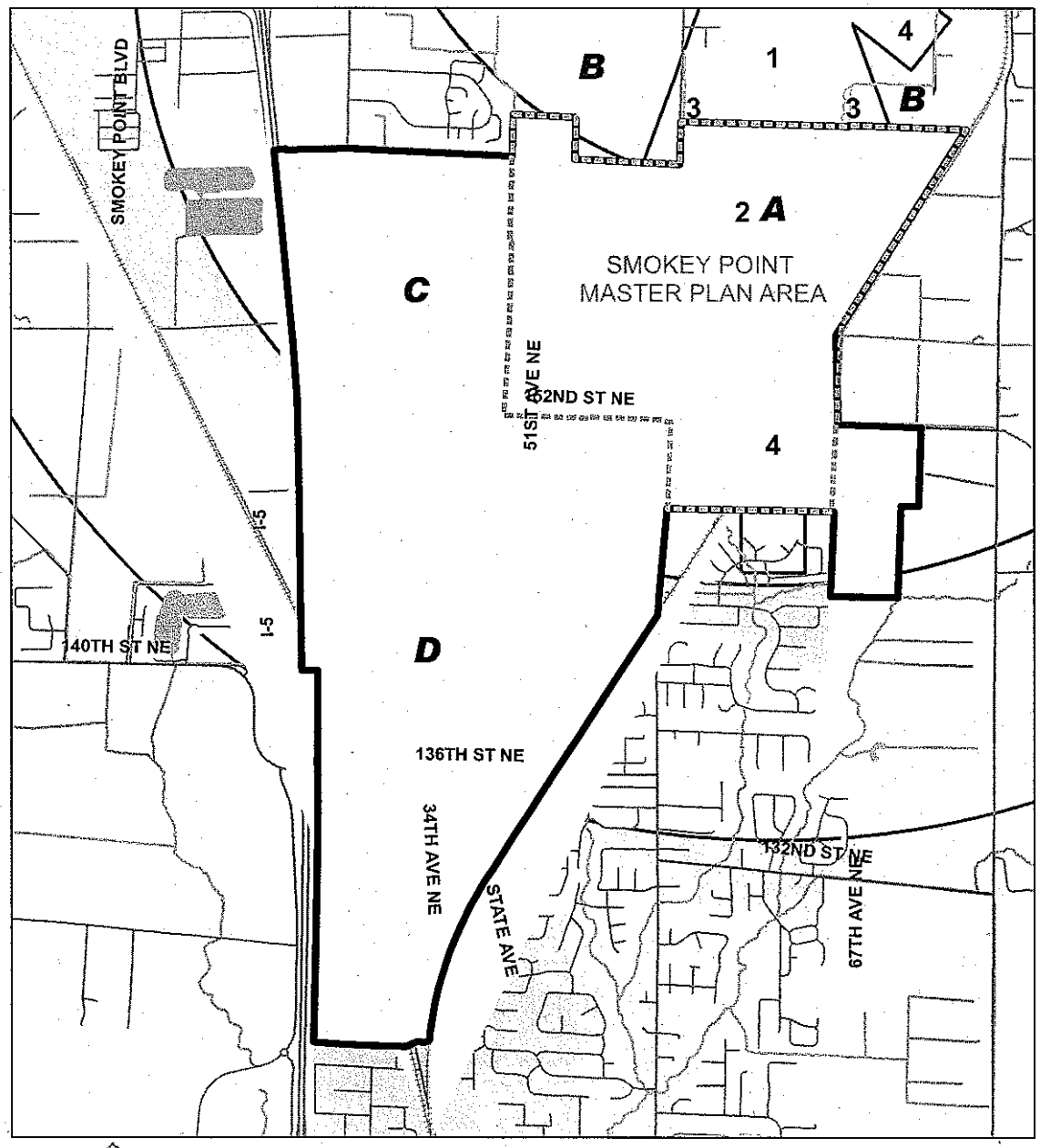
~~*public assembly and uses that could create hazards to flight.*" In addition, guidelines recommend dedication of avigation easements that include methods such as construction techniques to attain specific noise levels and mitigate the anticipated noise levels generated by the Airport.~~

~~Specific guidelines for each zone are as follows. The discussion on "Inner Safety Zones" does not provide any specific density requirements. The "Outer Safety Zone" directs that densities within non-residential areas should be limited to less than 40 people per acre. Guidelines for the "Inner Turning Zone" state that residential development at a density of one dwelling unit per five acres (excluding mobile homes) is permitted. "Traffic Pattern Zone" recommends that development densities be limited to 100 people per acre.~~

~~Residential uses should be discouraged within the airport flight noise zone. The flight path and approach does affect the subarea, as planes approaching and leaving the runways will fly over the subarea. This must be a consideration in locating appropriate land uses.~~

~~No new waterfowl hazard can be created within 5000' of a light aircraft runway, so proposed stormwater facilities and wetland banks will have to be reviewed for potential impacts within this zone.~~

Figure 4-84 Arlington Airport District and Zones



Arlington Airport Districts & Zones - Smokey Point Neighborhood

Marysville city limits
Smokey Point Neighborhood
Smokey Point Master Plan Area
Airport Districts

Airport Zones 1 2 3 4 5

N W E S

0 1,000 2,000 4,000 Feet

b. Conclusions

The Smokey Point neighborhood will play a critical role in economic development for Marysville and North Snohomish County. As a potential candidate for a regional manufacturing/industrial center, This this area must be planned well to deliver on its promise. To this end the City should require that a master plan be prepared prior to development approval for the area planned for the area east of the Smokey Point Channel. Road connections shown in this plan could be further examined in the master plan for feasibility of stream crossings and wetland avoidance. Trail improvements identified within this plan, could also be reviewed within the master plan concept for actual location and improvements and trail standard. The City should also require annexation of this area prior to development approvals, in order to ensure implementation of the land use vision contained in City plans and standards that form the basis for proposed land use designations and zoning. The vision of the Smokey Point neighborhood and Smokey Point MPA, for the City of Marysville, is to establish a commercial/light industrial park that, based on allowable uses in the zoning designations, provides jobs for the residents of Marysville and will expand the City's commercial/light industrial base. This vision is implemented through the Smokey Point Master Plan that builds off of the zoning code with additional development guidelines, design guidelines, and natural resource enhancements for the Edgecomb and Hayho creek environments. These design guidelines bring the typical light industrial or commercial development to a higher level of urban design and connects to the natural environment. The urban design element leads to an attractive and positive development and environment for the workers, employers, and businesses. The design guidelines are part of an overlay with the controlling authority based on the City of Marysville Comprehensive Plan and underlying zone classification of Light Industrial (LI).

II. Housing & Employment Analysis

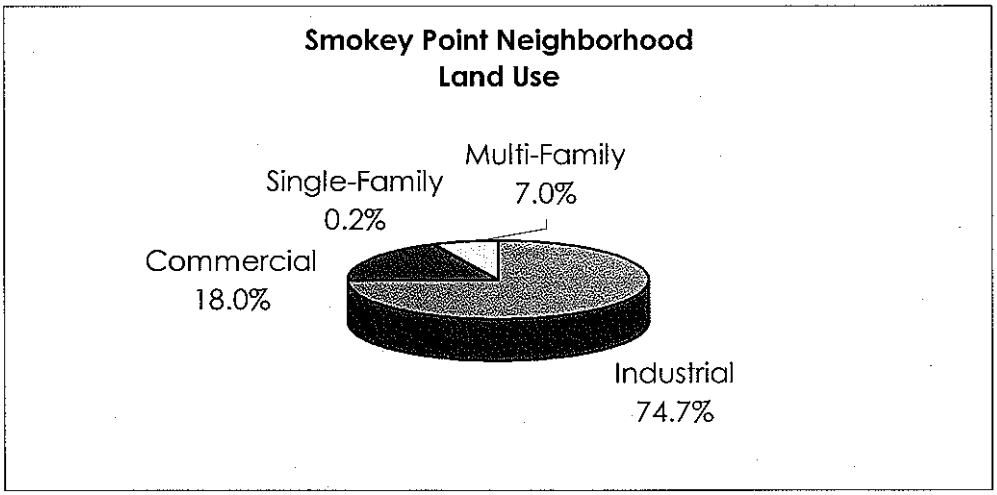
The Smokey Point neighborhood includes approximately 1859 acres. The land capacity analysis identifies 1089 net acres for development within the neighborhood. Table 4-60 identifies the existing and planned dwelling units, population, and employment for 2005 and 2025.

Table 4-6061 Housing and Employment, 2005 and 2025

	2005	2025
Dwelling Units	834	982
Population Estimate	2,121	2,417
Employment Estimate	2,724	11,965

The Smokey Point neighborhood has limited residential uses, existing or planned. The neighborhood's primary focus is commercial and industrial land uses as illustrated in Figure 4-84.

Figure 4-8~~4~~85 Smokey Point Neighborhood Land Use



III. Environmental and Resource Management

a. Topography

The Smokey Point neighborhood is located in the Marysville trough. The trough extends from the Snohomish River to Arlington and gradually increases in elevation from sea level in the south end to about 120 feet in the north end. The land rises steeply out of the trough, approximately 500 feet to the Tulalip plateau on the west and about 400 feet to the Getchell Hill plateau to the east. The topography throughout the study area itself is generally flat.

b. Environmentally Sensitive Areas

There are several environmental conditions that could significantly limit the potential for site development within the ~~Study area~~Smokey Point neighborhood. Wetlands exist within the Smokey Point neighborhood; however, not all wetlands have been delineated for individual parcels. There is no complete inventory of existing wetlands within the Smokey Point neighborhood. Field visits by the City's on-call wetland biologist has indicated that the majority of the wetlands fall within either Category III or IV wetlands, but actual field verification will be needed to determine the actual wetland category. It is the responsibility of property owners/developers to provide complete critical areas studies as required under Marysville Municipal Code Section 19.24.060 and 19.24.340. ~~Significant potential wetlands have been identified within the Subarea planning boundary. Approximately 350 acres have been identified for wetland potential within the area.~~

~~Adolfson Associates was contracted by the City of Marysville to conduct a Stream and Wetlands analysis of the Lakewood/Smokey Point Study area. They prepared a report dated September 2001. The report identified potential wetland areas. These areas contain hydric soils and are known to have high groundwater tables throughout the year. Due to the current and historical use of many sites for agricultural uses and practices, the vegetation could not be verified. Future site development will require wetland studies to confirm the absence or presence of wetlands and groundwater during the growing season.~~

Two named streams, 1) Hayho Creek (~~the~~ West Branch of the Middle Fork of Quilceda Creek) ~~(Smokey Point Channel)~~, and 2) Edgecomb Creek are located within the ~~plan boundary~~Smokey Point neighborhood. ~~These streams are channelized. Adjacent uses are predominately agricultural. In-stream habitats in the study area include long glides, with few pools, undercut banks, downed logs or other habitat features. Vegetation consists of reed canarygrass, Himalayan blackberry, and grasses.~~

Hayho Creek

Hayho Creek is a tributary to Quilceda Creek, which discharges into Ebey Slough, a side channel of the Snohomish River. Hayho Creek flows in the north-south direction along the 43rd Avenue alignment between 172nd Street NE to the north and 151st Street to the south. This creek has been documented as a salmonid fish stream by both the City of Marysville and by the Department of Fish and Wildlife. Unlike Edgecomb Creek, the City intends to maintain the location of this stream in its current alignment and, as development occurs along this stream, segment buffers will be provided as required by the Marysville Municipal Code, Chapter 19.24, Critical Areas Management.

Edgecomb Creek

Edgecomb Creek is a tributary to Quilceda Creek which discharges into Ebey Slough, a side channel of the Snohomish River. The geography of the Quilceda basin is dominated by the Marysville Trough, an expansive, nearly flat, alluvial plain stretching between the cities of Arlington to the north and Marysville to the south. This plain is bordered by moderate to steep slopes rising to the gently sloping Tulalip plateau to the east and the Getchell Hill plateau to the west. The headwaters of Edgecomb Creek originate on the hillsides east of 67th Avenue and are fed by seeps and springs. This headwater channel provides a good salmon spawning habitat, but is being degraded by impacts from adjacent land uses. Downstream of the steep slopes, Edgecomb Creek has been diverted from its historical path into a series of ditches to accommodate a railroad bed and agriculture usage.

The Smokey Point sub basin currently experiences flooding events, primarily caused by the high groundwater levels. Historically, the plains contained extensive wetlands but these were mostly eliminated about 100 years ago when a system of ditches was created to drain fields, relocate channels, and lower the water table so that the land could be used for agriculture. Groundwater contributes a significant portion of the summer base flow, but also contributes to flooding and drainage problems. Many of the drainage issues are related to difficulties in providing adequate stormwater detention storage and infiltration due to the high groundwater table. These problems are then exacerbated by the lack of slope to convey runoff into the stream system.

Relocating the stream away from the ditches and into a more naturally sinuous channel with a riparian corridor would benefit wildlife and stream habitat and provide an opportunity to integrate the stream with a regional approach to stormwater management.

The City of Marysville regulates developments that affect critical areas, including streams and wetlands. The~~se regulations have been reviewed within the comprehensive plan update and development regulations for best available science~~ city of Marysville critical areas ordinance contains standards, guidelines, criteria and requirements intended to identify, analyze and mitigate potential impacts to the city of Marysville's critical areas and to enhance and restore them where possible. The ~~proposed~~ critical areas regulations ~~would~~ apply a 150-foot buffer to ~~the Smokey Point~~

~~Channel~~Hayho Creek and Edgecomb Creek, both Type F streams under the ~~proposed~~ Department of Natural Resources typing. ~~Proposed w~~Wetland buffers range from ~~50~~ 35 feet to 125 feet, dependent on wetland category. No construction is permitted in these buffers except for low impact uses such as pedestrian trails, viewing platforms, utility lines, and certain stormwater management facilities such as grass-lined swales provided they do not have a negative effect on the stream or wetland.

IV. Economic Development

This area plays a key role in meeting the economic development goals for the City of Marysville and Snohomish County and is a potential candidate for a regional manufacturing/industrial center. Historically and currently, both the City and County have designated Smokey Point for urban industrial uses in land use plans since the early 1980's.

In its 1996 GMA Comprehensive Plan, the City of Marysville identified the Smokey Point Planning area as the #1 priority for economic development. Smokey Point was identified as the City's most valuable asset for future economic development in said plan-specifically for light industrial parks and business parks. The current employment ratio for the Marysville UGA is 0.236 jobs per person. Strengthening Marysville's employment base is a strong desire of the community and City leadership.

To further the economic development potential within the Smokey Point neighborhood, Marysville City Council adopted the Smokey Point Master Plan in June 2008. The Smokey Point Master Plan is a guidance and policy document for overall development of 675 acres for a light commercial/industrial park in the north east portion of the City of Marysville.

The Smokey Point neighborhood is a valuable employment center for Marysville, with the potential to create 10,000 jobs in high-tech, other light industry and manufacturing. While committed to job creation, the City's master plan for this area will balance the needs of commerce and necessary public infrastructure with environmental needs in a largely undeveloped area.

The Comprehensive Plan policies for economic development include the following goals:

Transform from a residential and residentially-oriented retail city into a diverse employment center within Snohomish County and the Region; and Balance, though not equalize, the City of Marysville's residential growth with employment growth.

The City has reviewed these policies within the context of the subarea plan update. The following key issues and goals were identified for the Smokey Point neighborhood by the Marysville Economic Revitalization Committee in 2001:

1. Create higher paying jobs in this area (possibly manufacturing.
2. Recognize significant costs of developing infrastructure (roads, stormwater, wetlands) for this area. Designate uses that will support these costs.
3. Locate retail along areas with highway visibility.
4. Provide a mixture of retail as well as industrial uses for job creation.
5. Consider the long-term benefit for the community (job creation, wages, retail revenues, and aesthetics)
6. Provide a commercial corridor along Smokey Point Boulevard.

7. Provide attractive aesthetic standards for commercial development (signage, etc.)
8. Discourage development of a continuous strip mall.
9. Plan for future transportation needs and corridors.
10. Identify commercial areas along transportation corridors (so that employees or residents shop in Marysville).
11. Improve and enforce design standards (meandering sidewalks, no pole signs).
12. Plan for improved transit and facilities.
13. Incorporate wetlands and open space into attractive design of commercial/industrial uses.
14. Construct regional stormwater facilities for aquifer recharge to area streams and wetlands.
15. Incorporate wetlands into design of area open space and integration with parks, trails and fields.
16. Recognize that many existing uses will be displaced and transitioned out with new land use vision and zoning (mobile homes, residential uses). City needs to show strong leadership in implementation of these plans.

V. Transportation

The transportation evaluation considers the long-term potential development of the neighborhood (developable land capacity), adjacent neighborhoods inside the City, the City of Arlington, Snohomish County, and other jurisdictions. The evaluation also takes into consideration existing and future regional roads, transit services, and non-motorized facilities.

TRAFFIC FORECASTING METHODOLOGY

Travel forecasting for the Smokey Point neighborhood employed the City of Marysville's current T-Model/2 program, which was developed in 2004 to predict traffic volumes for the year 2025. This model covers the City of Marysville and its UGA areas, and uses external traffic inputs from the regional traffic model developed by the Puget Sound Regional Council (PSRC).

Land use assumptions in the Traffic Analysis Zones (TAZs) of the City's T-Model that relate to the Smokey Point neighborhood were reviewed for compliance with the land use assumptions proposed in the neighborhood plan. The land-use assumptions were adjusted in the T-Model/2 program for the Smokey Point neighborhood, the Lakewood neighborhood and the Tulalip Indian Reservation.

The road network assumptions of the current T-Model/2 program were also revised to include future road connections.

A new cross-town principle arterial road would be constructed from the Lakewood Neighborhood to the west on the 156th Street right-of-way, across I-5 to intersect with Smokey Point Boulevard, continuing east and curving south to align with the 152nd Street right-of-way at some point east of 43rd Avenue, and then continuing east to 51st and 67th Avenues, or ultimately even to SR 9. A new interchange could make a more direct connection to I-5 at the 156th Street intersection in the long-term future. The T-Model/2 program was run to provide new traffic forecasts for the year 2025 using these land-use and road network adjustments, with and without a new interchange at I-5.

TRAFFIC DEMANDS AND ARTERIAL ROAD CLASSIFICATIONS

Results from the traffic model are summarized by road in Table 4-62. These estimates indicate that there will be heavy traffic demands in the east-west direction on 172nd Street and 156th / 152nd Streets and in the north-south direction on Smokey Point Boulevard, 51st Avenue, and 67th Avenues.

One corridor under consideration at the City is the proposed extension of 152nd Street west and north to connect to a new I-5 interchange at 156th Street, which could carry up to 22,000 vehicles per day, at the west end. If the interchange is not constructed, then traffic from the Smokey Point neighborhood will generally flow north to the interchange at 172nd Street resulting in congestion, and 156th Street might only carry 18,000 vehicles per day east of Smokey Point Boulevard. A new minor arterial street on the 160th Street alignment could carry up to 9,000 vehicles per day.

The highest volumes in the north-south direction will be on Smokey Point Boulevard, where traffic demands could reach 24,000 vehicles per day. 67th Avenue could carry up to 14,000 vehicles per day south of 152nd Street. At the south end 51st Avenue could carry up to 19,000 vehicles per day. 43rd Avenue could carry up to 7,000 vehicles per day and 59th Avenue could carry up to 5,000 vehicles per day.

Table 4-62: Estimated 2025 Daily Traffic Volumes

Corridors	Minimum	Maximum
East-West Streets		
172nd Street (SR 531)	28,000	38,000
160th Street	8,000	9,000
156th / 152nd Street	18,000	22,000
152nd Street (West)	5,000	5,000
North-South Streets		
Smokey Point Blvd.	20,000	24,000
43rd Avenue	4,000	7,000
51st Avenue	13,000	19,000
59th Avenue	5,000	5,000
67th Avenue	8,000	14,000

STREET NETWORK AND ALTERNATIVE NETWORK IMPROVEMENTS

Based on these analyses, the following road improvements are recommended as summarized in Table 4-63. The road concepts summarized herein may be revised as more advanced critical area review and engineering analyses is completed. Other road alignments are acceptable, as long as the north-south, or east-west continuity goals are reached, and the affected property owners demonstrate funding support and mitigation (if critical area crossing and fill is required) for the alignment.

Table 4-63: Recommended Arterial Road System

	From	To	Lanes
Principle Arterials			
SR 531 (172nd Street)	I-5 Interchange	SR 9	5
152nd / 156th Street	I-5 Interchange	67th Ave. / SR 9	5
Smokey Point Boulevard	152nd Street	172nd Street	5
51st Avenue	1400' south of 152nd Street NE	172nd Street	5
Minor Arterials			
160th Street	Smokey Point	59th Avenue	3
152nd Street West	Smokey Point	43rd Avenue	3
43rd Avenue	152nd Street	172nd Street	3
59th Avenue	160th Street	172nd Street	3

Development Guidelines – Street Network

The street networks in regards to right of way and landscape widths will be designed pursuant to the City's street design standards, with exceptions to right-of-way width and median/street landscaping width(s) considered during design review.

- **152nd Street** will be realigned to 156th Street east of 43rd Avenue and classified as a Principle Arterial, with two travel lanes in each direction and a center landscaped boulevard (width to be determined during design review) with left-turn pockets at key intersections. Traffic control signals will be required at the intersections of 43rd Avenue and 51st Avenue. A multi-purpose trail or road-side path will be provided on the south side of the road to connect Lakewood with Strawberry Fields Park. 152nd Street will be designed for primary bus routes. A corridor design study will be initiated by the City to determine a preferred alignment to connect 152nd Street to 156th Street, which will consider access management to adjacent property developments.
- **152nd Street West of 43rd Avenue** will be retained as a Three Lane Minor Arterial from Smokey Point Boulevard through to 43rd Avenue.
- **160th Street** will be classified as a Minor Arterial and designed for three lanes east of Smokey Point Boulevard to 59th Avenue.
- **43rd Avenue** will be classified as a Minor Arterial and designed for three lanes from 152nd Street to 172nd Street (SR 531). The final alignment will consider the parallel Hayho Creek and wetlands. Bike lanes will be provided or a multi-purpose trail could be incorporated into the buffers areas, as determined by the City code, on the west side of the road.
- **51st Avenue** will be classified as a Principle Arterial and designed for five lanes with bike lanes. 51st Avenue will be designed for primary bus routes. Traffic control signals will eventually be required at 160th Street and 152nd Street. Additional traffic control signals could be provided at one or two other locations along 51st Avenue to provide access to Collector Streets to service developments in the MPA.
- **59th Avenue** will be classified as a Minor Arterial and designed for three lanes from 172nd St (SR 531 to 160th Street). 59th Avenue could be extended south of 160th

Street to 152nd Street, if a new grade separation crossing of the BNSF railroad tracks is approved and constructed.

- **Collector Streets**, in conjunction with adopted City street standards, may be designed by developers to provide the appropriate level of access to adjoining properties. These streets may have signal controlled intersection on the Principle Arterials if appropriately spaced.

TRANSIT FACILITIES

Transit service through the Smokey Point neighborhood is provided by Community Transit. There are currently five Community Transit routes that directly serve the Smokey Point neighborhood. These include routes 200, 201, 202, 207 and 230.

- Routes 200 and 202 provide commuter and all day service on weekdays between the Everett Station Transit Center and Smokey Point at 35th Avenue, via 51st Avenue, 152nd Street, and Smokey Point Boulevard.
- Route 201 provides all day service on weekdays and weekends between the Lynnwood Transit Center and Smokey Point via Smokey Point Boulevard.
- Route 207 provides weekday commuter service only between Smokey Point and the Everett Boeing plant.
- Route 230 provides weekday and weekend service between Darrington and Smokey Point.

Transit service is also provided to disabled persons through Community Transit's paratransit service, also known as DART. This service is provided to disabled residents living within 3/4 mile of existing local fixed routes.

Within the Smokey Point neighborhood, bus stops are located along 152nd Street and 51st Avenue. Most of the bus stops include only a bus stop sign without a pad, and are therefore not ADA compliant. Bus pullouts with adjacent sidewalk are located on the south side of 152nd Street, immediately east of 43rd Avenue, and on the west side of 51st Avenue NE, south of 152nd Street. Along Smokey Point Boulevard, the bus stops will often include a bus pullout, sidewalk or pad and sign. No bus shelters are located within the Smokey Point neighborhood.

The Community Transit Six-year Transit Development Plan (2004-2009) includes proposed improvements to extend Route 201 east along 172nd Street (SR 531) into Arlington and potentially a commuter route from Arlington / 172nd to Downtown Seattle. There is a transition between the park and ride site north of 172nd Street in Arlington with a new park and site proposed south of 172nd Street near Smokey Point Boulevard.

Recommended Transit Improvements

As the Smokey Point neighborhood develops to its capacity, it will require additional public transit services. Future transit routes should be designed to provide service to within 1,500 feet of as many residents and employees as possible. A future transit route along 51st Avenue, north of 152nd Street to 172nd Street, and into Arlington would provide the greatest benefit in capturing potential riders within the Smokey Point neighborhood. In the long-term, a transit route on the 152nd/156th Street corridor to Lakewood should also be considered. Additionally, routes could be considered along collector roadways such as 43rd Avenue and 59th Avenue to provide full coverage.

The City will need to update their street design standards to incorporate the development guidelines and to design these streets to support future bus routes to

serve future residents and employees. Street design considerations should include providing additional right-of-way for key bus stop locations, bus pads for shelters at key locations, and sidewalk or trail access. This infrastructure should be considered a mitigation expense in the same manner as road facilities and non-motorized facilities. Coordination with Community Transit to locate a regional transit station is an important component in supporting local and regional capabilities.

NON-MOTORIZED FACILITIES

Multi-purpose trails, bike lanes, sidewalks and other non-motorized facilities should be provided for recreational purposes and to encourage commuters to use modes other than automobiles to travel to work sites and schools.

It is also important to maintain a grid system of non-motorized facilities so that pedestrians and cyclists are not discouraged by long and winding routes. Sidewalks should be provided on all arterial roads unless a road-side multi-purpose path is provided.

Multi-purpose Paths and Trails are recommended in the following corridors:

- 152nd/156th Street corridor: This path should be located on the south side of the road to connect the Centennial Trail and Strawberry Fields Park to the MPA and ultimately to the potential Lakewood Trail via the 156th Street bridge crossing I-5.
- 43rd Avenue: This path would provide an excellent north-south opportunity for a road-side path to connect the 152nd/156th Street Corridor Trail to 172nd Street bike lanes, residents and commercial properties in Arlington. Bike lanes will be provided or a multi-purpose trail could be incorporated into the buffer areas on the west side of the road as determined by the City staff.

Bike Lanes are recommended on the following roads:

- 51st Avenue: from south of the152nd / 156th Street Corridor Trail to the bike lanes on 172nd Street in Arlington. Although this is recommended as a Principal Arterial with bus service, bike lanes are recommended for continuity with the bike lanes already planned on 51st Street into downtown Marysville.

a. Street Inventory

The planning area is uniquely situated in the middle of major automobile, rail, and air transportation facilities. The area is bounded by Interstate 5 on the west, the primary north-south freeway corridor between Seattle and Vancouver, British Columbia. Existing interchanges with I-5 are located at 172nd Street N.E., and 116th Street N.E. A third interchange in the area is proposed in the vicinity of 152nd to 156th Street NE. Smokey Point Boulevard bisects the area north-south and 152nd Street provides the southern boundary of the subarea. The Burlington Northern rail line is the eastern edge of the subarea (providing limited industrial use), while the main line BNRR with Amtrak service runs westerly into Lakewood on the west side of the subarea. The area streets and classifications, serving the planning area, are listed in Table 4-61.

Table 4-61 Smokey Point Neighborhood Streets and Classifications

Street	Classification	Description/Comment
Interstate 5	Freeway	
Smokey Point Blvd. (connecting downtown Marysville, Arlington, and Everett)	Minor Arterial	
136th/140th Street NE, west of Smokey Pt. Blvd. (connecting east	Minor Arterial	

and west sides of I-5)		
172nd Street NE (connecting Interstate 5 and Hwy 9)	Minor Arterial (State highway)	Outside of City of Marysville
136th Street NE, east of Smokey Pt. Blvd. (connecting Smokey Pt Blvd and 51st Ave NE)	Collector Arterial	
51st Avenue NE (connecting 172nd Street NE to 152nd Street NE)	Collector Arterial	Arterial streetscape
132nd Street NE (connecting 51st and 67th Avenues NE)	Collector Arterial	
152nd Street NE (connecting Smokey Point Blvd. and 67th Avenue NE)	Collector Arterial	Arterial Streetscape

172nd Street, a designated minor arterial, provides the closest freeway access to Interstate 5. 116th Street NE is approximately 2 miles south of the Study area.

The City of Marysville conducted a first stage feasibility study for an interchange in the vicinity of 152nd-156th Street NE. The study included initial feasibility for a new interchange between 116th Street NE and 172nd Street NE. Analysis of an interchange site will require rigorous study and review extending over many years and requires the approval of WSDOT, FHWA and coordination with multiple affected jurisdictions and agencies. Development should integrate and construct appropriate local access streets and network collectors to provide for future planning of a major arterial connection.

Smokey Point Blvd. is a designated Minor Arterial, with 2 to 5 lane improvements between 100th Street and 172nd Street NE. North of 152nd Street NE, a 5-lane improved roadway was constructed through a Road Improvement District, with curbs, gutters and sidewalks.

Currently, 152nd Street NE is a two-lane asphalt paved roadway with gravel shoulders and surface drainage. The ultimate roadway section proposed for 152nd Street NE is currently a 3-lane section, with curbs, gutters and sidewalks proposed. If an interchange is pursued at 152nd Street NE, the minimum standard for a minor arterial is 80 feet, with a 5-lane section, including curbs, gutters, and sidewalks.

The following design standards apply to roads within the Smokey Point Planning area:

- Minimizing the number of intersections along a corridor. It will be important to consider the long term potential of access planning along 152nd Street NE and Smokey Point Boulevard as this area develops.
- Limiting intersections and driveways to shared driveways and roads will be critical to reduce the potential for conflicting movements and increase roadway efficiency.
- Requiring dedication consistent with future right of way needs along transportation corridors will enable future road improvements and a potential interchange to be planned and constructed within the subarea.

b. Transportation Needs within the Neighborhood

Projects listed here are identified within the Transportation Element. Project descriptions, need, cost, and timing are identified in the Table 4-62.

~~Table 4-62 – Smokey Point Neighborhood Transportation Needs~~

~~Improvement~~	~~Description~~	~~Timing & Need~~	~~Estimated Cost~~
~~51st Avenue NE and 152nd Street NE[1]~~	~~Install a new traffic signal.~~	~~LOS deficiency; 6 year TIP~~	~~$200,000~~
~~State Avenue, 136th Street NE to 152nd Street NE)~~	~~Widen to 5 lanes with sidewalk, curb and gutter.~~	~~Capacity; recommended 20 year improvements~~	~~$6,133,000 (partial funding by TIB grant secured)~~
~~51st Avenue NE (136th Street NE to 172nd Street NE)~~	~~Widen to 3 lanes~~	~~Recommended 20 year improvements~~	~~Snohomish County~~
~~152nd Street NE (State Avenue to City limits)~~	~~Widen to 3 lanes with sidewalk, curb and gutter.~~	~~Unfunded 20 year improvements~~	~~$5,175,000~~
~~40th Avenue NE (152nd Street NE to 136th Street NE)~~	~~Extension.~~	~~Unfunded 20 year improvements~~	~~$3,868,000~~
~~152nd Street NE and State Avenue~~	~~Install signal~~	~~Unfunded 20 year improvements~~	~~$300,000~~
~~152nd Street NE (I-5 to 67th Avenue NE)~~	~~One general purpose lane each direction, with dual left turn lane, bike lanes, curbs, gutters & sidewalk~~	~~Unfunded 6 year TIP project~~	~~$5,000,000~~
~~I-5 between approximately 152nd Street NE and 156th Street NE~~	~~North Marysville I-5 Interchange Design and Construction~~	~~Unfunded 6 year TIP project~~	~~$47,000,000~~
~~67th Avenue NE (108th Street NE to 132nd Street NE)~~	~~Reconstruct the roadbed and surfacing of the existing 2-lane roadway.~~	~~Unfunded 6 year TIP project~~	~~$ 2,400,000~~
~~67th Avenue NE (152nd Street NE to 172nd Street NE)~~	~~One general purpose lane each direction, with dual left turn lane, bike lanes, curbs, gutter & sidewalk.~~	~~Unfunded 6 year TIP project~~	~~$5,100,000~~
~~51st Avenue NE (84th Street NE to 88th Street NE)~~	~~EIS & design for new alignment for a 44-foot wide roadway section with curbs, gutter and sidewalk~~	~~Unfunded 6 year TIP project~~	~~$900,000~~

~~[1] Project is required to address deficiency in six-year forecast for concurrency.~~

~~c. Transportation strategies and Issues~~

~~Transportation Projects~~

~~Many large unfunded projects have been identified within this subarea. This is a reflection of the City's economic development goals for these properties and the desire to provide transportation infrastructure capable of supporting high density and intensity users.~~

~~Transit Facilities and Services within the Neighborhood~~

~~Existing transit service in the study area is provided by Community Transit. Route 210 operates on 51st Avenue NE, 152nd Street NE and Smokey Point Boulevard, providing hourly service through Marysville, between Arlington and Everett. Other routes operate~~

~~through the study area during peak hours, between Arlington and the Boeing facilities in Everett.~~

~~Arterial Streetscape~~

~~152nd Street NE, Smokey Point Blvd., and 51st Avenue NE are designated streetscape arterials. The City shall provide standards for plantings and medians along these arterials, and provide for attractive pedestrian crossings at key intersection and gateways to the City. The northern and eastern entrances to the City are from Smokey Point Boulevard, 51st Avenue and 152nd Street NE.~~

VI. Parks, Recreation and Open Space

The City owns and operates an athletic complex called Strawberry Fields within the neighborhood. The Marysville School District currently operates a soccer complex on their property on 152nd Street NE. Centennial Trail, a regional trail system with planned expansion to Arlington, could extend to Marysville in this subarea. A trail extension could cross 67th Avenue NE, running along 152nd Street NE. These facilities are described in Table 4-63.

Table 4-63~~64~~ Smokey Point Neighborhood Park Facilities

Park	Location	Size (acres)	Description
Strawberry Fields Athletic Park	6302-152nd Street NE	72	The first phase of this facility provides 3 fields, 80 parking stalls, and restrooms.
Marysville Soccer Complex	152nd Street NE		Temporary Use by Marysville School District
Centennial Trail connection	152nd Street NE		County regional trail planned from Snohomish to Arlington, that could extend from east of 67th Avenue along 152nd Street NE to tie into Marysville neighborhoods.

VII. Public Facilities and Services

a. Facilities

The Navy support complex is located at 45th Avenue NE, north of 136th Street NE.

b. Police

The City has identified the need for a police office for its north end beat. This could possibly be a desk or office at the Marysville Fire District Midway Station, located 14716 Smokey Point Boulevard.

c. Schools

The Marysville School District provides school service in the majority of the neighborhood, with a northern boundary of approximately 156th Street NE (see District boundary map, Figure 10-n). The Marysville School owns property at the southwest corner of 152nd Street NE and 51st Avenue NE. The School District obtained conditional use permits from Snohomish County several years ago to construct an elementary and junior high school on this site. The property is currently used for recreation and provides a large soccer complex for public use. North of 156th Street, the Lakewood School District provides school facilities for the area.

d. Stormwater

The City of Marysville requires onsite stormwater detention and water quality treatment for development and redevelopment of large parcels (MMC, Chapter 14.15). Chapter 14.15 adopts the ~~2001~~ 2005 Department of Ecology's Stormwater Management Manual for the Puget Sound Basin. The Ecology Manual sets forth requirements for water quality treatment, source control for pollution-generating sites, and stormwater detention.

An alternative to constructing stormwater treatment and detention on each individual site is for landowners to contribute to shared regional facilities. Chapter 14.15.080 of MMC sets forth the conditions whereby the City "should assume responsibility for the further design, construction, operation, and maintenance of the drainage facilities, or any increment thereof, on the subject property." The sharing of regional facilities often creates more flexibility with the development of each site, and can be more cost effective to build and maintain than individual onsite systems.

Regional facilities can be beneficial to all parties: the City, the property owners, developers, other City residents, and others downstream of the developing properties. Regional stormwater facilities are usually designed and operated to more effectively control and treat runoff, thereby providing extra protection for the water quality of streams and other surface water bodies.

The Smokey Point subarea has proved very challenging to stormwater management as a result of the high groundwater, which eliminate the ability to infiltrate stormwater. Depth to groundwater has been measured at 0.9 to 4.0 feet throughout the Study area. As a result, the City has pursued development of a multiple pond stormwater detention solution to address storm and surface water issues in new development.

Regional stormwater management planning has resulted in focused planning that addresses development needs and area fish and wildlife habitat improvements. These facility improvements include not only the construction of ponds for storage of stormwater runoff, but also conveyance improvements in the existing channel. These include 1) increasing capacity of the railroad culvert at the discharge point from Subbasin J; 2) improvements to the culvert crossing of the railroad track immediately south of 136th Street NE; 3) increasing capacity of 47th Dr. NE culvert; 4) diversion of high flows (in excess of 25-year flood) east of the railroad grade with conveyance south to a undeveloped property for infiltration; or 5) improvement of stream channels for fish habitat.

Chapter 7 *Drainage* of the Smokey Point MPA establishes a conceptual drainage plan for the MPA with the City and future developers can use to build a functioning drainage system in the Smokey Point neighborhood. The basins are identified; the local and state methodology for the review and basis of design is applied, regional and on-site systems. Potential Low Impact Development (LID) standards are identified and basin exchange concepts are explored as well.

Stormwater Conveyance

Stormwater from the roadways will be conveyed to the detention and treatment facilities either through catch basins and pipes, or through open ditches. Open ditches are preferred when they are feasible, because of the benefits of additional treatment and the potential for infiltration. Open ditches or swales can provide additional treatment and some infiltration.

Recommended Stormwater Design Considerations

The following are some further recommendations for the design of stormwater facilities for the subarea plan:

1) Infiltration possibilities are severely constrained due to seasonal high groundwater.

2) Use swales for conveyance to enhance treatment and provide infiltration

3) Analyze the seasonal groundwater table prior to design and construction since it is high in many places

4) Provide aesthetic design of regional ponds – suggested incorporation into open space, if safety considerations are met

5) Provide adequate access for maintenance of drainage easements and detention ponds

6) Provide pretreatment and source control for all applicable land uses.

7) Utilize multiple regional facilities to provide for stormwater detention.

8) Consider use of a regional facility for high flows and flood attenuation as an alternative to on-site storage.

9) Consider and pursue multiple tracks to address stormwater and environmental issues. These would include regional stormwater facilities within and south of the subarea; wetland & stream mitigation banks to address recharge to critical areas, open space acquisition and reduction of impervious coverage within urban land uses in the subarea.

10) Decrease impervious coverage standards to 75% or less within the subarea as a whole.

e. Water

Marysville's Coordinated Service Area (CSA) covers most of the neighborhood as shown in Figure 11-4. The exception is the northeastern corner of the area just south of the airport which is in Marysville's CWSA.

Existing water source facilities serving this area include the Edward Springs Reservoir, Edward Springs and Stillaguamish source. Water distribution facilities in the area are shown in Figure 4-85 and include the following:

- 12" main along Forty-Five Road that serves three residential subdivisions before joining with the main along Smokey Point Boulevard;
- 12" main along Smokey Point Blvd., that serves the Smokey Point area and extends to Island Crossing;
- 12" main along 51st Avenue NE, within the section of the study area outside the CWSA boundary, serves several commercial uses near 172nd Street NE including National Food Corporation; and 12" main along 172nd Street NE.

The City of Marysville water system for its north end and this subarea is supplied by Marysville's Edward Springs, and the Stillaguamish River. The City has received approval for a north-end reservoir, called the Northend 240 zone reservoir, located along Wade Road in the City of Arlington. There are adequate water rights and capacity to serve future growth needs. Future improvements are identified in the Capital Facilities Plan.

f. Sewer

All of the public sewer system facilities that exist in the subarea are owned and operated by the City of Marysville. Figure 4-86 identifies sewer lines within the Smokey Point subarea.

The main elements of the wastewater collection system in the subarea are:

- Trunk F that ranges from 10" to 18" and runs along Smokey Point Blvd.; and
- Trunk A that ranges from 18" to 27" and runs along 51st Avenue NE.
- Trunk F to A, an 18" (check) line that connects Trunk F in Smokey Point Blvd. to Trunk A in 51st Avenue, generally running east from Trunk F at 164th Street alignment; south along the edge of the Smokey Point Channel, and east along 152nd Street NE to 51st Avenue NE.

The City of Marysville has coordinated interties at 172nd Street NE, with the City of Arlington for emergency service and wholesale water supply in which Marysville provides water service to the City of Arlington.

VIII. Annexation and Development Strategies

Property east of the Smokey Point Channel, north of 152nd Street NE, or within a UGA expansion area, shall be subject to completion of a master plan for area development. These properties shall be required to annex to the city of Marysville as a condition of urban service provision (sewer service) and development proposals must be consistent with the city's master plan for the area.

Figure 4-8586 Smokey Point Neighborhood Water System

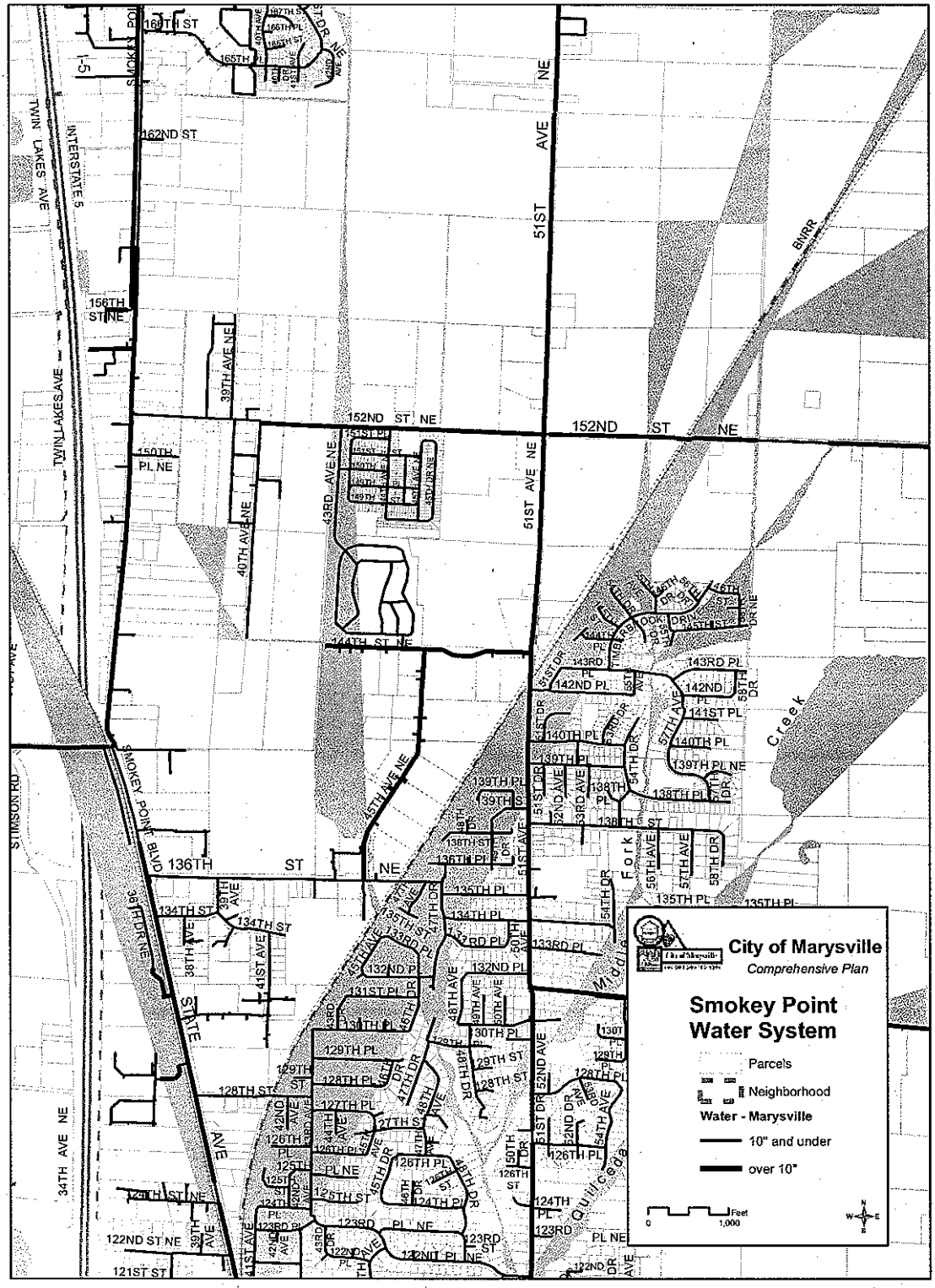
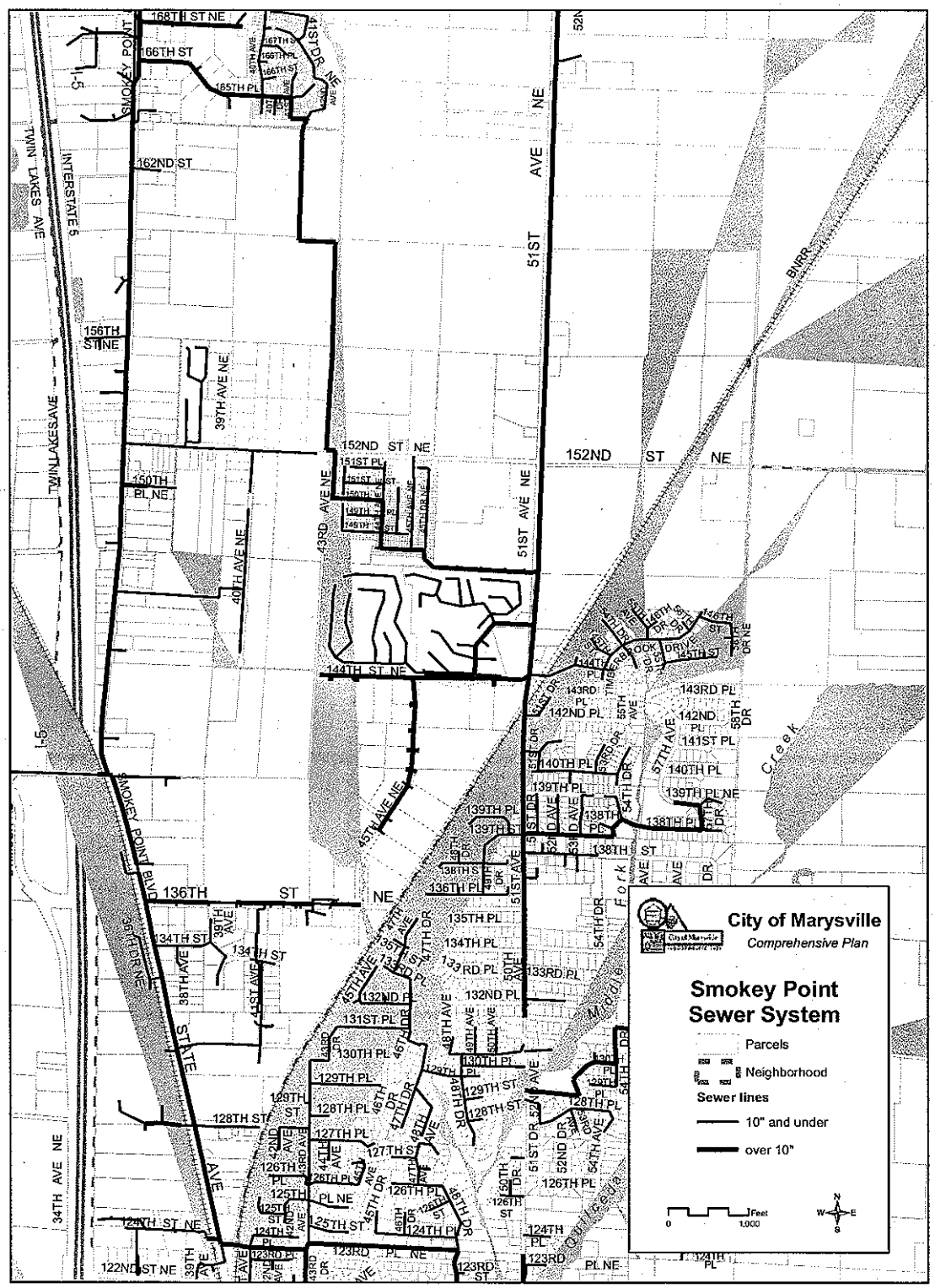


Figure 4-8687 Smokey Point Neighborhood Sewer System



CITY OF Marysville WASHINGTON

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

October 5, 2010

Dear Reader and Interested Citizen,

Addendum No. 17 to the Final Environmental Impact Statement (FEIS) for the Marysville Comprehensive Plan (issued in April 2005) has been prepared by the Marysville Community Development Department. This addendum provides additional environmental information and analysis relating to the NON-PROJECT programmatic city action amending Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*.

This addendum adds further information to the analysis contained in the DEIS and the FEIS. Planning Area 10: *Smokey Point Neighborhood*, is proposed to be amended to designate the planning area as a potential candidate as a "regional manufacturing/industrial center." The "center" designation criterion requires a jurisdiction to establish the area as a "candidate" for a regional manufacturing/industrial center designation in the local jurisdiction's comprehensive plan. In addition, the planning area has been amended to include the relevant policies and standards adopted in the Smokey Point Master Plan.

Review of the proposed amendments Planning Areas 10: *Smokey Point Neighborhood*, is scheduled to occur at a public hearing before the Marysville Planning Commission on October 12, 2010, and at a subsequent briefing and public meeting before the Marysville City Council in November, 2010.

If you have any questions regarding Addendum No. 17 to the FEIS, please contact me at (360) 363-8207 or by e-mail at cholland@marysvillewa.gov.

Sincerely,

Chris Holland
Senior Planner

cc: Gloria Hirashima, CAO/Community Development Director
Cheryl Dungan, Planning Manager – Land Use

ADDENDUM NO. 17
TO THE
FINAL ENVIRONMENTAL IMPACT STATEMENT
FOR THE CITY OF MARYSVILLE
COMPREHENSIVE PLAN

NON-PROJECT Action Comprehensive Plan Amendment
Chapter 4 - Land Use Element
Planning Area 10: *Smokey Point Neighborhood*

Prepared Consistent with

The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11, Washington Administrative Code
Marysville Municipal Code Title 19

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

Date of Issuance: October 5, 2010

FACT SHEET

File Number: PA 10020 (*Smokey Point Neighborhood*)
PA 04024 (FEIS)

Project Title: Planning Area 10: *Smokey Point Neighborhood*

Proposed Action: NON-PROJECT action amendment to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*, of the Marysville Comprehensive Plan.

Purpose of the FEIS Addendum: The purpose of this addendum is to add information and analysis relating to the NON-PROJECT action amendment to Chapter 4 – Land Use Element, Planning Areas 10: *Smokey Point* Neighborhood, of the Marysville Comprehensive Plan. This information expands upon previously identified significant impacts of the alternatives to the Marysville Comprehensive Plan DEIS, dated January 13, 2005, and FEIS, dated April 2005, but does not substantially change the analysis.

No additional significant impacts beyond those identified in the FEIS are expected to occur. Revisions to the proposal may be considered during the public hearing process. No additional programmatic action level environmental review will be required to the extent that the existing environmental documents listed in this addendum or other published documents have analyzed such changes.

This addendum is being issued in accordance with WAC 197-11-625. Additional changes to the proposal may be considered during the public hearing process. The adopted environmental documents listed in this addendum meet the City of Marysville's environmental review needs for the current proposal.

Description of Proposal: NON-PROJECT action amendment to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*, of the Marysville Comprehensive Plan. The proposed amendment designates the planning area as a potential candidate as a "regional manufacturing/industrial center." The "center" designation criterion requires a jurisdiction to establish the area as a "candidate" for a regional manufacturing/industrial center designation in the local jurisdiction's comprehensive plan. The amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*, designate the planning area as a potential candidate as a regional manufacturing/industrial center. In addition, the planning area has been amended to include the relevant policies and standards adopted in the Smokey Point Master Plan.

Location of Proposal: Planning Area 10 is generally located north of 124th Street NE, east of I-5, south of the northernmost city limits, and west of BNSF railway.

Lead Agency: City of Marysville
Community Development Department
80 Columbia Avenue
Marysville, WA 98270

Required Approval: City of Marysville Council – Ordinance Adoption

Circulation and Comment: This addendum, or notice of availability, is being sent to all recipients of the previously issued FEIS as required by WAC 197-11-625. No comment period is required for this addendum under WAC 197-11-502(8)(c).

FEIS Contact Person: Chris Holland
Senior Planner
(360) 363-8207
cholland@marysvillewa.gov

Date of Issuance: October 5, 2010

Responsible Official: Gloria Hirashima
Position: CAO/Community Development Director
Address: 601 Delta Avenue
Marysville, WA 98270

Signature: Cheryl Dungan
Cheryl Dungan, Planning Manager – Land Use, for responsible official

Tentative Date of Implementation: November, 2010

Public Hearings: Review of the proposed NON-PROJECT action amendments to the Marysville Comprehensive Plan is scheduled to occur at a public hearing before the Marysville Planning Commission on October 12, 2010, and at a subsequent briefing and public meeting before the Marysville City Council in November, 2010.

Documents: The proposed amendments to the Marysville Comprehensive Plan are attached hereto.

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON RELATING TO THE CITY'S GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN; AND AMENDING THE COMPREHENSIVE PLAN BY ADOPTING AMENDMENTS TO CHAPTER 4 – LAND USE ELEMENT, PLANNING AREA 10: *SMOKEY POINT NEIGHBORHOOD*, DESIGNATING THE PLANNING AREA AS A "POTENTIAL CANDIDATE AS A REGIONAL MANUFACTURING INDUSTRIAL CENTER" AND INCLUDING RELEVANT POLICIES AND STANDARDS ADOPTED IN THE SMOKEY POINT MASTER PLAN, PURSUANT TO THE CITY'S ANNUAL COMPREHENSIVE PLAN AMENDMENT AND UPDATE PROCESS.

WHEREAS, on April 27, 2005 the Marysville City Council enacted Ordinance No. 2569 adopting an updated Growth Management Comprehensive Plan ("Comprehensive Plan") for the City of Marysville; and

WHEREAS, the Growth Management Act allows jurisdictions to amend comprehensive plans once a year, except in those situations enumerated in RCW 36.70A.130(2)(a); and

WHEREAS, on January 27, 1997 the Marysville City Council adopted Resolution No. 1839, providing for procedures for annual amendment and update of the City's Comprehensive Plan; and

WHEREAS, on May 27, 2002 the Marysville City Council adopted Ordinance No. 2406, adding Chapter 18.10 to the Marysville Municipal Code (MMC) entitled "Procedures For Legislative Actions" which establishes procedures for processing and review of legislative actions relating to amendments or revision to the Comprehensive Plan and Development Regulations; and

WHEREAS, the 2010 Comprehensive Plan Amendments include non-project staff initiated amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*, designating the planning area as a "potential candidate as a regional manufacturing industrial center" and includes relevant policies and standards adopted in the Smokey Point Master Plan; and

WHEREAS, on October 5, 2010, the City issued Addendum No. 17 to the Final Environmental Impact Statement (FEIS) for the City of Marysville Comprehensive Plan, in accordance with WAC 197-11-625, which addresses the environmental impacts of the amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*; and

WHEREAS, the City has submitted the amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood* to the State of Washington Department of Commerce for 60-day review in accordance with RCW 36.70A.106; and

WHEREAS, the Marysville Planning Commission, after review of the proposed amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*, held a public workshop on September 28, 2010 and held a public hearing on

October 12, 2010 and received testimony from staff and other interested parties following public notice; and

WHEREAS, the Planning Commission prepared and provided its written recommendation that said proposed amendments be approved by the Marysville City Council; and

WHEREAS, on November 22, 2010 the Marysville City Council reviewed the Planning Commission's recommendation relating to the proposed 2010 Comprehensive Plan amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*;

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

Section 1. The City Council hereby finds that 2010 Comprehensive Plan amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood* attached hereto as **Exhibit A** and incorporated herein by this reference are:

1. Consistent with the City's Comprehensive Plan;
2. Consistent with the State Growth Management Act and the State Environmental Policy Act;
3. Warranted by significant changes in circumstances; and
4. Warranted by sufficient benefit or cost to the public health, safety, and welfare.

Section 2. The City Council hereby amends the Marysville Growth Management Comprehensive Plan and Ordinance No. 2569, as previously amended, by adopting the amendments to Chapter 4 – Land Use Element, Planning Area 10: *Smokey Point Neighborhood*, designating the planning area as a "potential candidate as a regional manufacturing industrial center" and including relevant policies and standards adopted in the Smokey Point Master Plan, set forth in the attached **Exhibit A**. This amendment shall be included with the Comprehensive Plan filed in the office of the City Clerk and shall be available for public inspection.

Section 3: Severability. If any section, subsection, sentence, clause, phrase or work 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.

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

_____, 2010.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
CITY CLERK

Approved as to form:

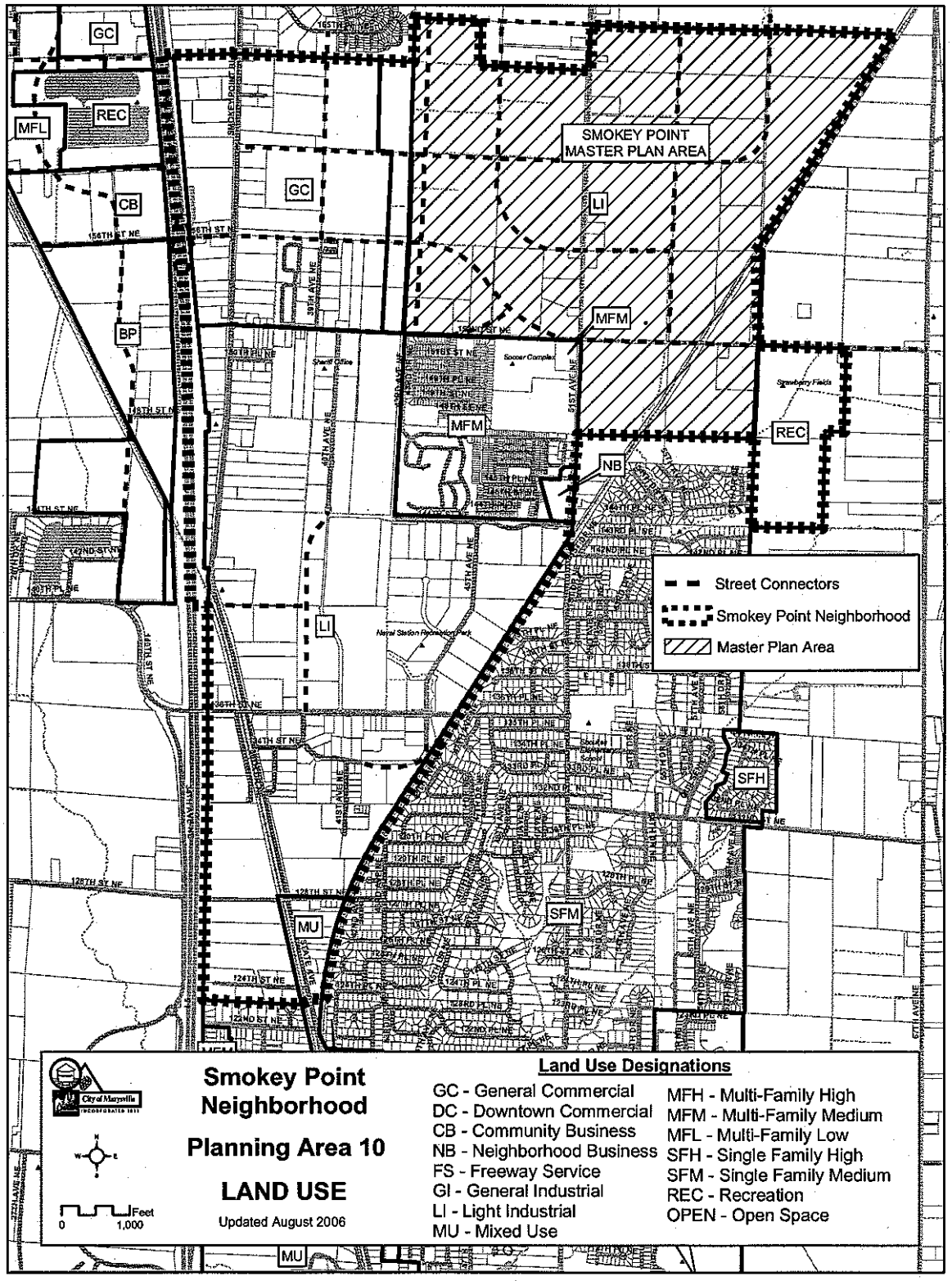
By: _____
GRANT K. WEED, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____

EXHIBIT A

Figure 4-83 Planning Area 10 – Smokey Point Neighborhood, Land Use Designations



PLANNING AREA #10: SMOKEY POINT NEIGHBORHOOD

This planning area abuts the northernmost limit of the City, east of Interstate 5 and is a potential candidate for a regional manufacturing/industrial center. It is where the city of Marysville meets the city of Arlington. It is also where Marysville abuts the rural edge of Snohomish County. The planning for transition from city to city and city to County are important factors in its development. The use of open space, recreational uses, parks and trails will be important in defining long term boundaries between cities and urban/rural uses.

I. Background

The Smokey Point neighborhood became part of Marysville's Urban Growth Area following a settlement between the cities of Arlington and Marysville in 1996. Parts of this neighborhood were included in the County's 1995 adoption of the initial UGA for Snohomish County with the adoption of the County's 1995 Growth Management Act Comprehensive Plan. The island of UGA in the northeast portion of Marysville's UGA was designated "Other Land Use". The Other Land Use designation was to serve as an interim designation until more detailed subarea planning was completed.

The City of Marysville has invested its financial resources into economic development of this area for commercial uses. To this end, the City has prioritized transportation, water, sewer and stormwater facilities for this area to ensure adequate infrastructure to support planned land uses. The high groundwater in this area has made on-site detention difficult for many properties. The City's regional stormwater facilities will alleviate the on-site detention requirements for many properties.

The northeast portion of the planning area was designated for a Master Plan Overlay in the City's 2005 Comprehensive Plan Update. In June 2008, the Marysville City Council adopted the Smokey Point Master Plan. The Smokey Point Master Plan is a guidance and policy document for overall development of 675 acres for a light commercial/industrial park in the north east portion of the City, as depicted in Figure 4-83.

Development and design guidelines in the Master Plan focus on infrastructure, urban design and site development patterns. More specifically, these include development layout, building orientation, architectural elements and relationships to parking, open space, landscaping, and signage/way finding. The Smokey Point Master Plan Area (MPA) includes restoration and enhancement alternatives for Edgecomb Creek, a street network plan, and a conceptual stormwater system.

The Smokey Point Neighborhood is a valuable employment center for Marysville, with the potential to create 10,000 jobs in high-tech, other light industry and manufacturing. While committed to job creation, the Smokey Point Master Plan will balance the needs of commerce and necessary public infrastructure with environmental needs in a largely undeveloped area.

Since the 1980s, the City and Snohomish County have said the Smokey Point MPA plays a key role in economic development goals for the region. Smokey Point has been identified as the City's most valuable asset for future economic development –

specifically for light industrial and business park uses. Strengthening Marysville's employment base is a strong desire of the community and City leadership.

The City has experienced steady growth over the last ten years in the retail, commercial and residential areas of the City, with some limited industrial uses. In the 2005 Comprehensive Plan update, the City identified the importance of establishing further commercial/light industrial businesses and providing jobs and living wages for residents of Marysville and north Snohomish County.

The Smokey Point MPA was annexed into the City of Marysville in February 2007 (Ordinance No. 2687). Annexation provided land for commercial/light industrial development, which is compatible with the City of Arlington Airport, WSDOT airport guidelines, and FAA safety zone restrictions.

In order to effectively implement these visions and goals, the Smokey Point Master Plan, with defined elements and restriction, provides the guidance and framework for development in this area.

The intent of an overall master plan for development is to provide design guidance that coordinates the "look and feel" of the project while ensuring ecological and environmental responsibility and providing efficient functioning of the Smokey Point neighborhood.

II. Land Use

This Smokey Pointe Planning Area covers 1,859 total gross acres, with 1,089 net acres for development, and 675 acres in the Smokey Point MPA. It is largely undeveloped or underdeveloped. General commercial and industrial manufacturing uses dominate the west side of Smokey Point Boulevard, and scattered residential, commercial and predominately vacant land are located east of Smokey Point Boulevard. Retail uses are permitted on properties within the Light Industrial zone, if located within 500 feet of, and with access to Smokey Point Boulevard. A large mobile home park is located on the north and south sides of 152nd Street NE, east of Smokey Point Boulevard. Interstate 5 is the other primary component that gives this area its character. The impression this area makes from Interstate 5 should be considered as it develops.

This area is a mixture of opportunities and constraints. Its proximity and visibility from Interstate 5, the availability of large vacant tracts and infrastructure (water, sewer, roads, rail & air transport) are significant opportunities. The high groundwater, wetlands and streams have been constraints that must be considered in any future development proposal.

Any portion of the Smokey Point Neighborhood outside of the Smokey Point MPA is not subject to the provisions of the Smokey Point Master Plan.

Table 4-58 details the land use distribution for the Smokey Point Neighborhood.

Table 4-58 Smokey Point Neighborhood Land Capacity, 2005 – 2025

Land Use Designation	LI	GC	NB	MU	MFM	SFH	Rec	Pub	Total
Gross Buildable Acres	1299.8	300.6	5.1	15.5	114.6	3.8	71.7	47.8	1858.8
Buildable Acres	764.6	145.7	5.1	15.4	75.4	1.2	46.1	35.9	1089.2
Existing DU's	57	166	0	20	590	0	1	0	834
Existing Pop.	134	427	0	55	1501	0	3	0	2121
Existing Employees	2400	312	0	12	0	0	0	0	2724
Additional DU's	0	0	0	83	65	0	0	0	148
Additional Pop.	0	0	0	166	130	0	0	0	296
Additional Employees	7916	1206	60	45	0	0	0	14	9241
Total DU's	57	166	0	103	655	0	1	0	982
Total Population	134	427	0	221	1631	0	3	0	2417
Total Employees	10316	1518	60	57	0	0	0	14	11965

The prior subarea plan for Smokey Point included an analysis of opportunities and constraints for the subarea as shown in Table 4-59. These remain relevant today for consideration of land uses and future development.

Table 4-59 Opportunities and Constraints, Analysis for the Smokey Point Neighborhood

Opportunities:	Constraints:
1) Immediate proximity to I-5. 2) Over 300 acres within the City limits that is relatively flat and largely vacant or undeveloped. 3) Over 700 acres adjacent to the City limits, designated Urban Reserve, that afford opportunities for economic growth, open space protection, stormwater planning, stream and wetland habitat restoration, and transportation planning. 4) Necessary public services are in the vicinity of the site. Public water and sanitary sewers are adjacent to the site. 5) Much of the property are large tracts with few property owners. 6) Significant public facilities assembled along the 152nd Street corridor, including a 72-acre park site, Strawberry Fields, Marysville School District proposed elementary and middle school sites, and community ballfields within the area. The Centennial Trail is located east of 67th Avenue at 152nd Street NE. 7) Adjacent uses include the Arlington Municipal Airport, an important regional facility and attractant for manufacturing and industrial job growth in the area. 8) Potential candidate for a regional manufacturing/industrial center.	1) High groundwater table, making drainage options increasingly expensive and difficult under current DOE standards. 2) Environmentally sensitive area issues include headwaters to Middle Fork Quilceda Creek and Smokey Point Channel. 3) No immediate access to a major arterial to Interstate 5 4) Poor transportation connectivity to area roads. 5) Arlington Airport flight path and noise issues. 6) Significant environmentally sensitive areas (streams, wetlands, buffers) in the subarea that limit the development potential, and will restrict design of future infrastructure improvements. 7) Timing and financing of public improvements. 8) Lack of community or aesthetic appeal of existing developments and design standards.

a. Land Use Vision

The vision for this area was based on key issues and goals identified in the 2003 Smokey Point Subarea Plan by citizens, property owners, area studies, environmental documents, and regulations affecting the area. These key issues include the following:

❖ Provide for a mixture of land uses – residential, retail commercial, office parks, manufacturing, parks and public facilities.

❖ Use buffers, streams and likely wetland areas as the basis for land use divisions.

❖ Provide open spaces and parks as gateways to the communities of Arlington and Marysville.

❖ Use open spaces and parks to join (as opposed to divide) communities and cities that are closely related to one another.

❖ Use parks and trails as the basis for an urbanized center.

❖ Maximize benefit from infrastructure improvements, including a potential freeway interchange.

❖ Utilize arterial corridors and properties with highway visibility (Smokey Point Boulevard, 152nd Street NE, and potential new interchange) for highest value retail uses.

❖ Incorporate stormwater and wetland mitigation into land use concepts.

❖ Provide and plan for access – including roadways, pedestrian walkways, and bridges to connect land uses and areas.

❖ Incorporate stormwater planning into land use concepts by coordinating the siting of land uses that can effectively utilize regional detention facilities, as well as reducing impervious surfaces through joint or shared parking, increasing transit usage, and using low impact development standards.

❖ Incorporate environmental measures such as wetland banking, stream restoration and enhancement into preferred land use concept.

❖ Incorporate stormwater planning into preferred land use concept by considering potential regional stormwater facilities for flood attenuation and aquifer recharge.

❖ Recognize that area development will require significant infrastructure costs (roads, stormwater, wetlands) and designate uses that will support these costs.

❖ Consider the long-term benefit of land uses within a community. Balance jobs, retail revenues, and aesthetic benefit and appeal to the citizens.

❖ Provide standards that assure attractive structures, uses and signage for development.

❖ Consider the regional picture and impacts outside of the subarea.

❖ Identify commercial areas in key transportation corridors to encourage employees or residents to shop in Marysville.

❖ Plan for transit and transit centers.

❖ Recognize Smokey Point (including South Smokey Point) as an economic center.

The Smokey Point Neighborhood will be an economic engine for Marysville and North Snohomish County. This area is proposed for an employment center for Arlington and Marysville. Area access, topography, parcel ownership patterns, historic and current zoning patterns, and infrastructure support the proposed employment land uses for this subarea.

Airport Compatibility

The City of Arlington adopted an Airport Master Plan which documents the importance of land use compatibility within the airport influence area and illustrates the additional planning requirements necessary to minimize the potential impact of the airport on surrounding land uses. It is the intent of the Smokey Point Neighborhood to further promote land use compatibility adjacent to the Arlington Municipal Airport.

As projects are submitted to the City of Marysville, the City will take the lead on review of these projects. However, coordination with the City of Arlington will be required. Projects will be circulated to the City of Arlington, in conjunction with their agreement of site plan reviews under the Airport Master Plan for comment and review to ensure compatibility with the Airport Master Plan and the Marysville / Arlington Inter-local Agreement which limits residential development south of the airport. This includes providing the Airport with the opportunity to:

- Purchase or negotiate aviation easements
- Ensure buildings do not penetrate the 100:1 airspace restrictions
- Ensure an FAA airspace form has been approved (Form 7460-1)
- Ensure that projects meet the airport compatibility requirements

Existing Conditions

The Arlington Municipal Airport is located north of the Smokey Point Neighborhood in the City of Arlington. The airport is classified as a General Aviation Airport and is designated as Airport Industrial (AI) zoning within the *Land Use Code* of the City of Arlington. The AI Zone encompasses all of the existing airport property.

The airport encompasses approximately 1189 acres and consists of two runways and several taxiways. A large area of industrial zoning is located directly east of the airport between 59th Avenue NE and 67th Avenue NE, east of 67th Avenue NE.

Land Use Compatibility

An "*airport influence area*" (AIA) is an area near the airport where particular land uses are either influenced by or will influence the operation of the airport in either a positive or negative manner. The Arlington Airport is divided into six individual zones each with their own land use regulations and guidelines. Four of these zones, as illustrated in Figure 4-84, overlay the Smokey Point Neighborhood. They include:

- Inner Safety Zone (ISZ)/Zone 2
- Inner Turning Zone (ITZ)/Zone 3
- Outer Safety Zone (OSZ)/Zone 4
- Traffic Pattern Zone (ITZ)/Zone 6

To ensure compliance with the Arlington Municipal Airport Master Plan, uses within the Smokey Point Neighborhood boundaries are limited. To determine if a use is allowed within the Smokey Point Neighborhood, the proposed use must be allowed by both the Marysville Municipal Code Permitted Use Matrix and the airport's Master Plan standard (see Table 4-60). If either regulation prohibits the use, then the use will not be allowed. The allowable industrial and warehouse uses, defined in the City of Marysville – LI zone classification, are generally allowed and do not generate a large gathering of people.

Table 4-60: Allowed Land Uses within the Arlington Airport AIA Zones

Land Use(1)	Inner Safety Zone (ISZ)/Zone 2	Inner Turning Zone (ITZ)/Zone 3	Outer Safety Zone (OSZ)/Zone 4	Traffic Pattern Zone (ITZ)/Zone 6
Residential	Prohibited	Allowed	Allowed	Allowed
Commercial	Allowed	Allowed	Allowed	Allowed
Industrial	Allowed	Allowed	Allowed	Allowed
Recreational	Prohibited	Allowed	Allowed	Allowed
Public (2)	Prohibited	Prohibited	Prohibited	Allowed

(1) These development guidelines are not retroactive and will not be construed to require a change or alteration in the use of any property not conforming to these regulations, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein will require any change in the use of any property, the platting, construction, or alteration of which was begun prior to the effective date of the Arlington Airport Master Plan, and is diligently prosecuted.

(2) Restrictions would apply to congregations of people and noise sensitive uses (i.e. schools, hospitals, nursing homes, churches, auditoriums, and concert halls.

Noise Contours

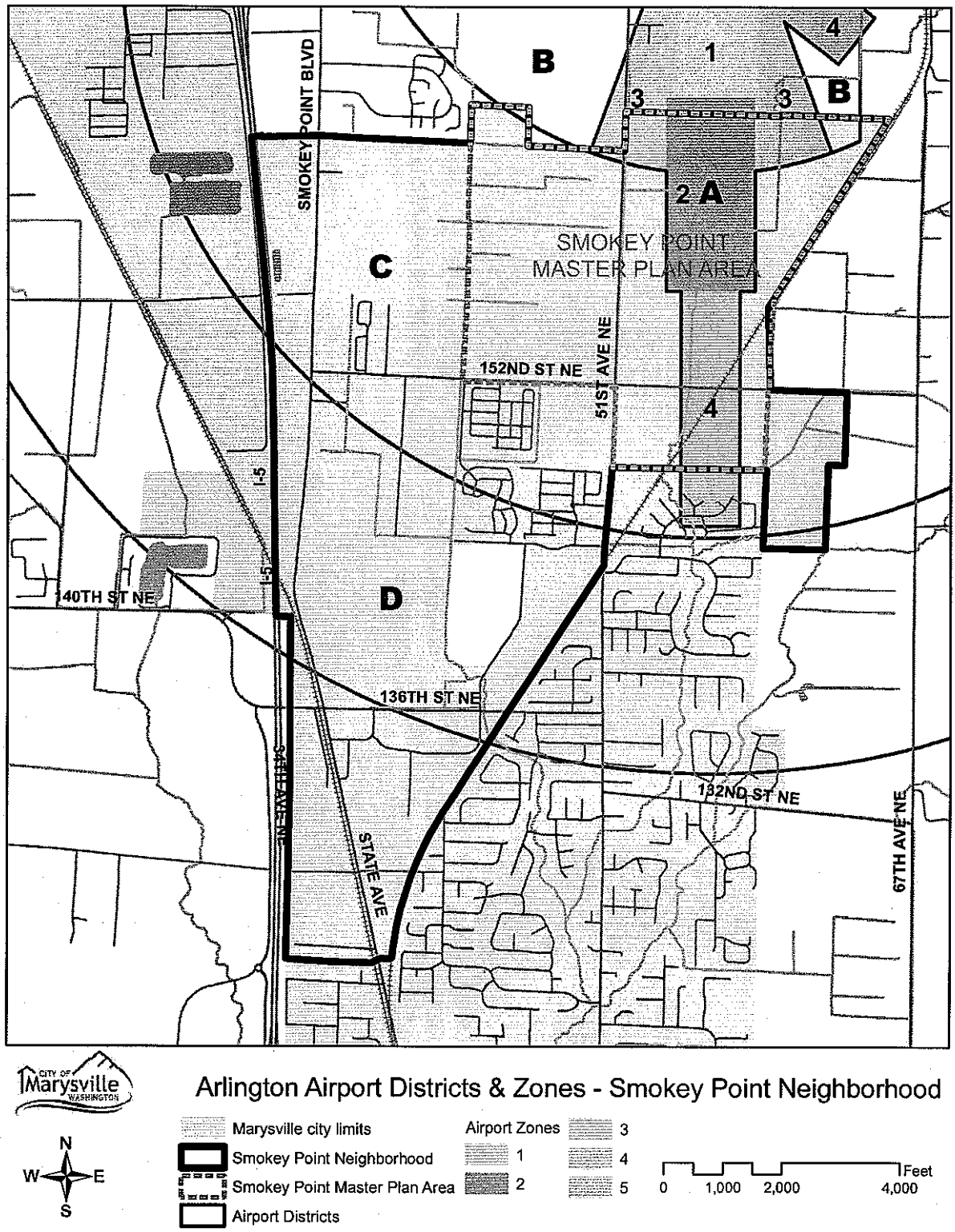
Noise levels around airports are generally broken down into three categories:

- 60-65 DNL noise level is compatible with all land uses;
- 65-70 DNL noise level is compatible with land use restrictions such as limiting residential uses and requiring noise abatement construction techniques in buildings; and
- 70-75 DNL noise level suggests significant noise levels that are not compatible with residential uses.

The Arlington Airport Master Plan shows that the range of noise contours are contained within the existing airport boundary with a portion of the 60 DNL noise contour extending off the airport property into the Smokey Point Neighborhood. As the Smokey Point

neighborhood is only impacted by the 60 DNL noise contour, no additional land use restriction are required other than those listed in the Arlington Airport Master Plan.

Figure 4-84 Arlington Airport District and Zones



b. Conclusions

The Smokey Point Neighborhood will play a critical role in economic development for Marysville and North Snohomish County. As a potential candidate for a regional manufacturing/industrial center, this area must be planned well to deliver on its promise. The vision of the Smokey Point Neighborhood and Smokey Point MPA, for the City of Marysville, is to establish a commercial/light industrial park that, based on allowable uses in the zoning designations, provides jobs for the residents of Marysville and will expand the City's commercial/light industrial base. This vision is implemented through the Smokey Point Master Plan that builds off of the zoning code with additional development guidelines, design guidelines, and natural resource enhancements for the Edgecomb and Hayho Creek environments. These design guidelines bring the typical light industrial or commercial development to a higher level of urban design and connects to the natural environment. The urban design element leads to an attractive and positive development and environment for the workers, employers, and businesses. The design guidelines are part of an overlay with the controlling authority based on the City of Marysville Comprehensive Plan and underlying zone classification of Light Industrial (LI).

II. Housing & Employment Analysis

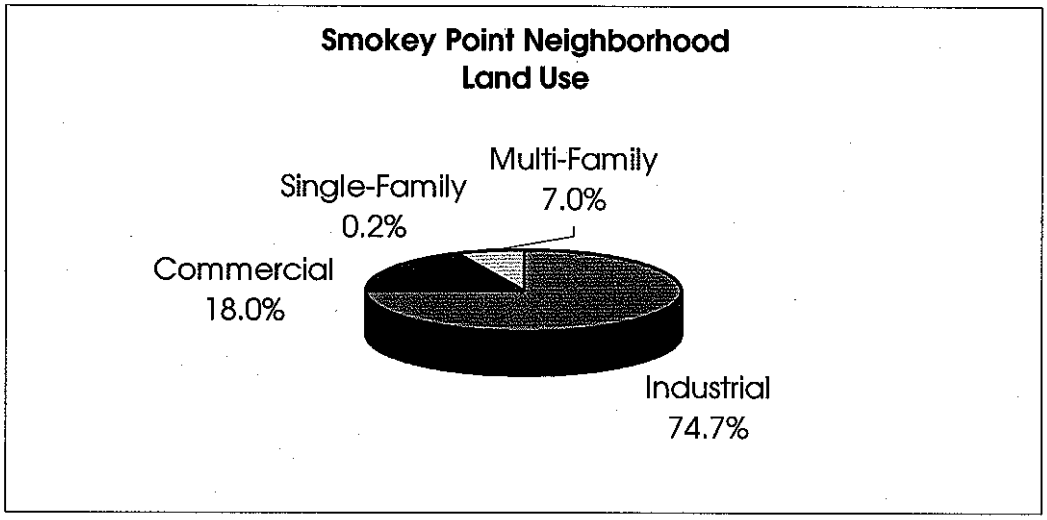
The Smokey Point Neighborhood includes approximately 1859 acres. The land capacity analysis identifies 1,089 net acres for development within the neighborhood. Table 4-61 identifies the existing and planned dwelling units, population, and employment for 2005 and 2025.

Table 4-61 Housing and Employment, 2005 and 2025

	2005	2025
Dwelling Units	834	982
Population Estimate	2,121	2,417
Employment Estimate	2,724	11,965

The Smokey Point Neighborhood has limited residential uses, existing or planned. The neighborhood's primary focus is commercial and industrial land uses as illustrated in Figure 4-85.

Figure 4-85 Smokey Point Neighborhood Land Use



III. Environmental and Resource Management

a. Topography

The Smokey Point neighborhood is located in the Marysville trough. The Marysville trough is an expansive, nearly flat, alluvial plain stretching from the Snohomish River to Arlington and gradually increases in elevation from sea level in the south end to about 120 feet in the north end. The land rises steeply out of the trough, approximately 500 feet to the Tulalip Plateau on the west and about 400 feet to the Getchell Hill Plateau to the east. The topography throughout the study area itself is generally flat.

b. Environmentally Sensitive Areas

There are several environmental conditions that could significantly limit the potential for site development within the Smokey Point Neighborhood. Wetlands exist within the Smokey Point Neighborhood; however, not all wetlands have been delineated for individual parcels. There is no complete inventory of existing wetlands within the Smokey Point Neighborhood. Field visits by the City's on-call wetland biologist has indicated that the majority of the wetlands fall within either Category III or IV wetlands, but actual field verification will be needed to determine the actual wetland category. It is the responsibility of property owners/developers to provide complete critical areas studies as required under Marysville Municipal Code Sections 19.24.060 and 19.24.340.

Two named streams, Hayho Creek (West Branch of the Middle Fork of Quilceda Creek), and Edgecomb Creek, are located within the Smokey Point Neighborhood.

Hayho Creek

Hayho Creek is a tributary to Quilceda Creek, which discharges into Ebey Slough, a side channel of the Snohomish River. Hayho Creek flows in the north-south direction along the 43rd Avenue alignment between 172nd Street NE to the north and 151st Street to the south. This creek has been documented as a salmonid fish stream by both the City of Marysville and by the Department of Fish and Wildlife. Unlike Edgecomb Creek, the City intends to maintain the location of this stream in its current alignment and, as

development occurs along this stream, segment buffers will be provided as required by the Marysville Municipal Code, Chapter 19.24, Critical Areas Management.

Edgecomb Creek

Edgecomb Creek is a tributary to Quilceda Creek which discharges into Ebey Slough, a side channel of the Snohomish River. The geography of the Quilceda Basin is dominated by the Marysville trough. This plain is bordered by moderate to steep slopes rising to the gently sloping Tulalip Plateau to the east and the Getchell Hill Plateau to the west. The headwaters of Edgecomb Creek originate on the hillsides east of 67th Avenue and are fed by seeps and springs. This headwater channel provides a good salmon spawning habitat, but is being degraded by impacts from adjacent land uses. Downstream of the steep slopes, Edgecomb Creek has been diverted from its historical path into a series of ditches to accommodate a railroad bed and agriculture usage.

The Smokey Point Sub Basin currently experiences flooding events primarily caused by the high groundwater levels. Historically, the plains contained extensive wetlands but these were mostly eliminated about 100 years ago when a system of ditches was created to drain fields, relocate channels, and lower the water table so that the land could be used for agriculture. Groundwater contributes a significant portion of the summer base flow, but also contributes to flooding and drainage problems. Many of the drainage issues are related to difficulties in providing adequate stormwater detention storage and infiltration due to the high groundwater table. These problems are then exacerbated by the lack of slope to convey runoff into the stream system.

Relocating the stream away from the ditches and into a more naturally sinuous channel with a riparian corridor would benefit wildlife and stream habitat and provide an opportunity to integrate the stream with a regional approach to stormwater management.

The City of Marysville regulates developments that affect critical areas, including streams and wetlands. The City of Marysville critical areas ordinance contains standards, guidelines, criteria and requirements intended to identify, analyze and mitigate potential impacts to the city of Marysville's critical areas and to enhance and restore them where possible. The critical areas regulations apply a 150-foot buffer to Hayho Creek and Edgecomb Creek, both Type F streams under the Department of Natural Resources typing. Wetland buffers range from 35 to 125 feet, dependent on wetland category. No construction is permitted in these buffers except for low impact uses such as pedestrian trails, viewing platforms, utility lines, and certain stormwater management facilities such as grass-lined swales provided that they do not have a negative effect on the stream or wetland.

IV. Economic Development

This area plays a key role in meeting the economic development goals for the City of Marysville and Snohomish County and is a potential candidate for a regional manufacturing/industrial center. Historically and currently, both the City and County have designated Smokey Point for urban industrial uses in land use plans since the early 1980s.

In its 1996 GMA Comprehensive Plan, the City of Marysville identified the Smokey Point Planning Area as the number one priority for economic development. Smokey Point was identified as the City's most valuable asset for future economic development in said plan-specifically for light industrial parks and business parks. The current employment ratio for the Marysville UGA is 0.236 jobs per person. Strengthening Marysville's employment base is a strong desire of the community and City leadership.

To further the economic development potential within the Smokey Point Neighborhood, Marysville City Council adopted the Smokey Point Master Plan in June 2008. The Smokey Point Master Plan is a guidance and policy document for overall development of 675 acres for a light commercial/industrial park in the north east portion of the City of Marysville.

The Smokey Point neighborhood is a valuable employment center for Marysville, with the potential to create 10,000 jobs in high-tech, other light industry and manufacturing. While committed to job creation, the City's master plan for this area will balance the needs of commerce and necessary public infrastructure with environmental needs in a largely undeveloped area.

The Comprehensive Plan policies for economic development include the following:

Transform from a residential and residentially-oriented retail city into a diverse employment center within Snohomish County and the Region, and Balance, though not equalize, the City of Marysville's residential growth with employment growth.

The City has reviewed these policies within the context of the subarea plan update. The following key issues and goals were identified for the Smokey Point Neighborhood by the Marysville Economic Revitalization Committee in 2001:

1. Create higher paying jobs in this area (possibly manufacturing).
2. Recognize significant costs of developing infrastructure (roads, stormwater, wetlands) for this area. Designate uses that will support these costs.
3. Locate retail along areas with highway visibility.
4. Provide a mixture of retail as well as industrial uses for job creation.
5. Consider the long-term benefit for the community (job creation, wages, retail revenues, and aesthetics).
6. Provide a commercial corridor along Smokey Point Boulevard.
7. Provide aesthetic standards for commercial development (signage, etc.)
8. Discourage development of a continuous strip mall.
9. Plan for future transportation needs and corridors.
10. Identify commercial areas along transportation corridors (so that employees or residents shop in Marysville).
11. Improve and enforce design standards (meandering sidewalks, no pole signs).
12. Plan for improved transit and facilities.
13. Incorporate wetlands and open space into attractive design of commercial/industrial uses.
14. Construct regional stormwater facilities for aquifer recharge to area streams and wetlands.
15. Incorporate wetlands into design of area open space and integration with parks, trails and fields.

day, at the west end. The 156th Street NE I-5 overpass is anticipated to alleviate congestion at 172nd Street NE.

The highest volumes in the north-south direction will be on Smokey Point Boulevard, where traffic demands could reach 24,000 vehicles per day. 67th Avenue could carry up to 14,000 vehicles per day south of 152nd Street. At the south end 51st Avenue could carry up to 19,000 vehicles per day. 43rd Avenue could carry up to 7,000 vehicles per day and 59th Avenue could carry up to 5,000 vehicles per day.

Table 4-62: Estimated 2025 Daily Traffic Volumes

Corridors	Minimum	Maximum
East-West Streets		
172nd Street (SR 531)	28,000	38,000
160th Street	8,000	9,000
156th / 152nd Street	18,000	22,000
152nd Street (West)	5,000	5,000
North-South Streets		
Smokey Point Blvd.	20,000	24,000
43rd Avenue	4,000	7,000
51st Avenue	13,000	19,000
59th Avenue	5,000	5,000
67th Avenue	8,000	14,000

STREET NETWORK AND ALTERNATIVE NETWORK IMPROVEMENTS

Based on these analyses, the following road improvements are recommended as summarized in Table 4-63. The road concepts summarized herein may be revised as more advanced critical area review and engineering analyses is completed. Other road alignments are acceptable, as long as the north-south, or east-west continuity goals are reached, and the affected property owners demonstrate funding support and mitigation (if critical area crossing and fill is required) for the alignment.

16. Recognize that many existing uses will be displaced and transitioned out with new land use vision and zoning (mobile homes, residential uses). The City needs to show strong leadership in implementation of these plans.

V. Transportation

The transportation evaluation considers the long-term potential development of the neighborhood (developable land capacity), adjacent neighborhoods inside the City, the City of Arlington, Snohomish County, and other jurisdictions. The evaluation also takes into consideration existing and future regional roads, transit services, and non-motorized facilities.

TRAFFIC FORECASTING METHODOLOGY

Travel forecasting for the Smokey Point Neighborhood employed the City of Marysville's current T-Model/2 program, which was developed in 2004 to predict traffic volumes for the year 2025. This model covers the City of Marysville and its UGA areas, and uses external traffic inputs from the regional traffic model developed by the Puget Sound Regional Council (PSRC).

Land use assumptions in the Traffic Analysis Zones (TAZs) of the City's T-Model that relate to the Smokey Point Neighborhood were reviewed for compliance with the land use assumptions proposed in the neighborhood plan. The land use assumptions were adjusted in the T-Model/2 program for the Smokey Point Neighborhood, the Lakewood Neighborhood and the Tulalip Indian Reservation.

The road network assumptions of the current T-Model/2 program were also revised to include future road connections.

A new cross-town principle arterial road would be constructed from the Lakewood Neighborhood to the west on the 156th Street right-of-way, across I-5 to intersect with Smokey Point Boulevard, continuing east and curving south to align with the 152nd Street right-of-way at some point east of 43rd Avenue, and then continuing east to 51st and 67th Avenues, or ultimately even to SR 9. A new interchange could make a more direct connection to I-5 at the 156th Street intersection in the long-term future. The T-Model/2 program was run to provide new traffic forecasts for the year 2025 using these land use and road network adjustments, with and without a new interchange at I-5.

TRAFFIC DEMANDS AND ARTERIAL ROAD CLASSIFICATIONS

Results from the traffic model are summarized by road in Table 4-62. These estimates indicate that there will be heavy traffic demands in the east-west direction on 172nd Street and 156th / 152nd Streets and in the north-south direction on Smokey Point Boulevard, 51st Avenue, and 67th Avenues.

Maryville City Council passed Ordinance No. 2827, on September 20, 2010, ordering the construction of an I-5 overpass, at 156th Street NE, pursuant to property owners' petition, establishing Local Improvement District No. 71. The 156th Street NE I-5 overpass will connect 152nd Street west and north of I-5 and could carry up to 22,000 vehicles per

Table 4-63: Recommended Arterial Road System

	From	To	Lanes
Principle Arterials			
SR 531 (172nd Street)	I-5 Interchange	SR 9	5
152nd / 156th Street	I-5 Interchange	67th Ave. / SR 9	5
Smokey Point Boulevard	152nd Street	172nd Street	5
51st Avenue	1400' south of 152nd Street NE	172nd Street	5
Minor Arterials			
160th Street	Smokey Point	59th Avenue	3
152nd Street West	Smokey Point	43rd Avenue	3
43rd Avenue	152nd Street	172nd Street	3
59th Avenue	160th Street	172nd Street	3

Development Guidelines – Street Network

The street networks, in regards to right of way and landscape widths will be designed pursuant to the City's Engineering Design and Development Standards (EDDS), with exceptions to right-of-way width and median/street landscaping width(s) considered during design review.

- **152nd Street** will be realigned to 156th Street east of 43rd Avenue and classified as a Principal Arterial, with two travel lanes in each direction and a center landscaped boulevard (width to be determined during design review) with left-turn pockets at key intersections. Traffic control signals will be required at the intersections of 43rd Avenue and 51st Avenue. A multi-purpose trail or road-side path will be provided on the south side of the road to connect Lakewood with Strawberry Fields Park. 152nd Street will be designed for primary bus routes. A corridor design study will be initiated by the City to determine a preferred alignment to connect 152nd Street to 156th Street, which will consider access management to adjacent property developments.

- **152nd Street West of 43rd Avenue** will be retained as a Three Lane Minor Arterial from Smokey Point Boulevard through to 43rd Avenue.

- **160th Street** will be classified as a Minor Arterial and designed for three lanes east of Smokey Point Boulevard to 59th Avenue.

- **43rd Avenue** will be classified as a Minor Arterial and designed for three lanes from 152nd Street to 172nd Street (SR 531). The final alignment will consider the parallel Hayho Creek and wetlands. Bike lanes will be provided or a multi-purpose trail could be incorporated into the buffers areas, as determined by the City code, on the west side of the road.

- **51st Avenue** will be classified as a Principal Arterial and designed for five lanes with bike lanes. 51st Avenue will be designed for primary bus routes. Traffic control signals will eventually be required at 160th Street and 152nd Street. Additional traffic control

signals could be provided at one or two other locations along 51st Avenue to provide access to Collector Streets to service developments in the MPA.

- **59th Avenue** will be classified as a Minor Arterial and designed for three lanes from 172nd St (SR 531 to 160th Street). 59th Avenue could be extended south of 160th Street to 152nd Street if a new grade separation crossing of the BNSF railroad tracks is approved and constructed.

- **Collector Streets**, in conjunction with adopted City street standards, may be designed by developers to provide the appropriate level of access to adjoining properties. These streets may have signal controlled intersections on the Principal Arterials if appropriately spaced.

TRANSIT FACILITIES

Transit service through the Smokey Point Neighborhood is provided by Community Transit. There are currently five Community Transit routes that directly serve the Smokey Point Neighborhood. These include routes 200, 201, 202, 207 and 230.

- Routes 200 and 202 provide commuter and all day service on weekdays between the Everett Station Transit Center and Smokey Point at 35th Avenue, via 51st Avenue, 152nd Street, and Smokey Point Boulevard.

- Route 201 provides all day service on weekdays and weekends between the Lynnwood Transit Center and Smokey Point via Smokey Point Boulevard.

- Route 207 provides weekday commuter service only between Smokey Point and the Everett Boeing plant.

- Route 230 provides weekday and weekend service between Darrington and Smokey Point.

Transit service is also provided to disabled persons through Community Transit's paratransit service, also known as DART. This service is provided to disabled residents living within 3/4 mile of existing local fixed routes.

Within the Smokey Point Neighborhood, bus stops are located along 152nd Street and 51st Avenue. Most of the bus stops include only a bus stop sign without a pad and are, therefore, not ADA compliant. Bus pullouts with adjacent sidewalk are located on the south side of 152nd Street, immediately east of 43rd Avenue, and on the west side of 51st Avenue NE, south of 152nd Street. Along Smokey Point Boulevard, the bus stops will often include a bus pullout, sidewalk or pad, and sign. No bus shelters are located within the Smokey Point Neighborhood.

The Community Transit Six-year Transit Development Plan (2004-2009) includes proposed improvements to extend Route 201 east along 172nd Street (SR 531) into Arlington and potentially a commuter route from Arlington / 172nd to Downtown Seattle. There is a transition between the park and ride site north of 172nd Street in Arlington with a new park and ride site proposed south of 172nd Street near Smokey Point Boulevard.

Recommended Transit Improvements

As the Smokey Point Neighborhood develops to its capacity it will require additional public transit services. Future transit routes should be designed to provide service to within 1,500 feet of as many residents and employees as possible. A future transit route along 51st Avenue, north of 152nd Street to 172nd Street, and into Arlington would provide the greatest benefit in capturing potential riders within the Smokey Point Neighborhood. In the long-term, a transit route on the 152nd/156th Street corridor to Lakewood should also be considered. Additionally, routes could be considered along collector roadways such as 43rd Avenue and 59th Avenue to provide full coverage.

The City will need to update their street design standards to incorporate the development guidelines and to design these streets to support future bus routes to serve future residents and employees. Street design considerations should include providing additional right-of-way for key bus stop locations, bus pads for shelters at key locations, and sidewalk or trail access. This infrastructure should be considered a mitigation expense in the same manner as road facilities and non-motorized facilities. Coordination with Community Transit to locate a regional transit station is an important component in supporting local and regional capabilities.

NON-MOTORIZED FACILITIES

Multi-purpose trails, bike lanes, sidewalks and other non-motorized facilities should be provided for recreational purposes and to encourage commuters to use modes other than automobiles to travel to work sites and schools.

It is also important to maintain a grid system of non-motorized facilities so that pedestrians and cyclists are not discouraged by long and winding routes. Sidewalks should be provided on all arterial roads unless a road-side multi-purpose path is provided.

Multi-purpose Paths and Trails are recommended in the following corridors:

- 152nd/156th Street corridor: This path should be located on the south side of the road to connect the Centennial Trail and Strawberry Fields Park to the MPA and ultimately to the potential Lakewood Trail via the 156th Street bridge crossing I-5.

- 43rd Avenue: This path would provide an excellent north-south opportunity for a road-side path to connect the 152nd/156th Street Corridor Trail to 172nd Street bike lanes, residents and commercial properties in Arlington. Bike lanes will be provided or a multi-purpose trail could be incorporated into the buffer areas on the west side of the road as determined by City staff.

Bike Lanes are recommended on the following roads:

- 51st Avenue: from south of the152nd / 156th Street Corridor Trail to the bike lanes on 172nd Street in Arlington. Although this is recommended as a Principal Arterial with bus service, bike lanes are recommended for continuity with the bike lanes already planned on 51st Street into downtown Marysville.

VI. Parks, Recreation and Open Space

The City owns and operates an athletic complex called Strawberry Fields within the neighborhood. The Marysville School District currently operates a soccer complex on their property on 152nd Street NE. Centennial Trail, a regional trail system with planned expansion to Arlington, could extend to Marysville in this subarea. A trail extension could cross 67th Avenue NE, running along 152nd Street NE. These facilities are described in Table 4-64.

Table 4-64 Smokey Point Neighborhood Park Facilities

Park	Location	Size (acres)	Description
Strawberry Fields Athletic Park	6302-152nd Street NE	72	The first phase of this facility provides 3 fields, 80 parking stalls, and restrooms.
Marysville Soccer Complex	152nd Street NE		Temporary Use by Marysville School District
Centennial Trail connection	152nd Street NE		County regional trail planned from Snohomish to Arlington, that could extend from east of 67th Avenue along 152nd Street NE to tie into Marysville neighborhoods.

VII. Public Facilities and Services

a. Facilities

The Navy support complex is located at 45th Avenue NE, north of 136th Street NE.

b. Police

The City has identified the need for a police office for its north end beat. This could possibly be a desk or office at the Marysville Fire District Midway Station located at 14716 Smokey Point Boulevard.

c. Schools

The Marysville School District provides school service in the majority of the neighborhood with a northern boundary of approximately 156th Street NE (see District boundary map, Figure 11-2). The Marysville School owns property at the southwest corner of 152nd Street NE and 51st Avenue NE. The School District obtained conditional use permits from Snohomish County several years ago to construct an elementary and junior high school on this site. The property is currently used for recreation and provides a large soccer complex for public use. North of 156th Street, the Lakewood School District provides school facilities for the area.

d. Stormwater

The City of Marysville requires onsite stormwater detention and water quality treatment for development and redevelopment of large parcels (MMC, Chapter 14.15). Chapter 14.15 adopts the 2005 Department of Ecology's Stormwater Management Manual for the Puget Sound Basin. The Ecology Manual sets forth requirements for water quality treatment, source control for pollution-generating sites, and stormwater detention.

An alternative to constructing stormwater treatment and detention on each individual site is for landowners to contribute to shared regional facilities. MMC Section 14.15.080

sets forth the conditions whereby the City, "should assume responsibility for the further design, construction, operation, and maintenance of the drainage facilities, or any increment thereof on the subject property." The sharing of regional facilities often creates more flexibility with the development of each site, and can be more cost effective to build and maintain than individual onsite systems.

Regional facilities can be beneficial to all parties: the City, the property owners, developers, other City residents, and others downstream of the developing properties. Regional stormwater facilities are usually designed and operated to more effectively control and treat runoff, thereby providing extra protection for the water quality of streams and other surface water bodies.

The Smokey Point subarea has proved very challenging to stormwater management as a result of the high groundwater, which eliminates the ability to infiltrate stormwater. Depth to groundwater has been measured at 0.9 to 4.0 feet throughout the study area. As a result, the City has pursued development of a multiple pond stormwater detention solution to address storm and surface water issues in new development.

Regional stormwater management planning has resulted in focused planning that addresses development needs and area fish and wildlife habitat improvements. These facility improvements include not only the construction of ponds for storage of stormwater runoff, but also conveyance improvements in the existing channel. These include 1) increasing capacity of the railroad culvert at the discharge point from Subbasin J; 2) improvements to the culvert crossing of the railroad track immediately south of 136th Street NE; 3) increasing capacity of 47th Dr. NE culvert; 4) diversion of high flows (in excess of 25-year flood) east of the railroad grade with conveyance south to a undeveloped property for infiltration; or 5) improvement of stream channels for fish habitat.

Chapter 7, *Drainage*, of the Smokey Point MPA establishes a conceptual drainage plan for the MPA with the City and future developers can use to build a functioning drainage system in the Smokey Point Neighborhood. The basins are identified; the local and state methodology for the review and basis of design is applied, regional and on-site systems. Potential Low Impact Development (LID) standards are identified and basin exchange concepts are explored as well.

Stormwater Conveyance

Stormwater from the roadways will be conveyed to the detention and treatment facilities either through catch basins and pipes, or through open ditches. Open ditches are preferred when they are feasible, because of the benefits of additional treatment and the potential for infiltration. Open ditches or swales can provide additional treatment and some infiltration.

Recommended Stormwater Design Considerations

The following are some further recommendations for the design of stormwater facilities for the subarea plan:

1) Infiltration possibilities are severely constrained due to seasonal high groundwater.
2) Use swales for conveyance to enhance treatment and provide infiltration

3) Analyze the seasonal groundwater table prior to design and construction since it is high in many places.

4) Provide aesthetic design of regional ponds – suggested incorporation into open space, if safety considerations are met.

5) Provide adequate access for maintenance of drainage easements and detention ponds.

6) Provide pretreatment and source control for all applicable land uses.

7) Utilize multiple regional facilities to provide for stormwater detention.

8) Consider use of a regional facility for high flows and flood attenuation as an alternative to on-site storage.

9) Consider and pursue multiple tracks to address stormwater and environmental issues. These would include regional stormwater facilities within and south of the subarea; wetland and stream mitigation banks to address recharge to critical areas, open space acquisition and reduction of impervious coverage within urban land uses in the subarea.

10) Decrease impervious coverage standards to 75% or less within the subarea as a whole.

e. Water

Marysville's Coordinated Service Area (CSA) covers most of the neighborhood as shown in Figure 11-4. The exception is the northeastern corner of the area just south of the airport which is in Marysville's CSA.

Existing water source facilities serving this area include the Edward Springs Reservoir, Edward Springs and Stillaguamish source. Water distribution facilities in the area are shown in Figure 4-86 and include the following:

- 12" main along Forty-Five Road that serves three residential subdivisions before joining with the main along Smokey Point Boulevard;
- 12" main along Smokey Point Boulevard, that serves the Smokey Point area and extends to Island Crossing;
- 12" main along 51st Avenue NE, within the section of the study area outside the CWSA boundary that serves several commercial uses near 172nd Street NE including National Food Corporation; and 12" main along 172nd Street NE.

The City of Marysville water system for its north end and this subarea is supplied by Marysville's Edward Springs and the Stillaguamish River. The City has received approval for a north-end reservoir, called the Northend 240 Zone Reservoir, located along Wade Road in the City of Arlington. There are adequate water rights and capacity to serve future growth needs. Future improvements are identified in the Capital Facilities Plan.

f. Sewer

All of the public sewer system facilities that exist in the subarea are owned and operated by the City of Marysville. Figure 4-87 identifies sewer lines within the Smokey Point Subarea.

The main elements of the wastewater collection system in the subarea are:

- Trunk F that ranges from 10" to 18" and runs along Smokey Point Blvd.; and
- Trunk A that ranges from 18" to 27" and runs along 51st Avenue NE.

- Trunk F to A, an 18" (check) line that connects Trunk F in Smokey Point Blvd. to Trunk A in 51st Avenue, generally running east from Trunk F at 164th Street alignment; south along the edge of the Smokey Point Channel, and east along 152nd Street NE to 51st Avenue NE.

The City of Marysville has coordinated interties at 172nd Street NE, with the City of Arlington for emergency service and wholesale water supply in which Marysville provides water service to Arlington.

Figure 4-86 Smokey Point Neighborhood Water System

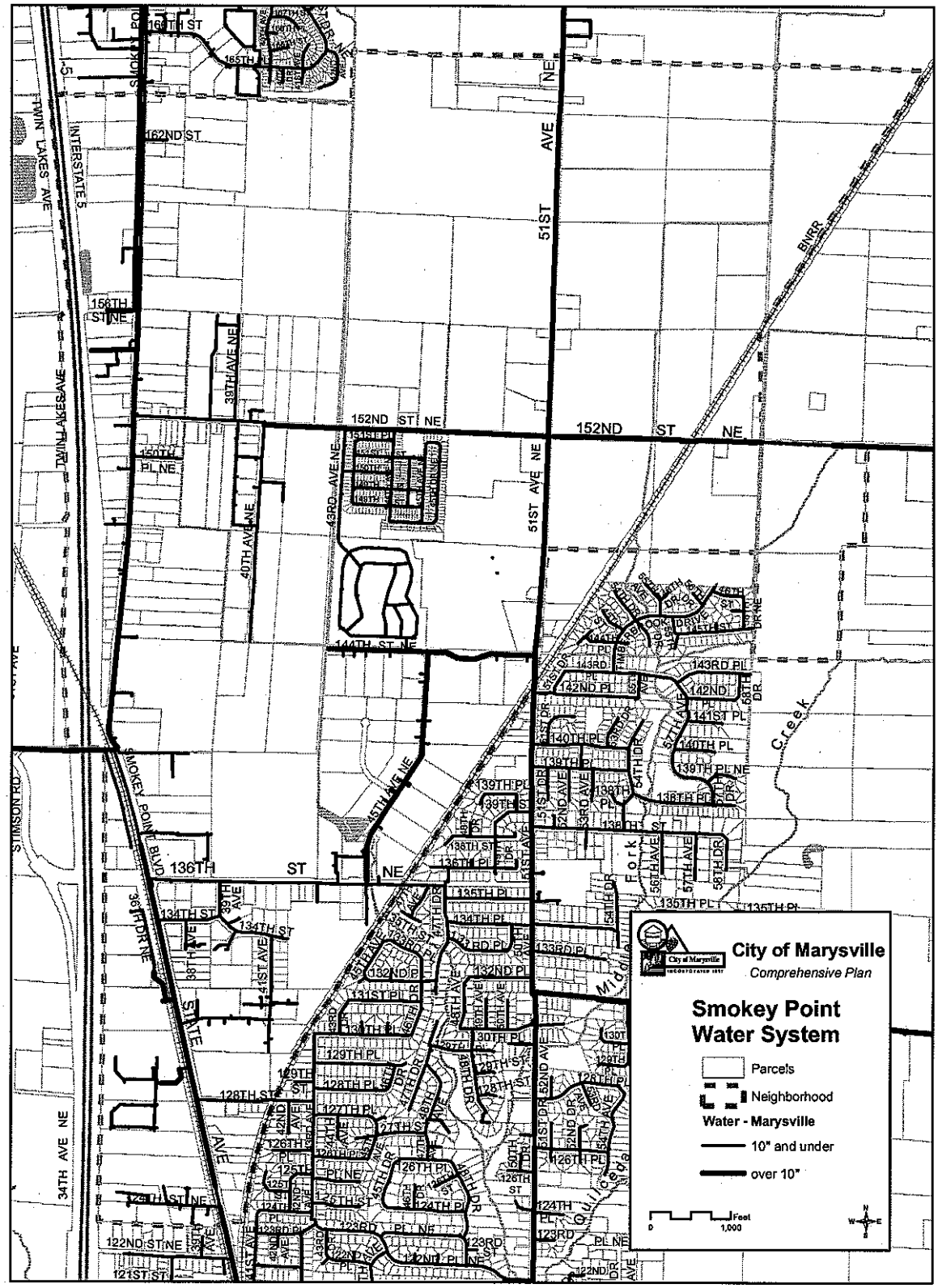
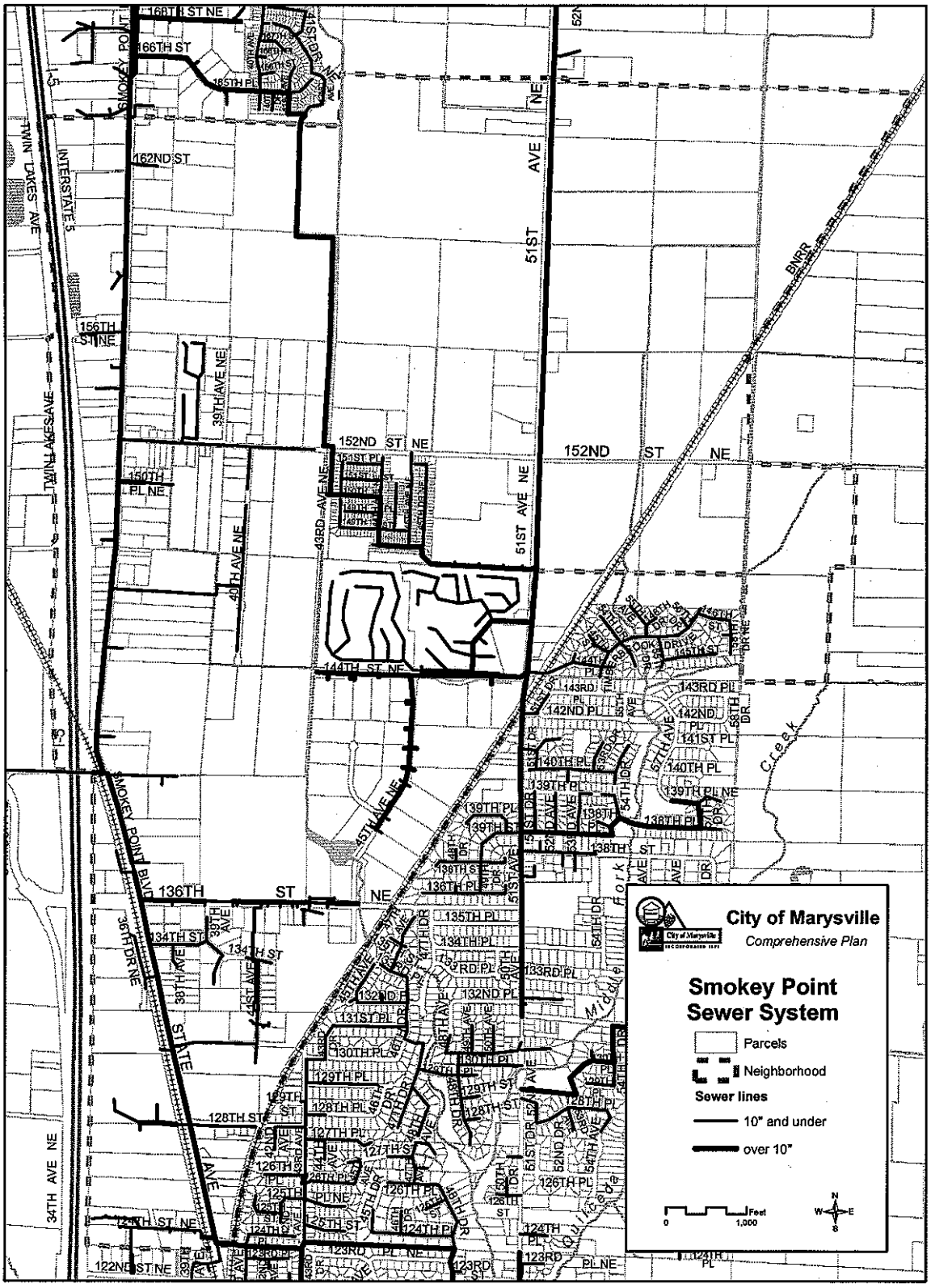


Figure 4-87 Smokey Point Neighborhood Sewer System



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November 10, 2010

Gloria Hirashima
CAO/Community Development Director
City of Marysville
601 Delta Avenue
Marysville, WA 98270

SUBJECT: City of Marysville Addendum No. 17, Comprehensive Plan Amendment for Planning Area 10: Smokey Point Neighborhood

Dear Ms. Hirashima:

Thank you for the opportunity to review the proposed city of Marysville 2010 comprehensive plan amendment for Planning Area 10: Smokey Point Neighborhood. This proposal would amend the city's comprehensive plan to designate Planning Area 10: Smokey Point Neighborhood as "a potential candidate as a regional manufacturing/industrial center," with amendments to the text in chapter 4 to reflect that. Snohomish County Planning and Development Services would like to provide the following comments regarding the proposal. Please submit this letter into the record for the city council workshop on November 15, 2010.

Coordination

A Manufacturing/Industrial Center (MIC) is a regional designation, and the county looks forward to coordinating with the city in the next phases of planning. We would expect that the city of Arlington would also want to participate in such discussions. The description of the area as a "potential candidate" as a regional MIC in the proposed amendments is accurate and maintains consistency with the existing Countywide Planning Policies (CPPs) and the county comprehensive plan. Once the designation process moves forward it will be important to continue to maintain consistency between the city and county comprehensive plans and the CPPs.

The comments that follow identify current designation criteria for MICs in the existing CPPs and Puget Sound Regional Council's (PSRC's) approved criteria for designating MICs. The comments also identify potential changes to those criteria that the city may want to consider relative to designating Smokey Point as an MIC. We are providing this information with the hope that it will be helpful to the city.

Countywide Planning Policies

CPP ED-3b describes the process for the county council to designate an MIC following the Snohomish County Tomorrow (SCT) process. The first step is described in ED-3b (1), "a local jurisdiction may nominate an MIC." The city's designation of the Smokey Point Neighborhood as a "potential candidate" would seem to indicate that the city may choose to nominate that area as an MIC at some point in the future.

CPP ED-3a outlines the criteria. Criteria include the types and mix of land uses that should be planned for in an MIC, and the minimum number of jobs planned for the area.

Other CPP policies may also be relevant to the decision to designate an MIC. Please note that the CPPs are being updated at this time. The September 9, 2010, draft CPPs that the SCT Planning Advisory Committee forwarded to the SCT Steering Committee included revisions to both the process and criteria for designating an MIC and changed their numbering. Among the changes in that draft was an increase in the minimum jobs capacity and planned number of jobs.

Before formally nominating an area as an MIC, the city is encouraged to review the process and criteria in the CPPs to ensure the proposal is consistent with the CPPs at the time the nomination is made.

PSRC Designation Criteria for MICs

On June 26, 2003, the PSRC's Executive Board adopted "Designation Criteria for Regional Growth and Manufacturing Industrial Centers." That includes the process and criteria applied for designating MICs.

Part 1 describes how to propose an area for consideration as a regional MIC. Prior to applying to PSRC, the area must be designated as a candidate MIC in both the county's CPPs and the local jurisdiction's comprehensive plan.

Part 4 lists the criteria for designating an MIC. Among those criteria are minimum levels of existing employment and additional planned employment. Those criteria also require a minimum share of the area to be designated and zoned for industrial and manufacturing uses.

PSRC has initiated the process of reviewing and updating those criteria for designating centers criteria. Since the criteria were adopted, PSRC has adopted the Vision 2040 Multi-County Planning Policies (MPPs) and Regional Growth Strategy. Centers designation criteria are being updated as required under the MPPs. The update is anticipated to include a re-examination of minimum levels of jobs existing and planned for in MICs, as well as standards for size and shape of designated centers. The application process may be changed. It is also possible that new types of regional centers could be recognized.

Therefore, as with the CPPs, before formally nominating an area as an MIC, the city is encouraged to review the process and criteria adopted by PSRC to ensure the proposal is consistent at the time the nomination is made. PSRC staff have been invited to brief the Snohomish County Tomorrow Planning Advisory Committee at its December 9, 2010, meeting. I am hoping that this will provide a good opportunity to learn more about the scope of possible changes to the criteria for designating MICs.

Again, I appreciate the opportunity to comment as you move forward to amend your plan.

Sincerely,

Clay White
Director, Snohomish County Planning and Development Services

cc: Steve Thomsen, Director, Snohomish County Public Works
Barb Mock, PDS Planning and Technology Division Manager
Jacqueline Reid, AICP, PDS Planning Supervisor
Will Hall, AICP, County Council Legislative Analyst
David Kuhl, Community Development Director, City of Arlington

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 22, 2010

AGENDA ITEM: PA 10001 – 27th Avenue Corridor Comp Plan Amendment and Concurrent Rezone (Hylback/Young/Grdina)	AGENDA SECTION: New Business	
PREPARED BY: Chris Holland, Senior Planner	APPROVED BY:	
ATTACHMENTS: 1. PC Recommendation (with Staff Rec & PC Minutes) 2. Exhibits (including application materials, public comments, MDNS and MDNS Addendum) 3. Ordinance		
	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

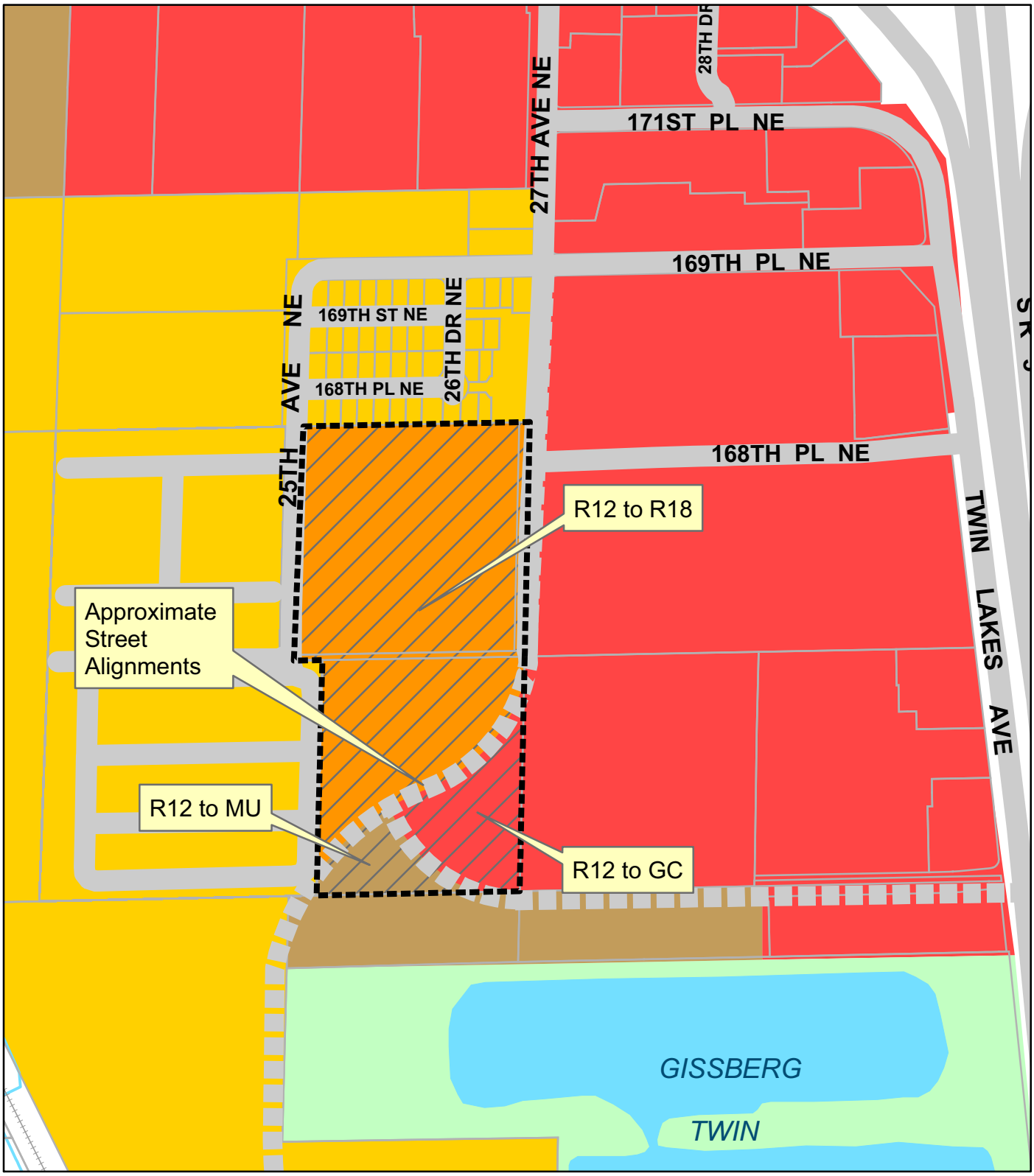
DESCRIPTION:

A NON-PROJECT Action *citizen initiated* Comprehensive Plan Map Amendment and Concurrent Rezone request, known as "27th Avenue Corridor," was submitted for review as part of Marysville's 2010 Comprehensive Plan Amendment Docket.

The applicants (Hylback/Young/Grdina) are proposing to change the land use designation and concurrently rezone approximately 18.47-acres from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use (1.12 net acres) and General Commercial (1.79 net acres). The proposed NON-PROJECT action site is located north of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE, and is identified as Assessor's Parcel Numbers 31052900201500 & 31052900201700.

The Planning Commission (PC) held a Public Hearing on September 14, 2010 and received testimony from property owners, staff and interested citizens following public notice. The PC made a motion to forward the NON-PROJECT Action Comprehensive Plan Amendment and Concurrent Rezone as presented, subject to the conditions outlined in the Staff Recommendation, to Marysville City Council for adoption by ordinance.

RECOMMENDED ACTION: Affirm the PC's Recommendation and adopt the "27th Avenue Corridor" Comprehensive Plan Amendment and Concurrent Rezone by Ordinance, subject to the conditions outlined in the Staff Recommendation.
COUNCIL ACTION:



27th Avenue Corridor
Comprehensive Plan Amendment & Concurrent Rezone

EXHIBIT A

- General Commercial
- Mixed Use
- R18 Multi-Family Medium
- R12 Multi-Family Low
- Recreation
- Amendment area
- Approximate Street Alignments

N

0 200 400 600 Feet

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

PC Recommendation - 27th Avenue Corridor Comprehensive Plan Amendment and Concurrent Rezone

The Planning Commission (PC) of the City of Marysville, having held a public hearing in review of a NON-PROJECT citizen initiated action requesting approval of a Comprehensive Plan Map Amendment and concurrent rezone to change the land use designation of approximately 18.47-acres from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use (1.12 net acres) and General Commercial (1.79 net acres) on September 14, 2010, and having considered the exhibits and testimony presented, does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The proposal was submitted to the State of Washington Department of Commerce for 60-day review of development regulation amendment in accordance with RCW 36.70A.106.
2. The PC held a public work session to review the NON-PROJECT action Comprehensive Plan Amendment and concurrent Rezone, as described above, on July 13, 2010.
3. A Mitigated Threshold Determination of Non-Significance (MDNS) was issued on July 9, 2010, in accordance with Chapter 197-11 WAC.
4. A timely administrative appeal of the MDNS was filed on July 23, 2010.
5. An addendum to the MDNS was issued in accordance with WAC 197-11-625 on August 13, 2010. The addendum to the MDNS modifies mitigation measure No. 2 to take into account changed circumstances, whereby the intersection of 27th Avenue NE @ 169th Place NE operates at an acceptable LOS, and eliminates mitigation measure No. 3 to take into account changed circumstances whereby the intersection will operate at an acceptable LOS.
6. The appeal of the MDNS was withdrawn by the applicant through the applicant's contact Laurey Tobiason, Tobiason & Company, Inc., 20434 10th Place SW, Seattle, WA 98166-4106.
7. The PC held a duly-advertised public hearing on September 14, 2010 and received testimony from city staff, the public, the applicant and the applicant's representatives.
8. At the public hearing the PC reviewed and considered all of the application materials and Exhibits 1 – 54, including a Staff Recommendation and comments received from the public and reviewing agencies.

CONCLUSIONS:

At the public hearing, held on September 14, 2010, the PC recommended adoption of the NON-PROJECT action citizen initiated Comprehensive Plan Map Amendment and concurrent rezone, subject to the conditions outlined in the Staff Recommendation, attached hereto as **Exhibit A**, as reflected in the PC minutes, attached hereto as **Exhibit B**.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of Approval of the NON-PROJECT action citizen initiated Comprehensive Plan Amendment and concurrent rezone this ***14th day of September, 2010***.

By: _____
Steve Muller, Planning Commission Chair

EXHIBIT A

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

REQUEST FOR AMENDMENT TO THE CITY OF MARYSVILLE COMPREHENSIVE PLAN

Citizen Initiated Amendment

The following is a review of a citizen initiated request for an amendment to the City of Marysville Comprehensive Plan Map land use designation and concurrent Rezone.

File Number:	PA 10001
Applicant:	Joel & Tami Hylback Ronald & Marlene Young James Grdina
Contact:	Laurey Tobiason Tobiason & Co., Inc. 20434 10th Place SW Seattle, WA 98166 (206) 429-2875
Location of Proposal:	North of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE.
Assessor's Parcel No.:	31052900201500 31052900201700
Current Use:	Vacant undeveloped land
Property size:	Approximately 18.47-acres
Marysville Comp Plan:	Low Density, Multi-Family
Proposed Comp Plan:	Medium Density, Multi-Family Mixed Use General Commercial
Marysville Zoning:	R-12
Proposed Zoning:	R-18 Mixed Use (MU) General Commercial (GC)
Amendment Request:	Comprehensive Plan Map Amendment to change the land use designation from Low Density, Multi-Family to Medium Density, Multi-Family and two small pockets of Mixed Use and General Commercial.
Staff Recommendation:	***APPROVE***, subject to the conditions outlined in Section 3.0.

1.0 EVALUATION

1.1 Request: A NON-PROJECT citizen initiated action requesting approval of a Comprehensive Plan Map Amendment and concurrent rezone to change the land use designation of approximately 18.47-acres from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use (1.12 net acres) and General Commercial (1.79 net acres). The proposed map amendment and concurrent rezone would allow an increase in residential density from twelve (12) dwelling units per acre to eighteen (18) dwelling units per acre. The small pockets of Mixed Use and General Commercial land use would complement the adjacent land uses once right-of-way is dedicated to the City of Marysville for future extension of 27th Avenue NE and 164th Street NE.

If the proposed Comprehensive Plan Map Amendment and concurrent rezone request is approved, all future project action development proposals will be subject to the applicable Marysville Municipal Codes (MMC) and fees, as well as project level State Environmental Policy Act (SEPA) review, at the time of application.

1.2 Location of Proposal: The proposed NON-PROJECT action site is located north of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE, and is identified as Assessor's Parcel Numbers 31052900201500 & 31052900201700.

1.3 Site Description: The proposed site consists of two (2) parcels of property, totaling approximately 18.47-acres. Currently the site is vacant and vegetated with alder, fir, cedar, shrubs and grasses. Topography of the proposed amendment area is generally flat.

1.4 Surrounding Uses: Surrounding uses to the north include a condominium plat, known as Lakewood Meadow, consisting of 43 single-family units. Lakewood Crossing shopping center, consisting of big box retail stores Costco and Target is located to the east. Gissberg Twin Lakes Park is located to the south and a 21-acre mobile home park, known as Crystal Tree Village is located to the west.

1.5 Critical Areas: Two wetlands are located on the southern parcel (APN 31052900201700) of the proposed amendment site. Wetland A is an approximately 2,498 SF Category IV wetland.

Wetland B is an approximately 8,729 SF Category III wetland. Category IV wetlands require a 35' natural vegetative buffer and Category III wetlands required a 75' natural vegetative buffer, pursuant to Chapter 19.24 MMC, *Critical Areas Management*.

The proposed comprehensive plan map amendment and concurrent rezone is a NON-PROJECT action, therefore, no impacts to the wetlands are proposed at this time. However, according to the Environmental Checklist (EC), submitted with the application, future development of the site may include filling of the wetlands. Additionally, the EC states that approval for filling these wetlands has been obtained.

The applicant has not obtained city, state or federal approval to fill the wetlands. Therefore, the applicant shall obtain all necessary city, state and federal authorizations for wetland impacts prior to beginning any ground disturbing activities or timber harvest.

1.6 Traffic & Circulation: The applicant submitted two traffic impact analysis (TIA) reports, and a revised intersection analysis memorandum, prepared by Gibson Traffic Consultants (GTC). The first TIA is dated January 2010 and reflects the traffic impacts of the comprehensive plan map amendment and concurrent rezone, as originally proposed. The second TIA is dated May 2010 and reflects the traffic impacts of the comprehensive plan map amendment and concurrent rezone, as revised. The revised intersection analysis memorandum, dated August 3, 2010, analyzes intersection phasing recently implemented by the Washington State Department of Transportation (WSDOT) at the intersection of 27th Avenue NE @ 172nd Street NE. The TIA, dated May 2010, and the revised intersection analysis memorandum, dated August 3, 2010, was analyzed by staff in order to determine traffic impacts for this proposal.

The TIA analyzes the anticipated number of trips and the difference in impacts to the surrounding intersections of 27th Avenue NE @ 172nd Street NE, 25th Avenue NE @ 172nd Street NE and 27th Avenue NE @ 169th Place NE. These intersections have been analyzed for the 2010 existing conditions, 2016 baseline conditions and the 2016 future conditions with and without the rezone for the weekday PM peak-hour between 4:00 and 6:00 PM and the Saturday peak-hour between 12:00 and 2:00 PM.

Proposed zoning is anticipated to generate 2,470 average daily trips (ADT) and 207 PM peak-hour trips (PMPHT) on a normal weekday. Anticipated trips on Saturday, with the proposed zoning, are 2,364 ADT and 205 PMPHT. The proposed zoning would result in a trip generation increase of 1,294 ADT and 101 PMPHT on a normal weekday and 1,230 ADT and 104 PMPHT on Saturday.

According to the TIA, the proposed comprehensive plan amendment and concurrent rezone is not anticipated to significantly impact the study intersections during the weekday PM peak-hour. The 2016 future level of service (LOS) with and without the proposed amendment are anticipated to operate at an acceptable LOS C. However, a project-action would impact the intersection of 27th Avenue NE @ 169th Place NE, which is anticipated to operate at a deficient LOS F during the Saturday peak-hour.

In addition, the change in land use would cause delay at the intersection of 27th Avenue NE @ 172nd Street NE to increase by 5.3 seconds, which causes the intersection to move from LOS D to LOS E. However, the intersection phasing has recently been changed by the Washington State Department of Transportation (WSDOT) to allow northbound/southbound protected-permitted left-turns and shared through phasing, replacing the previous split-phasing for the northbound/southbound movements. The applicant submitted a revised intersection analysis taking into consideration the recently implemented northbound/southbound shared phasing. This revised analysis shows that the intersection will operate an acceptable LOS D.

If approved, the comprehensive plan amendment and concurrent rezone would have an impact upon the future capacity of the intersections of 27th Avenue NE @ 169th Place NE. Therefore, the applicant will be required to mitigate said impacts by constructing off-site road improvements, as conditioned in the MDNS addendum issued on August 13, 2010, and referenced in Section 4.0 of this Staff Recommendation.

1.7 Public Comments: The Community Development Department received four (4) letters of opposition on the original proposal, as well as a form letter of opposition, signed by twenty-four (24)

residents of Lakewood Meadow and a form letter of opposition, signed by ninety-two (92) unit owners within Crystal Tree Village. The opposition letters raised concerns regarding large 3-story apartments located adjacent to single-family homes, increased traffic, decrease in property values and perceived increase in crime.

In response to the concerns expressed by adjacent residents and city staff, the applicant amended the application to the current proposal, as described in Section 1.1 of this report. The Community Development Department sent an amended application notice to all parties of record. Three (3) letters of opposition were received on the amended application, including a letter from Lakewood Meadow Owner's Association, submitted by Jerald L Osterman, a letter from JoAnn DeLazzari representing the residents of Crystal Tree Village and a letter addressed to the Arlington Times, from Peter McKeown who lives in space 40 of Crystal Tree Village.

The opposition letters raised the same concerns as the original letters of opposition related to large 3-story apartments located adjacent to single-family homes, increased traffic, decrease in property values and perceived increase in crime.

The Community Development Department offers the following comments, related to the concerns raised by adjacent property owners:

<u>3-story apartments, located adjacent to single-family homes</u>:
Land Use Policy LU-46 of the Marysville Comprehensive Plan recommends multi-family structures abutting or adjacent to single-family residences reflect the single-family character. Therefore, Staff is recommending the proposal be conditioned as follows:

> "Multi-family structures abutting or adjacent to single family residences must reflect the single family character. This will be achieved by a combination of the following elements: additional setbacks, open space, fencing, screening, landscaping, and architecture. In addition, multi-family buildings may have no more floors (exclusive of daylight basements) than the adjacent and nearby single family dwellings (up to 2) when single family is the predominate adjacent land use."

This condition will allow for a transition between the existing single-family residences located north and abutting the proposed amendment area.

<u>Traffic Impacts</u>:
The applicant submitted a TIA that analyzed the anticipated number of trips and the difference in impacts to the surrounding intersections of 27th Avenue NE @ 172nd Street NE, 25th Avenue NE @ 172nd Street NE and 27th Avenue NE @ 169th Place NE. The TIA is specifically referenced in Section 1.6 of this report. If approved, the comprehensive plan amendment and concurrent rezone would have an impact upon the future capacity of the intersections of 27th Avenue NE @ 169th Place NE and 27th Avenue NE @ 172nd Street NE. Therefore, the applicant will be required to mitigate said impacts by constructing off-site road improvements, as conditioned in the Mitigated Determination of Non-Significance (MDNS), issued on July 9, 2010. The conditions of the MDNS are referenced in Section 4.0 of this report.

As conditioned, the impacted intersections would operate at an acceptable level-of-service standard, in accordance with Title 18B MMC, *Traffic Impact Fees*.

<u>Decrease in property values</u>:
The property is currently zoned R-12, low density, multi-family. The applicant has proposed amending the comprehensive plan and rezoning the bulk of the site to R-18, medium density, multi-family. Multi-family development is permitted outright in both the R-12 and R-18 zones. There has been no evidence presented that an increase in density from twelve (12) units per acre to eighteen (18) units per acre would cause a decrease in property values in the area.

Additionally, urban development has been shown to actually increase property values with the addition of urban services, such as the extension of public water and sewer to the area, stormwater improvements and installation of sidewalks.

<u>Crime increase</u>:
The property is currently zoned R-12, low density, multi-family. The applicant has proposed amending the comprehensive plan and rezoning the bulk of the site to R-18, medium density, multi-family. Multi-family development is permitted outright in both the R-12 and R-18 zones.

There has been no evidence presented that an increase in density from twelve (12) units per acre to eighteen (18) units per acre would cause an increase in crime in the area.

With or without the proposed amendment, the City of Marysville will continue to provide police services to the area. The City of Marysville has police coverage 24-hours a day, 7-days a week. The Marysville Police Department is currently staffed by 81.5 full time employees, including 53 commissioned police officers, which includes a detective unit, a Pro-Act Team and a traffic unit.

1.8 Staff Analysis: In reviewing a Comprehensive Plan Amendment application, Staff considers whether or not changed circumstances have occurred in the area to warrant said amendment request and if the proposed amendment request serves the communities interest as a whole, including a review of adjacent land uses, and whether or not the proposed amendment request is compatible with the surrounding established uses.

a. Multi-Family Land Use Goals & Policies:

The Land Use Element of the Comprehensive Plan establishes location criteria and standards for each land use district. The Comprehensive Plan encourages locating multi-family land uses to allow residents access to services and facilities in the immediate area. Multi-family should also acknowledge the character of the surrounding neighborhood so multi-family can blend or be compatible with it.

The following land use policies, outlined in the Marysville Comprehensive Plan, are specifically related to the applicant's proposal:

LU-18 Housing densities should be determined by community values, development type and compatibility, proximity to public/private facilities and services, immediate surrounding densities, and natural system protection and capability.

Staff response: The proposed amendment is a NON-PROJECT action, therefore, the development type is currently unknown. The existing land use (R-12) and proposed land use (R-18) are both multi-family land uses that are compatible with the surrounding community.

The proposed amendment site is located adjacent to public water/sewer facilities and retail services. Lakewood Meadow Condominium, located to the north, and Crystal Tree Village, located to the west, are developed with single-family homes and mobile homes at a density of approximately 8 du/acre. The proposed land use would allow up to 18 dwelling units per acre which is compatible with the surrounding community.

LU-19 In determining housing densities, consider the impact of lot size on the cost of housing and thus its affordability.

Staff response: A goal of "Vision 2040," the long-range growth management, environmental, economic, and transportation strategy for the central Puget Sound region, is to preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices for every resident. The City of Marysville and Snohomish County continue to face housing challenges for adequate supply of affordable housing for all economic segments and adequate supply of quality housing options in proximity or satisfactory access to places of employment.

An increase in multi-family density, adjacent to retail and employment opportunities would assist in providing more affordable housing in order to meet the goals of Vision 2040.

LU-22 Distribute higher densities in appropriate locations. Locate in residential areas where they will not detract from the existing character. Locate near employment and retail centers, and to transportation corridors as appropriate.

Staff Response: The proposed amendment area is located adjacent to General Commercial zoned property to the east, Mixed Use zoning to the south and R-12 low-density, multi-family to the north and west.

"Big box" stores Costco and Target, restaurants and other retail and personal service stores are located within the "Lakewood Crossing" shopping center to the east of the proposed amendment area. A condominium plat, known as Lakewood

Meadow, consisting of 43 single-family units is located to the north and a 21-acre mobile home park, known as Crystal Tree Village is located to the west. Other surrounding properties are currently vacant and undeveloped.

Due to the existing developed uses (commercial/residential) and existing zoning designations in the area the proposed amendment would not detract from the existing character of the area. In addition the proposed amendment area is located directly adjacent to employment and retail opportunities.

LU-45 Multi-family development is required to bear the burden of transition and mitigation when the development is located near single family residences.

Staff Response: The proposed amendment site is currently designated multi-family. A project action developed under the current zoning and proposed zoning is recommended to bear the burden of transition and mitigation from the single-family developed properties located on the north boundary of the proposed amendment area, as conditioned in Section 3.0 of this report.

LU-46 Outside of Planning Area 1, Downtown, multi-family structures abutting or adjacent to single family residences, areas zoned as single family, or identified in the Comprehensive Plan as single family, must reflect that single family character. This will be achieved by a combination of the following elements: additional setbacks, open space, fencing, screening, landscaping, and architecture. In addition, multi-family buildings may have no more floors (exclusive of daylight basements) than the adjacent and nearby single family dwellings (up to 2) when single family is the predominate adjacent land use (actual or zoned).

Staff Response: The Community Development Department is recommending the above language be a condition of approval of the proposed Comprehensive Plan Map amendment and concurrent Rezone, as outlined in Section 3.0 of this report.

b. Surrounding Land Uses:

North: R-12, low-density multi-family

East: General Commercial (GC)

South: Mixed Use (MU)

West: R-12, low-density multi-family

The proposed amendment site is bounded by a condominium plat, known as Lakewood Meadow, consisting of 43 single-family units to the north. Lakewood Crossing shopping center, consisting of big box retail stores Costco and Target is located to the east. Vacant undeveloped, Mixed Use zoned property is located to the south and a 21-acre mobile home park, known as Crystal Tree Village is located to the west.

Multi-family land use policy LU-44 recommends locating multi-family development adjacent to arterial streets, along public transportation routes, and on the periphery of commercially designated areas, or in locations that are sufficiently compatible or buffered from single family areas. As conditioned herein, the proposed comprehensive plan amendment and concurrent rezone complies with all of the provisions of policy LU-44, as well as all other applicable multi-family land use policies outlined in the Marysville Comprehensive Plan.

1.9 Conformance with State Environmental Policy Act: After evaluation of the applicant's environmental checklist, supporting documentation submitted with the application, and review of information on file with the City, a Mitigated Determination of Non-Significance (MDNS) was issued on July 9, 2010. A timely administrative appeal of the MDNS was filed on July 23, 2010.

The following is the basis for the appeal filed by the applicant:

1) Mitigation measure No. 2, as written, is static and does not take into account changed circumstances whereby the LOS of the intersection of 27th Avenue NE @ 169th Place NE during the Saturday peak-hour complies with the concurrency requirements, as defined in Title 18B MMC.

2) Intersection phasing of 27th Avenue NE @ 172nd Street NE was recently changed by WSDOT to allow northbound/southbound protected-permitted left-turns and shared through phasing, replacing the previous split-phasing for the northbound/southbound movements. A revised analysis shows that this intersection will operate an acceptable LOS D. Therefore, mitigation measure No. 3 is not warranted.

An addendum to the MDNS was issued in accordance with WAC 197-11-625 on August 13, 2010. The addendum to the MDNS modifies mitigation measure No. 2 to take into account changed circumstances, whereby the intersection of 27th Avenue NE @ 169th Place NE operates at an acceptable LOS, and eliminates mitigation measure No. 3 to take into account changed circumstances whereby the intersection will operate at an acceptable LOS. The conditions of the MDNS, as amended, are referenced in Section 4.0 of this Staff Recommendation.

The appeal of the MDNS was withdrawn by the applicant through the applicant's contact Laurey Tobiason, Tobiason & Company, Inc., 20434 10th Pace SW, Seattle, WA 98166-4106.

2.0 CONCLUSIONS

1. The applicant is requesting approval of a NON-PROJECT action Comprehensive Plan Map amendment and concurrent rezone to change the land use designation of approximately 18.47-acres of property from LDMF to MDMF with small pockets of MU and GC.
2. The proposed map amendment is located north of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE.
3. Surrounding uses to the north include a condominium plat, known as Lakewood Meadow, consisting of 43 single-family units. Lakewood Crossing shopping center, consisting of big box retail stores Costco and Target is located to the east. Gissberg Twin Lakes Park is located to the south and a 21-acre mobile home park, known as Crystal Tree Village is located to the west.
4. Two wetlands are located on the southern parcel (APN 31052900201700) of the proposed amendment site. Wetland A is an approximately 2,498 SF Category IV wetland. Wetland B is an approximately 8,729 SF Category III wetland.
5. The proposed comprehensive plan map amendment and concurrent rezone is a NON-PROJECT action, therefore, no impacts to the wetlands are proposed at this time.
6. The proposed zoning is anticipated to generate 2,470 average daily trips (ADT) and 207 PM peak-hour trips (PMPHT) on a normal weekday. Anticipated trips on Saturday, with the proposed zoning, are 2,364 ADT and 205 PMPHT.
7. A project-action would impact the intersection of 27th Avenue NE @ 169th Place NE, which is anticipated to operate at a deficient LOS F during the Saturday peak-hour.
8. The applicant will be required to mitigate said impacts by constructing off-site road improvements, as conditioned in the MDNS addendum issued on August 13, 2010, and referenced in Section 4.0 of this Staff Recommendation.
9. The Community Development Department received four (4) letters of opposition on the original proposal, as well as a form letter of opposition, signed by twenty-four (24) residents of Lakewood Meadow and a form letter of opposition, signed by ninety-two (92) unit owners within Crystal Tree Village. The opposition letters raised concerns regarding large 3-story apartments located adjacent to single-family homes, increased traffic, decrease in property values and perceived increase in crime.
10. Three letters of opposition were received on the amended application, including a letter from Lakewood Meadow Owner's Association, submitted by Jerald L. Osterman, a letter from JaAnn Delazarri, representing the residents of Crystal Tree Village and a letter addressed to the Arlington Times, from Peter McKeown who lives in space 40 of Crystal Tree Village. The opposition letters raised the same concerns as outlined in Conclusion No. 9 above.

11. The proposed land use would allow up to 18 dwelling units per acre which is compatible with the surrounding community.

12. An increase in multi-family density, adjacent to retail and employment opportunities would assist in providing more affordable housing in order to meet the goals of Vision 2040.

13. Due to the existing developed uses (commercial/residential) and existing zoning designations in the area the proposed amendment would not detract from the existing character of the area. In addition the proposed amendment area is located directly adjacent to employment and retail opportunities.

14. As conditioned herein, the proposed comprehensive plan amendment and concurrent rezone complies with all applicable multi-family land use policies outlined in the Marysville Comprehensive Plan.

15. A Mitigated Determination of Non-Significance (DNS) was issued on July 9, 2010.

16. A timely administrative appeal of the MDNS was filed on July 23, 2010.

17. An addendum to the MDNS was issued in accordance with WAC 197-11-625 on August 13, 2010. The addendum to the MDNS modifies mitigation measure No. 2 and eliminated mitigation measure No. 3. The conditions of the MDNS, as amended, are referenced in Section 4.0 of this Staff Recommendation.

18. The appeal of the MDNS was withdrawn by the applicant through the applicant's contact Laurey Tobiason, Tobiason & Company, Inc., 20434 10th Pace SW, Seattle, WA 98166-4106.

3.0 STAFF RECOMMENDATION

Based on the above stated findings and conclusions CD recommends ***APPROVAL*** of the NON-PROJECT action request, amending the Comprehensive Plan Map and concurrently Rezoning approximately 18.47-acres from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use and General Commercial (1.79 net acres), subject to the following conditions:

1. Multi-family structures abutting or adjacent to single family residences must reflect the single family character. Future project actions shall accomplish this through a combination of the following elements: additional setbacks, open space, fencing, screening, landscaping, and architecture, as approved by the Community Development Director. In addition, multi-family buildings adjacent to single-family dwellings, may have no more than two (2) floors (exclusive of daylight basements), not to exceed a height of 30', when single family is the predominate adjacent land use.

2. Future "project-action" submittals will be required to comply with all of the applicable development standards outlined in Title 19 MMC, *Zoning*, including but not limited to, density and dimensions, design requirements, landscaping and critical areas management.

4.0 MITIGATED SEPA THRESHOLD DETERMINATION CONDITIONS

A Mitigated Determination of Non-Significance (MDNS) was issued on July 9, 2010 and an addendum to the MDNS was issued in accordance with WAC 197-11-625 on August 13, 2010. The mitigation measures imposed to minimize the probable significant adverse environmental impacts as a result of the proposed comprehensive plan amendment and concurrent rezone proposal are referenced below:

1. The applicant shall obtain all necessary city, state and federal authorizations for wetland impacts prior to beginning any ground disturbing activities or timber harvest.

2. A traffic signal will be required to be constructed at the intersection of 27th Avenue NE @ 169th Place NE, unless conditions have changed resulting in a reduction of the LOS deficiency at the intersection of 27th Avenue NE @ 169th Place NE to LOS D or better during the Saturday peak-hour. The traffic signal shall be designed to accommodate the ultimate cross section, as approved by the City Engineer.

3. The applicant shall be required to dedicate right-of-way for the ultimate design width of 25th Avenue NE, 27th Avenue NE and 164th Street NE, as approved by the City Engineer, in accordance with Section 12.02A.110(1)(d) MMC.

MARYSVILLE PLANNING COMMISSION

September 14, 2010 **7:00 p.m.** **City Hall**

CALL TO ORDER

Chair Muller called the September 14, 2010 meeting of the Marysville Planning Commission to order at 7:02 p.m. noting the excused absence of Becky Foster. The following staff and commissioners were present:

Chairman:	Steve Muller
Commissioners:	Jerry Andes, Steve Leifer, Deirdre Kvangnes, Eric Emery, Michael Stevens
Staff:	Senior Planner Chris Holland, Recording Secretary Amy Hess
Absent:	Becky Foster

APPROVAL OF MINUTES:

July 27, 2010
Motion made by Commissioner Kvangnes, seconded by Commissioner Stevens to approve the July 27, 2010 meeting minutes as corrected. Motion carries, (6-0).

CURRENT BUSINESS:

Water Comprehensive Plan – PC Recommendation
Motion made by Chair Muller to forward Staff Recommendation under Chairmanship of Commissioner Leifer to City Council, seconded by Commissioner Stevens, motion carries, (6-0).

PUBLIC HEARING:

27th Avenue Corridor – Comprehensive Plan Amendment

Mr. Holland stated that the Hearing had been advertised per Title 15 MMC. He then went over the entire application and Staff's Recommendation as the project had been work-shopped some time ago and there was an audience present. The Traffic Impact Analysis was overviewed in detail by Mr. Holland. He also described the feedback the City had received from the public; including the issues that the opposition letters had raised. He explained the original application that had been submitted and that opposition letters had been received. In response to the

ORIGINAL

opposition letters received, an amended application was submitted. Mr. Holland also briefed the Commission on the Staff Recommendation. He touched on how Staff Recommendation addressed the issues and concerns that were brought up in the opposition letters.

Mr. Holland read each of the conditions included in Staff Recommendation, into record. He also read the conditions of the Amended MDNS, into record.

Chair Muller opened the Hearing for Public Testimony.

JoAnn DeLazzari 16600 25th Ave NE Space 90 Marysville WA 98271
Ms. DeLazzari stated that she is representing the residents of Crystal Tree Village Mobile Home Park. She stated that the integrity of the neighborhoods had been severely compromised with the increased traffic from the recent development in the area. The level of service of the Fire Department was a big concern for Ms. DeLazzari and other residents as they rely heavily on the Fire Department for medical emergencies; adding that on one occasion, 5 calls had to be made in a single day. Ms. DeLazzari asked the Commission not to rezone the area to R-18.

Jerald Osterman 2605 169th St NE Marysville WA 98271
Mr. Osterman introduced himself as the president of Lakewood Meadow Owners association. He discussed the annexation and zoning discussed in the 2005 meetings with the City and Planning Commission. Mr. Osterman stated that he had hand submitted letters to the City in opposition of the proposed rezone.

Commissioner Leifer questioned if Mr. Osterman had lived in Washington for any length of time and if he supported the Growth Management Act.

Mr. Osterman responded that he was born in Kirkland and that yes, he was familiar with the act and supported it.

Laurey Tobiason 20434 10th Pl SW Seattle WA 98166
Mr. Tobiason explained his background and that he represented the applicant. He discussed the growth that had taken place in Lakewood in recent years and how these changes necessitated zoning changes to support that growth. Mr. Tobiason explained that the applicant had met several times with the neighbors to fully understand their concerns and address them, as well as with the City, which had resulted in major changes to the original application. He explained some of the changes that were made to the original application including reducing the requested density from R-28 to R-18 and reducing the proposed are of the site by 10 acres and agreeing to making significant road improvements and agreeing to limits on building heights, deeper set-backs and special landscape buffers.
Mr. Tobiason described how the proposal was a logical transition zone between the big box stores and intense commercial zones along the freeway to the lower density multi-family zoning to the west and north of the site. He referred to the Comprehensive Plan and how it directed them to place new development where it is compatible with the surrounding community. He stated that the rezone would accomplish all aspects of the Comp Plan. The proposed plan would increase the housing options to the City's residents. He described how the use of landscaping, increased set-backs and use of architectural treatments would address the concerns and mitigate the impacts of larger structures. Mr. Tobiason explained the benefits if the proposed rezone was approved including increased traffic flow, transition, accessibility to

land locked properties, and adds a crucial segment to the southerly traffic corridor in and out of the area.
Commissioner Leifer asked for clarification of how the proposed R-18 is a down-zone from R-12. Mr. Tobiason clarified that the original proposal had been for R-28 and that in response to the concerns of the neighbors; they had down-zoned to R-18 in their revised application.

Edward Koltonowski 2802 Wetmore Ave #220 Everett WA 98201
Mr. Koltonowski introduced himself and the firm he represented (Gibson Traffic Consultants). He explained that the traffic study was conducted by a professional Transportation Engineer and that the study had been done in close contact with the City. He explained the standards that were used in the traffic study for the proposal. He also noted that the original study was done in January, 2010 when the original application had been submitted with the requested R-28 rezone and prior to the WSDOT signal changes at the 172nd St. Crossing. He pointed out that this study included Saturday counts, which is not typically required in this type of study. After the first comments came back, the traffic study was re-conducted with the R-18 rezone request and WSDOT signal changes, and without the proposed 156th St. Overcrossing. The condition for improvement at 27th and 169th was explained by Mr. Koltonowski.

Chair Muller questioned the mitigated impact of a signal versus a round-about. Mr. Koltonowski responded that you could make one equal to the other because you could add so much to either one. He gave a range of how many daily trips each option is capable of. The added benefit of the round-about is the reduction of traffic collisions.

Commissioner Leifer questioned whether WSDOT knew of the down-zone from R-28 to R-18 in the proposal. Mr. Koltonowski referred this to Mr. Holland. Mr. Holland replied that Staff had received comments back on the original proposal from January, 2010 on September 1, 2010, pointing out that these were comments on the R-28 application; adding that the City had re-sent the updated proposal but had not yet gotten any comments back from WSDOT to date. Commissioner Leifer questioned whether the comments received from WSDOT could be disregarded. Mr. Holland and Mr. Koltonowski concurred that these comments were based on the original traffic study which was based on the R-28 proposal and those numbers are no longer relevant and could be disregarded; adding that he was confident that the intersections would operate at acceptable levels of service.

Commissioner Andes had a question regarding the conceptual drawing of a connection between 25th Ave. and 27th Ave. He wanted to know if there would in fact be a connection. Mr. Koltonowski responded that he would like to have Laurey Tobiason look at what Commissioner Andes was looking at to respond. He added that this was conceptual and would hinge on ultimate build out to the south.

Commissioner Kvangnes questioned the round-about and if there would be room in that area for a two land round-about at this site. Mr. Koltonowski replied that a specific design had not been looked at, but that it would more than likely be a signalized intersection. He explained that typically you do not mix signals and round-abouts on the same arterial. Commissioner Kvangnes questioned cost. Mr. Koltonowski responded that he had looked at some costs for WSDOT round-abouts and they range between $700,000 and $3 million for a real round-about, not a traffic circle.

Laurey Tobiason 20434 10th Pl SW Seattle WA 98166
Addressing Commissioner Andes' question; the current proposal was approximately 18 acres. He explained that 27th makes an "s" curve through the site and where it exits is approximately where 25th Ave. is; adding that what they were discussing is that this section of the road would be dedicated as part of the rezone allowing the southerly connection to properties south. Mr. Holland responded that the answer was yes and no to Commissioner Andes question as the City does not require public roads in a multi-family development but does requires public roads in a subdivision and would depend on what the proposal is at a future date; adding that connectivity must be demonstrated per the Transportation Plan. Commissioner Andes wanted to know if people could get from 25th to 27th. Mr. Holland responded that this was a non-project action, so it did not really apply, but that Staff would work with any applicant and proposed development to ensure connectivity to properties on all sides of the site.

Joel Hylback 16720 Smokey Pt. Blvd. Ste. 3, Arlington WA 98223
Mr. Hylback thanked the Commission for their time looking at his proposal. Mr. Hylback stated that he could understand the fears and concerns that the local residents have as well as the task the city faces in providing multiple types of housing. He urged the Commission to look at the long term and the facilities that are currently available including transit, retail, restaurants, medical and parks. If the City is committed to providing a variety of housing options for the people that live and work in Marysville, this is an ideal location to do it in. He questioned if the city was not to do this at the proposed site, where would they do it. He thanked the City for their time.

Chair Muller closed Public hearing at 8:04 p.m.

Commissioner Comment:

Commissioner Emery had concerns that there were no guarantees as to how the area would turn out.

Commissioner Leifer questioned if the proposal was a part of the 6 Year Transportation Plan and if recovery would be allowed. Mr. Holland responded that this was addressed in the MDNS addendum. He read into record the portion of the addenda which addressed the signalization of 27th Ave. NE.

Commissioner Stevens stated that he understood that the drawing in front of them was conceptual, but that the proposal looked like it would be a favorable transition from big box to residential. Adding that he thought the proposed development would be compatible.

Commissioner Kvangnes expressed that she understood the concerns of the residents of the surrounding area. Commissioner Kvangnes added that she also had had struggles and frustrations with the traffic in the area, adding that she had seen improvements. She commended them for the patience that they have shown during the development and growth of this area.

Chair Muller questioned Staff Recommendation regarding Smokey Point Master Plan Architectural requirements. He questioned why Smokey Point Master Plan was not referenced for architectural requirements rather than adding more requirements. Mr. Holland responded that this area is outside the Smokey Point Master Plan area, however, design standards

outlined in Title 19MMC would apply to a future project action. Mr. Holland explained that the height and set back requirements were based multi-family zoning adjacent to sing-family zoning. Because the R-12 and R-18 zones are both multi-family zoning classification the staff condition recommending additional setback and landscaping was necessary to project the existing single-family homes development multi-family zoned property.

Commissioner Leifer began a motion, commenting that he is well aware of the pressures and problems of development as a long term resident of Marysville. He discussed the Growth Management Act that was in place and that growth could be uncomfortable at times. He explained that they would be in defiance of the principles of the Growth Management Act if they didn't take the opportunity to build on existing infrastructure to reduce vehicular traffic as much as possible.
Motion made by Leifer to approve Staff Recommendation for the Rezone and change of Comprehensive Plan for the 27th Ave. Corridor and forward it to City Council for their recommendation, seconded by Commissioner Stevens. Motion carries, (6-0).

ADJOURNMENT:

Motion made by Commissioner Emery, seconded by Commissioner Kvangnes to adjourn at 8:19 p.m. Motion carries, (6-0).

NEXT MEETING:

September 28, 2010

Amy Hess

Amy Hess, Recording Secretary

EXHIBIT LIST

"27th AVENUE CORRIDOR – HYLBACK/YOUNG/GRDINA"
Comprehensive Plan Amendment and Concurrent Rezone
PA 10-001

* Items that are ***bold italic*** are included with your Agenda Bill packet. The other exhibit items are available upon request.

1. Affidavit of Posting-Comp Plan Applications being accepted
2. Receipts
3. ***Master Permit Application***
4. Application for Amendments to Marysville Comp Plan
5. NON-Project Action Comp Plan Amendment & Concurrent Rezone Checklist
6. Tobiason & Co.- Cover letter, 01.20.10
7. Environmental Checklist
8. MMC 19.54.070-Zone Reclassification-27th Ave Corridor Comp Plan Amendment
9. Sewell Consulting- Letter to Grdina- Wetlands delineated, 01.22.10
10. Sewell Consulting- Letter to Hylback- Confirming no wetlands on parcel, 012210
11. 8 ½ x 11 zoning map
12. 11 x 17 Conceptual Site Plan
13. 24 x 36 Conceptual Site Plan
14. GTC- Traffic Impact Analysis, Jan. '10
15. Pacific NW Title- Title Report
16. RFR Checklist
17. Affidavit of Posting-NOA
18. Dept of Commerce- Notification for 60-day review, 02.11.10
19. Dept of Commerce- Confirmation of meeting procedural requirements, 02.16.10
20. Affidavit of Publication-Notice –Comp Plan Amend Apps being accepted
21. Affidavit of Publication- NOA
22. Tobiason & Co-Letter acknowledging meeting & chgs to the proposal, 04.16.10
23. ***Tobiason & Co-Cover letter, 05.06.10***
24. ***Application for Amendment to Marysville Comp Plan, 05.07.10***
25. Environmental Checklist
26. ***Rezone Narrative***
27. ***11 x 17 Conceptual Site Plan***
28. 24 x 36 Conceptual Site Plan
29. GTC- Traffic Impact Analysis-Revised, May '10
30. RFR Checklist
31. Affidavit of Mailing-NOA amendment
32. ***City Dept & Agency Tech Review comments***
33. ***Public Comments***
34. 8 ½ x 11 Vicinity map
35. Notice of Hearing

36. Affidavit of Posting- NOH
37. ***MDNS***
38. Affidavit of Posting-MDNS
39. Staff Recommendations *Draft*
40. ***Email between Holland and Jerald Osterman, 07.13.10***
41. ***Email between Holland and Tobiason, possible rescheduling of hearing, 07.15.10***
42. Tobiason & Co.- Letter requesting hearing be rescheduled, 07.15.10
43. Hylback- Letter requesting Staff Recommendation changes, 07.23.10
44. Affidavit of Publication-MDNS
45. ***Hylback- Letter appealing the MDNS, 07.23.10***
46. ***GTC- Phasing Plan revisions, 08.03.10***
47. ***Comments regarding revised analysis, 08.05.10***
48. ***Tobiason&Co.-Withdrawal of Appeal of SEPA MDNS, 08.05.10***
49. ***Addendum to Existing Environmental Document, 08.13.10***
50. Affidavit of Posting- mailing of Addendum
51. Affidavit of Publication
52. Affidavit of posting-NOH
53. Staff Recommendation
54. ***Email between City & WSDOT regarding WSDOT's comments, 09.09.10***
55. Affidavit of Publication-NOH
56. ***Citizen letters, 09.14.10***
57. 27th Ave Corridor Comp Plan Amendment & Concurrent Rezone map
58. ***PC Recommendation, 09.14.10***
59. ***Letter from Crystal Tree Village Property Owner, in favor of rezoning, 10.19.10***

Received
Jul 27 2010
City of Marysville
Community Development

COMMUNITY DEVELOPMENTDEPARTMENT
80 Columbia Avenue, Marysville, WA
98270
(360) 363-8100, (360) 651-5099 FAX

MASTER PERMIT APPLICATION

FOR AGENCY USE ONLY

DATE:_____

FILE NUMBER:_____

APPLICATION FEE:_____

PLEASE TYPE

	Owner	Applicant	Contact Person (if different than owner or applicant)
Name:	JOEL & TAMI HYLBACK RONALD & MARLENE YOUNG JAMES GRDINA	JOEL HYLBACK	LAUREY TOBIASON, TOBIASON & CO., INC.
Mailing Address:	P.O. BOX 3249		20434 10TH PL. SW
City, State, Zip:	ARLINGTON, WA 98223		SEATTLE WA 98166
Phone/business:	425-508-3800		206-429-2875
Phone/home:			FAX 206-824-1133

Relation of Applicant to property (check one) :

Owner [X] Contract Purchaser [ ] Lessee [ ] Other (specify) _____

Name, mailing address, and telephone number of property owner, if different from applicant: _____

Address and general location of property (including nearest intersection): (VACANT LAND) LIES EAST OF 25TH AV. NE; WEST OF 27TH AV. NE; 450' SOUTH OF 169TH PL. NE, North of 164th St.

Section 29 Township 31 Range 05

Legal description of property: A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF S 29 T31N R5

EXHIBIT 3

List all assessor's tax account numbers involved (all 14 digits) :

31052900201500		
31 05290020170 0		
31 05290010090 0		

Approximate acreage: 28 AC.

Present use of property: VACANT

Present zoning: R-12 & GC

Source of water supply, and name of water district, if any: CITY OF MARYSVILLE

Method of sewage disposal, and name of sewer district, if any: CITY OF MARYSVILLE

Permits needed from the City of Marysville (please check with staff) :

[X] Rezone [ ] Shoreline Management [ ] Variance [ ] Annexation

[ ] Preliminary Plat [ ] Shoreline Management Variance [ ] Plan Modification [ ] Critical Areas Review

[ ] Conditional Use [ ] Shoreline Conditional Use [ ] Plat Modification

[X] Comprehensive Plan Amendment [ ] Preliminary Short Plat [ ] Other _____

Please explain your request or proposed use: COMPREHENSIVE PLAN AMENDMENT & REZONE FROM R-12 TO R-28 & FROM GC TO MU

PLEASE FILL IN ALL APPROPRIATE SECTIONS

REZONE APPLICATIONS ONLY

Requested zoning: R-28 & MU

Has anyone applied for a rezone of this property within the last five years? [ ] Yes [X] No

If yes, who? _____

PLAT APPLICATIONS ONLY

Plat name: _____ Number of lots: _____

County Assessor verification [Completed by City] _____

SHORELINE MANAGEMENT PERMITS ONLY

Total cost or fair market value (whichever is higher) of project (please state total value of all construction and finishing work for which the permit will be issued, including all permanent equipment to be installed on the premises) :

$ _____

Construction dates for which permit is requested (month and year) :

Begin: _____ and End: _____

Does this project require a shoreline/floodplain location? [ ] Yes [ ] No

If yes, please explain. _____

_____

_____

_____

Water area and/or wetlands involved: _____

VARIANCES and SHORELINE MANAGEMENT VARIANCES ONLY

Code requirement involved: _____

ALL PERMITS

Please list any additional information not covered above which might help to clarify your request:

_____

_____

_____

A NOTARIZED AFFIDAVIT IS REQUIRED TO BE COMPLETED BY ALL PERSONS HAVING AN OWNERSHIP INTEREST IN THE SUBJECT PROPERTY AND THE APPLICANT, IF DIFFERENT FROM THE PROPERTY OWNER(S). IF THE SIGNATORY IS NOT LISTED AS THE OWNER IN THE TITLE REPORT, OR IF THE SIGNATORY IS SIGNING ON BEHALF OF AN ENTITY, DOCUMENTATION AUTHORIZING THE SIGNATORY TO SIGN THE 'DECLARATION OF OWNERSHIP' ON BEHALF OF THE INDIVIDUAL OR ENTITY SHALL BE PROVIDED.

STATE OF WASHINGTON)

) ss

I (We) RONALD P. YOUNG, being duly sworn, depose and say that I am (we are) the OWNER (s) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. Further, I (we) grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

Signed Ronald P. Young
Property Owner

Subscribed and sworn to before me this 6 day of JANUARY, 20 10

MARSIL WILLIS
NOTARY PUBLIC
COMMISSION EXPIRES 5-15-10
STATE OF WASHINGTON

Notary Public in and for the State of Washington,
residing at MARYSVILLE, WA

STATE OF WASHINGTON)

) ss

I (We) RONALD P. YOUNG, being duly sworn, depose and say that I am (we are) the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect

to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed Ronald Yay
Applicant

Subscribed and sworn to before me this 6 day of January, 2016

MARGI L. WILLIS
NOTARY PUBLIC
COMMISSION EXPIRES 5-15-10
STATE OF WASHINGTON

Margi L. Willis
Notary Public in and for the State of Washington,
residing at Marysville, WA

FOR AGENCY USE ONLY

DATE: _____

FILE NUMBER: _____ APPLICATION FEE: _____

A NOTARIZED AFFIDAVIT IS REQUIRED TO BE COMPLETED BY ALL PERSONS HAVING AN OWNERSHIP INTEREST IN THE SUBJECT PROPERTY AND THE APPLICANT, IF DIFFERENT FROM THE PROPERTY OWNER(S). IF THE SIGNATORY IS NOT LISTED AS THE OWNER IN THE TITLE REPORT, OR IF THE SIGNATORY IS SIGNING ON BEHALF OF AN ENTITY, DOCUMENTATION AUTHORIZING THE SIGNATORY TO SIGN THE 'DECLARATION OF OWNERSHIP' ON BEHALF OF THE INDIVIDUAL OR ENTITY SHALL BE PROVIDED.

STATE OF WASHINGTON)

) ss

I (We) MARLENE YOUNG, being duly sworn, depose and say that I am (we are) the OWNER (s) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. Further, I (we) grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

Signed Marlene Young
Property Owner

Subscribed and sworn to before me this 6 day of January, 20 10

MARSI L. WILLIS
COMMISSION EXPIRES
NOTARY
PUBLIC
5-15-10
STATE OF WASHINGTON

Marsi L. Willis
Notary Public in and for the State of Washington,
residing at MARYSVILLE, WA

STATE OF WASHINGTON)

) ss

I (We) MARLENE YOUNG, being duly sworn, depose and say that I am (we are) the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect

to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _____
Applicant

Subscribed and sworn to before me this 6 day of January, 20 10

Notary Public in and for the State of Washington,
residing at MARYSVILLE, WA

MARSHALL
COMMISSION EXPIRES
NOTARY
PUBLIC
5-15-10
STATE OF WASHINGTON

FOR AGENCY USE ONLY

DATE: _____

FILE NUMBER: _____ APPLICATION FEE: _____

A NOTARIZED AFFIDAVIT IS REQUIRED TO BE COMPLETED BY ALL PERSONS HAVING AN OWNERSHIP INTEREST IN THE SUBJECT PROPERTY AND THE APPLICANT, IF DIFFERENT FROM THE PROPERTY OWNER(S). IF THE SIGNATORY IS NOT LISTED AS THE OWNER IN THE TITLE REPORT, OR IF THE SIGNATORY IS SIGNING ON BEHALF OF AN ENTITY, DOCUMENTATION AUTHORIZING THE SIGNATORY TO SIGN THE 'DECLARATION OF OWNERSHIP' ON BEHALF OF THE INDIVIDUAL OR ENTITY SHALL BE PROVIDED.

STATE OF WASHINGTON)

) ss

I (We) Joel Hylback, being duly sworn, depose and say that I am (we are) the OWNER (s) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. Further, I (we) grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

Signed Joel Hyl
Property Owner

Subscribed and sworn to before me this 7 day of January, 20 10

Cheryl M Lueller
Notary Public in and for the State of Washington, CHERYL M LUELLER
residing at Arlington, Snohomish County
My Commission Expires 10-09-12

CHERYL M. LUELLER
NOTARY PUBLIC
COMMISSION EXPIRES 10-09-12
STATE OF WASHINGTON

STATE OF WASHINGTON)

) ss

I (We) Joel Hylback, being duly sworn, depose and say that I am (we are) the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect

to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _____
Applicant

Subscribed and sworn to before me this 7 day of January, 20 10

CHERYL M. LUELLEN
COMMISSION EXPIRES
NOTARY
PUBLIC
10-09-12
STATE OF WASHINGTON

_____
Notary Public in and for the State of Washington, CHERYL M LUELLEN
residing at Arlington Snohomish County
My Commission expires 10-09-12

FOR AGENCY USE ONLY

DATE: _____

FILE NUMBER: _____ APPLICATION FEE: _____

A NOTARIZED AFFIDAVIT IS REQUIRED TO BE COMPLETED BY ALL PERSONS HAVING AN OWNERSHIP INTEREST IN THE SUBJECT PROPERTY AND THE APPLICANT, IF DIFFERENT FROM THE PROPERTY OWNER(S). IF THE SIGNATORY IS NOT LISTED AS THE OWNER IN THE TITLE REPORT, OR IF THE SIGNATORY IS SIGNING ON BEHALF OF AN ENTITY, DOCUMENTATION AUTHORIZING THE SIGNATORY TO SIGN THE 'DECLARATION OF OWNERSHIP' ON BEHALF OF THE INDIVIDUAL OR ENTITY SHALL BE PROVIDED.

STATE OF ~~WASHINGTON~~ Colorado)
County of Jefferson
) ss

I (We) Tami Hylback, being duly sworn, depose and say that I am (we are) the OWNER (s) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. Further, I (we) grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

Signed _____
Property Owner

Subscribed and sworn to before me this 20th day of January, 20 10

_____
Notary Public in and for the State of ~~Washington,~~ Colorado
residing at 816 Washington Ave, Golden, CO 80401

My commission expires 12/09/2012

STATE OF ~~WASHINGTON~~ Colorado)
County of Jefferson
) ss

I (We) Tami Hylback, being duly sworn, depose and say that I am (we are) the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect

to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _____
Applicant

Subscribed and sworn to before me this 20th day of January, 2010

_____
Notary Public in and for the State of ~~Washington,~~ Colorado
residing at 816 Washington Ave, Golden, CO 80401
My commission expires 12/09/2012

FOR AGENCY USE ONLY

DATE: _____

FILE NUMBER: _____ APPLICATION FEE: _____

A NOTARIZED AFFIDAVIT IS REQUIRED TO BE COMPLETED BY ALL PERSONS HAVING AN OWNERSHIP INTEREST IN THE SUBJECT PROPERTY AND THE APPLICANT, IF DIFFERENT FROM THE PROPERTY OWNER(S). IF THE SIGNATORY IS NOT LISTED AS THE OWNER IN THE TITLE REPORT, OR IF THE SIGNATORY IS SIGNING ON BEHALF OF AN ENTITY, DOCUMENTATION AUTHORIZING THE SIGNATORY TO SIGN THE 'DECLARATION OF OWNERSHIP' ON BEHALF OF THE INDIVIDUAL OR ENTITY SHALL BE PROVIDED.

STATE OF ~~WASHINGTON~~ Arizona)

) ss

I (We) James Grdina II, being duly sworn, depose and say that I am (we are) the OWNER (s) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. Further, I (we) grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

Signed James Grdina
Property Owner

Subscribed and sworn to before me this 27 day of January, 20 10

Notary Public in and for the State of ~~Washington~~, Arizona
residing at _____

PATRICIA LUCERO
Notary Public - Arizona
Maricopa County
My Commission Expires
March 9, 2013

STATE OF ~~WASHINGTON~~ Arizona)

) ss

I (We) — James Grdina —, being duly sworn, depose and say that I am (we are) the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect

to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed James Gidenie
Applicant

Subscribed and sworn to before me this 27 day of January, 20 10

PATRICIA LUCERO
Notary Public - Arizona
Maricopa County
My Commission Expires
March 9, 2013

Notary Public in and for the State of ~~Washington;~~ Arizona
residing at _____

FOR AGENCY USE ONLY

DATE: _____

FILE NUMBER: _____ APPLICATION FEE: _____

Tobiason & Company, Inc.

Land Use Consulting / Landscape Architecture

May 6, 2010

Chris Holland
City of Marysville
80 Columbia Avenue
Marysville, WA 98270

Subject: 27th Ave. Corridor Comprehensive Plan Amendment and Rezone
Parcel Numbers 310529-002-017-00 and 310529-002-015-00.

Dear Chris:

We are pleased to submit this revision to our application. This request is for a comprehensive plan amendment and rezone of two parcels, as noted above. Both parcels are zoned R12. We are requesting a rezone to R18 for the majority of the site. Smaller areas on the east side and south sides of the southerly parcel will be zoned GC and MU respectively, to bring them into consistency with the properties adjacent to them. This revision is provided in response to the concerns expressed by adjacent residents and City staff. The lower density requested will have a marked reduction in impact to the neighborhood in terms of building mass, population size, and traffic.

Three 8 ½ X 11" exhibits (Exhibits 'A', 'B' and 'C') are attached to help describe this request. On copies of the Marysville Comprehensive Plan, we show the locations of the two parcels; their current designation and the proposed designations. On Exhibit 'C', the existing zoning is shown. Please note that the Comprehensive Plan available on the City website is not up to date, and does not show the MU use south of the site. The Zoning Map has been included in this resubmittal to properly show the existing zoning south of the site.

Development of these parcels has been anticipated for a number of years. Much of the area has been cleared. Planning for the ultimate extension of 27th Avenue has been ongoing as well, and an alignment which has been agreed to by the property owners, and presented to the City staff on several occasions, is shown on the proposal.

The greater vicinity in which these parcels are located has seen many changes in recent years, including the construction of Costco, Target, and many other businesses. With these changes, improvements in the roads were necessary. Many new roads and services have been constructed to handle the significant changes, and more or in the works. The extension of 27th Avenue is one of these.

20434 10th Place SW • Seattle, WA 98166-4106 • Tel (206) 429-2875 • Fax (206) 824-1133

With this great change, adjustments to the comprehensive plan and zoning maps are inevitable and appropriate. We are all better able to assess the best land uses for this vicinity now than when the original comprehensive plan and subsequent amendments were made. We feel these proposed rezones will better address the changed neighborhood; the needs of the adjacent property owners; the realities of the current marketplace and the City's vision for the future.

Submittal:

- **REVISED Letter of memorandum outlining how this request is consistent with Section 19.54.070 MMC, Zone reclassification.**
- **REVISED Comprehensive Plan Amendment Application.**
- **REVISED SEPA checklist. 5 copies.**
- **REVISED Conceptual Site Plan, 10 full size and 1 reduced to 11 X 17.**
- **REVISED Preliminary trip generation and distribution analysis, 4 copies.**

Sincerely,
TOBIASON & COMPANY, Inc.

Laurey Tobiason, President
Principal Planner/Landscape Architect Cert. #305

Copy: Joel Hylback; Ron Young; James Grdina

COMMUNITY DEVELOPMENT DEPARTMENT 80 Columbia Avenue, Marysville, WA 98270 (360) 363-8100, (360) 651-5099 FAX

APPLICATION FOR AMENDMENT TO THE MARYSVILLE COMPREHENSIVE PLAN

Section I

(Please type or print legibly)

Name of Proponents: **Joel Hylback; Tami Hylback; Ronald P. Young; Marlene G. Young; James Grdina**

Address: **P.O. Box 3249, Arlington, WA 98223**

Telephone: **N/A**

Representative (if different from Proponent): **Laurey Tobiason**
Tobiason & Company, Inc.

Address: **20434 10th PL SW ~ Seattle, WA 98166-4106**

Telephone: **206-429-2875**

Signature: _____

Section II

A. Is the proposed amendment a change to: Check one

1. Land Use Map designation only? ___X___
2. Text amendment only? _____
3. Both the text and Land Use Map _____

B. If a change of the written text is proposed, indicate which Element, section and policy numbers.
N/A

C. Indicate the following:

1. Property location or description - **SE ¼ SE ¼ NW ¼ S 29 T 31 N R5 E W.M. EXCEPT WLY 100 FEET *AND* NE ¼ SE ¼ NW ¼ S 29 T 31N R 5E W.M. EXC S 16 FT THOF PER SNO CO AUDITOR FILE NO 106055; ALSO EXCEPT E 30 FT. AS MEASURED PERP. TO AND PARALLEL WITH THE E LINE**

SD. SUBDIVISION AS DEEDED TO CITY OF MARYSVILLE, AUDITORS FILE NO. 200603300531.

Parcel # - **31052900201700 *AND* 31052900201500. Parcels lie between 25th Ave NE and 27th Ave NE, approximately 440 feet south of 169th.**

2. Size of property in acres - **approximately 18 1/2 acres**

3. Existing Land Use designation - **R-12 Multi-Family Low**

4. Existing zoning of the property - **R-12 Multi-Family Low**

5. Proposed Land Use designation - **R-18 Multi-Family High, General Commercial and Mixed Use**

6. Proposed Zoning - **R-18 Multi-Family High, General Commercial and Mixed Use**

7. Current and projected population density in the general area - **Unknown**

D. How does the Comprehensive Plan land use map designation you are seeking relate to the designation and use of surrounding properties? Provide a map with this information.

1. North a. Comprehensive Plan Land Use designation: **R-12 Multi-Family Low**

   b. Current Zoning: **R-12 Multi-Family Low**

   c. Current use of property: **Single family residential**

2. South a. Comprehensive Plan Land Use designation: **Mixed Use.**

   b. Current Zoning: **Mixed Use.**

   c. Current use of property: **Vacant**

3. East a. Comprehensive Plan Land Use designation: **General Commercial**

   b. Current Zoning: **General Commercial**

   c. Current use of property: **Commercial/vacant.**

4. West a. Comprehensive Plan Land Use designation: **R-12 Multi-Family Low**

   b. Current Zoning: **R-12 Multi-Family Low**

   c. Current use of property: **Mobile home park.**

E. Would the land use designation you desire for the subject property create the need or cause direct or indirect pressure for a change of land use designation on surrounding properties? Please explain.

Possibly. The proposed zoning change is an increase in intensity of the allowed use, from

Multifamily low to Multifamily medium west of 27th Ave NE and extends the existing zones of General Commercial and Mixed Use up to the proposed ROW . This plan will create a logical transition of uses between the existing "General Commercial" use and zone east of the site to the existing "Multifamily-low" use and zoning west of the site. As such, this logical, more gradual change in density is not likely to create a strong pressure for further rezones.

F. Describe in detail the circumstances that have changed since the adoption of the existing plan on April 1, 1996 that warrant the change to the Comprehensive Plan text which you are seeking.

The immediate surroundings and nearby vicinity have changed significantly with the construction of many "big-box" retail stores to the east of the site and the new road network that has been constructed in the area. With Costco and many other large retail outlets constructed here and the new arterials and existing and proposed improvements to the freeway interchange and road systems, it is clear that change has come, and will continue.

G. Explain the measures that would be necessary to assure compatibility between the subject property and surrounding uses.

Minimal to none. The adjacent uses west and north of the sites are compatible with the proposed residential use (both are zoned multifamily residential; existing uses north and west are currently medium density housing). Portions of the proposal east of the proposed 27th Avenue extension will be rezoned to General Commercial, which is more compatible with the GC zoning currently found east of the site. Likewise, the southern triangle which is proposed for a rezone to MU will be more compatible with the contiguous MU zoning than the existing R-12 zone is.

H. Describe in detail why the proposed change in land use designation would be in the best long term interest of the community.

The current condition places low density multifamily use adjacent to highly intense retail uses. An increase in intensity of use for the subject parcels (R-12 to R-18) constitutes a transition zone and a higher level of compatibility.

I. Identify the quantity and location of vacant land zoned for the existing and proposed use in the City and within the Marysville Comprehensive Plan boundary.

Unknown.

J. Attach to this application any site development plans which are proposed as part of this requested comprehensive plan amendment which will serve to illustrate the nature of the requested land use map change and which support the statements made in support of the requested change. Feel free to attach any other materials which support the land use map change you are requesting.

See Attached Site Plan.

K. How would the land use designation you desire effect the physical, economic and human environment?

Re-designating and re-zoning the subject parcel will create a "transitional" space between the highly intense retail uses to the east of the site and the lower intensity residential uses and zones west of the site. The proposed Multifamily-Medium zone will allow for more density in a location which is well suited to it. The ability to live near key transportation facilities and the large retail center while residing in a "walk-able" neighborhood near a regional park provides a desirable human environment.

L. What effect would it have upon open space, streams and other sensitive areas?

Open space and other sensitive areas will benefit from the same protections under the M.M.C. whether the site is developed under existing zoning or the requested changed designation and zoning.

M. What impacts will there be on community facilities including utilities, streets, public transportation, parks, recreation facilities and schools? What measures are proposed to mitigate such impacts?

Impacts to community facilities including utilities, streets, public transportation, parks, recreation facilities and schools will increase. The road and utility systems in this area are in the process of being developed. The plans in place assume higher populations and volumes of traffic. If developed under the existing zone or the proposed zone, public service needs will increase. Any development will be required to mitigate their impacts to utilities, roads, parks and schools, as required by City ordinance and state law. This would include the dedication of right of way; the construction of roads and utilities; and the payment of traffic, schools and parks mitigation fees.

N. Describe the proposal's overall consistency with the 1996 Marysville Comprehensive Plan policies.

The proposal is consistent with the Marysville Comprehensive Plan policies. Following is a listing of policies which apply to the proposal, and a brief explanation of how the proposed designations are consistent:
Amendment from R-12 to R-18:

LU-11: the proposal locates residential uses near retail.
LU-18: density should be determined according to its proximity to facilities and services; the proposal for higher density is appropriate as it is located near facilities and services.
LU-19: Affordability has been considered; multifamily is more affordable than single family.
LU-20: The site is located inside the UGA.
LU-22: Higher density should be in located in appropriate locations; this location is appropriate because it is near retail centers and transportation corridors.
LU-23: The proposal provides for a range of housing types and densities: in this case apartments and townhomes would be allowed.
LU-24: These properties lie in-between developed properties, hence this is infill.
LU-26: Streets and sidewalks will be provided.

LU-28: A regional park exists near the site.
LU-44: The parcels are located next to an arterial, and at the periphery of a commercially designated area.

Amendment from R-12 to GC to Mixed Use:
Those policies cited above apply to this change as well, because Mixed Use allows high density residential uses. It additionally allows some commercial uses. As such, the following policies are also met with the MU amendment proposed:
LU-58: Expanding Mixed Use adjacent to the existing MU south of the site is logical as it will continue that use to a logical boundary; being the proposed 164th Street ROW. The proposed multifamily uses will generate a need for the smaller scale commercial uses allowed in the Mixed Use zone.
LU-59: These properties lie within the UGA and where adequate facilities and services exist.
LU-60: Environmental guidelines and laws will be followed.
LU-62: This site is contiguous with existing General Commercial.
LU-64 & 67: The proposed designation would minimize and mitigate the negative affects and conflicts between commercial and residential uses by placing mixed use on the south side of the arterial, GC on the east side of the arterial and rezoning the parcels immediately west of the arterial to a higher density.
LU-153: While this proposal does not specifically propose an urban park, the policy is met by the existence of Twin Lakes park within walking distance. Open space and recreational opportunities are required by code within multifamily developments, and would be found here if multifamily development is proposed.
LU-154 and 155: With mass transit, numerous and extensive shopping opportunities and a large public park located within walking distance of the site, these policies will be met.

Section III (Applies when a change to the text of the Comprehensive Plan is necessary to support the proposed change in land use designation and rezone)

A. Indicate how the text of the Comprehensive Plan is proposed to be changed, including the language proposed to be added to and/or removed from the text:

Not Applicable

B. Is the proposed change to the Comprehensive Plan text intended to be the basis for a change to existing City regulations, to create new regulations, or to eliminate existing regulations?

_____ Yes _____ No

If yes, which existing regulations would be affected, or what type of new regulations would be proposed?

C. Describe in detail the circumstances that have changed since the adoption of the existing plan on April 1, 1996 that warrant the change to the Comprehensive Plan text which you are seeking.

Not Applicable

D. Please attach any other materials which support the change you are requesting.

27th Avenue Corridor Comprehensive Plan Amendment and Rezone

Applicants: Hylback/Young/Grdina

19.54.070 Zone reclassification.

A zone reclassification shall be granted only if the applicant demonstrates that the proposal is consistent with the comprehensive plan and applicable functional plans and complies with the following criteria:

(1) There is a demonstrated need for additional zoning as the type proposed;

The growth sectors in the Marysville area at this point in time are multifamily and limited commercial uses. It is clear that the supply of single family homes now exceeds the demand. The existing R-12 zone would allow medium density multiple family use, however the densities are limited to approximately 12 units per acre. The higher densities allowed under the R-18 zone is more economically viable, and hence in greater need.

(2) The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties;

The parcels west and north of the site are zoned R-12. R-18 will be compatible with that use. The properties east of the site are occupied with existing commercial uses, and are zoned GC. The parcel south of the site is zoned MU. The proposed GC and MU zoning simply continues those existing zones up to a logical termination point; in this case the proposed 27th Ave and the 164th Street ROW's.

EXHIBIT

26

(3) There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification;

Changes in the area have been extensive with the established big-box commercial uses fronting I-5, and the extensive road improvements constructed and being proposed. The City is working with the applicant and other neighboring property owners to extend an arterial (27th Ave.NE) from its southern extremity (the south access to Costco) south along the west side of Twin Lakes Park, and ultimately to a new freeway access south of the lakes.

(4) The property is practically and physically suited for the uses allowed in the proposed zone reclassification. (Ord. 2131, 1997).

The property has several unique attributes: it fronts on a new arterial (27th Ave); it is contiguous with intensely developed commercial property and GC zoning to the east; the adjacent parcel to the south is zoned MU; south of the site lies the water body of Twin Lakes as well as undeveloped park land, which will serve as an amenity for residential uses and finally, the site is level and all necessary utilities are available.

Ordinance No. 2709

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

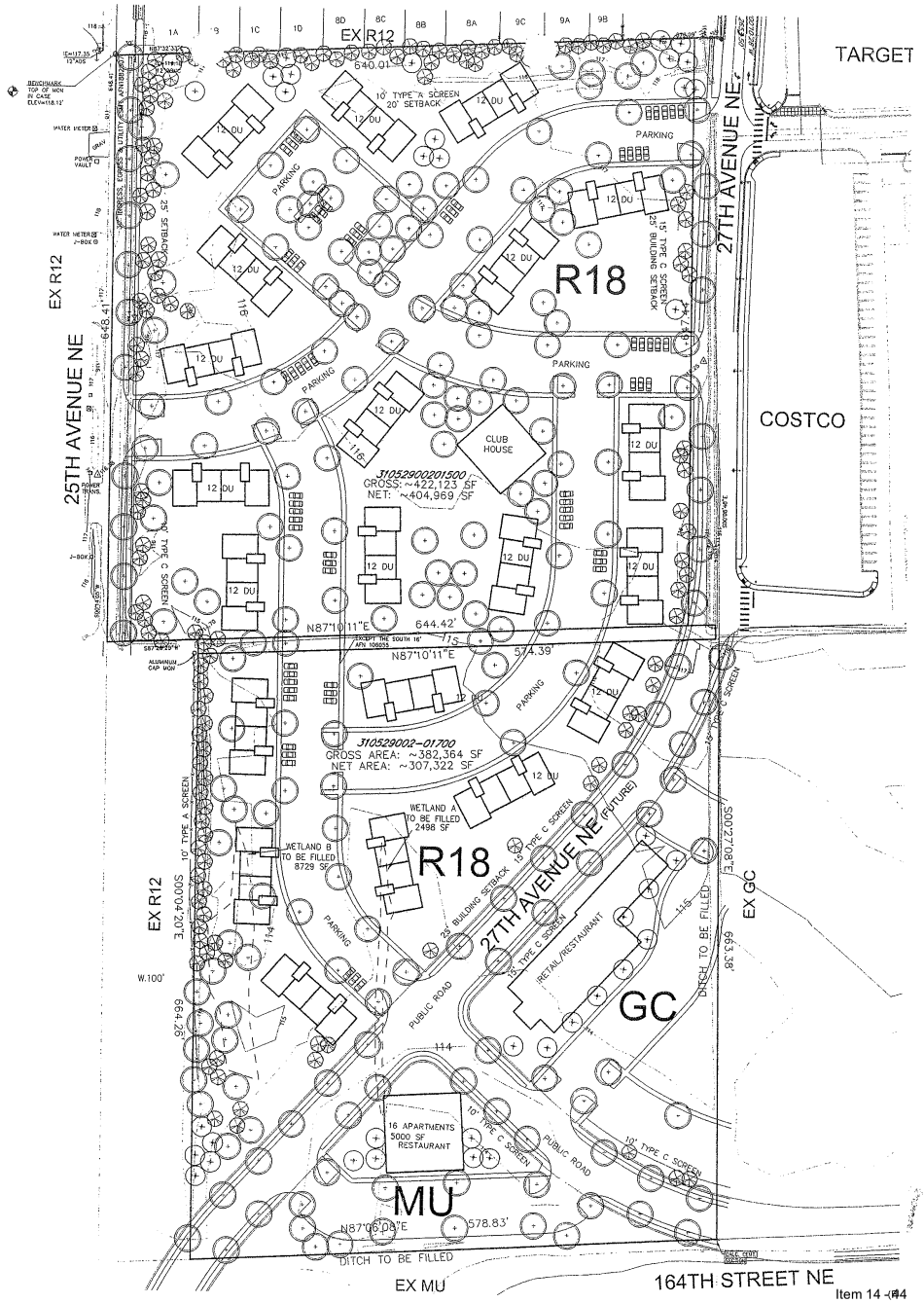
The current comprehensive plan shows GC abutting R-12. This proposal places R-18 between the GC and R-12, providing a transitional area. The zoning boundary currently follows property lines. The proposed 27th Ave. provides a more logical separation between the commercial and residential zones.

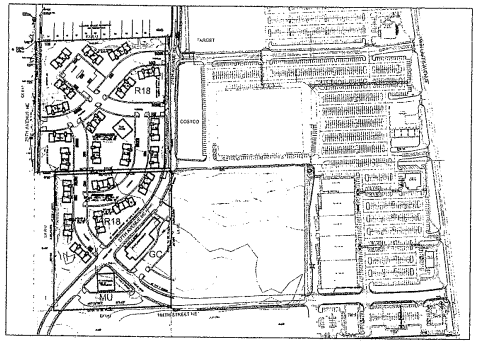
(2) The proposed land use district supports and implements the goals, objectives, policies and text of the comprehensive plan more effectively than strict application of the comprehensive plan map;

This area is uniquely suited to medium-high density multifamily development allowed by R-18. This zone will allow a transition between commercial and lower density residential. The unique attributes include close proximity to I-5; the park and ride; the nearby regional public park (Twin Lakes), and the extensive shopping opportunities, all within walking distance.

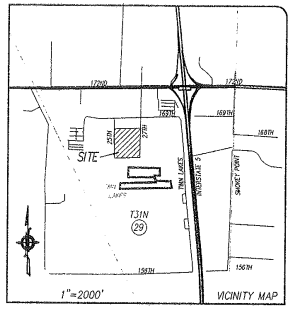
(3) The proposed land use change will not affect an area greater than 10 acres, exclusive of critical areas.

This is not applicable, as this proposal is concurrent with a comprehensive plan amendment.





VICINITY OF SITE/1"=400'



LEGAL DESCRIPTION

PARCEL NUMBER 310529-002-017-00

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.
EXCEPT THE WESTERLY 100 FEET THEREOF.
TOGETHER WITH AN EASMENT FOR INGRESS AND EGRESS AS CREATED UNDER RECORDING NO. 7704010023, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL NUMBER 310529-002-015-00

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE SOUTH 16 FEET THEREOF AS EXCEPTED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 106055;
ALSO EXCEPT THE EAST 30.00 FEET, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, AS DEEDED TO THE CITY OF MARYSVILLE UNDER AUDITOR'S FILE NUMBER 200603300531, RECORDS OF SAID SNOHOMISH COUNTY, WASHINGTON;
SUBJECT TO AND TOGETHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

APPLICANT/OWNERS

JOEL HYLBACK
P.O. BOX 3249
ARLINGTON, WA 98223
206-429-2875

RON YOUNG
P.O. BOX 3249
ARLINGTON, WA 98223
206-429-2875

JAMES GRDINA
INTRIGUE INVESTMENT CO.
14243 14TH DR
PHOENIX, AZ 85023

CONTACT

LAUREY TOBIASON
TOBIASON & CO. INC
20434 10TH PL SW
SEATTLE, WA 98166-4106
206-429-2875

PROJECT DATA

EX ZONES:	R-12
PROPOSED ZONES:	R-18, GC AND MU
GROSS SITE AREA:	804,487 SF; 18.47 ACRES
NET SITE AREA:	712,291 SF; 16.35 ACRES

NOTES REGARDING UTILITIES:

EXISTING SEWER AND WATER LINES, AS WELL AS TELEPHONE, ELECTRICITY AND CABLE EXIST IN 25TH; 27TH; AND TWIN LAKES AVENUE. SURVEYED LOCATIONS ARE SHOWN ON THE PLAN.

PROPOSED UTILITY LINES WILL BE LOCATED ON-SITE AS NECESSARY. SEWERS WILL BE GENERALLY LOCATED 5 FEET SOUTH AND WEST OF CENTERLINE IN PUBLIC ROADS; WATER WILL BE GENERALLY LOCATED 5 FEET NORTH AND EAST OF CENTERLINE IN PUBLIC ROADS.

100 0 100 200 300
Scale 1" = 100'

PLANT KEY

- LARGE SCALE DECIDUOUS STREET TREE
- SMALL SCALE DECIDUOUS 'ACCENT' TREE
- EVERGREEN CONIFEROUS SCREENING TREE

27th Ave Corridor

Comprehensive Plan Amendment and Rezone

CONCEPTUAL SITE PLAN

RESUBMITTAL	5-4-10
job no.	
drawn	
checked	
date 1-21-10	no. revision date

CONCEPTUAL SITE PLAN
for the 27th Ave Corridor
Comprehensive Plan Amendment and Rezone
owners: Hylback, Young and Grdina

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LAUREY TOBIASON
CERTIFICATE No. 365

TOBIASON & COMPANY, Inc.
Land Use Consulting Landscape Architecture
20434 10TH PL SW
SEATTLE, WA 98166-4106
(206) 429-2875
FAX 824-1132
Laurey@Tobiason.Biz

Sheet
P-1

PUBLIC WORKS
Kevin Nielsen, *Director*

80 Columbia Avenue
Marysville, Washington 98270
Phone (360) 363-8100
Fax (360) 363-8284
www.marysvillewa.gov

MEMORANDUM

To: Chris Holland

From: Holly Kohl

Re: PA10-001 Msvl Comp Plan Amendment

Date: May 24, 2010

Engineering Department Comments:

Transportation – The re-submittal addressed my prior comments of 3/1/10 and I have no additional comments.

- John Tatum

Drainage – No comments.

- Brooke Heichel

Utilities – No comments.

- Paul Federspiel

EXHIBIT

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

MEMORANDUM

DATE: February 22, 2010

TO: Chris Holland, Senior Planner

FROM: Anne Miller, Associate Engineer III AM

RE: PA 10-001 Comp Plan Amendment
Hylbak, Young, and Grdina
Parcels 31052900201500, 31052900100900, and 31052900201700

The following comments are offered after review of the above referenced application.

1. Roads:
   a. Both 27th Ave. NE and 164th St. NE are classified as 60' minor arterials with three lanes and streetscape. Right of way width shown on the conceptual site plan for both roads is 60'.
   b. Dedication of the public roads is required at this time. Future development of properties neighboring this project will need the dedication to proceed in the event that the neighboring projects precede this project.
   c. The alignment of 27th Ave. NE shown on the conceptual site plan appears to locate the off-site road partially on the Snohomish County park property. The road alignment is to utilize only a small area of the northwest corner of the park property for the radius and then abut the park property boundary but not be located on the park property.

2. Access:
   a. The number of accesses to an arterial is to be minimized. Per the Engineering Design and Development Standards 3-301 only one full access shall be allowed for every 500 fee of any contiguous parcel ownership of master plan arterial frontage. Three accesses are shown on 164th St. NE and four accesses are shown on 27th Ave. NE.
   b. Spacing standards for full accesses on an arterial range from 125' to 250' depending on the speed of the arterial and the adjacent intersection traffic control.

If you have questions regarding these comments, please contact me at (360) 363-8218 or at amiller@ci.marysville.wa.us.

cc: Shawn Smith, PE, Development Services Manager - Land Development

PUBLIC WORKS
Kevin Nielsen, *Director*

80 Columbia Avenue
Marysville, Washington 98270
Phone (360) 363-8100
Fax (360) 363-8284
www.marysvillewa.gov

MEMORANDUM

To: Chris Holland

From: Holly Kohl

Re: PA10-001 2010 Msvl Comp Plan Amendment

Date: March 2, 2010

Engineering Department Comments:

Transportation – See attached.

- John Tatum

Drainage – No comments at this time.

- Brooke Heichel

Utilities – Provide calculations detailing the increase demand for sewer and water resulting from higher density zoning proposed.

- Paul Federspiel

CITY OF Marysville WASHINGTON

PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ◆ Marysville, WA 98270
(360) 651-5100 ◆ (360) 651-5099 FAX

MEMORANDUM

DATE: March 1, 2010

TO: Chris Holland

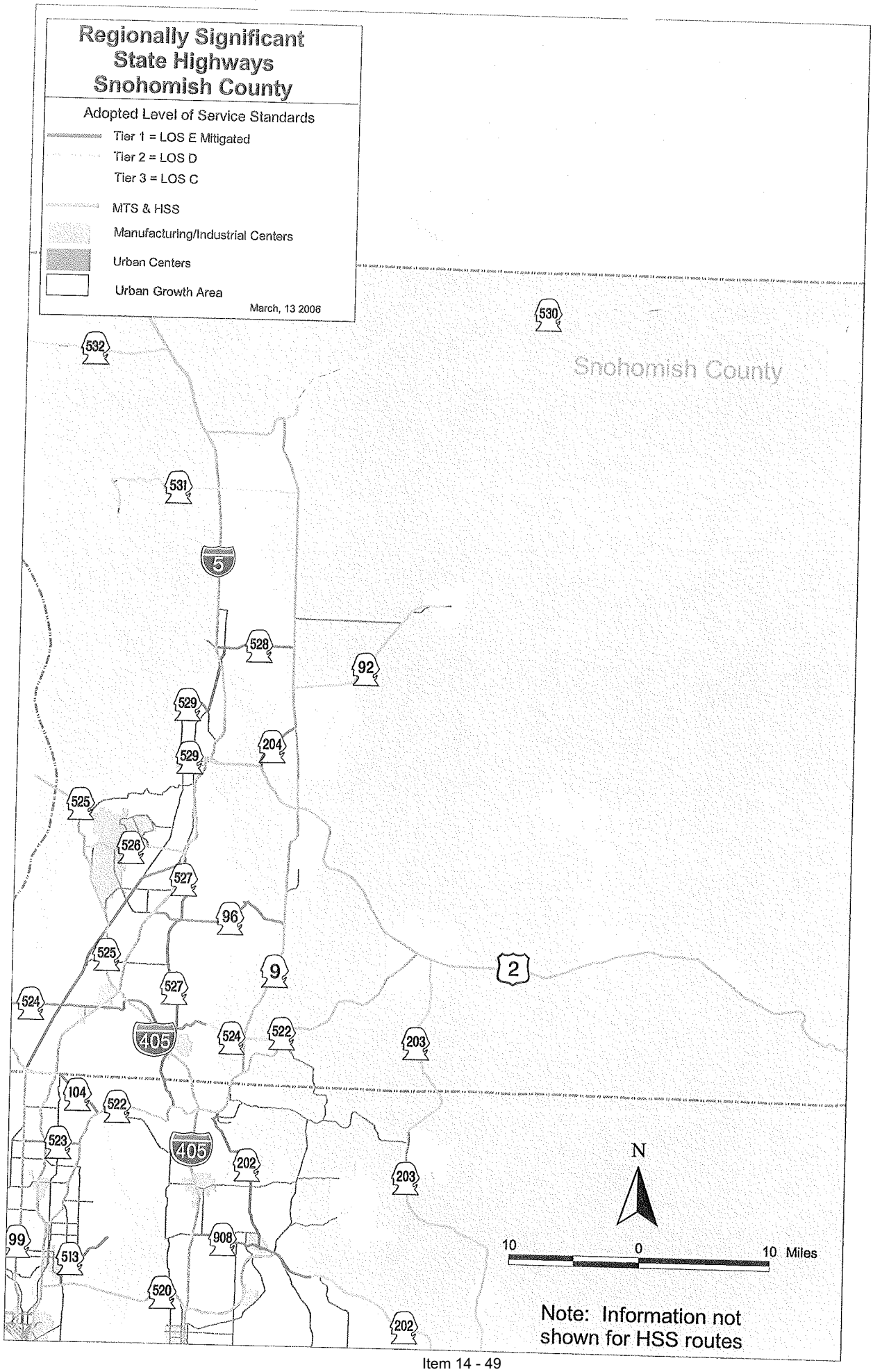
FROM: JohnTatum, Traffic Engineer

RE: PA 10001

CC: Holly Kohl

I have reviewed the SEPA checklist and TIA submitted for PA 10001 2010 Msvl Comp Plan Amendment (Hylback, Young & Grdina) and have the following comments:

1) For SEPA checklist item #14b, I would also assert that the site itself is not served by transit, but <u>is</u> situated within the maximum likely walking distance to the nearest bus stop serving the CT 240 route connecting Arlington to Stanwood. The presence of the Park and Ride (or perhaps more accurately, Park and Pool) is of no additional import as it is not serviced (nor expected to be serviced) by any bus except CT route 240 from 172nd.
2) It is the city's understanding that (per attached) the minimum LOS standard for 531 is "D" within the city as set by WSDOT and PSRC and was so adopted by the city in the 2008 Transportation Element Update. Any more relevant LOS criteria for the route should be submitted to the city for adoption.
3) The trip generations for the existing and proposed zoning conditions needs expanded documentation. The number of dwelling units analyzed for the current zoning is <u>more than</u> the maximum allowable for the type and acreage as permitted under code. The trip generation rates per current zoning DU are not identified by ITE trip type and are not of the same trip generation rate as used for the proposed zoning. The proposed zoning number of DU is <u>substantially less than</u> the maximum allowable number of DU permitted by code. The analysis should use and document a consistent methodology for both conditions of zoning analyzed or should document any difference and the justification for such difference.
4) While existing signal timing must be used for current conditions, the city will accept reasonable optimization of future signal timings (cycle length and splits) for future conditions.
5) The submitted signal analysis for the 27th at 172nd signal incorrectly identifies the sync phases (directions to receive any extra time during coordination) producing substantially increased delays and correspondingly lower Level Of Service than actually exist or are to be expected for all analysis periods.


Regionally Significant
State Highways
Snohomish County
Adopted Level of Service Standards
Tier 1 = LOS E Mitigated
Tier 2 = LOS D
Tier 3 = LOS C
MTS & HSS
Manufacturing/Industrial Centers
Urban Centers
Urban Growth Area
March, 13 2006
Snohomish County
530
532
531
5
528
92
529
529
204
525
526
527
96
525
9
2
527
524
405
524
522
203
104
522
523
405
202
203
99
513
908
520
202
N
10
0
10 Miles
Note: Information not
shown for HSS routes

MARYSVILLE

Marysville Fire District

YOUR RISK PREVENTION TEAM
1635 Grove Street, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Chris Holland, Senior Planner
From: David VanBeek, Assistant Fire Marshal
Date: February 22, 2010
Subject: PA10001 2010 Comp Plan Amendment for Lakewood Crossing area

I have completed a review of the non-project action comp plan amendment and concurrent rezone requests submitted for review and comment. The fire district has no opposition to these proposals.

We Care About You!

Chris Holland

From: Werdal, Debra [debra.werdal@co.snohomish.wa.us]
Sent: Thursday, February 18, 2010 1:24 PM
To: Chris Holland
Subject: PA 10-001 - Hylback, Young & Grdina

Snohomish County received the City's request for review for this non-project action consisting of a comprehensive plan amendment and concurrent rezone of 28-acres from Low-density, multi-family and General Commercial to High Density, multi-family and Mixed Use.

The rezone without a site plan and comprehensive plan amendment will no, in and of themselves, generate additional traffic and therefore the county has no requirements under the county/city interlocal agreement for reciprocal traffic impacts.

However, at the time a development application is submitted on this site, the county requests the opportunity to review the development application for impacts to the county road system.

Thank you.

Deb Werdal
Land Development Analyst Assoc.
Department of Public Works, TES, Traffic Operations
3000 Rockefeller, M/S 607, Everett WA 98201
Phone: (425) 388-3184
Fax: (425) 388-6449
debra.werdal@snoco.org

Received
FEB 18 2010
City of Marysville
Community Development

SNOHOMISH
HEALTH
DISTRICT

ENVIRO...MENTAL HEALTH DIVISION
3020 Rucker Avenue, Suite 104
Everett, WA 98201-3900
425.339.5250 FAX: 425.339.5254
Deaf/Hard of Hearing: 425.339.5252 (TTY)

Date: February 19, 2010

To: Chris Holland
Planning/Community Development
City of Marysville

From: Brent Raasina, R.S., Senior Sanitarian
Environmental Health Division
Snohomish Health District

Subject: Request for Review - File #**PA10001**
Hylback, Young & Grdina
Site Address: North of Gissberg Twin Lakes Park, west of Costco store complex, east of 25th Ave NE and south of 169th Pl NE, Marysville
Property Tax Acct. Number: 310529 002 015/01700
310529 001 00900

Snohomish Health District has no objections to proposed Marysville Comp Plan Amendment. Area is to be served by public sewer/water.

BR/ss

cc: Laurey Tobiason

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office 3190 160th SE Bellevue, Washington 98008-5452 (425) 649-7000

February 17, 2010

Received
FEB 18 2010
City of Marysville
Community Development

Chris Holland, Senior Planner
City of Marysville Community Development
80 Columbia Ave.
Marysville, Washington 98270

Dear Mr. Holland:

RE: Hylback, Young and Grdina Comprehensive Plan Amendment Request for Review, Permit No. PA 10001

Thank you for sending a copy of the application for the proposed Hylback, Young and Grdina Comprehensive Plan Amendment (Permit No. PA 10001) to the Washington State Department of Ecology (Ecology) for our review and comment. This proposal involves three parcels north of Gissberg Lakes and west of Twin Lakes Avenue (Tax Parcel Nos. 31052900100900, 31052900201500 and 31052900201700) to be developed for commercial and high-density residential use. An environmental checklist and a conceptual site plan were included with the request for review.

Section 3.a.2) of the environmental checklist states that future development of the site may include filling of isolated wetlands and that approval for filling of the easterly of the two wetlands has already been obtained. I am unable to locate an application for or authorization of this wetland impact here at Ecology. Impacting wetlands without prior authorization is a violation of federal and state laws.

While I have no concerns with the proposed Comprehensive Plan amendment, I would ask that the City of Marysville condition approval of any site work with the follow stipulation: The application shall obtain all necessary state and federal authorizations for wetland impacts prior to beginning any ground disturbing activities or timber harvest.

Thank you for sending the request for review to me. I look forward to continued discussion with you about this project. If you have any questions or would like to discuss my concerns, please give me a call at (425) 649-7148 or send an email to paan461@ecy.wa.gov.

Sincerely,

Paul S. Anderson

Paul Anderson, PWS
Wetland Specialist
Shorelands and Environmental Assistance Program

PSA: ca

cc: Erik Stockdale, 401/Wetlands Supervisor
Joel and Tami Hylback
Ronald and Marlene Young
James Grdina
Laurey Tobiason

2010

May 12, 2010

Email: arudnick@arlingtontimes.com

Dear Adam Rudnick:

I just received the amended 27th, ave. plan. It looks as if the Arizona Developer is going for general commercial. The Developer who used to live in this neighborhood is still greedy. He moved to Skagit County because he did not like our schools? This Developer has downsized for 28 to 18. This will still require tenements "slums".

I drove you through the 12 density neighborhood very clean all privately owned, no rentals. In 1977, I and my wife moved here from San Francisco California. My wife was born and raised in Lakewood. We built a beautiful home in 1977. It is just west of where I now live. Over these many years we made many friends. I make copies of the letter I send you and your paper. I gave these copies to all my friends who live in the large beautiful homes west of I-5. The value of these homes will be adversely affected by these slums. People will have to drive through these slums to get to their lovely homes.

I missed a name and phone numbers on my contact list. Joanne and Thomas Delazzari, Space 90 in the Crystal Tree Mobile Home Park. 360-652-3925. Joanne is the President of the Crystal Tree Mobile Home Association.

I have also talked to all the stores east of the projects. They are worried about crime in their stores and parking lots. This will surely hurt their business. I told them all to expect to be contacted by your paper, since you are doing the story on this problem.

Best Regards

Peter McKeown

Copy: Anyone I can think of who will be affected by this development

EXHIBIT 33

2010

Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98270

May 13, 2010

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point
File #10001

Dear Mr. Holland,

As the elected spokesperson for the residents Crystal Tree Village and as per our conversation please accept this letter to extend and amend the signed letter signed by residents objecting to the R28 rezone applications for parcels 31052900201500 and 31052900201700 to include objecting to the R18 applications.

We are still adamant about maintaining the current R12 now in existence.

Most sincerely,

JoAnn DeLazzari
16600 25th Ave. NE #90
Marysville WA 98271

May 18, 2010

Received
MAY 19 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Washington 98270

RE: Comprehensive Plan Amendments and Rezone Requests
PA #10001

Dear Mr. Holland:

Please accept this letter on behalf of our Lakewood Meadow Owners Association who REMAIN IN FULL OPPOSITION to any increased building density beyond the existing R-12 City zoning for parcels #31052900201500 and #31052900201700. While we understand the owners interest in selling property for THEIR best economic advantage ....WE HAVE LOST approximately $55,000 of property equity for each of our 42 homes homes over the last two years. When we were annexed into the City of Marysville, we made a special effort to meet with your Planning Staff Members and appeared and testified at Planning Commission and City Council Meetings on the Comprehensive Plan and Transportation Plan.....And as a City of Elected and Appointed Officials, you provided R-12 zoning to the applicants property as well as to ours, and a strip north of 169th Place NE. We understood that to be in recognition and appreciation for preservation of our quality of life due to impacts of a Huge Shopping Center Development, next door. Since that time, the City of Marysville, has amended the Transportation Plan to extend 27th Avenue NE south through the trees to connect to 156th.....after originally assuring us that Twins Lakes Avenue would be the connector from 172nd to 156th, and be the major traffic corridor to serve the shopping center development. We are not the people of "NO".....as we were very supportive and looked forward to the thoughtful development that was proposed for the applicants property at the R-12 Zoning just a couple of years ago. We respectfully request that the City of Marysville DENY this Comprehensive Plan Amendment.

Sincerely on behalf of Lakewood Meadow Owners Association:

Jerald L Osterman

Jerald L. (Jerry) Osterman, President/Boardmember
2605 169th Street NE
Marysville, Washington 98271
(360-654-0144)
josterman2@verizon.net

Received
FEB 22 2010
City of Marysville
Community Development

February 18, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Washington 98270

RE: Comprehensive Plan Amendments
Rezone Request of Property Behind Costco/Smokey Point

Dear Chris:

By invitation, our Boardmembers attended a meeting with Joel Hylback and were advised of his application for Comprehensive Plan Amendment for future rezone of his property from RM-12 to RM-28 for sale and proposed large development of 3-Story Apartments adjacent to our single family homes.
Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider the Comprehensive Plan Amendments requests and advise me of the meeting schedules.
Thank you for this assistance and for the work that you and the other City Staffmembers do on behalf of our community.

Sincerely,

Jerry

Jerald L. (Jerry) Osterman, President
Lakewood Meadow Owners Association
2605 169th Street NE
Marysville, Washington 98271
(360-654-0144)
josterman2@verizon.net

February 23, 2010

Chris Holland, Senior Planner
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Washington 98270

Received
FEB 25 2010
City of Marysville
Community Development

RE: Comprehensive Plan Amendments
Rezone Request of Property behind Costco/Smokey Point
File Number: PA10-001

Dear Chris:

Per our phone conversation of today (Feb. 23, 2010), I want this letter put into the record that I am opposed to the future rezone of said property behind Costco/Smokey Point (File Number PA10-001) from R-12 to R-28.

I'm was extremely upset when I received the Notice of Application card in the mail today, February 23, 2010, stating the written comments on the application needed to be forwarded "**on or before February 26, 2010.**" I know you told me in our phone conversation that doesn't really mean you won't take written notices after February 26th but it sounds very intimidating to me and I am sure to others also.

Also, I am very disturbed that there are no signs in the Lakewood Meadows area or the Mobile Home Park on 25th Ave. NE. As far as I can tell the only two signs indicating this proposed change are on the property behind Costco and they were put where you are unable to read them without stopping your car on the road (which I certainly would not do) and where no sidewalks exist thus eliminating anyone walking by being able to read them. WHY?

Sincerely,

Karen Holland

Karen Holland
2603 – 168th Pl. NE
Marysville, WA 98271
(360-654-1645)
kbholland@wavecable.com

cc:Jerry Osterman,President, Lakewood Meadow Owners Association

Chris Holland

From: alenakral@aol.com
Sent: Thursday, February 25, 2010 7:45 PM
To: Chris Holland
Subject: PA10-001 comprehensive plan change/ rezone

Dear Sir,
I'm writing as a concerned homeowner and taxpayer. This request to rezone my back yard into an apartment complex is just not acceptable to me.
In the last three years, I have watched as the area has expanded beyond my wildest dreams, to a point that I can barely get in or out of my immediate area on the weekend because of traffic. I have also watched my home value drop like a rock, because some investors could not wait to sell a home to someone who couldn't afford it.
Now, these same investors wish to make yet MORE money by building apartments in my backyard and by doing so, my property values will drop by another huge margin. And with apartments, I would expect crime to excallate as well!
The traffic in this area is borderline mayhem around holidays, and even weekends are so bad that I sometimes stay away from home, just to not have to go through the gauntlet.
What this area needs is better traffic control. More ways in and out. a separate freeway access to the South would help. More homes would be just fine, as the density would be reasonable, and crime would remain reasonable. However, better traffic control (access) is needed before ANYTHING else is even planned. Right now, it reminds me of Lynnwood 15 years ago
- with 3 lanes into town, and one leading out. a virtual trap.
To be short, I am requesting that you deny the rezone of this property.
If it's not too much to ask, could I be notified when any meeting about this is going to tke place? I would very much like to attend.
Thank you for your time,
Alena Kral
2519 168 PL NE
Marysville, WA. 98271

Received
FEB 26 2010
City of Marysville
Community Development

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue. Our justification for this opposition will be given verbally and/or in writing at a public meeting or upon request be the Commission.

Sincerely,

Thomas and JoAnn DeLazzari
Crystal Tree Village
16600 25th Ave. NE Space 90
Marysville WA 98271
360-652-3925

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Delores Anderson (print name)

Delores Anderson Signature

Crystal Tree Village
16600 25th Ave. NE Space 137
Marysville WA 98271

February 23, 2010

Received
FEB 26 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Virginia Reed (print name)

Virginia Reed Signature

Crystal Tree Village
16600 25th Ave. NE Space 63
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

Roberta Semer (print name/s)

Roberta Semer Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 12
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

EUGENE C. SENER (print name)

Eugene C. Sener Signature

Crystal Tree Village
16600 25th Ave. NE Space 17
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

JOYCE BONO (print name)

Joyce Bono Signature

Crystal Tree Village
16600 25th Ave. NE Space 118
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

GARY PAT CONKLIN (print name/s)

Gary Conklin Patricia Conklin Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 76
Marysville WA 98271

February 23, 2010

Received
FEB 26 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

RAY & ANN RANDALL (print name/s)

Ray Randall Ann Randall Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 52
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

BOBBY & NANCE WEIS (print name/s)

Bobby Weis Nance Weis Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 38
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

J.E. & DOLORES MCELROY (print name/s)

J.E. & Dolores McElroy Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 98
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

Joseph Lepo Bessie R. Lepo (print name/s)

Joseph Lepo, Bessie R. Lepo Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 163
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Martha Coryelli (print name)

Martha L Coryelli Signature

Crystal Tree Village
16600 25th Ave. NE Space 101
Marysville WA 98271

February 23, 2010

Recei
FEB 26 2010
City of Mar
Community De

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

AnnaVee Carlson (print name)

AnnaVee Carlson Signature

Crystal Tree Village
16600 25th Ave. NE Space 69
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

GLORIA HARTER (print name)

Gloria Harter Signature

Crystal Tree Village
16600 25th Ave. NE Space 88
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

Gust Kouyian Gust Kouyian (print name/s)
Dorothy Kouyian Dorothy Kouyian Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 43
Marysville WA 98271

RECEIVED
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

MARIENNE CARNS (print name)

Marienne Carns Signature

Crystal Tree Village
16600 25th Ave. NE Space 57
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Teresa J. Rhodes (print name)

Teresa J. Rhodes Signature

Crystal Tree Village
16600 25th Ave. NE Space 55
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

Ervin + Shirley Zimbelman (print name/s)

Ervin + Shirley Zimbelman Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 125
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

Gene Loring Joyce Loring (print name/s)

Gene Loring Joyce Loring Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 149
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Robert W. Tribbey (print name)

Robert W. Tribbey Signature

Crystal Tree Village
16600 25th Ave. NE Space 121
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

T.E. Shockley (print name)

T.E. Shockley Signature

Crystal Tree Village
16600 25th Ave. NE Space 104
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

J. DAVID GILLELAND - WANDA GILLELAND (print name/s)

J. David Gilleland Wanda L Gilleland Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 42
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

David E Clutinger / Barbara J. Clutinger (print name/s)

David E Clutinger Barbara J Clutinger Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 51
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

JAMES A. BRENNAN Shirley A. BRENNAN (print name/s)

James A Brennan Shirley A Brennan Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 61
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

George & Connie Delp (print name/s)

George H Delp Connie Delp Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 141
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

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Sincerely,

Arlo Volson Lonna Volson (print name/s)

Lonna Volson Signature/s

Crystal Tree Village
16600 25th Ave. NE Space # 148
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

CAROLYN WENDT (print name)

Carolyn H. Wendt Signature

Crystal Tree Village
16600 25th Ave. NE Space 157
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Edna M. Richardson (print name)

Edna M. Richardson Signature

Crystal Tree Village
16600 25th Ave. NE Space 122
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

RAY LALLUKKA Sue LALLUKKA (print name/s)

Ray Lallukka Sue Lallukka Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 162
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Marjorie Francis (print name)

Marjorie Francis Signature

Crystal Tree Village
16600 25th Ave. NE Space 73
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

KATHERINE DELANEY (print name)

Katherine DeLaney Signature

Crystal Tree Village
16600 25th Ave. NE Space 66
Marysville WA 98271

Received
FEB 23 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

ALLAN B. MOE (print name)

Allan B Moe Signature

Crystal Tree Village
16600 25th Ave. NE Space 72
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

DAVID TREGONING / SHARON TREGONING (print name/s)

Sharon Tregoning / David Tregoning Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 111
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

VERONICA R. DeGRAAF (print name)

Veronica R DeGraaf Signature

Crystal Tree Village
16600 25th Ave. NE Space 59
Marysville WA 98271

February 23, 2010

FEB 26 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

Joyce R. Scott Dave L. Scott (print name/s)

Joyce R. Scott David L. Scott Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 126
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Dev...

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

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Sincerely,

MAALKA MEDNIKOFF (print name)

Maalka Mednikoff Signature

Crystal Tree Village
16600 25th Ave. NE Space 37
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Dev...

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Dawn E. Grimstead (print name)

Dawn E Grimstead Signature

Crystal Tree Village
16600 25th Ave. NE Space 64
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Kenneth L Johnson (print name/s)

Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 147
Marysville WA 98271

JANICE Johnson

Janice Johnson

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Douglas E. Arnold (print name)

Douglas E. Arnold Signature

Crystal Tree Village
16600 25th Ave. NE Space #2
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

DONALD M BIRD (print name)

Donald M Bird Signature

Crystal Tree Village
16600 25th Ave. NE Space #18
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
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Sincerely,

Oleah Hopke (print name)

Oleah Hopke Signature

Crystal Tree Village
16600 25th Ave. NE Space 155
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Carol James (print name)

Carol James Signature

Crystal Tree Village
16600 25th Ave. NE Space 82
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Floyd J. Rogers (print name)

Signature

Crystal Tree Village
16600 25th Ave. NE Space 37
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
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Sincerely,

Richard DAY (print name)

Signature

Crystal Tree Village
16600 25th Ave. NE Space 91
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Mr + Mrs John Carroll (print name/s)

Mr + Mrs John Carroll Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 95
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

ALICE C HELLMAN (print name)

Alice C. Hellman Signature

Crystal Tree Village
16600 25th Ave. NE Space 136
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

DEE LANDERS Lori Landers (print name/s)

Dee Landers Lori Landers Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 17
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
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Sincerely,

Bea Waters - CLAY WATERS (print name/s)

Bea Waters - Clay Waters Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 146
Marysville WA 98271

2/24/2010

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

WILMAR L. SPADING Patricia Spading (print name/s)

Wilmar L. Spading Patricia J. Spading Signature/s

Crystal Tree Village
16600 25th Ave. NE Space #135
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

BONNIE FITCH (print name)

Bonnie Fitch Signature

Crystal Tree Village
16600 25th Ave. NE Space D4
Marysville WA 98271

February 23, 2010

Received
FEB 2 5 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Ed R. Gayland (print name)

Ed R. Gayland Signature

Crystal Tree Village
16600 25th Ave. NE Space NO-3
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

CLIFFORD Counley (print name)

Clifford Counley Signature

Crystal Tree Village
16600 25th Ave. NE Space 25
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Dorothy Hansen (print name)

Dorothy Hansen Signature

Crystal Tree Village
16600 25th Ave. NE Space 102
Marysville WA 98271

February 23, 2010

Received
FEB 26 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

NETA COREY (print name)

Neta Corey Signature

Crystal Tree Village
16600 25th Ave. NE Space 130
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

MR & MRS DONALD WRIGHT (print name/s)

Betty + Don Wright Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 106
Marysville WA 98271

February 23, 2010

Received
FEB 26 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

DIANA PIERCE (print name)

Diana Pierce Signature

Crystal Tree Village
16600 25th Ave. NE Space 105
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

Steven & Jennifer Reiber (print name/s)

Steven M Reiber Jennifer Reiber Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 153
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

ALAVEENE MAE VANDALL (print name)

Alaveene Mae Vandall Signature

Crystal Tree Village
16600 25th Ave. NE Space #62
Marysville WA 98271

Received
FEB 25 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

CHERYL TRIBBEY (print name)

Cheryl Tribbey Signature

Crystal Tree Village
16600 25th Ave. NE Space 121
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings we are writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

John Patterson
Christina Patterson (print name/s)

Christina Patterson, John Patterson Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 58
Marysville WA 98271

Received
FEB 23 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

ALMA R. STAGE (print name)

Alma R Stage Signature

Crystal Tree Village
16600 25th Ave. NE Space 44
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

James O Bassett - Sharon Bassett (print name)

Sharon J Bassett Signature

Crystal Tree Village
16600 25th Ave. NE Space 54
Marysville WA 98271

February 23, 2010

Received
FEB 26 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise us of all meeting schedules regarding this issue.

Sincerely,

WANDA MCCONNELL - LARRY (print name/s)

Larry McConnell - Wanda McConnell Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 128
Marysville WA 98271

February 23, 2010

Received
FEB 25 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Paul Hofseth (print name)

Mr & Mrs Hofseth Signature

Crystal Tree Village
16600 25th Ave. NE Space 15
Marysville WA 98271

Received
FEB 23 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Arlene G. Olsen (print name)

Arlene G Olsen Signature

Crystal Tree Village
16600 25th Ave. NE Space 140
Marysville WA 98271

February 23, 2010

Received
FEB 23 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

PETER J. McKEOWN (print name)

Peter J. McKeown Signature

Crystal Tree Village
16600 25th Ave. NE Space 40
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Lois I Gostol (print name)

Lois I Gostol Signature

Crystal Tree Village
16600 25th Ave. NE Space #41
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

DEBRA F DARLING (print name)

Debra F Darling Signature

Crystal Tree Village
16600 25th Ave. NE Space 131
Marysville WA 98271

February 23, 2010

Received
FEB 26 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Hilda Valentinsen (print name)

Hilda Valentinsen Signature

Crystal Tree Village
16600 25th Ave. NE Space 142
Marysville WA 98271

Received
FEB 23 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

EVA M SIEGFRIED (print name)

Eva M Siegfried Signature

Crystal Tree Village
16600 25th Ave. NE Space 131
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Leona M. Hutchinson (print name)

Leona M. Hutchinson Signature

Crystal Tree Village
16600 25th Ave. NE Space 108
Marysville WA 98271

February 23, 2010

Received
FEB 28 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Audrey Abkes (print name)

Audrey Abkes Signature

Crystal Tree Village
16600 25th Ave. NE Space 107
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Virginia Irene Rhoads (print name)

Virginia Irene Rhoads Signature

Crystal Tree Village
16600 25th Ave. NE Space 67
Marysville WA 98271

February 23, 2010

2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Anne CORBIN (print name)

Anne C Corbin Signature

Crystal Tree Village
16600 25th Ave. NE Space 34
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Katherine P. Flood (print name)

Signature

Crystal Tree Village
16600 25th Ave. NE Space 65
Marysville WA 98271

February 23, 2010

Received
FEB 23 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

David K. Wale (print name)

David K. Wale Signature

Crystal Tree Village
16600 25th Ave. NE Space 71
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Lloyd O. Roberts ESTHER D. ROBERTS (print name/s)

Lloyd O. Roberts Esther D. Roberts Signature/s

Crystal Tree Village
16600 25th Ave. NE Space 127
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Esther L. Bennett (print name)

Esther L. Bennett Signature

Crystal Tree Village
16600 25th Ave. NE Space 22
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Rolland Dixon (print name)

Rolland Dixon Signature

Crystal Tree Village
16600 25th Ave. NE Space 23
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Geri Grasso (print name)

Geri Grasso Signature

Crystal Tree Village
16600 25th Ave. NE Space 36
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

DENNIS L. JAMES BONNIE L. JAMES (print name/s)

Dennis L James Bonnie L James Signature/s

Crystal Tree Village
16600 25th Ave. NE Space #39
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

MARGUERITE J. CLARK (print name)

Marguerite J Clark Signature

Crystal Tree Village
16600 25th Ave. NE Space 94
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

ANN M. DOLPH (print name)

Ann M. Dolph Signature

Crystal Tree Village
16600 25th Ave. NE Space #8
Marysville WA 98271

CLINTON H. DOLPH
Clinton H. Dolph

Received
FEB 25 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

Sharon Kragen (print name)

Sharon Kragen Signature

Crystal Tree Village
16600 25th Ave. NE Space 115
Marysville WA 98271

Received
FEB 26 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

LAWRENCE O. SOLEM (print name)

Lawrence O Solem Signature

Crystal Tree Village
16600 25th Ave. NE Space 116
Marysville WA 98271

Received
FEB 25 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Robert Hengrude (print name)

Robert C. Hengrude Signature

Crystal Tree Village
16600 25th Ave. NE Space 99
Marysville WA 98271

Received
FEB 23 2010
City of Marysville
Community Dev...

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

DENNIS L. KNOWLES, GERTRUDE KNOWLES (print name)

Dennis L. Knowles, Gertrude K (Signature)

Crystal Tree Village
16600 25th Ave. NE Space 97
Marysville WA 98271

Received
FEB 23 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Katherine Mathis (print name)

Signature

Crystal Tree Village
16600 25th Ave. NE Space 89
Marysville WA 98271

February 23, 2010

Received
MAR 1 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Lynne Stuller (print name)

Lynne Stuller Signature

Crystal Tree Village
16600 25th Ave. NE Space #70
Marysville WA 98271

Received
2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

Upon learning of the application for Comprehensive Plan Amendment for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single senior dwellings I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider Comprehensive Plan Amendment requests and advise me of all meeting schedules regarding this issue.

Sincerely,

Dorothy A. Butner (print name)

Dorothy A. Butner Signature

Crystal Tree Village
16600 25th Ave. NE Space # 26
Marysville WA 98271

Huge problem with traffic in this area — more cars ?? a nightmare

Received
MAR - 3 2010

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland,

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Sincerely,

MARILYN GRABLE (print name)

Marilyn Grable Signature

Crystal Tree Village
16600 25th Ave. NE Space 27
Marysville WA 98271

March 2, 2010

RECEIVED
MAR 0 2 2010
CITY OF MARYSVILLE

Mr. Chris Holland
Department of Community Development
City of Marysville

RE: Attached Letters **IN OPPOSITION** of Comp. Plan Amendments

Jennifer Janott	2503 168th Pl. NE; Marysville, WA 98271
Ellen Cosner	2503 168th Pl. NE; Marysville, WA 98271
Dan Braasch	2504 168th Pl. NE; Marysville, WA 98271
Kent Peterson	2506 168th Pl. NE; Marysville, WA 98271
Stephen Rush	2507 168th Pl. NE; Marysville, WA 98271
Gary Woods	2511 168th Pl. NE; Marysville, WA 98271
Kendall Hepworth	2512 168th Pl. NE; Marysville, WA 98271
Sue Buchany	2516 168th Pl. NE; Marysville, WA 98271
Alena Kral	2519 168th Pl. NE; Marysville, WA 98271
Amber Robb	2523 168th Pl. NE; Marysville, WA 98271
Stacie Dodson	2524 168th Pl. NE; Marysville, WA 98271
Helen Tierney	2527 168th Pl. NE; Marysville, WA 98271
Alisha Scarsella	2602 168th Pl. NE; Marysville, WA 98271
Karen Holland	2603 168th Pl. NE; Marysville, WA 98271
Scott Howell	2606 168th Pl. NE; Marysville, WA 98271
Erica Moses	2501 169th St. NE; Marysville, WA 98271
Mark Smale	2503 169th St. NE; Marysville, WA 98271
Ashadee Polino	2505 169th St. NE: Marysville, WA 98271
John Mattice	2506 169th St. NE; Marysville, WA 98271
Deborah Pete	2517 169th St. NE; Marysville, WA 98271
Robert Larkin	2521 169th St. NE; Marysville, WA 98271
Randy Hannah	2526 169th St. NE; Marysville, WA 98271
Jerald Osterman	2605 169th St. NE; Marysville, WA 98271
Victor Bou	2607 169th St. NE; Marysville, WA 98271

2-27-10

March ___, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

Received
MAR - 3 2010
City of Marysville
Community Development

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland'

Upon learning of the application for Comprehensive Plan Amendments for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single family housing dwellings. I am writing this letter of opposition to the request.

Please put this letter on record in opposition of this Comprehensive Plan Amendment request as it goes forward in all proceedings with the Planning Commission and City Council as they consider the Comprehensive Plan Amendments and advise me of all meeting schedules regarding this issue.

Sincerely,

Jennifer Janott ----------(Print Name)

Jennifer Janott ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2503 168th P.L. N.E.

Marysville, Wa. 98271

March 1, 2010

Received

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland'

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Sincerely,

Ellen Cosner ----------(Print Name)

Ellen Cosner ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2503 168th PL NE
Marysville WA 98271

Marysville, Wa. 98271

March 1, 2010

Received
MAR 1 2010
City of Marysville

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Dan Brausch ----------(Print Name)

Dan Brausch ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2504 168th Pl NE

Marysville, Wa. 98271

March 1, 2010

Received
MAR 1 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

KENT PETERSON
----------(Print Name)

----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2506 NE 168th Pl

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland'

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Sincerely,

STEPHEN D. RUSH ----------(Print Name)

----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2507 168th Pl NE

Marysville, Wa. 98271

FEB.
~~March~~ 27, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland'

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Sincerely,

GARY WOODS
----------(Print Name)

Gary Woods
----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2511- 168TH PL. N.E

Marysville, Wa. 98271

March 27, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland'

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Sincerely,

Kendall Hepworth ----------(Print Name)

Kendall Hepworth ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2512 168th Pl NE

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

SUE BUCITANY ----------(Print Name)

Sue Bucitany ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2516 168th PL NE

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

ALENA KRAL
----------(Print Name)

----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2579 - 168th PL NE
MARYSVILLE, WA 98271

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Amber Robb
----------(Print Name)

Amber Robb
----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2523 168th Pl NE
Marysville

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland'

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Sincerely,

Stacie Dodson ----------(Print Name)

Stacie Dodson ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2524 168 Pl NE
Marysville, WA 98271

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Helen TIERNEY ----------(Print Name)

Helen Tierney ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2527 168th Pl. NE.

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
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Sincerely,

Alisha Scarsella
----------(Print Name)

Alisha Scarsella
----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2602 168th PL NE

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland'

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Sincerely,

Karen B Holland ----------(Print Name)

Karen B Holland ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2603-168th Pl N.E

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
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Dear Mr. Holland'

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Sincerely,

Scott Howell
----------(Print Name)

----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2606 168th Pl. N.E.

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
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Sincerely,

Erica Moses
----------(Print Name)

Erica J Moses
----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2601 104th St NE
Marsvl WA 98271

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
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Sincerely,

MARK D. SMALE ----------(Print Name)

Mark D. Smale ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2503 169 ST. NE.
MARYSVILLE WA.

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
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Sincerely,

Ashadee Pollino ----------(Print Name)

---------- Signature

Lakewood Meadows Home Owners Association

YourAddress:

2505 169th St NE

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

John MATTICE ----------(Print Name)

---------- Signature

Lakewood Meadows Home Owners Association

YourAddress:

2506 169th ST.
N.E.

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Deborah Pete ----------(Print Name)

Deborah J. Pete ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2517 169th St. NE

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

R D ROBERT LARKIN (Print Name)

Robert LaRa Signature

Lakewood Meadows Home Owners Association

YourAddress:

2521 169th ST. NE

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland'

Upon learning of the application for Comprehensive Plan Amendments for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single family housing dwellings. I am writing this letter of opposition to the request.

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Sincerely,

RANDY HANNAH ----------(Print Name)

---------- Signature

Lakewood Meadows Home Owners Association

YourAddress:

2526 169TH ST NE

Marysville, Wa. 98271

March 7, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland:

Upon learning of the application for Comprehensive Plan Amendments for future rezone of the property from RM-12 to RM-28 for sale and proposed large development of 3-story apartments adjacent to our single family housing dwellings. I am writing this letter of opposition to the request.

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Sincerely,

JERALD L. OSTERMAN ----------(Print Name)

Jerald L Osterman ----------Signature

Lakewood Meadow Home Owners Association

YourAddress:

2605 169th ST. NE

Marysville, Wa. 98271

March 1, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

VICTOR BOU ----------(Print Name)

Victor Bou ----------Signature

Lakewood Meadows Home Owners Association

YourAddress:

2607 169TH ST. NE

Marysville, Wa. 98271

March 3, 2010

MAR 9 2010
City of Marysville
Community Development

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville, Wa. 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

Dear Mr. Holland'

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Sincerely,

RYAN NIELSEN ----------(Print Name)

---------- Signature

Lakewood Meadows Home Owners Association

YourAddress:

2508 108th Pl NE
Marysville, WA 98271

Marysville, Wa. 98271

Received
MAR 1 1 2010
City of Marysville
Community Development

February 23, 2010

Mr. Chris Holland
Department of Community Development
City of Marysville
80 Columbia Avenue
Marysville WA 98271

RE: Comprehensive Plan Amendments
Rezone request of Property Behind Costco/Smokey Point

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Sincerely,

Robert Rasmussen (print name) Jean Rasmussen
Robert Rasmussen Signature Jean Rasmussen

Crystal Tree Village
16600 25th Ave. NE Space 113
Marysville WA 98271

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File Number: PA 10001

Proponent: Joel & Tami Hylback
Ronald & Marlene Young
James Grdina

Contact: Laurey Tobiason
Tobiason & Co., Inc.
20434 10th Place SW
Seattle, WA 98166
(206) 429-2875

Lead Agency: City of Marysville
Community Development Department

SEPA Contact: Chris Holland, Senior Planner
(360) 363-8100

Description of Proposal: A NON-PROJECT citizen initiated action requesting approval of a Comprehensive Plan Map Amendment and concurrent rezone to change the land use designation of approximately 18.47-acres from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use (1.12 net acres) and General Commercial (1.79 net acres). The proposed map amendment and concurrent rezone would allow an increase in residential density from twelve (12) dwelling units per acre to eighteen (18) dwelling units per acre. The small pockets of Mixed Use and General Commercial land use would complement the adjacent land uses once right-of-way is dedicated to the City of Marysville for future extension of 27th Avenue NE and 164th Street NE.

If the proposed Comprehensive Plan Map Amendment and concurrent rezone request is approved, all future project action development proposals will be subject to the applicable Marysville Municipal Codes (MMC) and fees, as well as project level State Environmental Policy Act (SEPA) review, at the time of application.

Location of Proposal: The proposed NON-PROJECT action site is located north of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE, and is identified as Assessor's Parcel Numbers 31052900201500 & 31052900201700.

Site Description: The proposed site consists of two (2) parcels of property, totaling approximately 18.47-acres. Currently the site is vacant and vegetated with alder, fir, cedar, shrubs and grasses. Topography of the proposed amendment area is generally flat.

Surrounding uses to the north include a condominium plat, known as Lakewood Meadow, consisting of 43 single-family units. Lakewood Crossing shopping center, consisting of big box retail stores Costco and Target is located to the east. Gissberg Twin Lakes Park is located to the south and a 21-acre mobile home park, known as Crystal Tree Village is located to the west.

Critical Areas: Two wetlands are located on the southern parcel (APN 31052900201700) of the proposed amendment site. Wetland A is an approximately 2,498 SF Category IV wetland. Wetland B is an approximately 8,729 SF Category III wetland. Category IV wetlands require a 35' natural vegetative buffer and Category III wetlands required a 75' natural vegetative buffer, pursuant to Chapter 19.24 MMC, *Critical Areas Management*.

EXHIBIT 37

The proposed comprehensive plan map amendment and concurrent rezone is a NON-PROJECT action, therefore, no impacts to the wetlands are proposed at this time. However, according to the Environmental Checklist (EC), submitted with the application, future development of the site may include filling of the wetlands. Additionally, the EC states that approval for filling these wetlands has been obtained.

The applicant has not obtained city, state or federal approval to fill the wetlands. Therefore, the applicant shall obtain all necessary city, state and federal authorizations for wetland impacts prior to beginning any ground disturbing activities or timber harvest.

Traffic and Circulation: The applicant submitted two traffic impact analysis (TIA) reports, prepared by Gibson Traffic Consultants (GTC). The first TIA is dated January 2010 and reflects the traffic impacts of the comprehensive plan map amendment and concurrent rezone, as originally proposed. The second TIA is dated May 2010 and reflects the traffic impacts of the comprehensive plan map amendment and concurrent rezone, as revised. The TIA, dated May 2010, was analyzed by staff in order to determine traffic impacts for this proposal.

The TIA analyzes the anticipated number of trips and the difference in impacts to the surrounding intersections of 27th Avenue NE @ 172nd Street NE, 25th Avenue NE @ 172nd Street NE and 27th Avenue NE @ 169th Place NE. These intersections have been analyzed for the 2010 existing conditions, 2016 baseline conditions and the 2016 future conditions with and without the rezone for the weekday PM peak-hour between 4:00 and 6:00 PM and the Saturday peak-hour between 12:00 and 2:00 PM.

Proposed zoning is anticipated to generate 2,470 average daily trips (ADT) and 207 PM peak-hour trips (PMPHT) on a normal weekday. Anticipated trips on Saturday, with the proposed zoning, are 2,364 ADT and 205 PMPHT. The proposed zoning would result in a trip generation increase of 1,294 ADT and 101 PMPHT on a normal weekday and 1,230 ADT and 104 PMPHT on Saturday.

According to the TIA, the proposed comprehensive plan amendment and concurrent rezone is not anticipated to significantly impact the study intersections during the weekday PM peak-hour. The 2016 future level of service (LOS) with and without the proposed amendment are anticipated to operate at an acceptable LOS C. However, a project-action would impact the intersection of 27th Avenue NE @ 169th Place NE, which is anticipated to operate at a deficient LOS F during the Saturday peak-hour. In addition, the change in land use would cause delay at the intersection of 27th Avenue NE @ 172nd Street NE to increase by 5.3 seconds, which causes the intersection to move from LOS D to LOS E.

If approved, the comprehensive plan amendment and concurrent rezone would have an impact upon the future capacity of the intersections of 27th Avenue NE @ 169th Place NE and 27th Avenue NE @ 172nd Street NE. Therefore, the applicant will be required to mitigate said impacts by constructing off-site road improvements, as conditioned herein.

Potential Environmental Impacts: The proposed NON-PROJECT citizen initiated action requesting approval of a Comprehensive Plan Map Amendment and concurrent rezone could result in the following adverse environmental impacts:

1. Filling of on-site wetlands.
2. Increased trip generation of 1,294 ADT and 101 PMPHT on a normal weekday and 1,230 ADT and 104 PMPHT on Saturday.
3. The intersection of 27th Avenue NE @ 169th Place NE would operate at a deficient LOS F during the Saturday peak-hour.
4. The intersection of 27th Avenue NE @ 172nd Street NE would operate at a deficient LOS E.

Applicable Environmental Policies and Statutes: The City of Marysville derives the authority to require mitigation from Chapter 19.22 of the Maryville Municipal Code (MMC), *Procedures and Policies for Implementing the State Environmental Policy Act*, and Chapter 18.24 MMC, *Mitigation of Impacts Resulting from Development Proposals*. Section 18.24.010 MMC states:

"It is the policy of the City of Marysville to implement the State Environmental Policy Act, RCW 43.12C, and the State Subdivision Code, RCW 58.17, by requiring the proponent of any project or development to mitigate any and all impacts directly resulting from the same which adversely affect the environment for the public health, safety or welfare. Mitigation measures, including dedication of property to public use and voluntary payments into the city's growth management fund shall be a material consideration in the approval, modification or denial of all such proposals."

Mitigation Measures: The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed comprehensive plan amendment and concurrent rezone proposal:

1. The applicant shall obtain all necessary city, state and federal authorizations for wetland impacts prior to beginning any ground disturbing activities or timber harvest.
2. The applicant will be required to construct a traffic signal at the intersection of 27th Avenue NE @ 169th Place NE. The traffic signal shall be designed to accommodate the ultimate cross section, as approved by the City Engineer.
3. The applicant will be required to analyze and address the Saturday LOS deficiency at the intersection of 27th Avenue NE @ 172nd Street NE.
4. The applicant shall be required to dedicate right-of-way for the ultimate design width of 25th Avenue NE, 27th Avenue NE and 164th Street NE, as approved by the City Engineer, in accordance with Section 12.02A.110(1)(d) MMC.

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

Prepared by: Cli

Reviewed by: CDD

This Mitigated DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by the 24th day of July, 2010.

Responsible Official: Gloria Hirashima
Position: CAO & Community Development Director
Address: 80 Columbia Ave.
Marysville, WA 98270

Date: 07/09/2010 **Signature**: Cheryl Dungan
Cheryl Dungan, Planning Manager – Land Use, for responsible official

The issuance of this Determination of Non-Significance should not be interpreted as acceptance or approval of the subject proposal as presented. This City of Marysville reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the City and/or necessary to the general health, safety and welfare of the public to do so. For further information, contact the Marysville Planning Department at (360) 363-8100.

Distribution:

State Agencies:
Department of Ecology, SEPA Unit
Department of Ecology, c/o Paul Anderson

Tribal Government:
Tulalip Tribes

County Agency:
Snohomish County Health District, Environmental Health Division

City Departments:
Public Works – City Engineer

Private Agencies:
Gibson Traffic Consultants
Tobiason & Company, Inc.

Interested Citizens:
Jerald L. Osterman
Karen Holland
Alena Kral
JoAnn DeLazzari, elected spokesperson for the residents of Crystal Tree Village
Current residents of Crystal Tree Village

News Media:
Marysville Globe

SEPA Appeal Procedure:

A fee of $500.00 must accompany all SEPA appeals that require a separate public hearing.

19.22.070(3) Appeals.

(a) Any agency or aggrieved person may appeal the procedures or substance of an environmental determination of the responsible official under SEPA as follows:
  - (i) A DNS. Written notice of such an appeal shall be filed with the responsible official within 15 days after the date of issuance of the DNS. The appeal hearing shall be consolidated with the hearing(s) on the merits of the governmental action for which the environmental determination was made.
  - (ii) A DS. Written notice of the appeal shall be filed with the responsible official within 15 days after the date of issuance of the DS. The appeal shall be heard by the city council within 30 days thereafter.
  - (iii) The Adequacy of an EIS. Written notice of appeal shall be filed with the responsible official within 15 days after the issuance of the final EIS. The appeal hearing shall be consolidated with the hearing(s) on the merits of the governmental action for which the EIS was issued.
  - (iv) Appeals of intermediate steps in the SEPA process shall not be allowed.
  - (v) For any appeal under this section, the city shall provide for a record that shall consist of the following:
    - (A) Findings and conclusions;
    - (B) Testimony under oath; and
    - (C) A taped or written transcript.
  - (vi) Determination by the responsible official shall carry substantial weight in any appeal proceeding.

Chris Holland

From: JERALD OSTERMAN [josterman2@verizon.net]
Sent: Tuesday, July 13, 2010 11:48 PM
To: Chris Holland
Cc: emil larkin; Dan Braasch
Subject: Re: 27th Avenue Corridor Comp Plan Amendment

Received
JUL 14 2010
City of Marysville
Community Development

Hi Chris- And again my thanks for all of your hard work on behalf of the City of Marysville.....After attending the work session tonight on the 27th Avenue Corridor-Comprehensive Plan Amendment and concurrent Rezone proposal.....I was appreciative that you spoke to the Planning Commission about the letters and concerns received from Crystal Tree Mobile Home Park as they are our neighbors and our homeowners share many of their concerns as well.....What I was VERY CONCERNED AND DISAPPOINTED ABOUT was that you did not speak of the 24 INDIVIDUAL LETTERS from our residents in LAKEWOOD MEADOW that were submitted to you on March 2, 2010 according to my hand delivery and date stamp from the City of Marysville on March 2, 2010 and I am not sure that you have personally advised them, as letters of record, of the July 27th Public Hearing. Our neighborhood, as was Crystal Tree, was annexed into the City of Marysville in 2005 and we had many discussions and reached agreement with the Planning Staff, Planning Commission, and City Council.....that the property west of 27th should be zoned as RM-12, which is the basic zoning for our existing neighborhoods. We feel that the preservation of neighborhoods and zoning and THAT AGREEMENT after so many meetings, SHOULD BE HONORED. As you look about the audience who will be in attendance at the Public Hearing on July 27th, please understand that we ARE SEASONED CITIZENS who have committed our lives with hard work.....and only ask for the City of Marysville to CONTINUE TO HONOR ITS PRIOR DECISION AND COMMITMENT TO US TO PRESERVE THE R-12 ZONING WEST OF 27TH.....and to preserve consistent zoning to our existing neighborhoods.....I will look forward to your public correction of receipt of our information regarding our position to the Planning Commission at the Public Hearing on July 27th and look forward to your response to this email.

Best regards, Jerry

----- Original Message -----
From: Chris Holland
To: dsinnett@acg.com ; alenakral@aol.com ; JERALD OSTERMAN ; kbholland@wavecable.com ; arudnick@arlingtontimes.com
Sent: Tuesday, July 13, 2010 7:46 AM
Subject: 27th Avenue Corridor Comp Plan Amendment

Please find attached a copy of the public hearing notice, DRAFT Staff Recommendation and Mitigated SEPA Threshold Determination of Non-Significance (MDNS). The Marysville Planning Commission will be holding a workshop to discuss the proposed comprehensive plan amendment tonight (7/13) at City Council Chambers (1049 State Avenue) beginning at 7PM. Public testimony will NOT be allowed at the workshop. Public testimony will be solicited at the public hearing scheduled on July 27th (see attached notice).

If you have any questions, prior to the public hearing, please let me know. Unfortunately, I will be out of the office most of the day today (7/13), at a workshop in Burlington.

Thank you,

Chris Holland | Senior Planner

City of Marysville
Community Development Department
80 Columbia Avenue
Marysville, WA 98270

360-363-8100 Office
360-363-8207 Direct Line
360-651-5099 Fax

cholland@marysvillewa.gov
http://marysvillewa.gov

EXHIBIT
40

JOEL HYLBACK

Received
JUL 23 2010
City of Marysville
Community Development

July 23, 2010

Chris Holland, Senior Planner

City of Marysville Planning Department

80 Columbia Avenue

Marysville, WA 98270

Subject: 27th Ave. Corridor Comprehensive Plan Amendment and Rezone

Appeal of SEPA Mitigated Determination of Nonsignificance issued 7-9-10

Dear Mr. Holland:

We are hereby appealing the Mitigated Determination of Nonsignificance issued 7-9-10 by your agency, signed by Cheryl Dungan on behalf of the responsible official, Gloria Hirashima. Our specific concerns have to do with mitigation measure numbers 2 and 3.

Mitigation measure number 2 currently reads *"The applicant will be required to construct a traffic signal at the intersection of 27th Avenue NE @ 169th Place NE. The traffic signal shall be designed to accommodate the ultimate cross section, as approved by the City Engineer."* This mitigation measure is intended to fix a non-weekday LOS deficiency, which is not typically a concurrency issue. Never the less, you have identified it as an environmental impact. Due to the fact that other intersections in the City are operating at LOS E and have been deemed adequate, we find that if this intersection were LOS E, no adverse environmental impact would be present. We purport that this fix (the traffic signal) could be made by any party, such as the City, or a group of property owners, or a developer other than the applicant, and requiring this fix specifically from the applicant is neither necessary nor proper. Additionally, it is our opinion, supported by statements of our traffic consultant, that future infrastructural improvements in the vicinity have the potential of 'fixing' the LOS deficiency. In that case, the signal would not be merited, and hence the "environmental impact" would not exist.

We therefore request that the condition be re-written to allow parties other than the applicant to construct the traffic signal; that language be included in the condition which would allow a traffic analysis to be done at the time any application is submitted to determine if Potential Environmental Impact number 3 still exists; and additionally we ask that the condition provide notification that the traffic signal is currently on the TIF list in the Transportation Element of the Comprehensive Plan,

16720 SMOKEY POINT BOULEVARD SUITE 3,
ARLINGTON WASHINGTON, 98223 JOELH@THEPLANTFARM COM 425 508 3800

EXHIBIT 45

allowing the party installing the improvement to be eligible to receive credits against his traffic mitigation fee obligations. Our suggested language also points out that the costs of installing the light and other intersection improvements may be recovered by the installer through a recovery contract.

Suggested language may read as follows:

Mitigation Measure 2:

A traffic signal will be required at the intersection of 27th Avenue NE @ 169th Place NE, unless conditions have changed resulting in a reduction of the LOS deficiency at the intersection of 27th Avenue and 169th Place NE to LOS E or better during the Saturday peak-hour. The traffic signal shall be designed to accommodate the ultimate cross section, as approved by the City Engineer. The party installing these improvements may receive a credit against their traffic mitigation obligations based on the TIF list in the Transportation Element of the Comprehensive Plan. It is also understood that the costs of installing the light and other intersection improvements may be recovered by the installer through a recovery contract.

The applicant additionally requests that Mitigation Measure number 3 be revised to clarify the actions the City is requiring. The mitigation measure currently reads: *"The applicant will be required to analyze and address the Saturday LOS deficiency at the intersection of 27th Avenue NE @ 172nd Street NE".* The word 'address' is vague. To avoid confusion we recommend the following language:

Mitigation Measure 3:

3. The applicant will be required to analyze and make recommendations to the City regarding potential improvements which would address the Saturday LOS deficiency at the intersection of 27th Avenue NE @ 172nd Street NE.

Enclosed is a check made out to the City of Marysville for $500.00 to cover the costs of a hearing, should one be necessary. We are hopeful that these matters can be resolved by meeting to discuss them with you.

Sincerely,

Joel Hyl

Copy: Cheryl Dungan; Gloria Hirashima; Jim Grdna; Members of the City of Marysville Planning Commission.

16720 SMOKEY POINT BOULEVARD SUITE 3,
ARLINGTON WASHINGTON, 98223 JOELH@THEPLANTFARM COM 425 508 3800

GTC Gibson Traffic Consultants, Inc.
Transportation Planners and Traffic Engineers

MEMORANDUM

Received
AUG 05 2010
City of Marysville
Community Development

To: John Tatum, PE, City of Marysville
From: Brad Lincoln, PE BJL
Subject: 27th Avenue Corridor Comprehensive Plan Update and Rezone
City of Marysville PA 10001
GTC Project #08-118
Date: August 3, 2010

GTC has revised the phasing plan used to analyze the operation of the intersection of 27th Avenue NE at 172nd Street NE for the 2016 future with rezone conditions. The turning movement volumes, peak-hour factors and heavy-vehicle factors have not been changed from the previously approved analysis. This update is to the May 2010 analysis performed by GTC for the 27th Avenue Corridor Comprehensive Plan Update and Rezone.

The intersection phasing has recently been changed to allow northbound/southbound protected-permitted left-turns and shared through phasing. This change replaces the previous split-phasing for the northbound/southbound movements. The signal cycle length is the same as the previously approved analysis and the phasing splits have been optimized.

The 2016 future with rezone analysis for the Saturday peak-hour has been revised since this intersection was shown to operate at LOS E during this timeframe. The revised analysis, which is attached, shows that the intersection will operate at acceptable LOS D with 54.6 seconds of delay under the 2016 future with rezone Saturday conditions with the recently implemented northbound/southbound shared phasing.

2802 Wetmore Avenue • Suite 220 • Everett WA, 98201
Tel: 425-339-8266 • Fax: 425-258-2922 • E-mail: info@gibsontraffic.com

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Yellow Time (s)	3.5	4.0		3.5	3.5	4.0	4.0	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.5	
Lead/Lag	Lead	Lead		Lag	Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.5	3.5		2.5	2.5	3.5	3.5	3.0	3.0	3.0	3.0	3.0	
Minimum Gap (s)	2.5	3.5		2.5	2.5	3.5	3.5	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	25.0	35.0		25.0	25.0	35.0	35.0	30.0	30.0	30.0	30.0	0.0	
Time To Reduce (s)	25.0	35.0		25.0	25.0	35.0	35.0	30.0	30.0	30.0	30.0	0.0	
Recall Mode	None	None		C-Max	C-Max	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)		7.0				7.0	7.0	7.0	7.0	7.0	7.0	5.0	
Flash Dont Walk (s)		11.0				12.0	12.0	18.0	18.0	18.0	18.0	11.0	
Pedestrian Calls (#/hr)		0				0	0	0	0	0	0	0	
Act Effct Green (s)	5.8	39.8			58.0	97.9	97.9	34.0	17.4	17.4	27.3	14.6	
Actuated g/C Ratio	0.04	0.27			0.40	0.68	0.68	0.23	0.12	0.12	0.19	0.10	
v/c Ratio	0.24	0.81			1.06	0.18	0.09	0.45	0.89	0.86	0.59	0.29	
Control Delay	75.7	53.1			84.2	10.9	2.8	47.8	20.8	16.3	55.2	43.9	
Queue Delay	0.0	0.5			19.7	0.0	0.0	0.0	1.0	0.7	0.1	0.0	
Total Delay	75.7	53.6			103.9	10.9	2.8	47.8	21.8	17.0	55.3	43.9	
LOS	E	D			F	B	A	D	C	B	E	D	
Approach Delay		54.1				78.5			22.5			51.8	
Approach LOS		D				E			C			D	
Queue Length 50th (ft)	16	332			~791	65	0	123	26	0	99	34	
Queue Length 95th (ft)	39	#438			#929	136	27	171	201	145	118	61	
Internal Link Dist (ft)		603				745			410			474	
Turn Bay Length (ft)	310				425		250	135			105		
Base Capacity (vph)	72	965			1374	2389	1101	393	796	794	241	244	
Starvation Cap Reductn	0	0			0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	28			59	0	0	0	31	31	4	0	
Storage Cap Reductn	0	0			0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.24	0.84			1.11	0.18	0.09	0.39	0.87	0.83	0.53	0.23	

Intersection Summary

Area Type: Other
Cycle Length: 145

PUBLIC WORKS DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 651-5100 • (360) 651-5099 FAX

MEMORANDUM

DATE: August 5, 2010

TO: Chris Holland

FROM: JohnTatum, Traffic Engineer

RE: PA 10001 Hylbach et al Rezone

CC: Shawn Smith, Cheryl Dungan

I have reviewed the revised analysis of the 2016 Saturday peak of the 27th at 172nd intersection submitted in the GTC memorandum of August 3, 2010. The analysis reflects operational improvements to the signal implemented by WSDOT under a very recent change order implemented subsequent to the Comprehensive Plan Update and Rezone. The analysis shows the Saturday peak Level Of Service improved from a projected LOS E to a satisfactory LOS D with the combined conditions of both the zoning density change and the signal operational changes. Item # 3 of the rezone MDNS has been addressed and satisfied. The condition may be removed.

Tobiason & Company, Inc.

Land Use Consulting / Landscape Architecture

August 5, 2010

Received
AUG 09 2010
City of Marysville
Community Development

Chris Holland, Senior Planner
City of Marysville Planning Department
80 Columbia Avenue
Marysville, WA 98270

Subject: 27th Ave. Corridor Comprehensive Plan Amendment and Rezone
Withdrawal of Appeal of SEPA MDNS

Dear Mr. Holland:

We are hereby withdrawing our appeal of the Mitigated Determination of Nonsignificance issued 7-9-10 by your agency, subject to staff making the changes agreed to recently, as provided below, and re-issuing it:

1. City staff will amend MDNS condition number two as follows: "A traffic signal will be required at the intersection of 27th Avenue NE @ 169th Place NE, unless conditions have changed resulting in a reduction of the LOS deficiency at the intersection of 27th Avenue NE @ 169th Place NE to LOS D or better during the Saturday peak-hour. The traffic signal shall be designed to accommodate the ultimate cross section, as approved by the City Engineer.

2. City staff will put language in the body of the MDNS indicating that the "27th Avenue Corridor" improvement project includes the signalization of 27th Avenue NE @ 169th Place NE and would be allowed to receive credit toward required traffic impact fees.

3. MDNS Condition No. 3 shall be removed from the MDNS based on the analysis provided by Gibson Traffic which demonstrates that the Saturday LOS at the intersection of 27th Avenue @ 172nd Street NE is acceptable. This analysis is attached to this letter.

As a hearing is not required, we understand the $500 check which was submitted with the appeal will be returned.

Sincerely,
TOBIASON & COMPANY, Inc.

Laurey Tobiason, President
Principal Planner/Landscape Architect Cert. #305

Attachment: Gibson Traffic Letter
CC: Joel Hylback; James Grdna; Gloria Hirashima

EXHIBIT

20434 10th Place SW • Seattle, WA 98166-4106 • Tel (206) 429-2875 • Fax (206) 824-1133

48

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

ADDENDUM TO EXISTING ENVIRONMENTAL DOCUMENT

Addendum Notice: WAC 197-11-625

File Number: PA 10001

Proponent: Joel & Tami Hylback
Ronald & Marlene Young
James Grdina

Contact: Laurey Tobiason
Tobiason & Co., Inc.
20434 10th Place SW
Seattle, WA 98166
(206) 429-2875

Lead Agency: City of Marysville
Community Development Department

SEPA Contact: Chris Holland, Senior Planner
(360) 363-8100

Project Description: A Mitigated Environmental Threshold Determination of Non-Significance (MDNS) was issued on July 9, 2010, for A NON-PROJECT citizen initiated action requesting approval of a Comprehensive Plan Map Amendment and concurrent rezone to change the land use designation of approximately 18.47-acres from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use (1.12 net acres) and General Commercial (1.79 net acres).

Description of Addendum No. 1: If approved the proposal would cause the intersection of 27th Avenue NE @ 169th Place NE to operate at a deficient level-of-service (LOS) F during the Saturday peak-hour. Therefore, mitigation measure No. 2 of the MDNS requires the applicant to mitigate this impact by constructing a signal at the intersection of 27th Avenue NE @ 169th Place NE. The condition, as written, is static and does not take into account changed circumstances whereby the LOS during the Saturday peak-hour complies with the concurrency requirements, as defined in Title 18B MMC. The addendum to the MDNS modifies mitigation measure No. 2 to take into account changed circumstances whereby the intersection operates at an acceptable LOS.

It should be noted that the signalization of 27th Avenue NE @ 169th Place NE is part of the "27th Avenue Extension" growth-related project included in the traffic impact fee calculation. In accordance with Title 18B, improvements to mitigate an inadequate road condition included in the traffic impact fee calculation will be credited against the traffic impact fee amount, provided that the amount of the cost to be credited shall be the estimate of the public works director as to what the city's cost would be to construct the improvement.

Description of Addendum No. 2: Information available at the time the MDNS was issued indicated that the proposed change in land use would cause delay at the intersection of 27th Avenue NE @ 172nd Street NE to increase by 5.3 seconds, which causes the intersection to move from LOS D to an unacceptable LOS E. However, the intersection phasing has recently been changed by the Washington State Department of Transportation (WSDOT) to allow northbound/southbound protected-permitted left-turns and shared through phasing, replacing the previous split-phasing for the northbound/southbound movements. The applicant submitted a revised intersection analysis taking into consideration the recently implemented northbound/southbound shared phasing. This revised analysis shows that the intersection will operate an acceptable LOS D. The addendum to the MDNS eliminates mitigation measure No. 3 to take into account changed circumstances whereby the intersection will operate at an acceptable LOS.

EXHIBIT 49

Location of Proposal: The proposed NON-PROJECT action site is located north of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE, and is identified as Assessor's Parcel Numbers 31052900201500 & 31052900201700.

Original Determination: Mitigated Determination of Non-Significance (MDNS)

Date of MDNS: July 9, 2010

Amended Mitigation Measures: The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed comprehensive plan amendment and concurrent rezone proposal:

1. The applicant shall obtain all necessary city, state and federal authorizations for wetland impacts prior to beginning any ground disturbing activities or timber harvest.
2. ~~The applicant will be required to construct a~~ A traffic signal will be required to be constructed at the intersection of 27th Avenue NE @ 169th Place NE, unless conditions have changed resulting in a reduction of the LOS deficiency at the intersection of 27th Avenue NE @ 169th Place NE to LOS D or better during the Saturday peak-hour. The traffic signal shall be designed to accommodate the ultimate cross section, as approved by the City Engineer.

~~3. The applicant will be required to analyze and address the Saturday LOS deficiency at the intersection of 27th Avenue NE @ 172nd Street NE.~~

43. The applicant shall be required to dedicate right-of-way for the ultimate design width of 25th Avenue NE, 27th Avenue NE and 164th Street NE, as approved by the City Engineer, in accordance with Section 12.02A.110(1)(d) MMC.

THERE IS NO COMMENT PERIOD FOR THE ADDENDUM TO THE ORIGINAL ENVIRONMENTAL THRESHOLD DETERMINATION OF NON-SIGNIFICANCE.

Responsible Official: Gloria Hirashima
Position: CAO & Community Development Director
Address: 80 Columbia Ave.
Marysville, WA 98270

Date: 8/13/2010 **Signature**: Cheryl Dungan
Cheryl Dungan, Planning Manager – Land Use, for responsible official

Distribution:

State Agencies:
Department of Ecology, SEPA Unit
Department of Ecology, c/o Paul Anderson

Tribal Government:
Tulalip Tribes

County Agency:
Snohomish County Health District, Environmental Health Division

City Departments:
Public Works – City Engineer

Private Agencies:
Gibson Traffic Consultants
Tobiason & Company, Inc.

Interested Citizens:
Jerald L. Osterman
Karen Holland
Alena Kral
JoAnn DeLazzari, elected spokesperson for the residents of Crystal Tree Village
Current residents of Crystal Tree Village

Chris Holland

From: Benenati, Steve M. [BenenaS@wsdot.wa.gov]
Sent: Thursday, September 09, 2010 9:56 AM
To: Chris Holland
Subject: RE: 2010 Msvl Comp Plan, PA10001

Hi Chris,

I sent the new traffic data you attached in your email below, to our Traffic engineer who made the first WSDOT Review Comments. I will get back to you today with the new comments they have.

Thank you.

Steve Benenati
WSDOT-NW Region, Development Services
(206) 440-4915
benenas@wsdot.wa.gov

From: Chris Holland [mailto:CHolland@marysvillewa.gov]
Sent: Wednesday, September 08, 2010 7:47 AM
To: Benenati, Steve M.
Subject: RE: 2010 Msvl Comp Plan, PA10001

Steve-

Please review the revised analysis and let me know if WSDOT agrees. A public hearing is scheduled for September 14th, therefore, I would need your comments as soon as possible.

Thank you,

Chris Holland | Senior Planner

City of Marysville
Community Development Department
80 Columbia Avenue
Marysville, WA 98270

360-363-8100 Office
360-363-8207 Direct Line
360-651-5099 Fax

cholland@marysvillewa.gov
http://marysvillewa.gov

From: Benenati, Steve M. [mailto:BenenaS@wsdot.wa.gov]
Sent: Thursday, September 02, 2010 2:32 PM
To: Chris Holland
Subject: 2010 Msvl Comp Plan, PA10001

EXHIBIT 3A

Chris Holland

City of Marysville Planning Department

80 Columbia Avenue

Marysville, WA 98270

Subject: SR 531, MP 6.13 Vic., CS 3129

Request For Review

2010 Msvl Comp Plan

City File No.: PA10001

Dear Mr. Holland:

The applicant proposes NON-Project Action Comp Plan Amendment and concurrent rezone of 28-acres from Low-Density, multi-family and General Commercial to High-Density, multi-family and Mixed Use. The location of this proposal is North of Gissberg Twin Lakes Park, west of Costco store complex, east of 25th Ave NE and south of 169th Place NE. in the City of Marysville.

We have reviewed the plan submitted with the application documents and have the following comments:

The existing zoning allows for 350 residential condominiums and 100,000 SF of specialty retail, which yields 5,237 weekday trips and 371 PM peak-hour trips (5,138 Saturday trips and 452 peak hour trips). The proposed rezone allows for 700 apartments and 46,500 SF of specialty retail, which yields 6,201 weekday trips and 528 PM peak-hour trips (6,201 Saturday trips and 507 peak hour trips).

As there is no alternate way to or from 27th Avenue south of SR531, all trips will impact the 27th Avenue and SR531 intersection, which currently operates at LOS D and LOS F during the weekday PM peak and Saturday peak hours. The rezone is expected to degrade operation from LOS D and E on weekdays and a worse LOS F on Saturday.

The LOS threshold for 172nd Street (SR 531) intersections is LOS D and not LOS E as reported in the TA per Appendix 29 of the Developer Services Manual. SR 531 is a Tier 2 facility as determined by PSRC.

The analysis indicates that simply re-optimizing the current signal timing at the critical intersections will address and mitigate the expected impacts. We disagree with this finding as the signals are under regular observation with timing optimized to the extent feasible.

We do not support this rezone or any further new development in this area of Marysville until improvements are made so that 27th Avenue and 172nd Street intersection operates at LOS D or better. Our expectation is that this won't be possible until a second ingress/egress point is provided, such as the proposed I-5 overcrossing at 156th St.

If you have any questions, please contact Mike Swires at (206) 440-4415 or Mike Mansfield at (206) 440-4403. We thank the City of Marysville for the opportunity to review and comment on this development. Should you have any questions, please feel free to contact me.

Sincerely,

Steve Benenati

WSDOT-NW Region, Development Services

(206) 440-4915

benenas@wsdot.wa.gov

*** eSafe1 scanned this email for malicious content ***
*** IMPORTANT: Do not open attachments from unrecognized senders ***

Received
SEP 14 2010
City of Marysville
Community Development

MARYSVILLE PLANNING COMMISSION
PUBLIC HEARING TESTIMONY - PA 10001
SEPTEMBER 14, 2010

GOOD EVENING.

MY NAME IS JERALD OSTERMAN; 2605 169TH STREET NE; MARYSVILLE,WA 98271. I AM HERE AS PRESIDENT AND RESIDENT OF LAKEWOOD MEADOW OWNERS ASSOCIATION. WE ARE A 42 SINGLE FAMILY HOME DEVELOPMENT NEXT TO OUR NEIGHBORS AT CRYSTAL TREE VILLAGE WHICH IS ALSO A SINGLE FAMILY HOME DEVELOPMENT.

PRIOR TO ANNEXATION INTO THE CITY OF MARYSVILLE IN 2005, WE HAD NEAR EQUIVALENT ZONING TO THE (R-12) MULTI-FAMILY ZONING THAT YOU PROVIDED TO US IN 2005. THAT DIDN'T HAPPEN BY ACCIDENT, AS WE AND OUR NEIGHBORS HAD MANY MEETINGS WITH CITY STAFF AND ATTENDED AND TESTIFIED AT ALL OF THE PLANNING COMMISSION AND CITY COUNCIL MEETINGS ON THE COMPREHENSIVE PLAN AMENDMENTS AND DESIGNATED ZONING FOR OUR AREA. PLANNING COMMISSION AND CITY COUNCIL AGREED AND SUPPORTED THE (R-12) ZONING WEST OF 27TH AVENUE NE, AS WELL AS A STRIP OF LAND ON THE NORTH SIDE OF 169TH PLACE NE.

ON MAY 19,2010 I PERSONALLY HAND-DELIVERED A LETTER TO THE CITY OF MARYVILLE ON BEHALF OF OUR ASSOCIATION IN OPPOSITION TO ANY REZONE DENSITY GREATER THAN (R-12). ON MARCH 2,2010, I PERSONALLY HAND-DELIVERED 24 INDIVIDUAL LETTERS "OPPOSING" ANY INCREASED ZONING DENSITY FOR THE APPLICANT'S PROPERTY.

WE ARE "SEASONED" CITIZENS WHO WORKED HARD OUR WHOLE LIVES, AND SOME ARE STILL WORKING TO PRESERVE THE CHARACTER AND QUALITY OF OUR NEIGHBORHOOD.

WE ONLY ASK THAT THE CITY OF MARYSVILLE <u>CONTINUE TO HONOR YOUR PRIOR DECISION AND COMMITMENT TO US TO PRESERVE THE (R-12) ZONING IN OUR NEIGHBORHOOD.</u>

I WOULD BE GLAD TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE.
THANK YOU.

EXHIBIT
5b

Received
SEP 14 2010
City of Marysville
Community Development

REZONE MEETING- CITY HALL
Sept. 13, 2010
RE: File #PA10-001

My name is JoAnn DeLazzari and I am the spokesperson for the over 200 residents of Crystal Tree Village Senior Mobile Home Park that is on the west side of the property in question. This property was zoned R12 by the City to maintain the integrity of the two neighborhoods adjacent to it – CTV and Lakewood Meadows. That integrity has already been deeply compromised with the added traffic from Lakewood Commons.

Growth is inevitable. The addition of housing and traffic the current R12 zoning represents will make an impact on our two communities but it is an impact we accept and live with – literally. The Crystal Tree Villagers rely heavily on the services of our fire department for medical emergencies. There have been as many as five responses in one day. Spreading that resource thinner by increasing the capacity of the land in question to R18 could very well be a life threatening decision. The current traffic situation is already a threat at certain times of the day and we do not believe the addition of the bridge will greatly ease the congestion for all those who visit Lakewood Commons from Arlington, Lakewood and all the traffic coming off I-5. We are aware that at a future date there will be freeway access on that bridge. It certainly has no effect on the lives of those of us living in these neighbors now or in the near future and residents of senior housing do not find long range planning all that attractive.

This is a David and Goliath struggle for the rezoning on this land. The seniors of Crystal Tree Village and the residents of Lakewood Meadows are not many and we have no more power than a vote. We are facing the big money and growth of a Goliath but we believe the fight to maintain our communities and our relative security in one of the few rural feeling areas left is worth this effort. The City has let us down on more than one occasion in the past eight years. The change of address alone when we were annexed has cost my husband and me over $400 a year in increased auto insurance premiums.

We are placing our trust in the City to hold to their decision of making this property R12. Please do not rezone it R18. Please do not let us down this time.

Crystal Tree Village
16600 25th Avenue NE
Marysville, Washington 98271
Telephone: (360) 652-8255

October 19th, 2010

Mr. Chris Holland
Dept. of Community Dev.
City of Marysville
80 Columbia AVE.
Marysville, WA 98271

Received
OCT 25 2010
City of Marysville
Community Development

RE: Rezone request:
Joel Hylback & Young Properties
#PA 10001

Gentlemen:

The owners of CRYSTAL TREE VILLAGE wish to inform you that we are in favor of our neighbors Hylback and Young changing the zoning of their 28 acres.

Very Truly Yours

Doris Lawler

Doris Lawler
CRYSTAL TREE VILLAGE

EXHIBIT
59

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON RELATING TO THE MARYSVILLE GROWTH MANAGEMENT COMPREHENSIVE PLAN, THE CITY'S OFFICIAL ZONING MAP, ORDINANCES NO. 2131 AND 2569, AS PREVIOUSLY AMENDED, AND THE CITY'S ZONING CODE (MMC TITLE 19); AND APPROVING THE 2010 CITIZEN INITIATED COMPREHENSIVE PLAN AMENDMENT REQUEST (27TH AVENUE CORRIDOR), WHICH AMENDS THE COMPREHENSIVE PLAN'S LAND USE MAP DESIGNATION FOR PROPERTY LOCATED NORTH OF GISSBERG TWIN LAKES PARK, SOUTH OF 169TH PLACE NE, BETWEEN 25TH AVENUE NE AND 27TH AVENUE NE, AND REZONES SAID PROPERTY FROM LOW DENSITY, MULTI-FAMILY (R-12) TO MEDIUM DENSITY, MULTI-FAMILY (R-18) AND TWO SMALL POCKETS OF MIXED USE AND GENERAL COMMERCIAL, PURSUANT TO THE CITY'S ANNUAL COMPREHENSIVE PLAN AMENDMENT AND UPDATE PROCESS.

WHEREAS, on April 27, 2005 the Marysville City Council enacted Ordinance No. 2569 adopting an updated Growth Management Comprehensive Plan ("Comprehensive Plan") for the City of Marysville; and

WHEREAS, the Growth Management Act allows jurisdictions to amend comprehensive plans once a year, except in those situations enumerated in RCW 36.70A.130(2)(a); and

WHEREAS, on January 27, 1997 the Marysville City Council adopted Resolution No. 1839, providing for procedures for annual amendment and update of the City's Comprehensive Plan; and

WHEREAS, on May 27, 2002 the Marysville City Council adopted Ordinance No. 2406, adding Chapter 18.10 to the Marysville Municipal Code (MMC) entitled "Procedures For Legislative Actions" which establishes procedures for processing and review of legislative actions relating to amendments or revision to the Comprehensive Plan and Development Regulations; and

WHEREAS, the 2010 Comprehensive Plan amendments include a Citizen Initiated Amendment Request (27th Avenue Corridor), which proposes to revise the Comprehensive Plan's Land Use Map designation for properties depicted in the attached **Exhibit A**, which is located north of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE, and to rezone said property, from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use and General Commercial; and

WHEREAS, on July 9, 2010, the City issued a State Environment Policy Act Mitigated Threshold Determination of Non-significance (MDNS), which addresses the environmental impacts of the Citizen Initiated Amendment Request (27th Avenue Corridor), a non-project proposal; and

WHEREAS, on July 13, 2010, a timely administrative appeal of the MDNS was filed by the applicant; and

WHEREAS, on August 13, 2010, the City issued an addendum to the MDNS in accordance with WAC 197-11-625; and

WHEREAS, the addendum to the MDNS modifies mitigation measure No. 2 to take into account changed circumstances, whereby the intersection of 27th Avenue NE @ 169th Place NE operates at an acceptable level-of-service (LOS), and eliminates mitigation measure No. 3 to take into account changed circumstances whereby the intersection will operate at an acceptable LOS; and

WHEREAS, upon issuance of the addendum to the MDNS the applicant withdrew said appeal; and

WHEREAS, the City has submitted the proposed 2010 Comprehensive Plan Land Use Map and Official Zoning Map amendments to the State of Washington Department of Commerce for 60-day review in accordance with RCW 36.70A.106

WHEREAS, the Marysville Planning Commission, after review of the proposed 2010 Comprehensive Plan Land Use Map and Official Zoning Map amendment, held a public workshop on July 13, 2010, and held a public hearing on September 14, 2010, and received testimony from property owners, staff and other interested parties following public notice; and

WHEREAS, the Planning Commission prepared and provided its written recommendation that said proposed amendment be approved by the Marysville City Council; and

WHEREAS, on November 8, 2010 the Marysville City Council reviewed the Planning Commission's recommendation relating to the proposed 2010 Comprehensive Plan Land Use Map and Official Zoning Map amendments;

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

Section 1. The City Council hereby finds that 2010 Citizen Initiated Amendment Request (27th Avenue Corridor) is:

1. Consistent with the City's Comprehensive Plan and Zoning Code;
2. Consistent with the State Growth Management Act and the State Environmental Policy Act;
3. Warranted by significant changes in circumstances; and
4. Warranted by sufficient benefit or cost to the public health, safety, and welfare.

Section 2. The City Council hereby amends the Marysville Growth Management Comprehensive Plan and Ordinance No. 2569, as previously amended, by adopting 2010 Citizen Initiated Amendment Request (27th Avenue Corridor), which amends the land use designation for the properties depicted in the attached and incorporated **Exhibit A**, which is located north of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE, from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use and General Commercial and amends Figure 4-2 of

the Land Use Element, provided that this amendment is subject to the conditions set forth in attached and incorporated **Exhibit B**. This amendment shall be included with the Comprehensive Plan filed in the office of the City Clerk and shall be available for public inspection.

Section 3. The City Council hereby amends the City's Official Zoning Map, Ordinance No. 2131, as previously amended, and the City's Zoning Code MMC Title 19, by adopting 2010 Citizen Initiated Amendment Request (27th Avenue Corridor), which rezones the properties depicted in the attached **Exhibit A** from R-12 (Multi-family – Low Density) to R-18 (Multi-family, Medium Density) with a small pocket of MU (Mixed Use) and GC (General Commercial), provided that this amendment is subject to the conditions set forth in the attached **Exhibit B**. This amendment shall be attested by the signature of the Mayor and City Clerk, with the seal of the municipality affixed, shall be included with the Official Zoning Map on file in the office of the City Clerk, and shall be available for public inspection.

Section 4: Severability. If any section, subsection, sentence, clause, phrase or work 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.

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

_____, 2010.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
, CITY CLERK

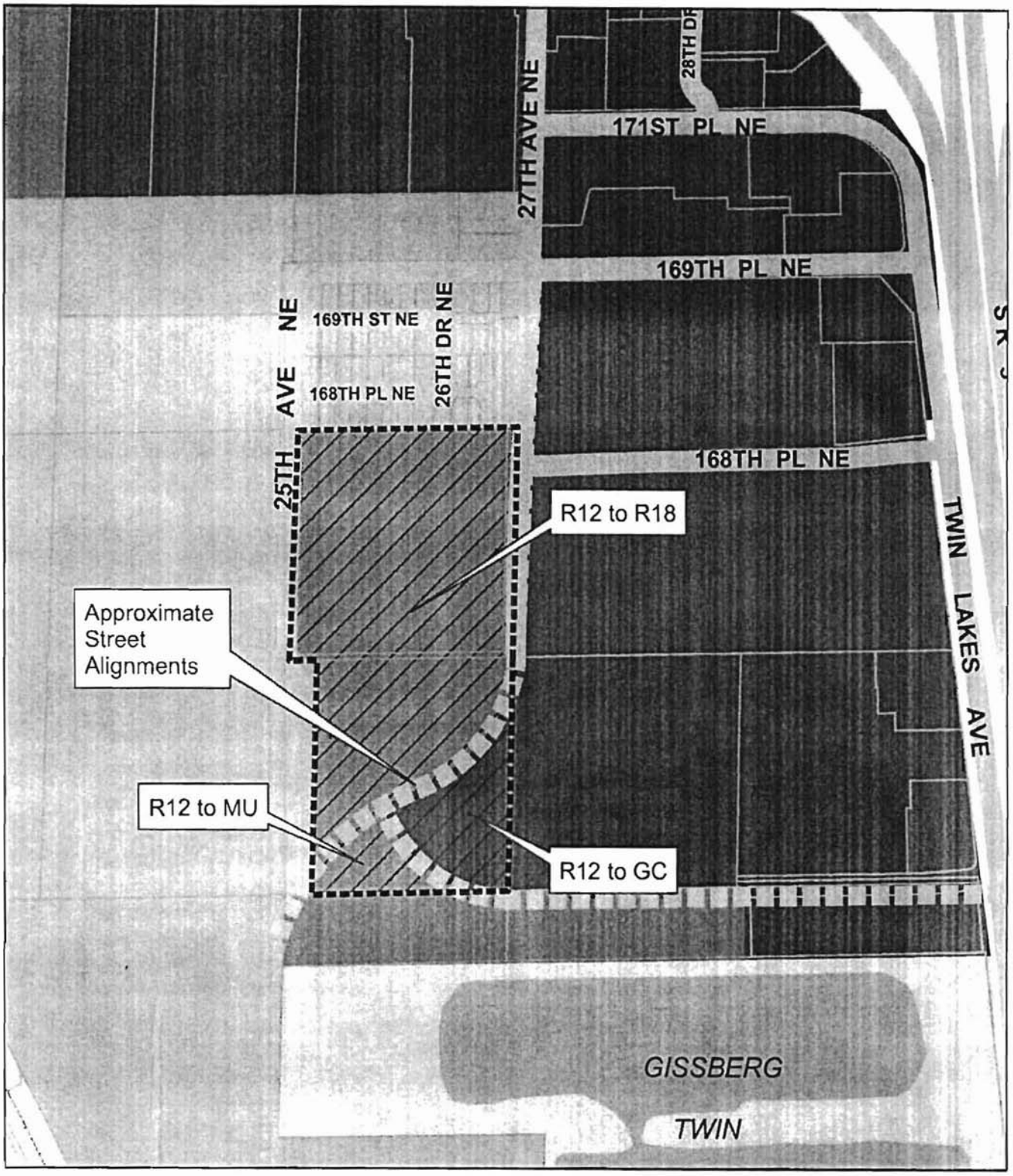
Approved as to form:

By: _____
GRANT K. WEED, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____

EXHIBIT A



CITY OF Marysville WASHINGTON

27th Avenue Corridor
Comprehensive Plan Amendment & Concurrent Rezone

EXHIBIT A

- General Commercial
- Mixed Use
- R18 Multi-Family Medium
- R12 Multi-Family Low
- Recreation
- Amendment area
- Approximate Street Alignments

N

0 200 400 600 Feet

EXHIBIT B

COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

REQUEST FOR AMENDMENT TO THE CITY OF MARYSVILLE COMPREHENSIVE PLAN

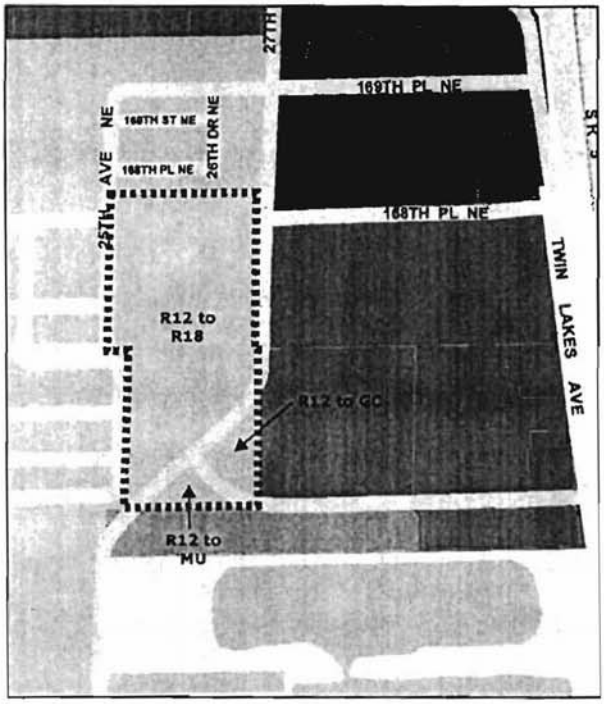
Citizen Initiated Amendment

The following is a review of a citizen initiated request for an amendment to the City of Marysville Comprehensive Plan Map land use designation and concurrent Rezone.

File Number:	PA 10001
Applicant:	Joel & Tami Hylback Ronald & Marlene Young James Grdina
Contact:	Laurey Tobiason Tobiason & Co., Inc. 20434 10th Place SW Seattle, WA 98166 (206) 429-2875
Location of Proposal:	North of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE.
Assessor's Parcel No.:	31052900201500 31052900201700
Current Use:	Vacant undeveloped land
Property size:	Approximately 18.47-acres
Marysville Comp Plan:	Low Density, Multi-Family
Proposed Comp Plan:	Medium Density, Multi-Family Mixed Use General Commercial
Marysville Zoning:	R-12
Proposed Zoning:	R-18 Mixed Use (MU) General Commercial (GC)
Amendment Request:	Comprehensive Plan Map Amendment to change the land use designation from Low Density, Multi-Family to Medium Density, Multi-Family and two small pockets of Mixed Use and General Commercial.
Staff Recommendation:	***APPROVE***, subject to the conditions outlined in Section 3.0.

1.0 EVALUATION

1.1 Request: A NON-PROJECT citizen initiated action requesting approval of a Comprehensive Plan Map Amendment and concurrent rezone to change the land use designation of approximately 18.47-acres from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use (1.12 net acres) and General Commercial (1.79 net acres). The proposed map amendment and concurrent rezone would allow an increase in residential density from twelve (12) dwelling units per acre to eighteen (18) dwelling units per acre. The small pockets of Mixed Use and General Commercial land use would complement the adjacent land uses once right-of-way is dedicated to the City of Marysville for future extension of 27th Avenue NE and 164th Street NE.



If the proposed Comprehensive Plan Map Amendment and concurrent rezone request is approved, all future project action development proposals will be subject to the applicable Marysville Municipal Codes (MMC) and fees, as well as project level State Environmental Policy Act (SEPA) review, at the time of application.

1.2 Location of Proposal: The proposed NON-PROJECT action site is located north of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE, and is identified as Assessor's Parcel Numbers 31052900201500 & 31052900201700.

1.3 Site Description: The proposed site consists of two (2) parcels of property, totaling approximately 18.47-acres. Currently the site is vacant and vegetated with alder, fir, cedar, shrubs and grasses. Topography of the proposed amendment area is generally flat.

1.4 Surrounding Uses: Surrounding uses to the north include a condominium plat, known as Lakewood Meadow, consisting of 43 single-family units. Lakewood Crossing shopping center, consisting of big box retail stores Costco and Target is located to the east. Gissberg Twin Lakes Park is located to the south and a 21-acre mobile home park, known as Crystal Tree Village is located to the west.

1.5 Critical Areas: Two wetlands are located on the southern parcel (APN 31052900201700) of the proposed amendment site. Wetland A is an approximately 2,498 SF Category IV wetland.

Wetland B is an approximately 8,729 SF Category III wetland. Category IV wetlands require a 35' natural vegetative buffer and Category III wetlands required a 75' natural vegetative buffer, pursuant to Chapter 19.24 MMC, *Critical Areas Management*.

The proposed comprehensive plan map amendment and concurrent rezone is a NON-PROJECT action, therefore, no impacts to the wetlands are proposed at this time. However, according to the Environmental Checklist (EC), submitted with the application, future development of the site may include filling of the wetlands. Additionally, the EC states that approval for filling these wetlands has been obtained.

The applicant has not obtained city, state or federal approval to fill the wetlands. Therefore, the applicant shall obtain all necessary city, state and federal authorizations for wetland impacts prior to beginning any ground disturbing activities or timber harvest.

1.6 Traffic & Circulation: The applicant submitted two traffic impact analysis (TIA) reports, and a revised intersection analysis memorandum, prepared by Gibson Traffic Consultants (GTC). The first TIA is dated January 2010 and reflects the traffic impacts of the comprehensive plan map amendment and concurrent rezone, as originally proposed. The second TIA is dated May 2010 and reflects the traffic impacts of the comprehensive plan map amendment and concurrent rezone, as revised. The revised intersection analysis memorandum, dated August 3, 2010, analyzes intersection phasing recently implemented by the Washington State Department of Transportation (WSDOT) at the intersection of 27th Avenue NE @ 172nd Street NE. The TIA, dated May 2010, and the revised intersection analysis memorandum, dated August 3, 2010, was analyzed by staff in order to determine traffic impacts for this proposal.

The TIA analyzes the anticipated number of trips and the difference in impacts to the surrounding intersections of 27th Avenue NE @ 172nd Street NE, 25th Avenue NE @ 172nd Street NE and 27th Avenue NE @ 169th Place NE. These intersections have been analyzed for the 2010 existing conditions, 2016 baseline conditions and the 2016 future conditions with and without the rezone for the weekday PM peak-hour between 4:00 and 6:00 PM and the Saturday peak-hour between 12:00 and 2:00 PM.

Proposed zoning is anticipated to generate 2,470 average daily trips (ADT) and 207 PM peak-hour trips (PMPHT) on a normal weekday. Anticipated trips on Saturday, with the proposed zoning, are 2,364 ADT and 205 PMPHT. The proposed zoning would result in a trip generation increase of 1,294 ADT and 101 PMPHT on a normal weekday and 1,230 ADT and 104 PMPHT on Saturday.

According to the TIA, the proposed comprehensive plan amendment and concurrent rezone is not anticipated to significantly impact the study intersections during the weekday PM peak-hour. The 2016 future level of service (LOS) with and without the proposed amendment are anticipated to operate at an acceptable LOS C. However, a project-action would impact the intersection of 27th Avenue NE @ 169th Place NE, which is anticipated to operate at a deficient LOS F during the Saturday peak-hour.

In addition, the change in land use would cause delay at the intersection of 27th Avenue NE @ 172nd Street NE to increase by 5.3 seconds, which causes the intersection to move from LOS D to LOS E. However, the intersection phasing has recently been changed by the Washington State Department of Transportation (WSDOT) to allow northbound/southbound protected-permitted left-turns and shared through phasing, replacing the previous split-phasing for the northbound/southbound movements. The applicant submitted a revised intersection analysis taking into consideration the recently implemented northbound/southbound shared phasing. This revised analysis shows that the intersection will operate an acceptable LOS D.

If approved, the comprehensive plan amendment and concurrent rezone would have an impact upon the future capacity of the intersections of 27th Avenue NE @ 169th Place NE. Therefore, the applicant will be required to mitigate said impacts by constructing off-site road improvements, as conditioned in the MDNS addendum issued on August 13, 2010, and referenced in Section 4.0 of this Staff Recommendation.

1.7 Public Comments: The Community Development Department received four (4) letters of opposition on the original proposal, as well as a form letter of opposition, signed by twenty-four (24)

residents of Lakewood Meadow and a form letter of opposition, signed by ninety-two (92) unit owners within Crystal Tree Village. The opposition letters raised concerns regarding large 3-story apartments located adjacent to single-family homes, increased traffic, decrease in property values and perceived increase in crime.

In response to the concerns expressed by adjacent residents and city staff, the applicant amended the application to the current proposal, as described in Section 1.1 of this report. The Community Development Department sent an amended application notice to all parties of record. Three (3) letters of opposition were received on the amended application, including a letter from Lakewood Meadow Owner's Association, submitted by Jerald L Osterman, a letter from JoAnn DeLazzari representing the residents of Crystal Tree Village and a letter addressed to the Arlington Times, from Peter McKeown who lives in space 40 of Crystal Tree Village.

The opposition letters raised the same concerns as the original letters of opposition related to large 3-story apartments located adjacent to single-family homes, increased traffic, decrease in property values and perceived increase in crime.

The Community Development Department offers the following comments, related to the concerns raised by adjacent property owners:

3-story apartments, located adjacent to single-family homes:
Land Use Policy LU-46 of the Marysville Comprehensive Plan recommends multi-family structures abutting or adjacent to single-family residences reflect the single-family character. Therefore, Staff is recommending the proposal be conditioned as follows:

> "Multi-family structures abutting or adjacent to single family residences must reflect the single family character. This will be achieved by a combination of the following elements: additional setbacks, open space, fencing, screening, landscaping, and architecture. In addition, multi-family buildings may have no more floors (exclusive of daylight basements) than the adjacent and nearby single family dwellings (up to 2) when single family is the predominate adjacent land use."

This condition will allow for a transition between the existing single-family residences located north and abutting the proposed amendment area.

Traffic Impacts:
The applicant submitted a TIA that analyzed the anticipated number of trips and the difference in impacts to the surrounding intersections of 27th Avenue NE @ 172nd Street NE, 25th Avenue NE @ 172nd Street NE and 27th Avenue NE @ 169th Place NE. The TIA is specifically referenced in Section 1.6 of this report. If approved, the comprehensive plan amendment and concurrent rezone would have an impact upon the future capacity of the intersections of 27th Avenue NE @ 169th Place NE and 27th Avenue NE @ 172nd Street NE. Therefore, the applicant will be required to mitigate said impacts by constructing off-site road improvements, as conditioned in the Mitigated Determination of Non-Significance (MDNS), issued on July 9, 2010. The conditions of the MDNS are referenced in Section 4.0 of this report.

As conditioned, the impacted intersections would operate at an acceptable level-of-service standard, in accordance with Title 18B MMC, *Traffic Impact Fees*.

Decrease in property values:
The property is currently zoned R-12, low density, multi-family. The applicant has proposed amending the comprehensive plan and rezoning the bulk of the site to R-18, medium density, multi-family. Multi-family development is permitted outright in both the R-12 and R-18 zones. There has been no evidence presented that an increase in density from twelve (12) units per acre to eighteen (18) units per acre would cause a decrease in property values in the area.

Additionally, urban development has been shown to actually increase property values with the addition of urban services, such as the extension of public water and sewer to the area, stormwater improvements and installation of sidewalks.

Crime increase:
The property is currently zoned R-12, low density, multi-family. The applicant has proposed amending the comprehensive plan and rezoning the bulk of the site to R-18, medium density, multi-family. Multi-family development is permitted outright in both the R-12 and R-18 zones.

There has been no evidence presented that an increase in density from twelve (12) units per acre to eighteen (18) units per acre would cause an increase in crime in the area.

With or without the proposed amendment, the City of Marysville will continue to provide police services to the area. The City of Marysville has police coverage 24-hours a day, 7-days a week. The Marysville Police Department is currently staffed by 81.5 full time employees, including 53 commissioned police officers, which includes a detective unit, a Pro-Act Team and a traffic unit.

1.8 Staff Analysis: In reviewing a Comprehensive Plan Amendment application, Staff considers whether or not changed circumstances have occurred in the area to warrant said amendment request and if the proposed amendment request serves the communities interest as a whole, including a review of adjacent land uses, and whether or not the proposed amendment request is compatible with the surrounding established uses.

a. Multi-Family Land Use Goals & Policies:

The Land Use Element of the Comprehensive Plan establishes location criteria and standards for each land use district. The Comprehensive Plan encourages locating multi-family land uses to allow residents access to services and facilities in the immediate area. Multi-family should also acknowledge the character of the surrounding neighborhood so multi-family can blend or be compatible with it.

The following land use policies, outlined in the Marysville Comprehensive Plan, are specifically related to the applicant's proposal:

LU-18 Housing densities should be determined by community values, development type and compatibility, proximity to public/private facilities and services, immediate surrounding densities, and natural system protection and capability.

Staff response: The proposed amendment is a NON-PROJECT action, therefore, the development type is currently unknown. The existing land use (R-12) and proposed land use (R-18) are both multi-family land uses that are compatible with the surrounding community.

The proposed amendment site is located adjacent to public water/sewer facilities and retail services. Lakewood Meadow Condominium, located to the north, and Crystal Tree Village, located to the west, are developed with single-family homes and mobile homes at a density of approximately 8 du/acre. The proposed land use would allow up to 18 dwelling units per acre which is compatible with the surrounding community.

LU-19 In determining housing densities, consider the impact of lot size on the cost of housing and thus its affordability.

Staff response: A goal of "Vision 2040," the long-range growth management, environmental, economic, and transportation strategy for the central Puget Sound region, is to preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices for every resident. The City of Marysville and Snohomish County continue to face housing challenges for adequate supply of affordable housing for all economic segments and adequate supply of quality housing options in proximity or satisfactory access to places of employment.

An increase in multi-family density, adjacent to retail and employment opportunities would assist in providing more affordable housing in order to meet the goals of Vision 2040.

LU-22 Distribute higher densities in appropriate locations. Locate in residential areas where they will not detract from the existing character. Locate near employment and retail centers, and to transportation corridors as appropriate.

Staff Response: The proposed amendment area is located adjacent to General Commercial zoned property to the east, Mixed Use zoning to the south and R-12 low-density, multi-family to the north and west.

"Big box" stores Costco and Target, restaurants and other retail and personal service stores are located within the "Lakewood Crossing" shopping center to the east of the proposed amendment area. A condominium plat, known as Lakewood

Meadow, consisting of 43 single-family units is located to the north and a 21-acre mobile home park, known as Crystal Tree Village is located to the west. Other surrounding properties are currently vacant and undeveloped.

Due to the existing developed uses (commercial/residential) and existing zoning designations in the area the proposed amendment would not detract from the existing character of the area. In addition the proposed amendment area is located directly adjacent to employment and retail opportunities.

LU-45 Multi-family development is required to bear the burden of transition and mitigation when the development is located near single family residences.

Staff Response: The proposed amendment site is currently designated multi-family. A project action developed under the current zoning and proposed zoning is recommended to bear the burden of transition and mitigation from the single-family developed properties located on the north boundary of the proposed amendment area, as conditioned in Section 3.0 of this report.

LU-46 Outside of Planning Area 1, Downtown, multi-family structures abutting or adjacent to single family residences, areas zoned as single family, or identified in the Comprehensive Plan as single family, must reflect that single family character. This will be achieved by a combination of the following elements: additional setbacks, open space, fencing, screening, landscaping, and architecture. In addition, multi-family buildings may have no more floors (exclusive of daylight basements) than the adjacent and nearby single family dwellings (up to 2) when single family is the predominate adjacent land use (actual or zoned).

Staff Response: The Community Development Department is recommending the above language be a condition of approval of the proposed Comprehensive Plan Map amendment and concurrent Rezone, as outlined in Section 3.0 of this report.

b. Surrounding Land Uses:

North: R-12, low-density multi-family

East: General Commercial (GC)

South: Mixed Use (MU)

West: R-12, low-density multi-family

The proposed amendment site is bounded by a condominium plat, known as Lakewood Meadow, consisting of 43 single-family units to the north. Lakewood Crossing shopping center, consisting of big box retail stores Costco and Target is located to the east. Vacant undeveloped, Mixed Use zoned property is located to the south and a 21-acre mobile home park, known as Crystal Tree Village is located to the west.

Multi-family land use policy LU-44 recommends locating multi-family development adjacent to arterial streets, along public transportation routes, and on the periphery of commercially designated areas, or in locations that are sufficiently compatible or buffered from single family areas. As conditioned herein, the proposed comprehensive plan amendment and concurrent rezone complies with all of the provisions of policy LU-44, as well as all other applicable multi-family land use policies outlined in the Marysville Comprehensive Plan.

1.9 Conformance with State Environmental Policy Act: After evaluation of the applicant's environmental checklist, supporting documentation submitted with the application, and review of information on file with the City, a Mitigated Determination of Non-Significance (MDNS) was issued on July 9, 2010. A timely administrative appeal of the MDNS was filed on July 23, 2010.

The following is the basis for the appeal filed by the applicant:

1) Mitigation measure No. 2, as written, is static and does not take into account changed circumstances whereby the LOS of the intersection of 27th Avenue NE @ 169th Place NE during the Saturday peak-hour complies with the concurrency requirements, as defined in Title 18B MMC.

2) Intersection phasing of 27th Avenue NE @ 172nd Street NE was recently changed by WSDOT to allow northbound/southbound protected-permitted left-turns and shared through phasing, replacing the previous split-phasing for the northbound/southbound movements. A revised analysis shows that this intersection will operate an acceptable LOS D. Therefore, mitigation measure No. 3 is not warranted.

An addendum to the MDNS was issued in accordance with WAC 197-11-625 on August 13, 2010. The addendum to the MDNS modifies mitigation measure No. 2 to take into account changed circumstances, whereby the intersection of 27th Avenue NE @ 169th Place NE operates at an acceptable LOS, and eliminates mitigation measure No. 3 to take into account changed circumstances whereby the intersection will operate at an acceptable LOS. The conditions of the MDNS, as amended, are referenced in Section 4.0 of this Staff Recommendation.

The appeal of the MDNS was withdrawn by the applicant through the applicant's contact Laurey Tobiason, Tobiason & Company, Inc., 20434 10th Pace SW, Seattle, WA 98166-4106.

2.0 CONCLUSIONS

1. The applicant is requesting approval of a NON-PROJECT action Comprehensive Plan Map amendment and concurrent rezone to change the land use designation of approximately 18.47-acres of property from LDMF to MDMF with small pockets of MU and GC.

2. The proposed map amendment is located north of Gissberg Twin Lakes Park, south of 169th Place NE, between 25th Avenue NE and 27th Avenue NE.

3. Surrounding uses to the north include a condominium plat, known as Lakewood Meadow, consisting of 43 single-family units. Lakewood Crossing shopping center, consisting of big box retail stores Costco and Target is located to the east. Gissberg Twin Lakes Park is located to the south and a 21-acre mobile home park, known as Crystal Tree Village is located to the west.

4. Two wetlands are located on the southern parcel (APN 31052900201700) of the proposed amendment site. Wetland A is an approximately 2,498 SF Category IV wetland. Wetland B is an approximately 8,729 SF Category III wetland.

5. The proposed comprehensive plan map amendment and concurrent rezone is a NON-PROJECT action, therefore, no impacts to the wetlands are proposed at this time.

6. The proposed zoning is anticipated to generate 2,470 average daily trips (ADT) and 207 PM peak-hour trips (PMPHT) on a normal weekday. Anticipated trips on Saturday, with the proposed zoning, are 2,364 ADT and 205 PMPHT.

7. A project-action would impact the intersection of 27th Avenue NE @ 169th Place NE, which is anticipated to operate at a deficient LOS F during the Saturday peak-hour.

8. The applicant will be required to mitigate said impacts by constructing off-site road improvements, as conditioned in the MDNS addendum issued on August 13, 2010, and referenced in Section 4.0 of this Staff Recommendation.

9. The Community Development Department received four (4) letters of opposition on the original proposal, as well as a form letter of opposition, signed by twenty-four (24) residents of Lakewood Meadow and a form letter of opposition, signed by ninety-two (92) unit owners within Crystal Tree Village. The opposition letters raised concerns regarding large 3-story apartments located adjacent to single-family homes, increased traffic, decrease in property values and perceived increase in crime.

10. Three letters of opposition were received on the amended application, including a letter from Lakewood Meadow Owner's Association, submitted by Jerald L. Osterman, a letter from JaAnn Delazarri, representing the residents of Crystal Tree Village and a letter addressed to the Arlington Times, from Peter McKeown who lives in space 40 of Crystal Tree Village. The opposition letters raised the same concerns as outlined in Conclusion No. 9 above.

11. The proposed land use would allow up to 18 dwelling units per acre which is compatible with the surrounding community.

12. An increase in multi-family density, adjacent to retail and employment opportunities would assist in providing more affordable housing in order to meet the goals of Vision 2040.

13. Due to the existing developed uses (commercial/residential) and existing zoning designations in the area the proposed amendment would not detract from the existing character of the area. In addition the proposed amendment area is located directly adjacent to employment and retail opportunities.

14. As conditioned herein, the proposed comprehensive plan amendment and concurrent rezone complies with all applicable multi-family land use policies outlined in the Marysville Comprehensive Plan.

15. A Mitigated Determination of Non-Significance (DNS) was issued on July 9, 2010.

16. A timely administrative appeal of the MDNS was filed on July 23, 2010.

17. An addendum to the MDNS was issued in accordance with WAC 197-11-625 on August 13, 2010. The addendum to the MDNS modifies mitigation measure No. 2 and eliminated mitigation measure No. 3. The conditions of the MDNS, as amended, are referenced in Section 4.0 of this Staff Recommendation.

18. The appeal of the MDNS was withdrawn by the applicant through the applicant's contact Laurey Tobiason, Tobiason & Company, Inc., 20434 10th Pace SW, Seattle, WA 98166-4106.

3.0 STAFF RECOMMENDATION

Based on the above stated findings and conclusions CD recommends ***APPROVAL*** of the NON-PROJECT action request, amending the Comprehensive Plan Map and concurrently Rezoning approximately 18.47-acres from Low Density, Multi-family (R-12) to Medium Density, Multi-family (R-18) with a small pocket of Mixed Use and General Commercial (1.79 net acres), subject to the following conditions:

1. Multi-family structures abutting or adjacent to single family residences must reflect the single family character. Future project actions shall accomplish this through a combination of the following elements: additional setbacks, open space, fencing, screening, landscaping, and architecture, as approved by the Community Development Director. In addition, multi-family buildings adjacent to single-family dwellings, may have no more than two (2) floors (exclusive of daylight basements), not to exceed a height of 30', when single family is the predominate adjacent land use.

2. Future "project-action" submittals will be required to comply with all of the applicable development standards outlined in Title 19 MMC, *Zoning*, including but not limited to, density and dimensions, design requirements, landscaping and critical areas management.

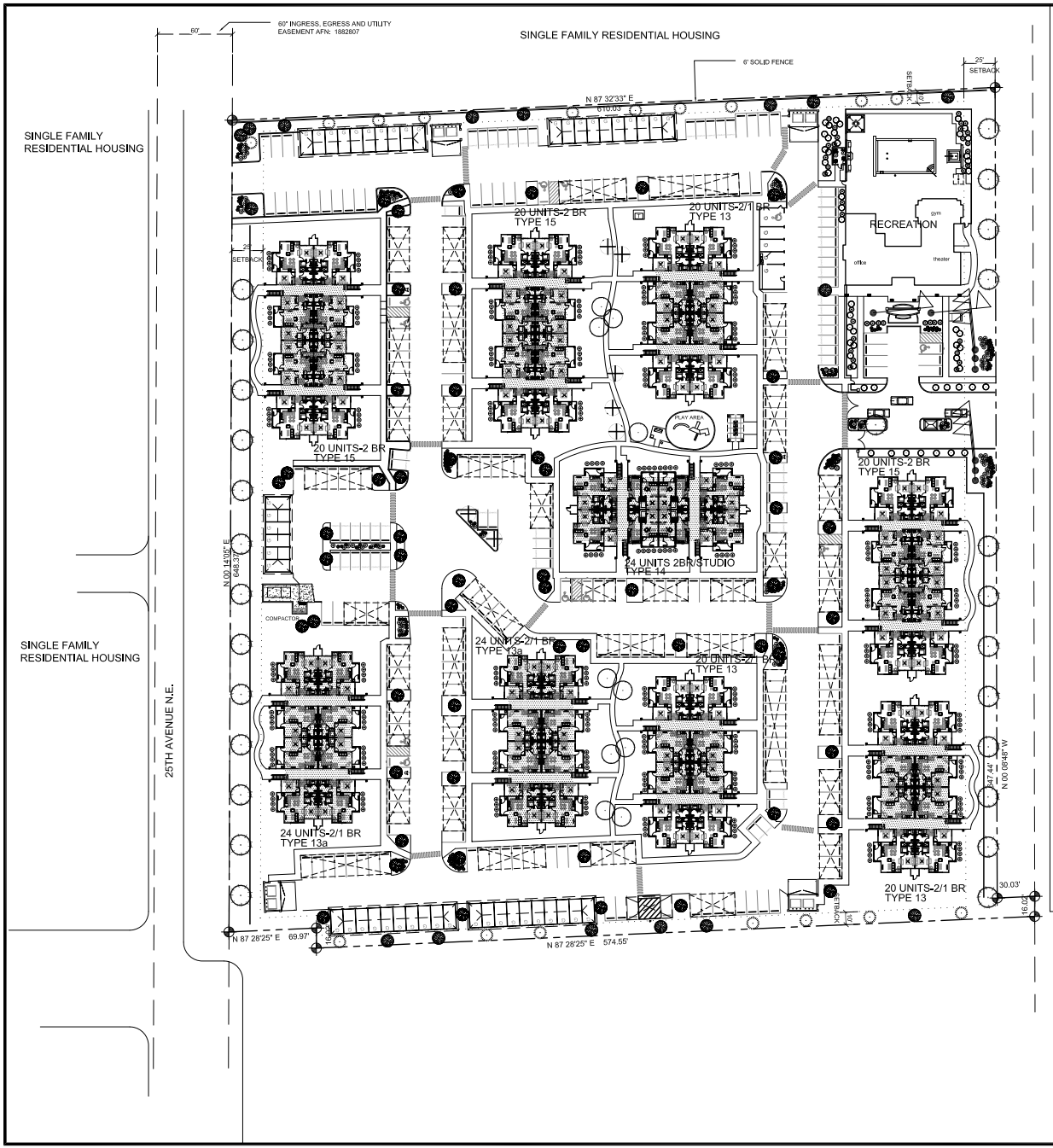
4.0 MITIGATED SEPA THRESHOLD DETERMINATION CONDITIONS

A Mitigated Determination of Non-Significance (MDNS) was issued on July 9, 2010 and an addendum to the MDNS was issued in accordance with WAC 197-11-625 on August 13, 2010. The mitigation measures imposed to minimize the probable significant adverse environmental impacts as a result of the proposed comprehensive plan amendment and concurrent rezone proposal are referenced below:

1. The applicant shall obtain all necessary city, state and federal authorizations for wetland impacts prior to beginning any ground disturbing activities or timber harvest.

2. A traffic signal will be required to be constructed at the intersection of 27th Avenue NE @ 169th Place NE, unless conditions have changed resulting in a reduction of the LOS deficiency at the intersection of 27th Avenue NE @ 169th Place NE to LOS D or better during the Saturday peak-hour. The traffic signal shall be designed to accommodate the ultimate cross section, as approved by the City Engineer.

3. The applicant shall be required to dedicate right-of-way for the ultimate design width of 25th Avenue NE, 27th Avenue NE and 164th Street NE, as approved by the City Engineer, in accordance with Section 12.02A.110(1)(d) MMC.



VICINITY MAP

R-18 ZONE
9.3 ACRES

PERVIOUS AREA = 127,134 SF
OR 31% OF THE 9.3 ACRES

12 - STUDIO UNITS
60 - 1 BEDROOM UNITS
88 - 2 BEDROOM END UNITS
32 - 2 BEDROOM INTERIOR UNITS
192 TOTAL UNITS

REQUIRED PARKING:
1 BEDROOM UNITS = 1.5 PER UNIT
2 BEDROOM UNITS = 1.75 PER UNIT

REQUIRED PARKING = 318 SPACES
FOR APARTMENTS

TOTAL PROVIDED = 364 (1.90:1)
(INCLUDES GARAGES) + 7 FOR
RECREATION BUILDING

TYPICAL CARPORT

HATCH INDICATES 3 STORY PORTION OF BUILDING

NORTH

0 20' 40' 80' 120'
10'
SCALE 1" = 40' (1 : 480)

APD
American Property Development, Inc.
110 110th Avenue NE Suite 550
Bellevue, WA 98004
Tel: 425-455-2433
Fax: 425-705-2214

2186 REGISTERED ARCHITECT DONALD A. FLYNN STATE OF WASHINGTON

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SUBMITTAL/REVISIONS

#	DATE	DESCRIPTION
	11-12-2010	

PROJECT TITLE
MARYSVILLE
Apartment Homes
27th Ave. N.E.
MARYSVILLE, WASHINGTON

SHEET TITLE
SITE PLAN

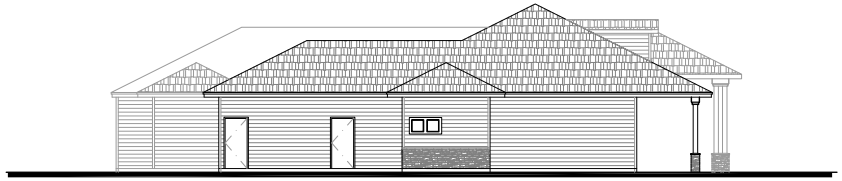
DRAWN BY: GC
9-1-2010

SHEET NUMBER
SP

Front Elevation 1
1/8" = 1'-0"

Side Elevation 2
1/18 = 1'-0"

Back Elevation 3
1/8" = 1'-0"



Side Elevation 4
1/8" = 1'-0"

0 4' 16" 24"
2' 8'
SCALE 1/8" = 1'-0" (1:96)

APD
American Property Development, Inc.
110 110th Avenue NE Suite 550
Bellevue, WA 98004
Tel: 425-455-2433
Fax: 425-709-2314

2186 REGISTERED ARCHITECT
DONALD A. FLYNN
STATE OF WASHINGTON

COPYRIGHT © 2006. ALL RIGHTS RESERVED

SUBMITTAL/REVISIONS

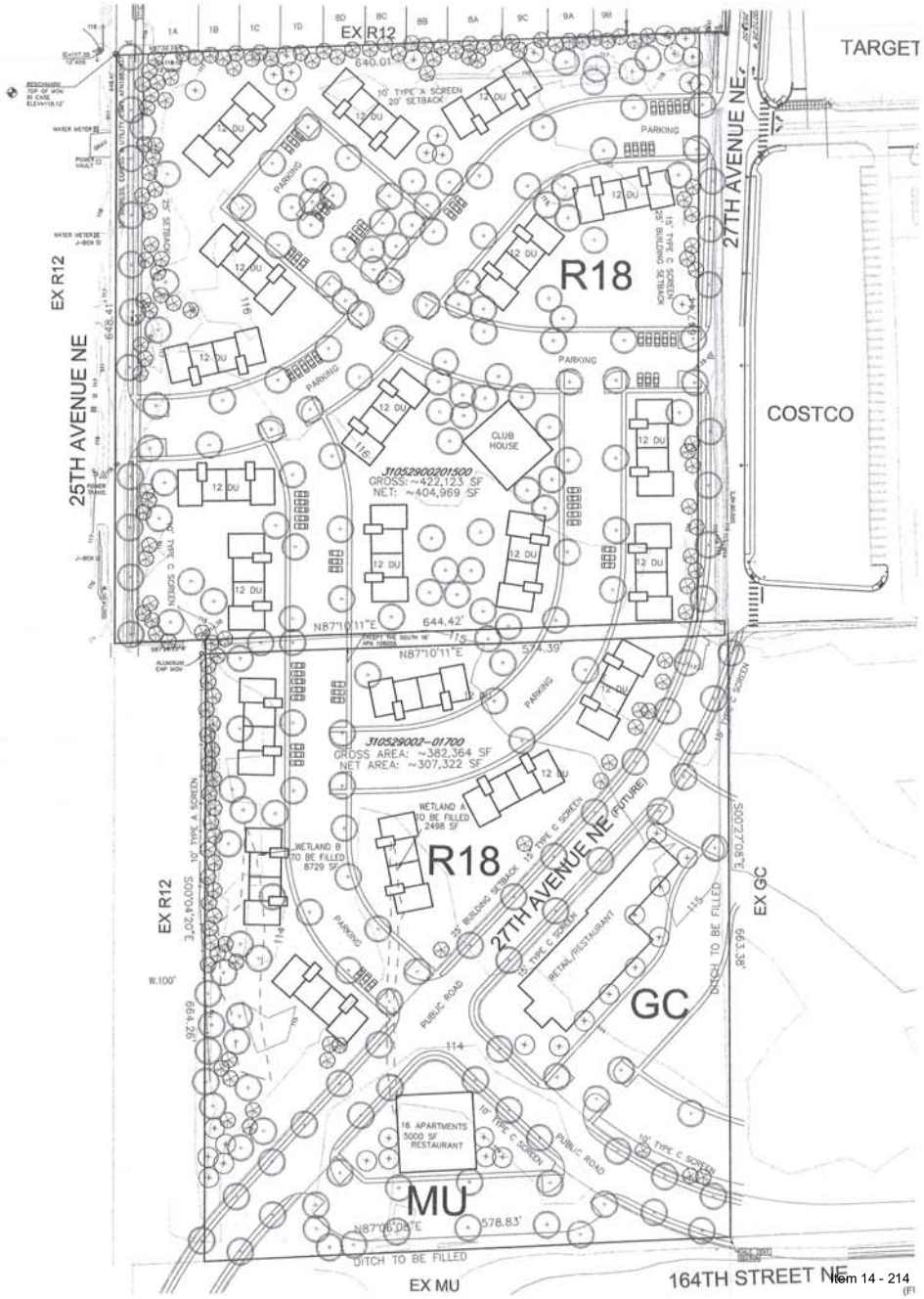
#	DATE	DESCRIPTION

PROJECT TITLE
MARYSVILLE
Apartment Homes
27th Ave. N.E.
MARYSVILLE, WASHINGTON

SHEET TITLE
RECREATION BUILDING
ELEVATIONS

DRAWN BY: GC

SHEET NUMBER
A5.1



VICINITY OF SITE/1"=400'

LEGAL DESCRIPTION

PARCEL NUMBER 310529-002-017-00

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.
EXCEPT THE WESTERLY 100 FEET THEREOF.
TOGETHER WITH AN EASMENT FOR INGRESS AND EGRESS AS CREATED UNDER RECORDING NO. 7704010023, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL NUMBER 310529-002-015-00

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE SOUTH 16 FEET THEREOF AS EXCEPTED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 106055;
ALSO EXCEPT THE EAST 30.00 FEET, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, AS DEEDED TO THE CITY OF MARYSVILLE UNDER AUDITOR'S FILE NUMBER 200603300531, RECORDS OF SAID SNOHOMISH COUNTY, WASHINGTON;
SUBJECT TO AND TOGETHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

APPLICANT/OWNERS

JOEL HYLBACK
P.O. BOX 3249
ARLINGTON, WA 98223
206-429-2875

RON YOUNG
P.O. BOX 3249
ARLINGTON, WA 98223
206-429-2875

JAMES GRDINA
INTRIGUE INVESTMENT CO.
14243 14TH DR
PHOENIX, AZ 85023

CONTACT

LAUREY TOBIASON
TOBIASON & CO. INC
20434 10TH PL SW
SEATTLE, WA 98166-4106
206-429-2875

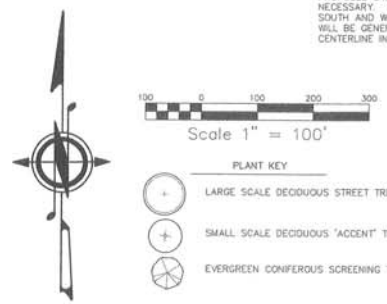
PROJECT DATA

EX ZONES:	R-12
PROPOSED ZONES:	R-18, GC AND MU
GROSS SITE AREA:	804,487 SF; 18.47 ACRES
NET SITE AREA:	712,291 SF; 16.35 ACRES

NOTES REGARDING UTILITIES:

EXISTING SEWER AND WATER LINES, AS WELL AS TELEPHONE, ELECTRICITY AND CABLE EXIST IN 25TH; 27TH; AND TWIN LAKES AVENUE. SURVEYED LOCATIONS ARE SHOWN ON THE PLAN.

PROPOSED UTILITY LINES WILL BE LOCATED ON-SITE AS NECESSARY. SEWERS WILL BE GENERALLY LOCATED 5 FEET SOUTH AND WEST OF CENTERLINE IN PUBLIC ROADS; WATER WILL BE GENERALLY LOCATED 5 FEET NORTH AND EAST OF CENTERLINE IN PUBLIC ROADS.



Received
MAY 07 2010
City of Marysville
Community Development

27th Ave Corridor

Comprehensive Plan Amendment and Rezone

CONCEPTUAL SITE PLAN

no.	revision	date

job no.
drawn
checked
1-21-10 date

CONCEPTUAL SITE PLAN
for the 27th Ave Corridor
Comprehensive Plan Amendment and Rezone
owners: Hylback, Young and Grdina

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LAUREY TOBIASON
LANDSCAPE ARCH. No. 365

TOBIASON & COMPANY, Inc.
Land Use Consulting Landscape Architecture
20434 10TH PL SW
SEATTLE, WA 98166-4106
(206) 429-2875
FAX 824-1523
Laurey@Tobiason.Biz

Sheet
P-1

November 13, 2010

Received
NOV 15 2010
City of Marysville
Community Development

Mayor and City Council Members
City of Marysville
1049 State Street
Marysville, WA 98270

RE: Comprehensive Plan Amendments and Rezone Requests PA 10 001

Dear Mr. Mayor and City Council Members,

On behalf of the Crystal Tree Village Manufactured Home Owners Association, we ask you to DENY the request regarding the rezone of the property west of 27th Avenue NE through the Comprehensive Plan Amendment and the Rezone Request.

We do not have the money for hiring professionals who can make any change sound good for personal gain. What we do have and have had since choosing to move to Crystal Tree Village are the residents in 164 homes occupied by senior citizens that sought the security and residential environment the City offered when it zoned the property in question R-12.

When the City agreed to and supported the zoning of said property as R-12 it offered the deciding factor to many residents to continue to occupy their current homes. Now, with the economy so bad for seniors, many have no choice but to remain. Changing the rezone of PA 10 001 to R-18 will increase an already congested traffic situation the planned bridge will little help for all vehicles entering from Arlington, the Freeway and all areas West of Lakewood Commons; eliminate the responsible behavior of home owners versus transient occupation of apartment dwellers; and can grossly impact the Lakewood School District and the Fire District in our area.

We beseech you to honor your prior decision and commitment to us to maintain the R-12 zoning in our neighborhood and to DENY the application for change.

Respectfully,

JoAnn DeLazzari, Activist and Treasurer
Crystal Tree Village Manufactured Home Owners Association
16600 25th Ave, NE #90
Marysville WA 98271
360-652-3925

JERALD OSTERMAN

From: "JERALD OSTERMAN" <josterman2@frontier.com>
To: "Chris Holland" <CHolland@marysvillewa.gov>
Cc: "emil larkin" <emillarkin@hotmail.com>; "Dan Braasch" <dbraasch@wavecable.com>
Sent: Friday, November 12, 2010 3:36 PM
Subject: PA 10 001

Mayor and City Councilmember
via Chris Holland, Senior Planner

On behalf of Lakewood Meadow Owners Association, we respectfully request City Council to hold their own public hearing on this matter that is being referred from the Planning Commission.

Respectfully submitted, Jerry

Jerald L.(Jerry) Osterman, President
Lakewood Meadow Owners Association

November 12,2010

PLEASE DATE STAMP. COPY

November 11, 2010

Mayor and City Councilmembers
City of Marysville
1049 State Street
Marysville, Washington 98270

RECEIVED
NOV 12 2010
MARYSVILLE
CITY CLERK

RE: Comprehensive Plan Amendments and Rezone Requests
PA#10 001

Dear Mayor and City Councilmembers:

On behalf of the Lakewood Meadow Owners Association, we ask that you **DENY** the Comprehensive Plan Amendment and Rezone Request of property West of 27th Avenue NE.

Prior to annexation into the City of Marysville in 2005, we had near equivalent county zoning to the (R-12) zoning that you provided to us in 2005. That didn't happen by accident, as we and our neighbors at Crystal Tree Village had many meetings with City Staff and attended and testified at all of the Planning Commission and City Council Meetings on the Comprehensive Plan Amendments and Zoning for our area. Both Planning Commission and City Council **agreed and supported** the (R-12) Zoning West of 27th Avenue NE. The current applicants also prepared and submitted a proposed residential development based on that same density.... a project that we felt would be a very favorable complement to our existing neighborhood and consistent with the (R-12) zoning. Applicants are now asking you to increase that density to 150% which is not compatible with our existing neighborhood.

Most of us are "Seasoned Citizens" who have worked all our lives and some are still working to preserve the character and quality of our neighborhoods.

We only ask that you, as elected representatives for the City of Marysville, **continue to honor your prior decision and commitment to us to preserve the (R-12) zoning in our neighborhood west of 27th Avenue NE, and DENY this application for change.**

Respectfully submitted,

Jerry

Jerald L. (Jerry) Osterman, President
Lakewood Meadow Owners Association
2605 169th Street NE
Marysville, Washington 98271
(360-654-0144)
josterman2@frontier.com

CITY OF MARYSVILLE

Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, MAKING TECHNICAL AMENDMENTS AND CORRECTIONS TO ORDINANCE NO. 2834 AND THEREFORE FURTHER AMENDING MMC SUBSECTIONS 5.92.010 (11) AND MMC 5.92.090 (1) (c).

WHEREAS the City Council adopted Ordinance 2834 on October 25, 2010 generally to conform City regulation of Tattoo Parlors to state regulation;

WHEREAS a review of Ordinance 2834 and subsections 5.92.010 (11) and 5.92.090 (1) (c) has disclosed that further technical amendment is necessary to correct either erroneous cross references or extraneous language;

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

Section 1. Marysville Municipal Code Subsection 5.92.010 (11) is amended to read as follows:

(11) "Public bath house" means any place open to the public where Russian, Turkish, Swedish, hot air, vapor, electric cabinet or other baths of any kind are given or furnished; provided, that the term "public bath house" shall not include ordinary tub baths where an attendant is not provided; and provided further, that a public bath house shall not include a club organized for athletic purposes, or a country club.

Section 2. Marysville Municipal Code Subsection 5.92.090 (1)(c) is amended to read as follows:

(c) The applicant, applicant control person, manager, assistant manager, attendant, employee or independent contractor has violated or permitted violation of any of the provisions of this chapter.

PASSED by the City Council and APPROVED by the Mayor this _____day of _____, 2010.

CITY OF MARYSVILLE

_____

Jon Nehring, Mayor

ATTEST:

_____
April O'Brien, Deputy City Clerk

APPROVED AS TO FORM

_____
Grant K. Weed, City Attorney

Date of Publication: _____

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

An Ordinance of the City of Marysville Amending the 2010 Budget and providing for the increase of certain expenditure items as budgeted for in Ordinance No. 2798 as amended by Ordinance No. 2814, 2822, and 2831

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

Section 1. Since the adoption of the 2010 budget by the City Council on November of 2009, it has been determined that the interests of the residents of the City of Marysville may best be served by the increase of certain expenditures. The following funds as referenced in Ordinance No. 2798 as amended by Ordinance No. 2814, 2822 and 2831 are hereby amended to read as follows:

Fund Description	Fund No.	Est. Beg. Fund Bal. & Revenue Adj.	Appropriations Adjustment	Ending Fund Balance Adjustment
General Fund	001	5,138,318	5,549,006	(410,688)
Streets	101	188,500	188,500	-
Waterworks Utility	401	-	2,773,845	(2,773,845)
Golf Course	420	289,422	289,422	-
Utilities Debt Service	450	2,190,000	2,190,000	-
Fleet Services	501	260,000	279,000	(19,000)
Library Debt Service	204	420,000	420,000	-
Total Budget Adjustment		**$ 8,486,240**	**$ 11,689,773**	**$ (3,203,533)**

The detail concerning the above – referenced amendments are attached hereto as Exhibit “A”.

Section 2. Except as provided herein, all other provisions of Ordinance No. 2798 shall remain in full force and effect, unchanged.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2010.

CITY OF MARYSVILLE

By_____
MAYOR

ATTEST:

By_____
DEPUTY CITY CLERK

Approved as to form:

By_____
CITY ATTORNEY

Date of Publication: _____

Effective Date (5 days after publication): _____

EXHIBIT A – 2010
Amendment Account Detail

Description	Beg Fund Balance/ Revenue Adj	Appropriation Adjustment	Ending Fund Balance Adjustment
General Fund			
Namoa Conference (Hotel/Motel Grant)	4,929	4,929	-
WTSC School Zone Grant - Radar Equipment	8,765	8,765	-
Courthouse Purchase		4,120,250	(4,120,250)
Purchase of Williams Property from Utilities		230,467	(230,467)
Purchase of Peak Building from Utilities		764,595	(764,595)
2010 LTGO Bond Proceeds	5,124,624		5,124,624
Transfer to Fund 204 for 2010 LTGO payment		420,000	420,000
Total General Fund	**5,138,318**	**5,549,006**	**429,312**
Streets - Fund 101			
Transfer to Fleet - Vehicle Purchase		135,000	(135,000)
Transfer to Fund 102 Arterial Streets - Overlays		53,500	(53,500)
Transfer from Utilities	123,845		123,845
Adjustment to beginning cash balance	64,655		64,655
Total Streets	**188,500**	**188,500**	**-**
Waterworks Utilities - 401			
Emergency Flood Repairs		460,000	(460,000)
Transfer to 450 - Bond Call (1998 Water/Sewer)		2,190,000	(2,190,000)
Transfer to 101 - Surface Water Services		123,845	(123,845)
Total Waterworks Utility	**-**	**2,773,845**	**(2,773,845)**
Golf Course - 420			
Cost of Goods Sold (non-cash transaction)		48,710	(48,710)
Restaurant Expenses		135,712	(135,712)
Bunker Repairs (Expense in 2010/Revenue in 2011)		105,000	(105,000)
Proceeds from Interfund Loans	289,422		289,422
			-
Total Golf Course	**289,422**	**289,422**	**-**
Utility Debt Service - Fund 450			
Bond Call - 1998 W/S Revenue Bonds		2,190,000	(2,190,000)
Transfer from Fund 401 - Waterworks Utility	2,190,000		2,190,000
			-
Total Utility Debt Service	**2,190,000**	**2,190,000**	**-**
Fleet Maintenance - Fund 501			
Plow and Sander (Streets)		55,000	(55,000)
Used 5-yd Dump Truck (Streets)		60,000	(60,000)
F550 (Streets)		70,000	(70,000)
F450 for Sign Shop (Streets		75,000	(75,000)
Golf Tractor		19,000	(19,000)
Transfer in from Streets to fund vehicle purchases	260,000		260,000
			-
Total Fleet Maintenance	**260,000**	**279,000**	**(19,000)**
Library Debt Service - Fund 204			
Payment on the 2010 LTGO Bond		420,000	(420,000)
Transfer from General Fund	420,000		420,000
			-
Total Information Services	**420,000**	**420,000**	**-**
GRAND TOTAL	**8,486,240**	**11,689,773**	**(2,363,533)**

CITY OF MARYSILLE
Marysville, Washington

RESOLUTION NO. _____

A RESOLUTION AMENDING RESOLUTION 2272 OF THE CITY OF MARYSVILLE AUTHORIZING A INTERFUND LOAN NOT TO EXCEED $~~700,000~~ $1,500,000 FROM THE WATERWORKS UTILITY FUND 401 TO THE GOLF FUND 420, AND PROVIDING A FORMULA FOR PAYMENT OF INTEREST.

WHEREAS, pursuant to Resolution No. 2272 the Marysville City Council authorized an interfund loan in the amount not to exceed $700,000 from the Waterw~~eerks~~orks Utility Fund 401 ~~it was determined~~ to subsidize the on going Golf Course operations until December 31, 2012; and

WHEREAS, City golf course operations continue to require additional short term financing;and

~~WHEREAS, the need for short-term financing is necessary and accordingly, establish an interfund loan from the Waterworks Utility Fund; and~~

WHEREAS, the Waterworks Utility Fund 401 is able to loan ~~the~~ additional funds and will not require the loaned funds during the loan period; and

WHEREAS, interest on said loan is subject to interest imposed at a rate as set forth by the Local Government Investment Pool; and

WHEREAS, said loan will not be repaid until permanent financing is complete;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON AS FOLLOWS:

Section 1. Section 1 of Resolution No.2272 is amended to read as follows:

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There is established an interfund loan not to exceed $1,500,000 from the Waterworks Utility Fund 401 to the Golf Course Fund 420.

Section 2. Except as provided herein, all other provisions of Resolution No. 2272 shall remain in full force, unchanged.

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PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2010.

CITY OF MARYSVILLE

By_____
MAYOR

Attest:

By_____
CITY CLERK

Approved as to from:

By_____
CITY ATTORNEY

CITY OF MARYSILLE
Marysville, Washington

RESOLUTION NO. _____

A RESOLUTION AMENDING RESOLUTION 2272 OF THE CITY OF MARYSVILLE AUTHORIZING A INTERFUND LOAN NOT TO EXCEED $1,500,000 FROM THE WATERWORKS UTILITY FUND 401 TO THE GOLF FUND 420, AND PROVIDING A FORMULA FOR PAYMENT OF INTEREST

WHEREAS, pursuant to Resolution No. 2272 the Marysville City Council authorized an interfund loan in the amount not to exceed $700,000 from the Waterworks Utility Fund 401 to subsidize the on going Golf Course operations until December 31, 2012; and

WHEREAS, City golf course operations continue to require additional short term financing; and

WHEREAS, the Waterworks Utility Fund 401 is able to loan additional funds and will not require the loaned funds during the loan period; and

WHEREAS, interest on said loan is subject to interest imposed at a rate as set forth by the Local Government Investment Pool; and

WHEREAS, said loan will not be repaid until permanent financing is complete;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON AS FOLLOWS:

Section 1. Section 1 of Resolution No.2272 is amended to read as follows:

There is established an interfund loan not to exceed $1,500,000 from the Waterworks Utility Fund 401 to the Golf Course Fund 420.

Section 2. Except as provided herein, all other provisions of Resolution No. 2272 shall remain in full force, unchanged.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2010.

CITY OF MARYSVILLE

By_____
MAYOR

Attest:

By_____
CITY CLERK

Approved as to from:

By_____
CITY ATTORNEY

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON STATING AN INTENT TO ANNEX TO AND JOIN SNOHOMISH COUNTY FIRE PROTECTION DISTRICT NO. 12 AND MAKING A FINDING THAT THE PUBLIC INTEREST WILL BE SERVED THEREBY, AUTHORIZING THE FILING OF A NOTICE OF INTENTION WITH THE SNOHOMISH COUNTY BOUNDARY REVIEW BOARD, REQUESTING THAT A SPECIAL ELECTION BE CALLED AND HELD ON THE ANNEXATION ON APRIL 26, 2011 OR AS SOON THEREAFTER AS POSSIBLE, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Marysville and Snohomish County Fire Protection District No. 12 have engaged in discussions concerning the potential annexation of the City to the District; and

WHEREAS, the City of Marysville and Snohomish County Fire Protection District No. 12 have entered into detailed discussions which are expected to result in an agreement on the terms and conditions under which such an annexation would take place; and

WHEREAS, the City Council desires to enter into and approve such an agreement and to initiate the process described in Chapter 52.04 RCW for annexation of the City to the District,

NOW, THEREFORE,

The City Council of the City of Marysville, Washington, do ordain as follows:

Section 1. Intent to Annex – Finding of Public Interest. The City Council hereby states its intent to have the City annex to and join Snohomish County Fire Protection District No. 12, subject to concurrence of the Board of Commissioners of said Fire Protection District, and subject to approval of the Snohomish County Boundary Review Board, and to approval of the voters of the City and the District. The City Council finds that annexation of the City to Snohomish County Fire Protection District No. 12 will serve the public interest of the citizens of the City of Marysville and the greater Marysville area. The Board of Commissioners of Snohomish County Fire Protection District No. 12 is hereby requested to concur in the annexation and to notify the Snohomish County Council so that an election may be called on the question of annexation.

Section 2. Execution of Agreement. The Mayor and City staff are hereby authorized to continue to negotiate an interlocal agreement with Snohomish County Fire Protection District No. 12 regarding annexation and to bring to the City Council for action an

agreement in substantially the form attached hereto and incorporated herein by this reference as if set forth in full herein.

Section 3. Notice of Intent. The Mayor or his designee is hereby authorized to file a notice of intent with the Snohomish County Boundary Review Board seeking approval for annexation of the City of Marysville to Snohomish County Fire Protection District No. 12. The Mayor and City staff are authorized to take all necessary steps to pursue approval of the annexation by the Boundary Review Board.

Section 4. Election. The City Council hereby requests that the special election to be held on the annexation pursuant to RCW 52.04.071 be called for on April 26, 2011 or as soon thereafter as the same may be called consistent with state law and the required approvals by Snohomish County Fire Protection District No. 12 and the Boundary Review Board.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. This ordinance shall take effect five (5) days after its publication, or publication of a summary hereof.

PASSED and APPROVED this _____ day of November, 2010.

APPROVED:

_____
MAYOR, John Nehring

ATTEST / AUTHENTICATED

_____
CITY CLERK,

APPROVED AS TO FORM:

_____
CITY ATTORNEY, Grant Weed

FILED WITH THE CITY CLERK:_____
PASSED BY THE CITY COUNCIL:_____
PUBLISHED:_____
EFFECTIVE DATE:_____
ORDINANCE NUMBER:_____

W/gw/10-120/Ord.AnnexFD12