

November 9, 2020

Marysville City Council Meeting
7:00 p.m.

City Hall

PUBLIC NOTICE:

Pursuant to Governor Inslee’s Proclamation 20-28, in an effort to curtail the spread of the COVID-19 virus, City Council Meetings and Work Sessions will take place by teleconference. Councilmembers and members of the public will not attend in person. Anyone wishing to provide written or verbal public comment, must pre-register at this link www.marysvillewa.gov/remotepubliccomment before noon on the day of the meeting.

To listen to the meeting without providing public comment:

Join Zoom Meeting

<https://zoom.us/j/92977133971>

Or

Dial by your location

1-888-475-4499 US Toll-free

Meeting ID: 929 7713 3971

Call to Order

Invocation

Pledge of Allegiance

Roll Call

Approval of the Agenda

Committee Reports

Presentations

A. Proclamation: Declaring November 28, 2020 Small Business Saturday

B. Alliant Health Insurance Presentation

Audience Participation

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

1. Approval of the October 12, 2020 City Council Meeting Minutes

Consent

2. Approval of the October 28, 2020 Claims in the Amount of \$850,079.26 Paid by EFT Transactions and Check Numbers 144068 through 144273 with Check Numbers 117887, 118603, 118899, 119577, 122928, 122941, 125369, 126001, 126144, 126942,

**These items have been added or revised from the materials previously distributed in the packets for the November 2, 2020 Work Session.*

Marysville City Council Meeting**November 9, 2020****7:00 p.m.****City Hall**

127102, 127148, 127361, 127418, 127459, 127697, 127772, 128068, 128524, 128660, 129040, 129333, 130444, 130470, 130544, 130597, 131384, 131512, 131586, 131668, 131954, 132003, 132395, 132780, 133130 and 133342 Voided

3. Consider Approving the Vegetation/Timber Removal and Mitigation Payment Agreement with Washington State Department of Transportation for the Centennial Trail Connector Project

4. Consider Approving the Local Agency Agreement Supplemental Agreement No. 1 with Washington State Department of Transportation for the Centennial Trail Connector Project

Review Bids**Public Hearings****New Business**

8. Consider Approving an **Ordinance** to Affirm the Planning Commission's Recommendation and Adopt the Marysville, Lake Stevens and Lakewood 2020 – 2025 CFPs as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan

9. Consider Approving an **Ordinance** Affirming the Planning Commission's Recommendation and Adopt the Mobile/Manufactured Home Park and Recreational Vehicle Park Amendments

10. Consider Approving an **Ordinance** Affirming the Planning Commission's Recommendation and Adopt the Tiny House Amendments

Legal**Mayor's Business****Staff Business****Call on Councilmembers****Adjournment/Recess****Executive Session**

A. Litigation

B. Personnel

**These items have been added or revised from the materials previously distributed in the packets for the November 2, 2020 Work Session.*

November 9, 2020

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7:00 p.m.**

City Hall

C. Real Estate

Reconvene

Adjournment

Special Accommodations: The City of Marysville strives to provide accessible meetings for people with disabilities. Please contact the City Clerk's office at (360) 363-8000 or 1-800-833-6384 (Voice Relay), 1-800-833-6388 (TDD Relay) two business days prior to the meeting date if any special accommodations are needed for this meeting.

**These items have been added or revised from the materials previously distributed in the packets for the November 2, 2020 Work Session.*

A



PROCLAMATION

Declaring Nov. 28, 2020, Small Business Saturday in Marysville

- WHEREAS, the U.S. Small Business Administration reports that America's 29 million small businesses represent more than 99 percent of all businesses with employees in this country and are responsible for 63 percent of new jobs created over the past 20 years; and
- WHEREAS, organizations and communities throughout the country historically have endorsed the Saturday after Thanksgiving as Small Business Saturday; and
- WHEREAS, last year 88 million American consumers "shopped small" on Saturday; and
- WHEREAS, 2/3 of consumers say the main reason they support small businesses is because of their contributions to the community; and
- WHEREAS, the City of Marysville celebrates and appreciates our local businesses that create jobs, boost our local economy and add value to our neighborhoods; and
- WHEREAS, one way to support our neighbors and city programs and services is by shopping in the city, keeping retail tax dollars here; and
- WHEREAS, even if you do most of your shopping from home, you can make purchases online or buy gift cards for restaurants and services; and
- WHEREAS, especially in this season of economic hardship for many small businesses, it is more important than ever to demonstrate our commitment that "Marysville Loves Local."
- NOW, THEREFORE I, JON NEHRING, MAYOR, on behalf of the City Council and our community, do hereby proclaim Nov. 28, 2020, as

SMALL BUSINESS SATURDAY

in the City of Marysville. I encourage all Marysville residents to do their holiday shopping locally and to support our community's small businesses and merchants on Small Business Saturday and throughout the year.

Under my hand and seal this ninth day of November, 2020.

THE CITY OF MARYSVILLE

Jon Nehring, Mayor

Index #1

City Council



1049 State Avenue
Marysville, WA 98270

**Regular Meeting
Minutes
October 12, 2020**

Call to Order / Invocation / Pledge of Allegiance

Mayor Nehring called the meeting to order at 7:00 p.m. Pastor Aaron Thompson from Marysville Foursquare Church delivered the invocation. Mayor Nehring led the Pledge of Allegiance.

Roll Call

Present:

Mayor: Jon Nehring

Council: Council President Kamille Norton, Councilmember Jeff Vaughan, Councilmember Tom King, Councilmember Mark James, Councilmember Michael Stevens, Councilmember Steve Muller, Councilmember Kelly Richards

Staff: CAO Gloria Hirashima, Finance Director Sandy Langdon, Parks & Recreation Director Tara Mizell, Police Chief Erik Scairpon, Interim Chief Jeff Goldman, Human Resources Manager Teri Lester, Deputy City Attorney Burton Eggertsen, Interim Community Development Director Allan Giffen, Asst. Public Works Director Kari Chennault, Fire Chief Martin McFalls, CIO Connie Mennie, IS Manager Worth Norton, Systems Analyst Mike Davis

Approval of the Agenda

Motion to approve the agenda moved by Councilmember James seconded by Councilmember Richards.

AYES: ALL

Committee Reports

Councilmember King reported on the Fire Board meeting last week where they had a planning meeting and discussed the proposed 2021 budget. They also discussed future remodels and improvements to existing fire stations.

Council President Norton reported on the October 8 Public Safety Committee meeting. One open patrol position remains, and the department is very busy. Records department reported that there is about a 50% increase over last year on concealed pistol license processing, fingerprinting and gun purchases. There was also an update on training opportunities. Crime statistics look great again this month. All categories of crime were down compared to last year and compared to the four-year average.

Councilmember Vaughan reviewed the October 9 Finance Committee meeting where they received an update on the budget. Sales tax tracking is looking good in certain segments of the economy. There was also discussion regarding the COVID-19 grant and utility billing issues.

Presentations

A. Declaring October 2020 as National Disability Employment Awareness Month

Mayor Nehring read the proclamation recognizing October 2020 as National Disability Employment Awareness Month in the City of Marysville.

Audience Participation

None.

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

12. Approval of the September 14, 2020 City Council Meeting Minutes

Motion to approve the September 14, 2020 City Council Meeting Minutes moved by Council President Norton seconded by Councilmember King.

AYES: ALL

Consent

Councilmember Vaughan requested removal of item 3 from the Consent Agenda.

1. Approval of the September 23, 2020 Claims in the Amount of \$2,514,820.87 Paid by EFT Transactions and Check Numbers 143410 through 143533 with Check Number 142236 Voided
2. Approval of the September 30, 2020 Claims in the Amount of \$2,195,498.04 Paid by EFT Transactions and Check Numbers 143534 through 143635 with No Check Numbers Voided

7. Consider Approving the Centennial Trail Lease Agreement with Washington State Department of Transportation
8. Consider Approving the Buy/Sell Agreement with Mitigation Banking Services, LLC, for the Purchase of 1.289 Wetland Credits in the Amount of \$290,025.00, thereby mitigating unavoidable wetland impacts arising from the Centennial Trail Connector Project
13. Approval of the September 10, 2020 Payroll in the Amount of \$1,428,080.62 Paid by EFT Transactions and Check Numbers 33216 through 33236

Motion to approve Consent Agenda items 1, 2, 7, 8, and 13 moved by Council President Norton seconded by Councilmember Richards.

AYES: ALL

3. Consider Approving the Relinquishment of Slope Easement with Marysville School District for 67th Avenue Townhome Development and Record with the Snohomish County Auditor

Councilmember Vaughan explained he has ownership in a property adjacent to this property and would be abstaining from the vote in order to avoid any appearance of conflict of interest.

Motion to approve the Relinquishment of Slope Easement with Marysville School District for 67th Avenue Townhome Development and Record with the Snohomish County Auditor moved by Councilmember King seconded by Councilmember Stevens.

VOTE: Motion carried 6 - 0

ABSTAIN: Councilmember Vaughan

Review Bids

Public Hearings

14. Consider an Ordinance of the City of Marysville Adopting a Biennial Budget for the City of Marysville, Washington, for the Biennial Period of January 1, 2021 to December 31, 2022. Setting Forth in Summary Form the Totals of Estimated Revenues and Appropriations for Each Separate Fund and the Aggregate Totals of all such Funds Combined, and Established Compensation Levels as Proscribed by MMC 3.50.030. (Action Requested October 26, 2020)
15. Consider 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 2021. (Action Requested October 26, 2020)
16. Consider 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 2021. (Action Requested October 26, 2020)

Mayor Nehring introduced and summarized the budget. Finance Director Langdon made a PowerPoint presentation regarding the 2021/2022 Preliminary Budget. Department leadership reviewed budget requests for their departments.

Questions and Comments:

Council President Norton asked how many new homes the City would be serving for garbage in the central annexation. Finance Director Langdon replied that there would be approximately 7500 more homes served. Councilmember Richards asked for a geographical description of the central annexation. Assistant Director Chennault offered to provide a map of this later. CAO Hirashima generally described the area. Councilmember Richards recommended notifying residents of the central annexation about changes to their garbage collection in the future. Staff stated that the residents would be notified appropriately.

Councilmember Muller asked about the Hotel Motel Fund amount. Finance Director Langdon replied that it is down, but they didn't do any grants this year.

Councilmember King asked if there would be any problem with the City taking over Waste Management's routes. CAO Hirashima reviewed this matter and explained that the City reached an agreement with them.

Finance Director Langdon solicited suggestions for budget topic considerations besides the Health District per capita discussion. With regard to the Health District issue Councilmember Vaughan requested information about what other cities are doing.

Councilmember Richards asked about the wisdom of putting vehicle replacements on hold. Director Langdon explained that they would take a look at those that are most needed to make sure they don't fall behind.

Council President Norton asked for confirmation that this budget is not taking the 1%. Mayor Nehring confirmed that there would be no property tax increase.

The public hearing for all three budget items was opened at 7:43 and comments were solicited. Seeing none, the hearing was closed at 7:43 p.m.

New Business

4. Consider Approving the Recovery Contract with Alexander Reed, LLC for the King's Creek Short Plat Water Utility Construction Costs

Motion to authorize the Mayor to sign and execute Recovery Contract No. 300 with Alexander Reed, LLC for the King's Creek Short Plat Water Utility Construction Costs moved by Councilmember Richards seconded by Councilmember Muller.

AYES: ALL

5. Consider Approving the Recovery Contract with Alexander Reed, LLC for the King's Creek Short Plat Sewer Utility Construction Costs

Motion to authorize the Mayor to sign and execute the Recovery Contract No. 301 with Alexander Reed, LLC for the King's Creek Short Plat Sewer Utility Construction Costs moved by Councilmember Stevens seconded by Councilmember Richards.

AYES: ALL

9. Consider Approving an Ordinance Affirming the Planning Commission's Recommendation and Adopt the Commercial Permitted Uses, and Density and Dimensional Amendments

Interim Community Development Director Giffen reviewed this item explaining that it is basically a cleanup of the code. He responded to Council's request from last week to explore the potential of revisiting the Whiskey Ridge Subarea Plan to allow housing. In response to Councilmember Vaughan's question about what the cost might be to hire a consultant, he noted that it would be somewhere around \$35,000 depending on how much of the work staff could do.

Motion to adopt Ordinance No. 3159 Affirming the Planning Commission's Recommendation and Adopt the Commercial Permitted Uses, and Density and Dimensional Amendments moved by Councilmember Richards seconded by Councilmember James.

AYES: ALL

Councilmember Richards asked if the costs would be more if they wait until next year. Interim Community Development Director Giffen estimated it would be about the same.

Councilmember Vaughan noted that the question to answer is whether or not the Council wants to change direction with what has been planned for this area. He spoke to his concerns related to this. The Council reaffirmed its stance at the Council retreat this year to keep with the original plan, and he still agrees with not adding more housing to this area. He urged caution in moving forward.

Councilmember James agreed that they don't want to change, but noted that things have changed a lot since the Council retreat. He didn't see any harm in looking further at the matter. Commissioner Muller thought this would actually be a Planning Commission process. He suggested directing the Planning Commission to start looking at the issue internally. CAO Hirashima commented that some of the analysis should be done by a consultant, but the Planning Commission and staff could look at land use alternatives scenario.

Councilmember Richards concurred with Councilmember Vaughan about letting the plan run its course. Council President Norton also concurred with staying with the plan. CAO Hirashima explained that the natural course would be to allow a citizen-initiated

Comprehensive Plan Amendment which would probably be on a parcel-by-parcel basis. The City would be involved if the Council wanted to study a larger area to look at land use changes. She commented that it is generally better to look at things on an area-wide basis rather than a parcel here and a parcel there. Interim Community Development Director Giffen concurred.

Councilmember Stevens commented on his interest in learning the level of desire in the development community by the docket submittal and possibly revisiting the subject at that point. He asked if there is a sunset on the current plan where they would naturally review it. CAO Hirashima replied that there is not. The plan is in place until the Council wants to change it.

Councilmember King asked Chief McFalls about the Fire District's ability to serve that area if there was a higher amount of residential. Chief McFalls replied there would be some amount of partnership between Marysville and Lake Stevens fire departments.

Councilmember Richards agreed that they could wait until January or February to take action after the docket process.

No action was taken; the majority of the Council was in favor of letting the docket process run its natural course.

10. Consider Approving the Interagency Agreement with Washington Traffic Safety Commission for Impaired Driving, Distracted Driving and Motorcycle Safety

Interim Chief Goldman reviewed this item. Staff is recommending approval.

Motion to approve the Interagency Agreement with Washington Traffic Safety Commission for Impaired Driving, Distracted Driving and Motorcycle Safety moved by Councilmember Richards seconded by Council President Norton.

AYES: ALL

11. Consider Approving an Interagency Agreement with Washington Traffic Safety Commission for Pedestrian Safety

Interim Chief Goldman reviewed this item. Staff is recommending approval.

Motion to approve an Interagency Agreement with Washington Traffic Safety Commission for Pedestrian Safety moved by Councilmember King seconded by Councilmember James.

AYES: ALL

17. Consider Approving the Small Business Relief Program Amendment, Including Approving Final Grant Awards

Finance Director Langdon reported that the grants are doing very well, especially on the business side. Based on the requests coming in, staff is requesting Council consider distributing another \$300,000 to the business portion of the grant.

Motion to authorize the Mayor to initiate and administer the Small Business Relief Program Amendment, Including Approving Final Grant Awards moved by Councilmember James seconded by Councilmember Stevens.

AYES: ALL

Legal

Mayor's Business

None

Staff Business

CIO Mennie had no comments.

Interim Chief Goldman had no further comments.

Chief Scairpon thanked Council for their consideration of the two traffic safety grants tonight.

Asst. Director Chennault had no further comments.

Interim Director Giffen had no further comments.

Director Langdon had no further comments.

Director McFalls had no further comments.

Director Mizell had no comments.

HR Manager Lester had no further comments.

Deputy City Attorney Eggertsen stated the need for an Executive Session for 15 minutes to address two items - one pending litigation item and one property acquisition item with action requested on both.

CAO Hirashima thanked Council for the lively discussion on land use; it was very helpful for staff.

Call on Councilmembers

Councilmember Muller thanked staff for the preliminary work on the budget.

Councilmember Stevens expressed appreciation to staff and the Mayor for the budget.

Councilmember Richards thanked staff for the budget. He has heard of an uptick in undesirable activity around Shoultes Elementary. Chief Scairpon indicated they would look into that.

Councilmember Vaughan asked when the next Economic Development Committee meeting would be. Mayor Nehring noted it would be in November. Councilmember Vaughan also expressed appreciation for the good discussion tonight related to land use and indicated he would appreciate more opportunities for these types of discussion in the future.

Councilmember James thanked staff for their work on the budget. He also appreciated the land use discussion.

Councilmember King reported that he sat in on the City audit report last week where the City got a clean bill of health. He saw that the railing along the concrete wall was being installed on the first street bypass. He has heard many good comments regarding the bypass. The motorists seem to be getting used to the new configuration. The lighting is very impressive at night.

Council President Norton thanked staff for the prudent and restrained budget. She commented that she had spoken to the Mayor about adding possibly adding more community development issues to the Economic Development Committee so Council can have a chance to be more connected to land use and planning issues.

Adjournment/Recess

Council recessed at 8:30 p.m. for twelve minutes before reconvening in Executive Session.

Executive Session

Council reconvened at 8:42 p.m. in Executive Session for 15 minutes to address one pending litigation item and one property acquisition item with action requested on both items.

- A. Litigation - one item, RCW 42.30.110(1)(i)
- B. Personnel
- C. Real Estate - one item, RCW 42.30.110(1)(b)

Reconvene

Council reconvened at 8:57 p.m.

Motion made by Councilmember Mueller, seconded by Councilmember James, to authorize the Mayor to sign the real estate purchase and sale contract for the Pavish property.

VOTE: Motion carried 6 - 0

ABSTAIN: Councilmember Richards

Motion made by Councilmember Richards, seconded by Councilmember Muller, to authorize the Mayor to approve and sign the settlement agreement with MMA, LLC.

AYES: ALL

Adjournment

Motion to adjourn moved by Councilmember Muller seconded by Councilmember James.

AYES: ALL

The meeting was adjourned at 9:02 p.m.

Approved this _____ day of _____, 2020.

Mayor
Jon Nehring

Index #2

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 9, 2020

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 October 28, 2020 claims in the amount of \$850,079.26 paid by EFT transactions and Check No.'s 144068 through 144273 with Check number's 117887, 118603, 118899, 119577, 122928, 122941, 125369, 126001, 126144, 126942, 127102, 127148, 127361, 127418, 127459, 127697, 127772, 128068, 128524, 128660, 129040, 129333, 130444, 130470, 130544, 130597, 131384, 131512, 131586, 131668, 131954, 132003, 132395, 132780, 133130 & 133342 voided.

COUNCIL ACTION:

**CLAIMS
FOR
PERIOD-10**

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 **\$850,079.26 PAID BY EFT TRANSACTIONS AND CHECK NO.'S 144068 THROUGH 144273 WITH CHECK NUMBER'S 117887, 118603, 118899, 119577, 122928, 122941, 125369, 126001, 126144, 126942, 127102, 127148, 127361, 127418, 127459, 127697, 127772, 128068, 128524, 128660, 129040, 129333, 130444, 130470, 130544, 130597, 131384, 131512, 131586, 131668, 131954, 132003, 132395, 132780, 133130 & 133342 VOIDED**, THE CITY OF MARYSVILLE, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND TO CERTIFY SAID CLAIMS.

AUDITING OFFICER DATE

MAYOR DATE

WE, THE UNDERSIGNED COUNCIL MEMBERS OF MARYSVILLE, WASHINGTON DO HEREBY APPROVE FOR PAYMENT THE ABOVE MENTIONED **CLAIMS** ON THIS **9th DAY OF NOVEMBER 2020**.

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

**CITY OF MARYSVILLE
 INVOICE LIST**

FOR INVOICES FROM 10/22/2020 TO 10/28/2020

<u>CHK #</u>	<u>VENDOR</u>	<u>ITEM DESCRIPTION</u>	<u>ACCOUNT DESCRIPTION</u>	<u>ITEM AMOUNT</u>
144068	FIRST AMERICAN TITLE	EARNEST MONEY-101 & 117 BEACH	GMA-PARKS	5,000.00
144070	REVENUE, DEPT OF	TAXES-SEPT 2020	CITY CLERK	0.47
	REVENUE, DEPT OF		INFORMATION SERVICES	35.34
	REVENUE, DEPT OF		CITY STREETS	38.80
	REVENUE, DEPT OF		POLICE ADMINISTRATION	53.83
	REVENUE, DEPT OF		GENERAL FUND	592.91
	REVENUE, DEPT OF		STORM DRAINAGE	919.54
	REVENUE, DEPT OF		WATER/SEWER OPERATION	2,124.30
	REVENUE, DEPT OF		STORM DRAINAGE	6,513.69
	REVENUE, DEPT OF		GOLF COURSE	18,115.89
	REVENUE, DEPT OF		SOLID WASTE OPERATIONS	23,891.33
	REVENUE, DEPT OF		UTIL ADMIN	73,590.48
144071	ADVANCE AUTOPARTS	RESONATOR PIPE ASSEMBLY	EQUIPMENT RENTAL	201.43
144072	AIRGAS INC	FALL PROTECTION RETRIEVAL DEVICE	SEWER LIFT STATION	3,512.91
144073	AMAZON CAPITAL	MARKERS	POLICE PATROL	41.02
	AMAZON CAPITAL		POLICE PATROL	41.02
	AMAZON CAPITAL		POLICE PATROL	74.28
144074	AMERICAN CLEANERS	DRY CLEANING-SEPT 2020	OFFICE OPERATIONS	4.32
	AMERICAN CLEANERS		POLICE PATROL	17.49
	AMERICAN CLEANERS		POLICE INVESTIGATION	26.94
	AMERICAN CLEANERS	DRY CLEANING-JULY 2020	DETENTION & CORRECTION	34.64
	AMERICAN CLEANERS	DRY CLEANING-AUGUST 2020	POLICE ADMINISTRATION	41.54
	AMERICAN CLEANERS	DRY CLEANING-JULY 2020	POLICE ADMINISTRATION	49.06
	AMERICAN CLEANERS	DRY CLEANING-AUGUST 2020	POLICE PATROL	53.54
	AMERICAN CLEANERS	DRY CLEANING-JULY 2020	POLICE PATROL	65.03
	AMERICAN CLEANERS	DRY CLEANING-SEPT 2020	POLICE ADMINISTRATION	69.19
	AMERICAN CLEANERS		DETENTION & CORRECTION	70.38
	AMERICAN CLEANERS	DRY CLEANING-AUGUST 2020	DETENTION & CORRECTION	103.71
	AMERICAN CLEANERS		CRIME PREVENTION	143.88
144075	AMERICAN DREAM	RENT RELIEF GRANT-KEITH	ECONOMIC SUPPORT	1,500.00
144076	ANDERSON, DEBBIE	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
144077	ANNGELOU ADULT FAM	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144078	ARAMARK UNIFORM	UNIFORM SERVICE	SMALL ENGINE SHOP	6.56
	ARAMARK UNIFORM		EQUIPMENT RENTAL	56.66
144079	ARLINGTON'S FINEST	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144080	ATTORNEY & NOTARY	NOTARY STAMP-VANDERWALKER	POLICE ADMINISTRATION	52.46
144081	BANK OF AMERICA	SUBSCRIPTION/LICENSE RENEWAL	K9 PROGRAM	200.00
144082	BANK OF AMERICA	DUES/SUPPLIES	K9 PROGRAM	100.00
	BANK OF AMERICA		POLICE ADMINISTRATION	216.37
144083	BANK OF AMERICA	CONFERENCE/RENEWAL/SUPPLIES	LEGAL-GENL	56.84
	BANK OF AMERICA		LEGAL-GENL	132.96
	BANK OF AMERICA		LEGAL - PROSECUTION	164.74
	BANK OF AMERICA		LEGAL - PROSECUTION	370.64
144084	BANK OF AMERICA	RENEWAL/REPAIRS/SUPPLIES	POLICE INVESTIGATION	59.57
	BANK OF AMERICA		POLICE PATROL	137.28
	BANK OF AMERICA		POLICE INVESTIGATION	900.62
144085	BANK OF AMERICA	TRAINING/INMATE SUPPLIES	POLICE PATROL	20.76
	BANK OF AMERICA		POLICE TRAINING-FIREARMS	60.00
	BANK OF AMERICA		DETENTION & CORRECTION	247.99
	BANK OF AMERICA		OFFICE OPERATIONS	800.08
144086	BANK OF AMERICA	RENEWAL/WEB SRVCS/TRAINING	FINANCE-GENL	8.95
	BANK OF AMERICA		IS REPLACEMENT ACCOUNTS	33.87
	BANK OF AMERICA		CITY CLERK	35.00
	BANK OF AMERICA		EXPENSES TO FACILITATE	289.25
	BANK OF AMERICA		COMPUTER SERVICES	1,732.62
144087	BANK OF AMERICA	EMBEDDED SOCIAL WORKER PROGRAM	EMBEDDED SOCIAL WORKER	173.98

**CITY OF MARYSVILLE
 INVOICE LIST**

FOR INVOICES FROM 10/22/2020 TO 10/28/2020

<u>CHK #</u>	<u>VENDOR</u>	<u>ITEM DESCRIPTION</u>	<u>ACCOUNT DESCRIPTION</u>	<u>ITEM AMOUNT</u>
144087	BANK OF AMERICA	EMBEDDED SOCIAL WORKER PROGRAM	EXPENSES TO FACILITATE	2,948.65
144088	BANK OF AMERICA	CAR CADDY/TRAVEL/BATTERIES	YOUTH SERVICES	-2,740.92
	BANK OF AMERICA		GENERAL FUND	-395.45
	BANK OF AMERICA		POLICE TRAINING-FIREARMS	78.70
	BANK OF AMERICA		POLICE INVESTIGATION	716.20
	BANK OF AMERICA		PRO ACT TEAM	716.20
	BANK OF AMERICA		POLICE TRAINING-FIREARMS	720.44
	BANK OF AMERICA		POLICE PATROL	4,647.61
144089	BANK OF AMERICA	TRAINING/COVID SUPPLIES	EXECUTIVE ADMIN	215.00
	BANK OF AMERICA		EXPENSES TO FACILITATE	7,820.03
144090	BARRON, SHERIE	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	BARRON, SHERIE		PARKS-RECREATION	15.00
144091	BATISTA, SATURNINO &	UB REFUND	WATER/SEWER OPERATION	15.45
144092	BAY ALARM COMPANY	FIRE SYSTEM SERVICE	COURT FACILITIES	103.84
144093	BAYLIFF, TERRI	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	BAYLIFF, TERRI		PARKS-RECREATION	15.00
144094	BEIJING CHINESE CUIS	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144095	BELLIZZI, GINO & TRI	UB REFUND	WATER/SEWER OPERATION	58.48
	BELLIZZI, GINO & TRI		WATER/SEWER OPERATION	197.53
144096	BELMARK, LLC	RENT RELIEF GRANT-LINDSTRAND	ECONOMIC SUPPORT	1,500.00
144097	BENEVITA ADULT FAMIL	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144098	BETTS, THOMAS	UB REFUND	WATER/SEWER OPERATION	189.80
144099	BILLING DOCUMENT SPE	BILL PRINTING SERVICE	UTILITY BILLING	3,273.99
144100	BLAKENEY, ROBERT	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	BLAKENEY, ROBERT		PARKS-RECREATION	15.00
144101	BOB BARKER COMPANY	JAIL SUPPLIES	DETENTION & CORRECTION	75.91
144102	BOHMANN, MARIANNE	UB REFUND	WATER/SEWER OPERATION	177.68
	BOHMANN, MARIANNE		GARBAGE	299.47
144103	BRADBURN, PAM	EVENT CANCELLATION REFUND	PARKS-RECREATION	45.00
144104	BRANT, CURTIS	UB REFUND	WATER/SEWER OPERATION	36.82
144105	BROWN, REBECCA & PAU		WATER/SEWER OPERATION	38.02
144106	BROWNSON, LINDA	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
144107	BRY'S TV AND APPLIAN	TEMPORARY CONSTRUCTION EASEMENT	GMA - STREET	25.00
144108	CALLAGHAN SOLHEIM, C	UB REFUND	WATER/SEWER OPERATION	269.63
144109	CARROLL'S CREEK	RENT RELIEF GRANT-GRIFFIN	ECONOMIC SUPPORT	1,200.00
144110	CHALLUS, GEORGE	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	CHALLUS, GEORGE		PARKS-RECREATION	15.00
144111	CHAMPION BOLT	CABLES AND HARDWARE	WASTE WATER TREATMENT	103.94
144112	CHAVIS, JARRED & JOZ	UB REFUND	WATER/SEWER OPERATION	41.50
144113	CLARK, JOYCE	EVENT CANCELLATION REFUND	PARKS-RECREATION	60.00
144114	CLICK2MAIL	POSTAGE	COMMUNITY	787.17
144115	CLOSE, JEREMY & AMAN	UB REFUND	WATER/SEWER OPERATION	283.95
144116	CNR INC	MAINTENANCE CONTRACT	COMPUTER SERVICES	1,364.54
144117	COASTAL FARM & HOME	PLIERS AND CHAIN OIL	STORM DRAINAGE	32.96
	COASTAL FARM & HOME	GENERATORS	POLICE PATROL	2,245.01
144118	COLBY, GREG	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	COLBY, GREG		PARKS-RECREATION	15.00
144119	COMCAST	ACCT #8498310020341322	COMPUTER SERVICES	124.27
144120	COMENOUT, VALENE	EVENT CANCELLATION REFUND	PARKS-RECREATION	60.00
144121	COOP SUPPLY	TAMPER AND BAR	WATER DIST MAINS	73.21
144122	CORE & MAIN LP	METER BOXES AND LIDS	WATER SERVICE INSTALL	1,049.02
	CORE & MAIN LP		WATER SERVICE INSTALL	1,049.02
	CORE & MAIN LP	COPPER TUBING	WATER/SEWER OPERATION	1,120.10
	CORE & MAIN LP	NEPTUNE R900I METERS	WATER SERVICE INSTALL	28,709.83
144123	CRAIG, CALVENA	EVENT CANCELLATION REFUND	PARKS-RECREATION	60.00
144124	CRAWFORD, KIMBERLY	UB REFUND	WATER/SEWER OPERATION	228.00

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144125	CUZ CONCRETE PROD	RISERS	ROADWAY MAINTENANCE	545.45
	CUZ CONCRETE PROD	CATCH BASINS	NON-DEPARTMENTAL	615.24
144126	D & D GROUP INC.	REFUND BUSINESS LICENSE FEES	GENL FUND BUS LIC &	65.00
144127	D & S SPECIALTY PROD	INSTALL BIRD NETTING	WASTE WATER TREATMENT	8,361.45
144128	DELL	TRAFFIC SERVER HARDWARE	TRANSPORTATION	2,515.12
144129	DEVOS, MARK	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	DEVOS, MARK		PARKS-RECREATION	15.00
144130	DICKS TOWING	TOWING EXPENSE	POLICE PATROL	71.74
	DICKS TOWING		POLICE PATROL	71.74
	DICKS TOWING		POLICE PATROL	71.74
	DICKS TOWING		POLICE PATROL	71.74
	DICKS TOWING		EQUIPMENT RENTAL	619.73
144131	DIEZENTANNER, MICHELL	EVENT CANCELLATION REFUND	PARKS-RECREATION	240.00
144132	DIGITAL DOLPHIN SUPP	TONER	POLICE ADMINISTRATION	262.19
144133	DOBBS PETERBILT	COOLER HOSE	ER&R	165.12
	DOBBS PETERBILT	TORQUE ARM AND BAND CLAMP	EQUIPMENT RENTAL	254.93
	DOBBS PETERBILT	REPAIR #J034	EQUIPMENT RENTAL	1,111.81
144134	E&E LUMBER	KEYS	SOURCE OF SUPPLY	9.28
	E&E LUMBER	PEST CONTROL	CITY HALL	9.42
	E&E LUMBER	DOOR SWEEP	UTIL ADMIN	14.68
	E&E LUMBER	BRASS PARTS	WATER DIST MAINS	17.78
	E&E LUMBER	DRILL BIT KIT	FACILITY MAINTENANCE	29.37
	E&E LUMBER	ROOFING, NAILS AND BLADES	ROADSIDE VEGETATION	82.85
	E&E LUMBER	VINEGAR	SUNNYSIDE FILTRATION	97.79
	E&E LUMBER	BRASS PARTS	WATER DIST MAINS	113.40
	E&E LUMBER	VALVES AND BRASS PARTS	WATER DIST MAINS	295.20
144135	EAGLE FENCE	REPLACE POST	SOLID WASTE OPERATIONS	202.21
144136	EAST JORDAN IRON WOR	INFRA-RISERS AND MONUMENT LIDS	STORM DRAINAGE	844.76
	EAST JORDAN IRON WOR	CB FRAMES, GRATES AND LIDS	SEWER MAIN COLLECTION	934.81
144137	EVERETT HYDRAULICS	REBUILD TAILGATE LATCH AIR CYLINDER	EQUIPMENT RENTAL	372.44
144138	EVERETT, CITY OF	LAB ANALYSIS	WATER QUAL TREATMENT	59.40
	EVERETT, CITY OF		WASTE WATER TREATMENT	912.60
144139	EWING IRRIGATION	ROOT BARRIER	ROADSIDE VEGETATION	1,277.16
144140	FEI	METER	WATER SERVICE INSTALL	1,510.26
	FEI		WATER SERVICE INSTALL	1,510.26
144141	FLOORING DIRECT LLC	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144142	FOR THE RECORD	LICENSE	CITY CLERK	162.86
144143	FRANCOTYP-POSTALIA	POSTAGE METER RENTAL	POLICE PATROL	80.33
	FRANCOTYP-POSTALIA		OFFICE OPERATIONS	80.34
144144	FUN EXPRESS LLC	SUMMER CAMP SUPPLIES	RECREATION SERVICES	148.21
144145	GALLS, LLC	UNIFORM-SCHRECK	POLICE PATROL	18.74
	GALLS, LLC	UNIFORM-PARKER	POLICE PATROL	28.43
	GALLS, LLC	UNIFORM-SAN MIGUEL, S	POLICE PATROL	28.43
	GALLS, LLC	UNIFORM-SAN MIGUEL, T	POLICE PATROL	28.43
	GALLS, LLC	UNIFORM-SCAIRPON	POLICE ADMINISTRATION	28.43
	GALLS, LLC	UNIFORM-SAN MIGUEL, S	POLICE PATROL	97.15
	GALLS, LLC	UNIFORM-SAN MIGUEL, T	POLICE PATROL	103.23
	GALLS, LLC		POLICE PATROL	172.36
144146	GENE BY GENE, LTD	FORENSIC ARRAY FILE	POLICE INVESTIGATION	650.00
144147	GILPIN, THOMAS M	RENT RELIEF GRANT-CLAY	ECONOMIC SUPPORT	1,500.00
144148	GOOD TASTE	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144149	GOVCONNECTION INC	SMARTSLOT DRY CONTACT I/O CARD	WATER FILTRATION PLANT	694.95
144150	GOVERNMENTJOBS.COM	NEOGOVS USER LICENSE	PERSONNEL ADMINISTRATION	8,539.99
144151	GRAINGER	ABSORBENT PADS	ER&R	25.39
	GRAINGER	ABSORBENT PADS, WAND AND HOSE	ER&R	191.65
	GRAINGER	SPILL MAT	SOURCE OF SUPPLY	251.62

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144151	GRAINGER	CORDLESS ROTATY HAMMER	FACILITY MAINTENANCE	399.35
144152	GRANITE CONST	ASPHALT	ROADWAY MAINTENANCE	133.74
	GRANITE CONST		ROADWAY MAINTENANCE	137.69
	GRANITE CONST		ROADWAY MAINTENANCE	170.63
	GRANITE CONST		ROADWAY MAINTENANCE	265.50
144153	GREEN RIVER CC	TRAINING-DIETZ	UTIL ADMIN	210.00
	GREEN RIVER CC	TRAINING-MALLAHAN	UTIL ADMIN	210.00
144154	GREENSHIELDS	COUPLING	EQUIPMENT RENTAL	9.83
144155	GREG RAIRDONS DODGE	REPAIR #220	EQUIPMENT RENTAL	1,943.81
144156	GRIFFEN, CHRIS	PUBLIC DEFENDER	PUBLIC DEFENSE	300.00
	GRIFFEN, CHRIS		PUBLIC DEFENSE	300.00
144157	GRIFFITH, SUSAN	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	GRIFFITH, SUSAN		PARKS-RECREATION	15.00
144158	GUILD MORTGAGE COMPA	RENT RELIEF GRANT-VAN BEEK	ECONOMIC SUPPORT	1,500.00
144159	HALVERSON, DUANE	EVENT CANCELLATION REFUND	PARKS-RECREATION	45.00
144160	HARRINGTON INDUST.	PIPES, COUPLINGS AND ELBOWS	WASTE WATER TREATMENT	530.96
144161	HD FOWLER COMPANY	HOSE ADAPTER	WATER DIST MAINS	28.20
	HD FOWLER COMPANY	ELBOW	NON-DEPARTMENTAL	84.52
	HD FOWLER COMPANY	REDUCERS, BUSHINGS AND GAUGES	WATER DIST MAINS	113.97
144162	HEARIDGE, BETTY	EVENT CANCELLATION REFUND	PARKS-RECREATION	45.00
144163	HIXENBAUGH, MARVIN		PARKS-RECREATION	15.00
	HIXENBAUGH, MARVIN		PARKS-RECREATION	15.00
144164	HOLGUIN, ROWENA		PARKS-RECREATION	15.00
	HOLGUIN, ROWENA		PARKS-RECREATION	15.00
144165	HORIZONTAL TECH	HYDRANT METER REFUND	WATER-UTILITIES/ENVIRONMN	-24.85
	HORIZONTAL TECH		WATER/SEWER OPERATION	1,150.00
144166	INTERNAL REVENUE SVC	3RD QUARTER DIFFERENCE	STORM DRAINAGE	26.48
144167	INTERSTATE BATTERY	BATTERIES	ER&R	463.43
144168	J & B TOOLS, LLC	BELT MATE/REMOVER	EQUIPMENT RENTAL	120.21
144169	JOHNSTON, BARBARA	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	JOHNSTON, BARBARA		PARKS-RECREATION	15.00
144170	JOLLY, KIRSTEN HAIR	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144171	KENWORTH NORTHWEST	ENGINE OIL FILL CAPS	EQUIPMENT RENTAL	26.55
144172	KNOWLES, GARY L & JO	UB REFUND	WATER/SEWER OPERATION	46.94
144173	KNUST, CARL & CONNIE		WATER/SEWER OPERATION	25.38
144174	KOVALEVICH, VADIM		WATER/SEWER OPERATION	93.97
144175	KREITL, JAMES	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	KREITL, JAMES		PARKS-RECREATION	15.00
144176	KRG/WLM MARYSVILLE L	RECOVERY CONTRACT #279	WATER-UTILITIES/ENVIRONMN	-50.00
	KRG/WLM MARYSVILLE L		WATER/SEWER OPERATION	8,130.72
144177	L N CURTIS & SONS	VEST-CONNELLY	PRO ACT TEAM	205.31
	L N CURTIS & SONS	SWAT GEAR	SWAT TEAM	4,120.61
144178	LABOR & INDUSTRIES	PENALTY	PUBLIC SAFETY BLDG	114.10
	LABOR & INDUSTRIES	OPERATING CERT-CITH HALL	CITY HALL	134.10
	LABOR & INDUSTRIES	OPERATING CERT-PSB	PUBLIC SAFETY BLDG	134.10
144179	LABOR & INDUSTRIES	EXPLOSIVE LICENSE RENEWAL-OATES	POLICE PATROL	75.00
144180	LAKE STEVENS SCHOOL	MITIGATION FEES-SEPT 2020	SCHOOL MIT FEES	79,585.00
144181	LASTING IMPRESSIONS	HAT	POLICE PATROL	28.42
	LASTING IMPRESSIONS	EOC TENT	EXECUTIVE ADMIN	436.11
	LASTING IMPRESSIONS	SLEEVE AND BADGE PATCHES	POLICE PATROL	1,298.48
144182	LES SCHWAB TIRE CTR	FLAT TIRE REPAIR	EQUIPMENT RENTAL	52.47
144183	LGI HOMES	UB REFUND	WATER/SEWER OPERATION	25.00
144184	LGI HOMES	UB REFUND	WATER/SEWER OPERATION	147.12
144185	LGI HOMES WASHINGTON	UB REFUND	WATER/SEWER OPERATION	25.00
144186	LGI HOMES WASHINGTON	UB REFUND	WATER/SEWER OPERATION	25.00
144187	LIFESIZE, INC.	LIFESIZE LICENSE RENEWAL	MUNICIPAL COURTS	2,947.83

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144188	LOWES HIW INC	WALL MOUNT KEY SAFE	SOURCE OF SUPPLY	29.04
	LOWES HIW INC	JUMPER CABLES, NAILS AND HARDWARE	WATER DIST MAINS	195.71
144189	MAPAERO INC.	REFUND BUSINESS LICENSE FEES	GENL FUND BUS LIC &	65.00
144190	MARCOLL, CAROLYN	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	MARCOLL, CAROLYN		PARKS-RECREATION	15.00
144191	MARKLEY, DEBBIE		PARKS-RECREATION	15.00
	MARKLEY, DEBBIE		PARKS-RECREATION	15.00
144192	MARTIN, DOUGLAS & CO	UB REFUND	WATER/SEWER OPERATION	203.69
144193	MARYSVILLE, CITY OF	UTILITY SERVICE-5300 SUNNYSIDE BLVD	SEWER LIFT STATION	60.14
	MARYSVILLE, CITY OF	UTILITY SERVICE-6915 ARMAR ROAD	PARK & RECREATION FAC	116.31
	MARYSVILLE, CITY OF		PARK & RECREATION FAC	132.25
	MARYSVILLE, CITY OF		PARK & RECREATION FAC	284.66
	MARYSVILLE, CITY OF	UTILITY SERVICE-5315 64TH ST NE	PARK & RECREATION FAC	309.30
	MARYSVILLE, CITY OF	UTILITY SERVICE-8501 SOPER HILL ROAD IRR	NON-DEPARTMENTAL	320.66
	MARYSVILLE, CITY OF	UTILITY SERVICE-6915 ARMAR ROAD	PARK & RECREATION FAC	574.05
	MARYSVILLE, CITY OF	UTILITY SERVICE-67TH AVE/64TH PL IRR	PARK & RECREATION FAC	656.25
	MARYSVILLE, CITY OF	UTILITY SERVICE-6915 ARMAR ROAD IRR	PARK & RECREATION FAC	757.48
	MARYSVILLE, CITY OF		PARK & RECREATION FAC	1,457.32
	MARYSVILLE, CITY OF	UTILITY SERVICE-6915 ARMAR ROAD	PARK & RECREATION FAC	1,686.03
144194	MASSEY, ROBERT	UB REFUND	WATER/SEWER OPERATION	28.19
144195	MCKESSON MEDICAL	GLOVES	POLICE PATROL	170.02
144196	MCLOUGHLIN & EARDLEY	STROBE REPLACEMENT	ER&R	275.44
144197	MCMASTER-CARR	CLEVIN PINS	WASTE WATER TREATMENT	162.93
144198	MENCHACA, KAREN	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	MENCHACA, KAREN		PARKS-RECREATION	15.00
144199	MINER, VICTORIA		PARKS-RECREATION	15.00
	MINER, VICTORIA		PARKS-RECREATION	15.00
144200	MOLITOR, LINDA		PARKS-RECREATION	45.00
144201	MULHALL, JOHN	UB REFUND	WATER/SEWER OPERATION	139.39
144202	NAPA AUTO PARTS	FILTERS	ER&R	110.62
	NAPA AUTO PARTS	BATTERY	EQUIPMENT RENTAL	214.51
	NAPA AUTO PARTS	FILTERS	ER&R	389.81
144203	NEXTLEVEL TRAINING	LASER PISTOLS	POLICE TRAINING-FIREARMS	872.21
144204	NORTH SOUND HOSE	HOSE AND CLAMPS	SEWER MAIN COLLECTION	1,194.80
144205	NOVAK, INA	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	NOVAK, INA		PARKS-RECREATION	15.00
144206	NW DANCE & ACRO	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144207	NW DIGITAL FORENSICS		ECONOMIC SUPPORT	10,000.00
144208	NW MOBILE FLAGGING	FLAGGER CERTIFICATIONS	UTIL ADMIN	65.00
	NW MOBILE FLAGGING		ENGR-GENL	195.00
	NW MOBILE FLAGGING		TRAINING	195.00
	NW MOBILE FLAGGING		STORM DRAINAGE	195.00
	NW MOBILE FLAGGING		PARK & RECREATION FAC	260.00
	NW MOBILE FLAGGING		WATER DIST MAINS	260.00
144209	OFFICE DEPOT	OFFICE SUPPLY CREDIT	POLICE ADMINISTRATION	-38.24
	OFFICE DEPOT	OFFICE SUPPLIES	UTIL ADMIN	7.40
	OFFICE DEPOT		ENGR-GENL	7.40
	OFFICE DEPOT	BATTERIES	POLICE PATROL	14.18
	OFFICE DEPOT	OFFICE SUPPLIES	POLICE INVESTIGATION	18.62
	OFFICE DEPOT		WATER DIST MAINS	23.84
	OFFICE DEPOT		ENGR-GENL	29.99
	OFFICE DEPOT		UTIL ADMIN	30.00
	OFFICE DEPOT		POLICE PATROL	30.28
	OFFICE DEPOT		POLICE PATROL	32.11
	OFFICE DEPOT		POLICE PATROL	41.29
	OFFICE DEPOT		POLICE PATROL	44.27

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144209	OFFICE DEPOT	OFFICE SUPPLIES	OFFICE OPERATIONS	45.69
	OFFICE DEPOT		POLICE PATROL	53.65
	OFFICE DEPOT		POLICE PATROL	55.72
	OFFICE DEPOT		FACILITY MAINTENANCE	60.40
	OFFICE DEPOT		DETENTION & CORRECTION	65.01
	OFFICE DEPOT		POLICE PATROL	69.93
	OFFICE DEPOT		POLICE PATROL	70.14
	OFFICE DEPOT		OFFICE OPERATIONS	71.26
	OFFICE DEPOT		POLICE PATROL	75.86
	OFFICE DEPOT		POLICE PATROL	78.39
	OFFICE DEPOT		POLICE INVESTIGATION	85.23
	OFFICE DEPOT		POLICE PATROL	104.66
	OFFICE DEPOT		POLICE INVESTIGATION	110.37
	OFFICE DEPOT		SOLID WASTE OPERATIONS	114.78
	OFFICE DEPOT	BATTERIES	POLICE PATROL	139.86
	OFFICE DEPOT	OFFICE SUPPLIES	UTILITY BILLING	193.97
	OFFICE DEPOT		POLICE INVESTIGATION	218.59
	OFFICE DEPOT		POLICE INVESTIGATION	218.59
	OFFICE DEPOT	COFFEE MACHINE	NON-DEPARTMENTAL	252.42
	OFFICE DEPOT	PLOTTER PAPER	POLICE INVESTIGATION	413.79
144210	OOSTERWYKS DUTCH	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144211	OREILLY AUTO PARTS	GASKET, BOLT AND SPRING KIT	EQUIPMENT RENTAL	10.03
	OREILLY AUTO PARTS	SOLENOID	EQUIPMENT RENTAL	17.78
	OREILLY AUTO PARTS	MUFFLER, PIPE AND GASKET	EQUIPMENT RENTAL	144.12
	OREILLY AUTO PARTS	STARTER	EQUIPMENT RENTAL	156.38
144212	PACIFIC POWER BATTER	CHARGER AND TERMINALS	POLICE PATROL	97.70
144213	PACIFIC TOPSOILS	TOPSOIL	NON-DEPARTMENTAL	658.80
144214	PARSONS, MAR1	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	PARSONS, MAR1		PARKS-RECREATION	15.00
144215	PART WORKS INC, THE	VALVE KITS	PUMPING PLANT	130.47
144216	PEACE OF MIND	MINUTE TAKING SERVICE	CITY CLERK	187.00
144217	PERRIGOU, DONNA	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	PERRIGOU, DONNA		PARKS-RECREATION	15.00
144218	PETRABORG, LYNN		PARKS-RECREATION	15.00
	PETRABORG, LYNN		PARKS-RECREATION	15.00
144219	PGC INTERBAY LLC	PROFESSIONAL SERVICES	MAINTENANCE	44.94
	PGC INTERBAY LLC		PRO-SHOP	64.87
	PGC INTERBAY LLC		PRO-SHOP	71.43
	PGC INTERBAY LLC		PRO-SHOP	76.61
	PGC INTERBAY LLC		MAINTENANCE	82.28
	PGC INTERBAY LLC		PRO-SHOP	206.25
	PGC INTERBAY LLC		MAINTENANCE	291.00
	PGC INTERBAY LLC		PRO-SHOP	450.00
	PGC INTERBAY LLC		PRO-SHOP	727.00
	PGC INTERBAY LLC		MAINTENANCE	937.23
	PGC INTERBAY LLC		MAINTENANCE	1,086.70
	PGC INTERBAY LLC		PRO-SHOP	1,229.63
	PGC INTERBAY LLC		MAINTENANCE	1,746.96
	PGC INTERBAY LLC		MAINTENANCE	1,840.85
	PGC INTERBAY LLC		MAINTENANCE	3,425.91
	PGC INTERBAY LLC		GOLF COURSE	6,304.41
	PGC INTERBAY LLC	GOLF COURSE PAYROLL	PRO-SHOP	8,329.10
	PGC INTERBAY LLC		MAINTENANCE	12,276.52
144220	PLATT ELECTRIC	DCU PARTS	METER READING	12.03
	PLATT ELECTRIC		METER READING	33.95
	PLATT ELECTRIC		METER READING	63.46

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144220	PLATT ELECTRIC	CONDUIT	METER READING	93.16
	PLATT ELECTRIC	LED BULBS	PARK & RECREATION FAC	124.68
	PLATT ELECTRIC	CRYDON RELAYS	PUMPING PLANT	205.92
	PLATT ELECTRIC	DCV PARTS	METER READING	418.37
144221	POLLARDWATER	METAL DETECTOR	METER READING	747.70
144222	PROFORCE LAW ENFORC	TASER CARTRIDGES	POLICE PATROL	900.36
144223	PROVIDENCE EVERETT M	INMATE MEDICAL CARE	DETENTION & CORRECTION	1,239.38
144224	PUBLIC SAFETY TESTIN	3RD QTR SUBSCRIPTION	PERSONNEL ADMINISTRATION	924.00
144225	PUD	ACCT #205136245	SEWER LIFT STATION	16.43
	PUD	ACCT #202031134	PUMPING PLANT	16.60
	PUD	ACCT #202461034	UTILADMIN	16.74
	PUD	ACCT #203569751	STORM DRAINAGE	24.66
	PUD	ACCT #202794657	TRANSPORTATION	44.15
	PUD	ACCT #203199732	TRANSPORTATION	51.36
	PUD	ACCT #202426482	PUBLIC SAFETY BLDG	52.23
	PUD	ACCT #202000329	PARK & RECREATION FAC	61.41
	PUD	ACCT #203430897	STREET LIGHTING	63.02
	PUD	ACCT #202368544	TRANSPORTATION	69.69
	PUD	ACCT #202175956	TRAFFIC CONTROL DEVICES	69.96
	PUD	ACCT #202288585	TRANSPORTATION	76.71
	PUD	ACCT #202368551	PARK & RECREATION FAC	81.25
	PUD	ACCT #221192545	PUBLIC SAFETY BLDG	170.34
	PUD	ACCT #222663973	TRANSPORTATION	182.35
	PUD	ACCT #205419765	PUBLIC SAFETY BLDG	187.67
	PUD	ACCT #205239270	TRAFFIC CONTROL DEVICES	208.60
	PUD	ACCT #201021607	PARK & RECREATION FAC	219.16
	PUD	ACCT #201065281	PARK & RECREATION FAC	255.82
	PUD	ACCT #204821227	TRAFFIC CONTROL DEVICES	285.34
	PUD	ACCT #201247699	STREET LIGHTING	287.96
	PUD	ACCT #220824148	WASTE WATER TREATMENT	529.91
	PUD	ACCT #200223857	PARK & RECREATION FAC	1,022.26
	PUD	ACCT #200824548	MAINT OF GENL PLANT	1,317.29
	PUD	ACCT #201147253	PUMPING PLANT	1,804.27
	PUD	ACCT #200303477	WATER FILTRATION PLANT	2,211.49
	PUD	ACCT #201463031	PUBLIC SAFETY BLDG	3,052.35
	PUD	ACCT #221320088	SUNNYSIDE FILTRATION	4,315.50
	PUD	ACCT #201577921	PUMPING PLANT	4,428.98
	PUD	ACCT #201420635	WASTE WATER TREATMENT	9,019.80
	PUD	ACCT #202075008	WASTE WATER TREATMENT	9,997.12
	PUD	ACCT #201721180	WASTE WATER TREATMENT	21,288.35
144226	PULLMAN, PAMELA	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
144227	RADIA INC PS	PROFESSIONAL SERVICES	POLICE PATROL	50.00
144228	RED BRUSH PAINTING	HYDRANT METER REFUND	WATER-UTILITIES/ENVIRONMN	-52.80
	RED BRUSH PAINTING		WATER/SEWER OPERATION	1,150.00
144229	REECE TRUCKING	DUMP FEES	NON-DEPARTMENTAL	49.12
	REECE TRUCKING		NON-DEPARTMENTAL	277.92
144230	REIMERS, KAY	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	REIMERS, KAY		PARKS-RECREATION	15.00
144231	REXROTH, DENISE		PARKS-RECREATION	45.00
144232	ROY ROBINSON	BRAKE PADS AND CONTROL ARMS	ER&R	943.13
	ROY ROBINSON	REPLACE STRUTS, MOUNTS AND BUSHINGS	EQUIPMENT RENTAL	1,767.86
	ROY ROBINSON	HEADLIGHT HOUSING ASSEMBLIES	EQUIPMENT RENTAL	1,913.62
144233	SAFEWAY INC.	FOOD BANK PURCHASE-COVID	EXPENSES TO FACILITATE	130.20
144234	SETZER, PEGGY	EVENT CANCELLATION REFUND	PARKS-RECREATION	255.00
144235	SHI INTERNATIONAL	ADOBE ACROBAT PRO DC	PERSONNEL ADMINISTRATION	161.50
144236	SHIPE, SUSAN	UTILITY GRANT	ECONOMIC SUPPORT	200.00

**CITY OF MARYSVILLE
 INVOICE LIST**

FOR INVOICES FROM 10/22/2020 TO 10/28/2020

<u>CHK #</u>	<u>VENDOR</u>	<u>ITEM DESCRIPTION</u>	<u>ACCOUNT DESCRIPTION</u>	<u>ITEM AMOUNT</u>
144237	SHRED-IT US	MONTHLY SHREDDING SERVICE	PERSONNEL ADMINISTRATION	4.56
144238	SMILE MARYSVILLE	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144239	SMOKEY POINT CONCRET	ROCK	SOURCE OF SUPPLY	439.43
144240	SNO CO FINANCE	MISC BULBS, DIODES AND RESISTORS	EQUIPMENT RENTAL	89.12
144241	SNO CO PUBLIC WORKS	SOLID WASTE CHARGES	SOLID WASTE OPERATIONS	170,078.00
144242	SOLID WASTE SYSTEMS	TAILGATE LOCK ASSEMBLY	EQUIPMENT RENTAL	753.82
144243	SOUND PUBLISHING	EMPLOYMENT AD	CUSTODIAL SERVICES	299.00
144244	SOUND SAFETY	BOOT CREDIT	SOLID WASTE OPERATIONS	-222.87
	SOUND SAFETY	BOOTS-MACDICKEN	SOLID WASTE OPERATIONS	200.00
	SOUND SAFETY		SOLID WASTE OPERATIONS	222.87
144245	SOUTHAM CREATIVE, LL	CRM SERVICES LICENSING	PLANNING & COMMUNITY DEV	1,589.76
144246	SPIWAK, DOROTHY	EVENT CANCELLATION REFUND	PARKS-RECREATION	60.00
144247	SPRINGBROOK NURSERY	MULCH	ROADSIDE VEGETATION	296.45
	SPRINGBROOK NURSERY	BARK	PARK & RECREATION FAC	599.90
144248	STAPLES	OFFICE SUPPLIES	PERSONNEL ADMINISTRATION	14.25
	STAPLES		PERSONNEL ADMINISTRATION	17.48
	STAPLES		PERSONNEL ADMINISTRATION	36.83
	STAPLES		PERSONNEL ADMINISTRATION	75.76
	STAPLES		PERSONNEL ADMINISTRATION	122.85
144249	STAYNER, D SCOTT DDS	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144250	STEGEMILLER, PEGGY	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
144251	STULLER, CARLA		PARKS-RECREATION	15.00
	STULLER, CARLA		PARKS-RECREATION	15.00
144252	SUN FACTORY, THE	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144253	SUNFIRE ARTISTRY	INSTRUCTOR SERVICES	RECREATION SERVICES	60.00
144254	TORRENCE, TAMMY	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
144255	TRANSPORTATION, DEPT	TOLL CHARGES	DETENTION & CORRECTION	2.75
144256	TROUPE, KAREN	EVENT CANCELLATION REFUND	PARKS-RECREATION	45.00
144257	UNITED PARCEL SERVIC	SHIPPING EXPENSE/LATE FEES	POLICE PATROL	40.14
	UNITED PARCEL SERVIC	SHIPPING EXPENSE	POLICE PATROL	129.08
144258	USA BLUEBOOK	POCKET COLORIMETER	WATER RESERVOIRS	526.45
144259	VERBURG, LISA	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
	VERBURG, LISA		PARKS-RECREATION	15.00
144260	WA STATE TREASURER	3RD QTR FORFEITURES	DRUG SEIZURE	979.10
144261	WALTZ, DALORIS	EVENT CANCELLATION REFUND	PARKS-RECREATION	45.00
144262	WASTE MANAGEMENT	MEDICAL WASTE DISPOSAL	DETENTION & CORRECTION	131.49
144263	WATCH SYSTEMS	RSO MAILING	POLICE INVESTIGATION	38.26
144264	WENDT, GLORIA	EVENT CANCELLATION REFUND	PARKS-RECREATION	45.00
144265	WESTERN SAFETY PROD	MASKS	POLICE PATROL	10,460.01
144266	WESTERN SYSTEMS	SCHOOL ZONE FLASHING BEACON SYSTEM	TRANSPORTATION	3,460.72
144267	WHISTLE WORKWEAR	JEANS-HAVELLANA	SOLID WASTE OPERATIONS	148.20
144268	WILLIAMS, PEARL	EVENT CANCELLATION REFUND	PARKS-RECREATION	60.00
144269	WILLIS CHILDCARE,SHE	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	10,000.00
144270	WILLSHIRE COVE	RENT RELIEF GRANT-OLIVER-LAINE	ECONOMIC SUPPORT	1,440.00
144271	WINTERHILL OJ LLC	RENT RELIEF GRANT-MASIH APT	ECONOMIC SUPPORT	1,500.00
144272	WYKES, ELORA	EVENT CANCELLATION REFUND	PARKS-RECREATION	45.00
144273	ZIPLY FIBER	ACCT #3606577495	STREET LIGHTING	52.92
	ZIPLY FIBER	PHONE CHARGES	PARK & RECREATION FAC	59.72
	ZIPLY FIBER	ACCT #3606583635	COMMUNITY	60.38
	ZIPLY FIBER		UTIL ADMIN	60.39
	ZIPLY FIBER	ACCT #3606583136	MUNICIPAL COURTS	73.31
	ZIPLY FIBER	ACCT #3606582766	MUNICIPAL COURTS	88.04

CITY OF MARYSVILLE
 INVOICE LIST

FOR INVOICES FROM 10/22/2020 TO 10/28/2020

<u>CHK #</u>	<u>VENDOR</u>	<u>ITEM DESCRIPTION</u>	<u>ACCOUNT DESCRIPTION</u>	<u>ITEM AMOUNT</u>
			WARRANT TOTAL:	<u>807,367.38</u>
<u>REASON FOR VOIDS:</u>				
INITIATOR ERROR				
CHECK LOST/DAMAGED				
UNCLAIMED PROPERTY				
		CHECK #117887	UNCLAIMED PROPERTY	(100.00)
		CHECK #118603	UNCLAIMED PROPERTY	(100.00)
		CHECK #118899	UNCLAIMED PROPERTY	(100.00)
		CHECK #119577	UNCLAIMED PROPERTY	(25.99)
		CHECK #122928	UNCLAIMED PROPERTY	(65.00)
		CHECK #122941	UNCLAIMED PROPERTY	(15.58)
		CHECK #125369	UNCLAIMED PROPERTY	(10.00)
		CHECK #126001	UNCLAIMED PROPERTY	(26.41)
		CHECK #126144	UNCLAIMED PROPERTY	(20.03)
		CHECK #126942	UNCLAIMED PROPERTY	(22.97)
		CHECK #127102	UNCLAIMED PROPERTY	(205.24)
		CHECK #127148	UNCLAIMED PROPERTY	(18.99)
		CHECK #127361	UNCLAIMED PROPERTY	(173.92)
		CHECK #127418	UNCLAIMED PROPERTY	(16.57)
		CHECK #127459	UNCLAIMED PROPERTY	(35.93)
		CHECK #127697	UNCLAIMED PROPERTY	(47.88)
		CHECK #127772	UNCLAIMED PROPERTY	(41.15)
		CHECK #128068	UNCLAIMED PROPERTY	(158.97)
		CHECK #128524	UNCLAIMED PROPERTY	(129.44)
		CHECK #128660	UNCLAIMED PROPERTY	(20.36)
		CHECK #129040	UNCLAIMED PROPERTY	(12.65)
		CHECK #129333	UNCLAIMED PROPERTY	(5.30)
		CHECK #130444	UNCLAIMED PROPERTY	(169.72)
		CHECK #130470	UNCLAIMED PROPERTY	(95.48)
		CHECK #130544	UNCLAIMED PROPERTY	(12.30)
		CHECK #130597	UNCLAIMED PROPERTY	(22.65)
		CHECK #131384	UNCLAIMED PROPERTY	(26.64)
		CHECK #131512	UNCLAIMED PROPERTY	(26.49)
		CHECK #131586	UNCLAIMED PROPERTY	(46.74)
		CHECK #139668	UNCLAIMED PROPERTY	(78.63)
		CHECK #131954	UNCLAIMED PROPERTY	(47.47)
		CHECK #132003	UNCLAIMED PROPERTY	(5.86)
		CHECK #132395	UNCLAIMED PROPERTY	(98.33)
		CHECK #132780	UNCLAIMED PROPERTY	(28.28)
		CHECK #133130	UNCLAIMED PROPERTY	(23.88)
		CHECK #133342	UNCLAIMED PROPERTY	(30.41)
		CHECK #144069	PREMERA BLUE CROSS	44,777.14
				<u>850,079.26</u>

Index #3

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 9, 2020

AGENDA ITEM:	
Centennial Trail Connector – WSDOT Vegetation/Timber Removal and Mitigation Payment Agreement	
PREPARED BY:	DIRECTOR APPROVAL:
Kyle Woods, Project Engineer	<i>DC for KN</i>
DEPARTMENT:	
Public Works, Engineering	
ATTACHMENTS:	
Agreement	
BUDGET CODE:	AMOUNT:
P1601.31000076.563000	\$32,865.00
SUMMARY:	

The Centennial Trail Connector project proposes to extend the existing Bayview Trail to the Centennial Trail. As part of this project, the trail will cross through WSDOT owned property in the vicinity of State Route 9. In order to construct the trail through WSDOT property, it is necessary to remove trees.

In accordance with the WSDOT's permitting requirements, the City is obligated to replant the trees at a ratio of 6:1, irrigate, and maintain the trees for 8 years, or as an alternative, pay a fee-in-lieu of.

Staff determined that the most cost-efficient way to mitigate the trees on WSDOT property would be to pay a fee-in-lieu of, rather than plant, irrigate, and maintain the trees for 8 years. The one-time fee to mitigate the trees on WSDOT property is \$32,865.00.

RECOMMENDED ACTION: Staff recommends that Council authorize the Mayor to sign and execute the enclosed Vegetation/Timber Removal and Mitigation Payment Agreement with WSDOT.

PROPOSED MOTION: I move to authorize the Mayor to sign and execute the agreement.



Vegetation/Timber Removal and Mitigation Payment Agreement [for Non-Utility]			Entity Name & Address City of Marysville 80 Columbia Avenue Marysville, WA 98270
Agreement Number GCB 3412		Section/Location	
State Route Number 9	Milepost 21.11	Control Section No.	Region NWR
Total Vegetation Mitigation Payment to State \$ 32,865.00			
Total Merchantable Tree Value Payment to State \$ 0			

This Agreement, made and entered into between the Washington State Department of Transportation, hereinafter, "WSDOT" and the above named entity, hereinafter, "Entity."

RECITALS

A. The Entity will perform/has performed work (the "Project") on WSDOT right of way pursuant to a

The City of Marysville will be removing 2 Scouler's willow and 2 Black cottonwood trees from WSDOT Right of Way as part of their Centennial Trail Connector Project.

[insert name and identifying information for document that authorizes entity to be on WSDOT real property, if any, e.g. Right of Entry, Lease, etc.] ("Underlying Authorization").

B. The Project required/will require the removal or destruction of certain trees or other vegetation from the WSDOT right of way, as identified in the attached Exhibit A.

C. WSDOT's Roadside Policy Manual (M3110), Chapter 2, Section 6, requires that the Entity to replace trees or other vegetation removed or destroyed as a result of the Project.

D. WSDOT and the Entity agree that it is impracticable undesirable, or impossible to replace in kind within the Project footprint trees or other vegetation removed or destroyed as a result of the Project.

E. The trees or other vegetation removed or destroyed as a result of the Project are an asset of the Motor Vehicle Fund and the value thereof must be returned to the Motor Vehicle Fund.

F. The Entity has agreed to pay the estimated replacement and restoration cost of trees or other vegetation removed or destroyed as a result of the Project in lieu of Entity's obligation to replace the trees or other vegetation, as set forth in Exhibit B.

G. If the Project requires the removal of trees that have merchantable value (Merchantable Timber), the Entity has agreed to pay the fair market value of the Merchantable Timber.

NOW THEREFORE, pursuant to the above recitals that are incorporated as if fully set forth below and in consideration of the terms, conditions, covenants, and performance contained herein, including any Exhibits attached which are incorporated and made a part hereof,

IT IS MUTUALLY AGREED AS FOLLOWS:

1. PURPOSE: The purpose of this Agreement is to establish Entity responsibilities associated with the removal or destruction of trees or other vegetation from the WSDOT right of way as a result of the Project (the "Work").

2. REMOVAL OF TREES AND OTHER VEGETATION

2.1 Subject to the terms and conditions herein, Entity is authorized to remove the trees and other vegetation identified on the attached Exhibit A.

2.2 In performing the Work, the Entity shall comply with the following:

2.2.1 The Entity shall perform the Work in a manner consistent with this Agreement obtaining any necessary permit(s) and otherwise complying with applicable Federal and State of Washington laws, regulations, and rules for the Work.

2.2.2 The Entity shall remove the trees or other vegetation from the WSDOT right of way in a workmanlike manner.

2.2.3 All Work performed within WSDOT right of way shall be subject to the terms of the Underlying Authorization, including but not limited to terms that cover right of entry and access restrictions, notification requirements, indemnification, relocation, damage to the highway, etc., if any.

2.3 The Entity shall pay to WSDOT the sum of thirty-two thousand eight hundred sixty five Dollars (\$ 32,865) representing the estimated costs of replacing the trees or other vegetation removed or destroyed, and all associated direct and indirect costs, as a result of the Project in lieu of Entity's obligation to replace the trees or other vegetation, as set forth in Exhibit B. Payment shall be made by cash or check payable to the Washington State Department of Transportation (for deposit into the Vegetation Mitigation Fund) and shall be delivered to the WSDOT representative listed in Section 7 a minimum of 15 calendar days prior to commencing the Work.

3. MERCHANTABLE TIMBER:

3.1 If the Work includes the removal of Merchantable Timber, the terms and conditions of Sections 3.2 – 3.4 shall apply.

3.2 The Entity shall comply with the following:

3.2.1 The Merchantable Timber Requirements in the current Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction, Section 1-07.3(2), including obtaining any necessary permit(s) and otherwise complying with applicable Federal and State of Washington laws, regulations, and rules for the Work.

3.2.2 The Entity understands and agrees that Merchantable Timber removed from WSDOT land is export restricted. Further, the Entity agrees to be responsible for, and shall ensure that its contractor, if any, complies with, the requirements of the Washington State Department of Revenue regarding Timber Sale/Log Export certifications, as follows: "Purchaser Certificate for Export Restricted Timber" (REV 62 0077e) and a "Disposition Certificate for Export Restricted Timber" (REV 62 0084e). To ensure the current versions of the forms are used, Entity shall download the forms through the Washington State Department of Revenue website:

http://dor.wa.gov/content/findtaxesandrates/othertaxes/timber/forst_LogExportRegulations.aspx

The Entity shall provide copies of the completed and signed certifications to the WSDOT representative listed in Section 7 on or before substantial completion of the Work. Entity shall include the WSDOT Permit/Franchise number in its submittal.

3.3 The fair market value of the Merchantable Timber shall be calculated by the Entity using the latest U.S. Forest Service stumpage value determination tables. The Merchantable Timber removed/to be removed and the calculation of the fair market value of that Merchantable Timber, and all associated direct and indirect costs, is set forth in Exhibit A.

3.4 The Entity shall pay to WSDOT the sum of zero Dollars (\$0) for the fair market value of Merchantable Timber, and all associated direct and indirect costs, as shown in Exhibit A. Payment shall be made by cash or check payable to the Washington State Department of Transportation (for deposit into the Motor Vehicle Fund) and shall be delivered to the WSDOT representative listed in Section 4 a minimum of 15 calendar days prior to commencing the Work.

4. Except with respect to the form of compensation to payable to WSDOT as set forth above, nothing in this Agreement shall diminish the Entity's obligation under the Underlying Authorization or the Roadside Policy Manual to restore that part of the WSDOT right of way disturbed by the Project.

5. The Work may be performed by the Entity or a qualified contractor on its behalf; provided, that if the Work is performed by a contractor on behalf of the Entity, the Entity shall include the terms and conditions of this Agreement in said contract and ensure the contractor complies with all applicable terms and conditions.

6. EXTENT OF AGREEMENT: This Agreement and all documents incorporated herein set forth all of the terms and conditions agreed upon by the parties. The parties agree that there are no other understandings, oral or otherwise, regarding the subject matter of this Agreement.

7. REPRESENTATIVES: The persons responsible for administration of this Agreement on behalf of each party shall be as set forth below. All correspondence, letters or other notices shall be directed to the foregoing parties at the following addresses/phone numbers, or to their established agency designee:

ENTITY:

Jon Nehring, Mayor
City of Marysville
1049 State Ave
Snohomish, WA 98296

WSDOT:

Lindsey Jungbluth
NWR Landscape Architect WSDOT
15700 Dayton Ave N, NB 82-109
PO Box 330310
Seattle, WA 98133-9710
jungblL@wsdot.wa.gov (206-440-4506)

8. STATUS OF AGREEMENT: This Agreement is in addition to, and is not intended to replace, substitute, modify or otherwise amend any other agreement, including the Underlying Authorization or any other permits issue by WSDOT to the Entity. This Agreement is limited to the purposes stated herein. Any other agreements continue in effect according to the specific terms of those agreements.

9. DURATION AND TERMINATION:

9.1 The term of this Agreement begins upon execution by WSDOT and terminates upon receipt of payment by WSDOT and substantial completion of the Work.

9.2 This Agreement may be terminated by either party on 30 calendar days written notice, but such termination shall not prejudice any rights or obligations accrued to WSDOT or the Entity prior to the effective date of termination.

10. DISPUTES AND VENUE

10.1 In the event that a dispute arises under this Agreement, the WSDOT and the Entity representatives shall work in good faith to resolve the matter as expeditiously as possible.

10.2 The following individuals are the Designated Representatives for the purpose of resolving disputes that arise under this Agreement.

10.2.1 FOR WSDOT:

{Insert name, title, mailing address, email & phone}

Ramin Pazooki
NW Region Utilities & Development Services Manager WSDOT
15700 Dayton Ave N, NB 82-240
PO Box 330310
Seattle, WA 98133-9710
pazookr@wsdot.wa.gov (206-440-4710)

10.2.2 FOR ENTITY:

{Insert name, title, mailing address, email & phone}

Kyle Wood, Project Engineer
City of Marysville
80 Columbia Avenue
Marysville, WA 98270
kwoods@marysvillewa.gov (425-344-1505)

10.3 The Designated Representatives shall confer to resolve disputes that arise under this Agreement as requested by either party. The Designated Representatives shall use their best efforts and exercise good faith to resolve such disputes.

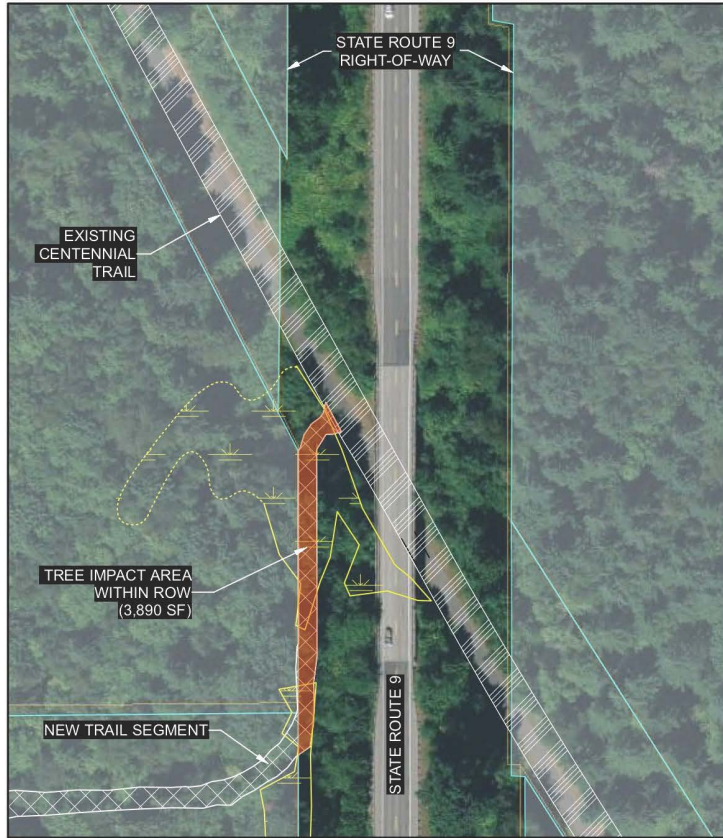
10.4 In the event the Designated Representatives are unable to resolve the dispute, the Manager of NWR Utility & Developer Services or his/her designee for WSDOT, and the Mayor or her/his designee for Entity shall confer and exercise good faith to resolve the dispute.

10.5 In the event the party representatives identified in Section 10.4 above are not able to resolve the dispute, either party may institute a legal action in the County of Thurston, State of Washington. The parties agree that they shall have no right to seek relief in a court of law until and unless each of the above procedural steps has been exhausted. Further, the parties agree that each will be solely responsible for payment of their own attorneys' fees, witness fees, and costs.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT as of the day and year last written below.

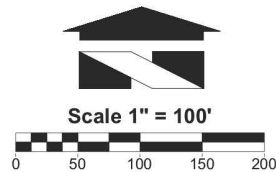
ENTITY	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
Signature: _____	Signature: <u>Ramin Pazooki</u>
By: <u>Jon Nehring</u> Print Name	By: <u>Ramin Pazooki</u> Print Name
Title: <u>Mayor</u>	Title: <u>Utilities & Developer Services Manager</u>
Date: _____	Date: <u>9/30/2020</u>

**EXHIBIT A - TREE REMOVAL IN STATE ROUTE 9 RIGHT-OF-WAY
CITY OF MARYSVILLE - CENTENNIAL TRAIL CONNECTOR
PORTION OF SECTION 13, TOWNSHIP 30N, RANGE 5E, W.M.**



<i>Impacted Trees</i>			
Common Name	Latin Name	Diameter	Category
Scouler's willow	<i>Salix scouleriana</i>	4.9"	2
Scouler's willow	<i>Salix scouleriana</i>	4.0"	2
Black cottonwood	<i>Populus balsamifera</i>	31.8"	1
Black cottonwood	<i>Populus balsamifera</i>	35.3"	1

LEGEND	
	PROPOSED NEW TRAIL SEGMENT (CLEARING LIMITS)
	EXISTING TRAIL
	TREE IMPACT WITHIN RIGHT-OF-WAY
	DELINEATED WETLAND BOUNDARY
	APPROX. WETLAND BOUNDARY



Item 3 - 6

Wetland Resources, Inc.
Delimitation / Mitigation / Restoration / Habitat Creation / Permit Assistance
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
 Phone: (425) 337-3174
 Fax: (425) 337-3045
 Email: mailbox@wetlandresources.com

Exhibit A - Tree Removal in
 State Route 9 Right-of-Way
City of Marysville - Centennial Trail Connector
 City of Marysville

City of Marysville
 Attn: Kyle Woods
 1049 State Ave
 Marysville, WA 98270

Sheet 1/1
 Project Number: 18037
 Drawn by: JG
 09/03/2020

Exhibit "B" Sheet 1 of 1
Timber Mitigation Agreement No. GCB 3412
SR 9 (MP 21.11)
City of Marysville Centennial Trail Connector


Type of Tree		Cost per inch DBH	Total Cost
Scouler's Willow	4.9	\$300.00	\$1,470.00
Scouler's Willow	4	\$300.00	\$1,200.00
Black Cottonwood	31.8	\$450.00	\$14,310.00
Black Cottonwood	35.3	\$450.00	\$15,885.00
			\$32,865.00

Index #4

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 9, 2020

AGENDA ITEM:	
Local Agency Agreement Supplement No. 1 with WSDOT for Centennial Trail Connector	
PREPARED BY:	DIRECTOR APPROVAL:
Kyle Woods, Project Engineer	
DEPARTMENT:	
Public Works, Engineering	
ATTACHMENTS:	
Local Agency Agreement Supplement No. 1 Local Agency State Aid Project Prospectus	
BUDGET CODE:	AMOUNT:
31000076.563000, P1601	N/A
SUMMARY:	

The City was awarded \$500,000 in state transportation funds towards the Centennial Trail Connector project. To date, the City has been reimbursed by WSDOT for design associated with the project. This supplemental agreement will obligate the remaining \$462,500 to be used towards construction.

Since this is a State funded project, the funds are administered through WSDOT and a supplement to the Local Agency Agreement (agreement) and Project Prospectus (prospectus) is required in order to obligate construction funds. The agreement ensures that state funds in the agreed upon amount are spent in accordance with all applicable laws and regulations. The prospectus serves as the support document for authorization of project funding.

RECOMMENDED ACTION: Staff recommends that Council authorize the Mayor to sign the attached Local Agency Agreement Supplement No. 1 and Local Agency State Aid Project Prospectus, thereby laying the groundwork for authorization of \$462,500 in State funds for construction.

PROPOSED MOTION: I move to authorize the Mayor to sign the Local Agency Agreement Supplement No. 1 and Local Agency State Aid Project Prospectus.



Local Agency Federal Aid Project Prospectus

	Prefix	Route	()	Date	
Federal Aid Project Number				DUNS Number	
Local Agency Project Number		(WSDOT Use Only)		Federal Employer Tax ID Number	

Agency		CA Agency Yes No		Federal Program Title 20.205 Other	
Project Title			Start Latitude N		Start Longitude W
			End Latitude N		End Longitude W
Project Termini From-To			Nearest City Name		
			Project Zip Code (+4)		
Begin Mile Post	End Mile Post	Length of Project		Award Type Local Local Forces State Railroad	
Route ID	Begin Mile Point	End Mile Point	City Number	County Number	County Name
WSDOT Region	Legislative District(s)		Congressional District(s)		Urban Area Number

Phase	Total Estimated Cost (Nearest Hundred Dollar)	Local Agency Funding (Nearest Hundred Dollar)	Federal Funds (Nearest Hundred Dollar)	Phase Start Date	
				Month	Year
P.E.					
R/W					
Const.					
Total					

Description of Existing Facility (Existing Design and Present Condition)

Roadway Width	Number of Lanes

Description of Proposed Work

Description of Proposed Work (Attach additional sheet(s) if necessary)

Local Agency Contact Person		Title		Phone	
Mailing Address			City	State	Zip Code
Project Prospectus	By _____ Approving Authority				
	Title				Date

Agency	Project Title	Date
--------	---------------	------

Type of Proposed Work

Project Type (Check all that Apply)			Roadway Width	Number of Lanes
New Construction	Path / Trail	3-R		
Reconstruction	Pedestrian / Facilities	2-R		
Railroad	Parking	Other		
Bridge				

Geometric Design Data

Description	Through Route			Crossroad		
Federal Functional Classification	Urban	Principal Arterial		Urban	Principal Arterial	
		Minor Arterial			Minor Arterial	
	Rural	Collector		Rural	Collector	
		Major Collector			Major Collector	
	NHS	Minor Collector		NHS	Minor Collector	
		Local Access			Local Access	
Terrain	Flat	Roll	Mountain	Flat	Roll	Mountain
Posted Speed						
Design Speed						
Existing ADT						
Design Year ADT						
Design Year						
Design Hourly Volume (DHV)						

Performance of Work

Preliminary Engineering Will Be Performed By	Others	Agency
	%	%
Construction Will Be Performed By	Contract	Agency
	%	%

Environmental Classification

<p>Class I - Environmental Impact Statement (EIS)</p> <p>Project Involves NEPA/SEPA Section 404 Interagency Agreement</p> <p>Class III - Environmental Assessment (EA)</p> <p>Project Involves NEPA/SEPA Section 404 Interagency Agreements</p>	<p>Class II - Categorically Excluded (CE)</p> <p>Projects Requiring Documentation (Documented CE)</p>
---	---

Environmental Considerations

Agency	Project Title	Date
--------	---------------	------

Right of Way

No Right of Way Needed * All construction required by the contract can be accomplished within the existing right of way.	Right of Way Needed	
	No Relocation	Relocation Required

Utilities**Railroad**

No utility work required All utility work will be completed prior to the start of the construction contract All utility work will be completed in coordination with the construction contract	No railroad work required All railroad work will be completed prior to the start of the construction contract All the railroad work will be completed in coordination with the construction contract
---	--

Description of Utility Relocation or Adjustments and Existing Major Structures Involved in the Project

FAA Involvement

Is any airport located within 3.2 kilometers (2 miles) of the proposed project? Yes No

Remarks

This project has been reviewed by the legislative body of the administration agency or agencies, or its designee, and is not inconsistent with the agency's comprehensive plan for community development.

Agency

Date

By _____

Mayor/Chairperson



Supplement - Local Programs State Funding Agreement

Agency		Supplement Number
Project Number	Agreement Number	

This supplemental agreement is made and entered into
 All provisions in the AGREEMENT identified above remain in effect except as expressly modified by this supplement.
 The changes to the agreement are described as follows:

Project Description No Change

Name _____

Location _____

Description of Work No Change

Reason for Supplement

Type of Work	Estimate of Funding				
	(1) Previous Agreement/Suppl.	(2) Supplement	(3) Estimated Total Project Funds	(4) Estimated Agency Funds	(5) Estimated State Funds
PE a. Agency					
b. Other					
c. Other					
d. State					
e. Total PE Cost Estimate (a+b+c+d)					
RW f. Agency					
g. Other					
h. Other					
i. State					
j. Total R/W Cost Estimate (f+g+h+i)					
CN k. Contract					
l. Other					
m. Other					
n. Other					
o. Agency					
p. State					
q. Total CN Cost Estimate (k+l+m+n+o+p)					
r. Total Project Cost Estimate (e+j+q)					

AGENCY

STATE

BY: _____

BY: _____
Director, Local Programs

Title: _____

Date: _____

Date: _____

Index #8

CITY OF MARYSVILLE
EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 9, 2020

AGENDA ITEM: PA 20-040 – Marysville, Lake Stevens, and Lakewood School Districts' Capital Facilities Plan (CFPs)	AGENDA SECTION: New Business	
PREPARED BY: Amy Hess, Associate Planner	APPROVED BY: Allan Giffen, CD Interim Director	
ATTACHMENTS: 1. Memo to City Council dated October 14, 2020 2. Adopting Ordinance 3. PC Recommendation dated October 13, 2020 4. PC Minutes dated September 22, 2020 and October 13, 2020 5. Marysville School District CFP 6. Lake Stevens School District CFP 7. Lakewood School District CFP		
	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

DESCRIPTION:

Pursuant to Section MMC 22D.040.030(1), *Capital facilities plan required*, any district serving the City of Marysville shall be eligible to receive school impact fees upon adoption of a Capital Facilities Plan (CFP) as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan. School District CFPs are reviewed and adopted on a biennial basis.

The Planning Commission (PC) held a public workshop on September 22, 2020 and a duly advertised public hearing on October 13, 2020 to review the Marysville, Lake Stevens and Lakewood School District's 2020 – 2025 CFPs, and received testimony from staff and each school district's representative. There was no public testimony provided at the public hearing.

Following the public hearing, the PC made a motion to recommend the Marysville, Lake Stevens and Lakewood School District 2020 – 2025 CFPs to Marysville City Council for adoption by ordinance.

RECOMMENDED ACTION: Affirm the PC's Recommendation and adopt the Marysville, Lake Stevens and Lakewood 2020 – 2025 CFPs as a sub-element of the Capital Facilities Element of the Marysville Comprehensive Plan.
COUNCIL ACTION:



MARYSVILLE
COMMUNITY
DEVELOPMENT

October 14, 2020

TO: City Council
FROM: Amy Hess, Associate Planner
RE: 2020-2025 School District Capital Facilities Plans for the Marysville, Lake Stevens, and Lakewood School Districts PA20-040
CC: Allan Giffen, Interim Community Development Director
 Chris Holland, Planning Manager
 Mike Sullivan, Marysville School District
 Robb Stanton, Lake Stevens School District
 Michael Mack, Lakewood School District

Pursuant to MMC 22D.040.030(1), 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. Districts' CFPs 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 Growth Management Act (GMA).
2. That any school impact fee proposed in the district's CFP has been calculated using the formula contained in MMC 22D.040.050 Table 1.
3. That the CFP has been adopted by the District's board of directors.

Based on a review of the districts' CFPs, 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 MMC 22D.040.050 Table 1, and the CFPs have been adopted by each district's board of directors.

The following is a breakdown of current and proposed impact fees, as outlined in the district's CFP, applying the 50% discount pursuant to MMC 22D.040.050(1):

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270

Marysville School District	2018 -2023 (current)	2020 - 2025 (proposed)	Difference
Single-family	\$0.00	\$0.00	\$0.00
Multi-family (studio or one bedroom unit)	\$0.00	\$0.00	\$0.00
Multi-family (two or more bedroom unit)	\$0.00	\$0.00	\$0.00
Lake Stevens School District	2018 - 2023 (current)	2020 - 2025 (proposed)	Difference
Single-family	\$7,235.00	\$9,788.00	+\$2,553.00
Duplex/Townhouse	\$3,512.00	\$7,672.00	+\$4,160.00
Multi-family (studio or one bedroom unit)	\$0.00	\$0.00	\$0.00
Multi-family (two or more bedroom unit)	\$3,512.00	\$7,672.00	+\$4,160.00
Lakewood School District	2018 - 2023 (current)	2020 - 2025 (proposed)	Difference
Single-family	\$847.00	\$3,566.00	+\$2,719.00
Multi-family (studio or one bedroom unit)	\$0.00	\$445.00	+\$445.00
Multi-family (two or more bedroom unit)	\$2,022.00	\$1,641.00	-\$381.00

Staff respectfully requests City Council adopt the Marysville, Lake Stevens, and Lakewood Schools Districts' 2020 to 2025 CFPs.

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, LAKE STEVENS AND LAKEWOOD SCHOOL DISTRICTS' 2020 – 2025 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, AND REPEALING ORDINANCE NO. 3111.

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 September 15, 2015 that included a policy commitment to consider the adoption of a GMA-based school impact fee program (Policy SC-6); and

WHEREAS, on December 10, 2018 the Marysville City Council approved Ordinance No. 3111, adopting an update to the Comprehensive Plan that adopted the Marysville, Lake Stevens and Lakewood School Districts' 2018 – 2023 Capital Facilities Plans as a subelement to the City Comprehensive Plan; and

WHEREAS, City staff has reviewed the respective 2020 – 2025 Capital Facility Plans developed by the Marysville, Lake Stevens, and Lakewood 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) Chapter 22D.040 *School Impact Fees and Mitigation*; and

WHEREAS, the City of Marysville has adopted MMC Chapter 22D.040 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, Lake Stevens and Lakewood 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 City has submitted the proposed Comprehensive Plan amendment 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 Comprehensive Plan amendment, held a public workshop on September 22, 2020, and held a public hearing on October 13, 2020, and received testimony from each Districts' representative, 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 _____, 2020 the Marysville City Council reviewed the Planning Commission's recommendation relating to the proposed Comprehensive Plan amendment; and

WHEREAS, the Marysville City Council has considered the School Districts' 2020 – 2025 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 2020 – 2025, the Lake Stevens School District Capital Facilities Plan 2020 – 2025, and the Lakewood School District Capital Facilities Plan 2020 – 2025 (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 No. 3111.

Section 2: Ordinance No. 3111 is hereby repealed for the reason that it is replaced by this Ordinance.

Section 3: Schedule of fees. The Community Development Department is hereby directed to utilize the Plans adopted by this Ordinance to develop a schedule of school impact fees, calculated and adjusted by the provisions of MMC 22D.040.050 *School impact fee*.

Section 4: Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 5. Correction. Upon approval by the City Attorney, the City Clerk or the code reviser are authorized to make necessary corrections to this Ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

Section 6. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2020.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
TINA BROCK, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____
(5 days after publication)



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

PC Recommendation – 2020-2025 School District Capital Facilities Plans Update

The Planning Commission (PC) of the City of Marysville, having held a public hearing on October 13, 2020 in review of a NON-PROJECT action amendment of the Marysville Comprehensive Plan, proposing adoption of the 2020-2025 School District Capital Facilities Plans Update as a subelement of the Marysville Comprehensive Plan, and having considered the exhibits and testimony presented, PC 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 on September 8, 2020, in accordance with RCW 36.70A.106.
2. The PC held a public work session to both introduce and review the NON-PROJECT action amendments proposing adoption of the NON-PROJECT action 2020-2025 School District Capital Facilities Plans Update as described above, on September 22, 2020.
3. The PC held a duly-advertised public hearing on October 13, 2020 and received testimony from city staff and the public.
4. At the public hearing, the PC reviewed and considered the 2020-2025 School District Capital Facilities Plans Update.

CONCLUSION:

At the public hearing, held on October 13, 2020, the PC recommended APPROVING the 2020-2025 School District Capital Facilities Plans Update.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of APPROVAL of the NON-PROJECT action known as 2020-2025 School District Capital Facilities Plans Update, as a subelement of the 2015 Comprehensive Plan, this *October 13, 2020*.

By: 
Stephen Leifer, Planning Commission Chair

**Planning
Commission**



**1049 State Avenue
Marysville, WA 98270**

Meeting Minutes

September 22, 2020

ROLL CALL

Planning Commission: Chair Steve Leifer, Commissioner Roger Hoen, Commissioner Jerry Andes, Commissioner Brandon Whitaker, Commissioner Kristen Michal, Commissioner Tom Thetford, Commissioner Kevin Johnson

Staff: Planning Manager Chris Holland, Senior Planner Angela Gemmer, Janis Lamoureux, Associate Planner Amy Hess, Parks Director Tara Mizell, Assistant Director Dave Hall, Recreation Supervisor Joanna Martin

APPROVAL OF MINUTES (September 9, 2020)

Motion to approve the minutes from September 9, 2020 moved by Commissioner Brandon Whitaker seconded by Commissioner Jerry Andes.

AYES: ALL

AUDIENCE PARTICIPATION (for topics not on the agenda)

Commissioner Leifer solicited audience participation. There was none.

NEW BUSINESS

School District Capital Facilities Plan 2020-2025

- **Marysville School District No. 25**
- **Lake Stevens School District No. 4**
- **Lakewood School District No. 306**

Associate Planner Amy Hess introduced this topic. She summarized that the Marysville School District fees are currently zero, and no changes are being proposed. Lake Stevens is proposing an increase across all housing types with the exception of studio and one-bedroom multifamily units which are currently at zero and proposed to not change. Lakewood School District is proposing an increase for single family; studio and

one-bedroom multifamily units; and a small decrease for multifamily units with two or more bedrooms. Representatives from each district presented details of their plans.

Lake Stevens School District, Robb Stanton – Discussion:

Commissioner Hoen asked if Lake Stevens' recent bond issue passed. Mr. Stanton replied that the last one they ran was in 2016, and it was successful.

Commissioner Whitaker asked where Lake Stevens is seeing the most growth for the school district. Mr. Stanton replied that the northwest (Whiskey Ridge) and southwest (Cavalero Hills) corners are both very hot areas.

Marysville School District, Denise Stiffarm - Discussion:

Commissioner Whitaker asked how maintenance costs are being taken care of if there are no impact fees proposed. Ms. Stiffarm explained that impact fees cannot be used for maintenance. Those costs tend to be funded by operations and maintenance levies and general fund monies that are unrelated to growth funds.

Commissioner Andes asked for more detail about the capacity needs for elementary schools. Ms. Stiffarm explained that the levy to address capacity needs did not pass. Right now the capacity need is spread across the elementary schools.

Commissioner Michal asked for clarification about how impact fees can be used and about the need for capacity in the schools. Ms. Stiffarm explained that there is no enrollment growth in Marysville which makes them ineligible to seek school impact fees. To be eligible for impact fees a school district must demonstrate that it has all three of the following: enrollment growth, capacity needs, and a planned project.

Commissioner Hoen asked how there can be no enrollment growth with Marysville's notable increase in population. Ms. Stiffarm commented that the school district expects to see increase in enrollment, but a lot of the growth is actually in the neighboring school districts.

Chair Leifer asked how far in advance school districts can plan for increased impact fees when they see an increase in enrollment is forecast. Ms. Stiffarm replied that it is tied to the six-year planning window. They can use forecasts as a basis to start planning for the construction and the placement of that new growth; however, all three factors of increased enrollment, capacity needs, and planned projects need to be present in the six-year window in order to legally justify the impact fees.

Lakewood School District, Dale Leach - Discussion:

Chair Leifer asked how the State looks at school funding when everyone is doing school online right now. Mr. Leach explained that the State is requiring school districts to make contact with students in order to count. For the time being, that contact can be online.

Motion to schedule a public hearing on October 13 for the School District Capital Facilities Plans 2020-2025 for: Marysville School District No. 25, Lake Stevens School District No. 4, and Lakewood School District No. 306 moved by Commissioner Roger Hoen seconded by Commissioner Kristen Michal.

AYES: ALL

Parks, Recreation and Open Space Comprehensive Plan 2020-2025

Director Mizell, Assistant Director Dave Hall, and Recreation Supervisor Joanna Martin made a presentation of the Parks, Recreation, and Open Space Comprehensive Plan 2020-2025. They reviewed projects, demographics, projections, annual budget, and public surveys.

Discussion:

Commissioner Whitaker noted that compared to other like-sized cities, Marysville is pretty low on the list for funding. He asked if there has been discussion in the city about bumping up the percentage of funding which is currently 5.9%. Asst. Director Hall explained it has historically been in that range in Marysville. The graphic was provided for informational purposes only.

Commissioner Michael asked about facility rentals availability. Asst. Director Hall explained that normally the facilities are booked a lot, and they expect there will be an increased need for space in the future.

Chair Leifer asked about plans for an aquatic center which had been discussed in the past. Asst. Director Hall explained there are no plans for this currently. Chair Leifer asked if the allocation for \$20 million for Ebey Waterfront Park included potential clean-up of the site. Asst. Director Hall affirmed that the number is high due to the contamination and need for cleanup of the site. Chair Leifer asked for a breakdown of the number. Planning Manager Holland indicated he would provide that information.

Commissioner Whitaker asked about the preferred timeline for the Capital Facilities Plan projects. Director Mizell explained that the City is working on the next section of the trail, but they need to acquire the property first. Looking ahead, they will be able to apply for state RCO grants.

Commissioner Michal referred to the parks budget and the fact that people come from Lake Stevens and Arlington for Parks and Recreation opportunities. She asked about if the City is tracking this and if there is a way to maximize that opportunity. Director Mizell discussed challenges with this situation. Planning Manager Holland explained that recently the City entered into an agreement with Lake Stevens relating to trail and park amenities which recognizes the need to work together to maximize park facilities between jurisdictions.

Planning Manager Holland explained that this will also be on the October 13 agenda for a public hearing. He reported that Community Development Director Thomas's last day with the City will be this Friday.

ADJOURNMENT

Motion to adjourn moved by Commissioner Brandon Whitaker seconded by Commissioner Tom Thetford.

AYES: ALL

_____*Amy Hess*, Associate Planner_____

Laurie Hugdahl, Recording Secretary

NEXT MEETING – Tuesday, October 13, 2020

**Planning
Commission**



**1049 State Avenue
Marysville, WA 98270**

Meeting Minutes

October 13, 2020

CALL TO ORDER / ROLL CALL

Chair Leifer called the meeting to order at 5 p.m. Planning Manager Chris Holland called the roll.

Present:

Commission: Chair Leifer, Commissioner Kristen Michal, Commissioner Brandon Whitaker, Commissioner Tom Thetford, Commissioner Roger Hoen¹, Commissioner Kevin Johnson, Commissioner Jerry Andes²

Staff: Planning Manager Chris Holland, Program Specialist Janis Lamoureux, Interim Community Development Director Allen Giffen, Associate Planner Amy Hess, Parks & Rec. Director Tara Mizell, Parks & Rec. Asst. Director Dave Hall, Community Center Supervisor Joanna Martin, Senior Planner Angela Gemmer

APPROVAL OF MINUTES (September 22, 2020)

Motion to approve the minutes of the September 22, 2020 Planning Commission Meeting with the correction that Commissioner Johnson was in attendance moved by Commissioner Thetford seconded by Commissioner Whitaker.

VOTE: Motion carried 5 - 0

ABSENT: Commissioner Andes

ABSTAIN: Commissioner Hoen

AUDIENCE PARTICIPATION (for topics not on the agenda)

Allen Giffen, the new Interim Community Development Director, introduced himself. Commissioners also introduced themselves to Interim Director Griffen.

¹ Commissioner Hoen had technical difficulties and was not able to vote.

² Commissioner Andes arrived partway through the meeting.

PUBLIC HEARING

a. School District Capital Facilities Plan 2020 – 2025

- Marysville School District No. 25
- Lake Stevens School District No. 4
- Lakewood School District No. 306

Associate Planner Hess commented that staff had no additional information and that school district representatives were in attendance for questions if needed.

Commissioner Questions:

Commissioner Andes asked why the Lakewood multifamily fees for studios and one-bedrooms was increased when it has always been assumed that there wouldn't be children in those units. Denise Stiffarm from Pacifica Law Group, spoke as the representative of Lakewood School District. She explained that Lakewood School District works with an outside demographer for the purposes of preparing their student generation rate. For the first year they were able to capture students in their district residing in those small multifamily studios and one-bedroom units.

The public hearing was opened at 5:10 p.m., and public comments were solicited. Seeing none, the hearing was closed at 5:11 p.m.

Commissioner Comments and Deliberation: None

Motion to recommend the City Council approve the School District Capital Facilities Plan 2020 – 2025 for Marysville School District No. 25, Lake Stevens School District No. 4, and Lakewood School District No. 306 moved by Commissioner Whitaker seconded by Commissioner Thetford.

VOTE: Motion carried 6 - 0

ABSTAIN: Commissioner Hoen

b. Parks, Recreation and Open Space Comprehensive Plan 2020 - 2025

Commissioner Questions:

Chair Leifer asked about the breakdown of the \$20M for Ebey Waterfront Park. Planning Manager Holland offered to resend that.

The public hearing was opened at 5:15 p.m., and public comments were solicited. Seeing none, the hearing was closed at 5:15 p.m.

Commissioner Comments and Deliberation: None

Motion to forward the Parks, Recreation and Open Space Comprehensive Plan 2020 - 2025 to the City Council with a recommendation of approval moved by Commissioner Andes seconded by Commissioner Michal.

VOTE: Motion carried 6 - 0
ABSTAIN: Commissioner Hoen

OLD BUSINESS – Mixed Use (MU) zone discussion

Senior Planner Gemmer reviewed this item relating to Mixed Use (MU) zone development issues. She reviewed three possible options going forward:

- Option 1: Require vertical mixed use in the MU zone. Vertical mixed use would require a combination of multi-family and commercial in the same building.
- Option 2: Require a commercial component to projects which propose a single building. If a project proposes multiple buildings, the buildings along the street frontages would either need to be vertical mixed use or commercial. Multi-family residential would be allowed interior to the site (behind the commercial or mixed use buildings).
- Option 3: No change. The Mixed Use zone would continue to allow for: exclusive multi-family, exclusive commercial, or a combination of multi-family and commercial, whether vertical or horizontal.

She made a PowerPoint presentation of visual examples of how other jurisdictions have addressed mixed use development and summarized codes from other cities.

Chair Leifer wondered about jurisdictions up north closer to Marysville. Interim Community Development Director Giffen discussed his previous experience working as Planning Director with the City of Everett, especially with regard to trying to encourage mixed use development. Challenges to developers revolve around getting and keeping ground floor retail spaces active. The multifamily property tax exemption has helped to mitigate the situation, but there are still challenges.

The public hearing was opened at 5:44 p.m.

Public Testimony:

Joel Hylback expressed concerns about what is really possible in the current market environment. He urged the City to be cautious in this process and to make a code with lots of input.

Seeing no further public comments, the public testimony portion of the public hearing was closed at 5:47 pm.

Chair Leifer asked if there has been notification to property owners of Mixed Use property with regard to the possibility of changes to the zoning requirements. Planning Manager Holland replied that the City is still in very early stages of this, and property owners have not been notified yet. If and when there are some proposed code amendments, property owners would be notified. Senior Planner Gemmer summarized

that feedback they have heard from the development community is that generally there is more support for horizontal mixed use at this time.

Commissioner Comments and Deliberation:

Commissioner Whitaker asked for more information about the processes that led the various communities to the codes that they ended up with. Senior Planner Gemmer offered to reach out to jurisdictions to ask about this.

Commissioner Andes recommended tabling this for another year. He noted that businesses are going out of business and the need for office space is down because everyone is working from home. He doesn't think requiring retail would be in the best interest of developers at this time. Planning Manager Holland summarized the Council's discussion last night surrounding code amendments for the Community Business zone in Whiskey Ridge subarea. Council approved the cleanup code amendments, but was not interested in putting funds toward further environmental review of the area at this time due to the current climate and uncertainties.

Commissioner Michal asked if there is a way to track commercial space availability in the City in order to see what the trends and needs are. Senior Planner Gemmer commented that they used to do inventories of commercial vacancies, but this hasn't been done for a while. There might be some analysis occurring in conjunction with the Downtown Master Plan in the downtown area that could be instructive. Planning Manager Holland indicated they could look into this and talk with the Chamber to try to find more information about this. Commissioner Andes commented that he has observed there is a lot of empty space right now.

Commissioner Johnson asked what the Buildable Land Analysis shows is available for residential development outside of the Mixed Use zone. Planning Manager Holland replied that the staff is at the beginning stages of the Buildable Land Analysis process.

Chair Leifer reiterated his opinion that incentives are the way to go to encourage mixed use zones. He commented that this is what was done in Everett, and they continue to struggle with their commercial and mixed use projects. He echoed Commissioner Andes' recommendation to postpone this until they have a better idea of what is going to happen.

Commissioner Johnson expressed concern about postponing this, noting that they need to be thinking long-term anyway and not just looking at what could happen in the next year or so. He spoke to the importance of looking at what the community deserves and planning for that even if it takes longer.

Planning Manager Holland reiterated that reason this is coming to the Planning Commission is because the City Council wanted it addressed. He indicated he would forward the Planning Commission's comments to the City Council. There was some discussion about the status of properties in the mixed use zones and other areas in

Marysville. Interim Community Development Director Giffen suggested that tabling this temporarily might be supported noting that the current pattern of allowing either/or is probably what the market is likely to support in the foreseeable future.

Chair Leifer spoke to the importance of getting feedback from property owners before formulating a recommendation to the City Council. Commissioner Johnson recommended also getting input from the community as a whole and not just property owners. Planning Manager Holland indicated staff would look into doing something like that.

ADJOURNMENT

The meeting was adjourned at 6:22 p.m.

Laurie Hugdahl, Recording Secretary

NEXT MEETING – Tuesday, October 27, 2020

MARYSVILLE SCHOOL DISTRICT NO. 25

CAPITAL FACILITIES PLAN

2020-2025



MARYSVILLE
SCHOOL DISTRICT
Engage. Inspire. Prepare.

Adopted: August 17, 2020

MARYSVILLE SCHOOL DISTRICT NO. 25

CAPITAL FACILITIES PLAN

2020-2025

BOARD OF DIRECTORS

Vanessa Edwards, President

Paul Galovin, Vice President

Pete Lundberg

Jake Murray

Chris Nation

Jason Thompson, Superintendent

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Appendix C.....	Student Generation Rates

For information regarding the Marysville School District 2020-2025 Capital Facilities Plan, contact the Finance and Operations Department, Marysville School District No. 25, 4220 80th Street N.E., Marysville, Washington 98270-3498. Telephone: (360) 965-0094.

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 (2020-2025).

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. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

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 10,198 (October 1, 2019 enrollment) with ten elementary schools, four middle level school, and four high schools (including two comprehensive high schools). 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 also operates the Early Learning Center, housing ECEAP (Early Childhood Education and Assistance Program) as well as special education preschool programs.

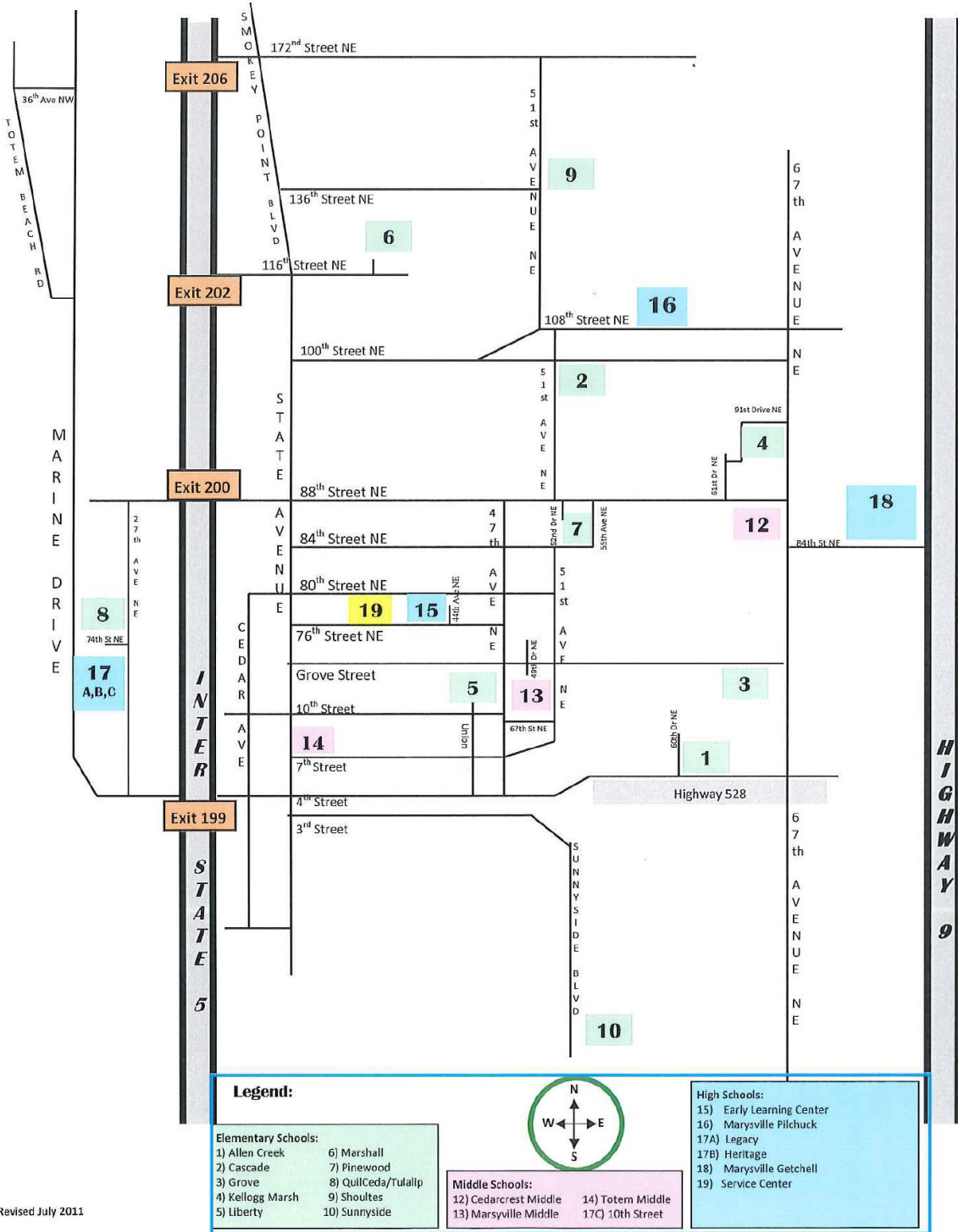
The District has experienced recent declines in enrollment, with a larger than expected decline in the 2019-2020 school year. The District intends to closely monitor enrollment particularly closely and will make adjustments as necessary should recent trends begin to reverse. While the District is not requesting school impact fees as a part of this CFP update, this scenario could change as student enrollment growth changes. Future updates to the CFP will include relevant information.

Facilities and Capacity Needs

The District encounters a variety of issues that affect the capital facilities planning process. Historically, affordable housing (as compared to Seattle and adjacent cities) in the District tended to draw young families, which puts demands on the school facilities. 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. However, there is currently little housing growth in the pipeline for the Marysville School District boundaries. The District is watching this pipeline carefully so that it may make adjustments as necessary should new development planning start to shift toward more expected residential development within the District.

In February of 2006, the District's voters approved a school construction bond for approximately \$118 million. The bond helped to pay for the construction of Marysville Getchell High School and Grove Elementary School. The District also used the bond proceeds to acquire future school sites. In 2014, District voters approved a \$12 million technology (and a replacement levy was approved in 2018). The District presented a \$120 million capital levy measure to the voters in February 2020 to fund school safety and security improvements and to rebuild Cascade and Liberty Elementary Schools. The District failed to receive sufficient votes for approval of the capital levy proposal. The District's Board of Directors will evaluate the scope and timing of a future bond or capital levy proposal.

Welcome to the Marysville School District No. 25



Revised July 2011

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 State Legislature's requirements for full-day kindergarten and reduced K-3 class size impact school capacity and educational program standards. The District has implemented full-day kindergarten classes and K-3 class size reduction. 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

<i>Grade Level</i>	<i>District Targets</i>	<i>Maximum (Per Contract)</i>	<i>Minimum Service Level</i>
Kindergarten	17	24	27
Grades 1 – 3	17	24	27
Grades 4 – 5	25	27	30
Grades 6 – 8	25	30	32
Grades 9 – 12	25	30	34

Educational Program Standards Based Upon Internal Targets

Elementary Schools:

- Average class size for Kindergarten should not exceed 17 students.
- Average class size for grades 1-3 should not exceed 17 students.
- Average class size for grades 4-5 should not exceed 25 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 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).

For the school years of 2017-18 and 2018-19, the District’s compliance with the minimum educational service standards was as follows (with MLOS set as applicable for those school years):

2017-18 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	29	25.35	32	23.86	34	23.23

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations (excludes portables).

2018-19 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	29	25.02	32	25.42	34	21.04

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations (excludes portables).

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 and Two* 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. In addition to the school capacity inventory identified in these tables, the District operates the Early Learning Center (ECEAP program and special education preschool programs).

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 63 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

<i>Elementary School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Allen Creek	11.0	47,594	21.0	412
Cascade	9.5	38,923	21.0	412
Grove	6.2	54,000	24.0	470
Kellogg Marsh	12.8	47,816	21.0	412
Liberty	9.1	40,459	20.0	392
Marshall	13.7	53,063	14.0	274
Pinewood	10.5	40,073	17.0	333
Quil Ceda	10.0	47,594	27.0	529
Shoultes	9.5	40,050	16.0	314
Sunnyside	10.4	39,121	22.0	431
TOTAL	102.7	448,693	203	3,979

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

** Regular classrooms; includes reduced K-3 class size.

Table 3
Middle Level School Inventory

<i>Middle Level School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Cedarcrest	27.0	83,128	29.0	725
Marysville Middle	21.0	99,617	32.0	800
Marysville Tulalip Campus*** (6-8)	***	15,000	7.0	175
Totem	15.2	124,822	30.0	750
TOTAL	63.2	322,567	98	2,450

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

** Regular classrooms.

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

Table 4
High School Inventory

<i>High School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Marysville Pilchuck	83.0	259,033	56.0	1,400
Marysville Getchell	38.0	193,000	61.0	1,525
Marysville Tulalip Campus*** (9-12)	39.4	70,000	19.0	475
TOTAL	160.4	522,033	136	3,400

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

** Regular classrooms.

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

Table 5
Relocatable Classroom (Portable) Inventory*

<i>Elementary School</i>	<i>Relocatables**</i>	<i>Other Relocatables***</i>	<i>Interim Capacity</i>
Allen Creek	7	0	137
Cascade	3	2	59
Kellogg Marsh	5	2	98
Liberty	6	2	118
Marshall	3	3	59
Pinewood	3	4	59
Quil Ceda	4	4	78
Shoultes	5	3	98
Sunnyside	4	5	78
<i>SUBTOTAL</i>	40	25	784

<i>Middle Level School</i>	<i>Relocatables</i>	<i>Other Relocatables</i>	<i>Interim Capacity</i>
Cedarcrest	11	2	275
Marysville Middle	7	2	175
Marysville Tulalip Campus	1	0	25
Totem	0	0	0
<i>SUBTOTAL</i>	19	4	475

<i>High School</i>	<i>Relocatables</i>	<i>Other Relocatables</i>	<i>Interim Capacity</i>
Marysville-Getchell	0	0	0
Marysville-Pilchuck	1	0	25
Marysville Tulalip Campus	1	0	25
Mountain View	2	0	50
<i>SUBTOTAL</i>	4	0	100

<i>TOTAL</i>	63	29	1,359
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* Each portable is 600 square feet. The District's relocatable facilities identified above have adequate useful remaining life and are evaluated regularly.

**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

<i>Facility</i>	<i>Building Area (Square Feet)</i>	<i>Site Size (Acres)</i>
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

<i>Site</i>	<i>Site Size (Acres)</i>
4315 71 st Ave NE (under sale contract)	7.00
152nd Street Site	35.02
84 th Street NE Site – Parcel 1	20.67
84 th Street NE Site – Parcel 2	27.75

Development on some of these sites may be restricted due to significant wetlands, limited site sizes, high utility costs, and/or inappropriate locations. In addition to these sites, the District owns one site of less than two acres that is currently under contract for sale.

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.

Two enrollment forecasts were conducted for the District: an estimate by the Office of the Superintendent of Public Instruction (OSPI) based upon the cohort survival method; and a modified cohort survival projection developed by a demographer in May 2019. The District also calculated an enrollment estimate based upon anticipated Snohomish County population from the County's adopted OFM forecast.

Based on the cohort survival methodology, a total of 9,776 students are expected to be enrolled in the District by 2025, a decrease from the October 2019 enrollment levels. The projected decline reflects the District's experience in recent years of declining enrollment growth at the middle school level and, recently, at the elementary school level. However the OSPI projections also predict a slight increase in enrollment at the high school level over the six year planning period. Notably, the cohort survival method does not anticipate changing development patterns, so it may not capture new development resulting from the rebound in the residential construction industry and as anticipated in the Snohomish County/OFM projections. See Appendix A.

The District obtained in May 2019 an enrollment forecast from a professional demographer, William L. (Les) Kendrick, Ph.D. The low range projection of the Kendrick analysis best reflects (among the low, medium, and high projections in that report) actual October 2019 enrollment in the District. Based on this low range projection, a total enrollment of 10,648, or 137 additional students, are expected by the 2025-26 school year. This projection is a 1.34% increase over 2019 enrollment. Growth is projected at the elementary school level, with declining enrollment at the middle and high school grade levels. The Kendrick analysis utilizes historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the City of Marysville, census data, Snohomish County/OFM forecasts and trends, and Washington State Department of Health birth data. The Kendrick projections are included in Appendix A.

A population-based enrollment projection was estimated for the District using OFM population forecasts for Snohomish County. The County provided the District with the estimated total population in the District by year. Between 2014 and 2019, the District's student enrollment constituted approximately 14.48% of the total population in the District. Assuming that between 2020 and 2025, the District's enrollment will continue to constitute 14.48% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 11,751 students in 2025.

The comparison of the projected enrollment under each methodology is contained in Table 8.

Table 8
Projected Student Enrollment (FTE)*
2020-2025

<i>Projection</i>	<i>2019*</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>Actual Change</i>	<i>Percent Change</i>
OFM/County	10,198	10,456	10,714	10,972	11,230	11,488	11,751	1,553	15.2%
OSPI Cohort	10,198	10,117	10,080	10,041	9,969	9,893	9,776	(422)	(4.14)%
District (Kendrick)	10,198	10,132	10,087	10,113	10,141	10,256	10,335	137	1.34%

*Actual October 2019 enrollment

Based upon the immediate dynamics of the District, as discussed above, the District has chosen to follow the Kendrick analysis during this planning period. This decision will be revisited in future updates to the CFP.

2035 Enrollment Projections

Student enrollment projections beyond 2025 and to the future are highly speculative. Assuming that the District's enrollment will continue to constitute 14.48% of the District's population through 2035, and assuming that the ratio of students in each grade level stays constant, the projected enrollment by grade span *based upon the County/OFM projections* is as follows:

Table 9
Projected FTE Student Enrollment – County/OFM
2035

<i>Grade Span</i>	<i>Projected FTE Enrollment</i>
Elementary (K-5)	6,313
Middle Level School (6-8)	3,157
High School (9-12)	3,683
TOTAL (K-12)	13,153

Again, these estimates are highly speculative given current information and the length of the planning period. The District will continue to monitor enrollment growth and make appropriate adjustments in future updates to the CFP.

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 (2020-2025). Capacity needs are expressed in terms of “unhoused students”

Table 10 identifies the District’s current permanent capacity needs (based upon information contained in Table 12):

Table 10
Unhoused Students – Based on October 2019 Enrollment/Capacity

<i>Grade Span</i>	<i>Unhoused Students/(Available Capacity)</i>
Elementary Level (K-5)	(866)
Middle Level (6-8)	(41)
High School Level (9-12)	538

Assuming no permanent capacity additions or adjustments, Table 11 identifies the additional permanent classroom capacity that will be needed in 2025:

Table 11
Unhoused Students – 2025

<i>Grade Span</i>	<i>Unhoused Students/(Available Capacity)</i>
Elementary Level (K-5)	(1,311)
Middle Level (6-8)	249
High School Level (9-12)	555

Interim capacity provided by relocatable classrooms is not included, though the District expects to continue to use relocatable classrooms to provide for a portion of the capacity needs. Relocatables may be moved from one grade level to another grade level as needed for capacity. (Information on relocatable classrooms by grade level and interim capacity can be found in Table 5.

The District has no currently planned construction projects during this six-year planning period. Future updates to this CFP will include any identified projects.

Table 12 - Projected Student Capacity**Elementary School -- Surplus/Deficiency**

	2019*	2020	2021	2022	2023	2024	2025
Existing Permanent Capacity	3,979	3,979	3,979	3,979	3,979	3,979	3,979
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	3,979	3,979	3,979	3,979	3,979	3,979	3,979
Enrollment	4,845	4,904	4,920	4,906	4,999	5,165	5,290
Permanent Capacity Surplus (Deficiency)**	(866)	(925)	(941)	(927)	(1,020)	(1,186)	(1,311)

*Actual October 2019 enrollment

**Does not include relocatable capacity.

Middle School Level -- Surplus/Deficiency

	2019*	2020	2021	2022	2023	2024	2025
Existing Permanent Capacity	2,450	2,450	2,450	2,450	2,450	2,450	2,450
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	2,450	2,450	2,450	2,450	2,450	2,450	2,450
Enrollment	2,491	2,413	2,355	2,278	2,295	2,244	2,201
Permanent Capacity Surplus (Deficiency)**	(41)	37	95	172	155	206	249

*Actual October 2019 enrollment

**Does not include relocatable capacity.

High School Level -- Surplus/Deficiency

	2019*	2020	2021	2022	2023	2024	2025
Existing Permanent Capacity	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Enrollment	2,862	2,815	2,812	2,929	2,846	2,847	2,845
Permanent Capacity Surplus (Deficiency)**	538	585	588	471	554	553	555

*Actual October 2019 enrollment

**Does not include relocatable capacity.

SECTION SIX: FINANCING PLAN

Planned Improvements

At the present time, the District does not have specific plans to construct new permanent capacity during the six-year planning period. The District likely will purchase and site new portable facilities to address capacity needs. The District intends to monitor closely enrollment and capacity needs and will update the CFP in the future as appropriate.

The District is using funds from the February 2018 Technology and Capital Levy for technology projects and building maintenance (including roof replacements and heating system maintenance.)

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/Capital Levies: Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. Capital levies require a 50% voter approval and can be used for certain capital improvement projects. The District presented a \$120 million capital levy in February 2020 to the voters to fund safety/security upgrades and to replace Cascade and Liberty elementary schools. The levy failed to reach the required threshold for approval. Future updates to the CFP will include information related to future bond planning and projects.

State School Construction Assistance Funds: State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. 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 certain projects at the 63.21% funding percentage level.

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 13 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2020-2025. The financing components include bonds, State School Construction Assistance 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. As previously stated, with the exception of portable purchases, the District currently does not plan to construct new permanent capacity projects within the six-year planning period.

Table 13 - Capital Facilities Financing Plan

Improvements Adding Permanent Capacity (Costs in Millions)**

Project	2020	2021	2022	2023	2024	2025	Total Cost	Bonds/ Local Funds	Projected State Funds	Impact Fees
Elementary										
Middle School										
High School										
Portables		\$0.118	\$0.118				\$0.360	X		

**Growth-related

Improvements Not Adding New Permanent Capacity (Costs in Millions)

Project	2020	2021	2022	2023	2024	2025	Total Cost	Bonds/ Levies	Projected State Funds	Impact Fees
Elementary										
Middle										
High School										
District-wide										
Technology/Misc. Capital Improvements	\$6.000	\$6.000					\$12.000	X		

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 (with subsequent amendments).

Methodology Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Code and the Municipal Code for the City of Marysville. Where applicable, 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), all as related to growth needs. As required

under the GMA, credits are applied in the formula to account for State School Construction Assistance Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

When an impact fee is calculated, 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. Pursuant to the Snohomish County and the City of Marysville School Impact Fee Ordinances, multi-family dwellings are separated into one-bedroom and two-plus bedroom units. The District does not request school impact fees from the City of Everett as the portion of the District within City of Everett boundaries is largely undevelopable.

The District did not conduct a student generation study for this CFP since it is not requesting school impact fees. Future updates to this CFP, where impact fees are requested, will include an updated student generation rate study.

Proposed Marysville School District Impact Fee Schedule for Snohomish County and the City of Marysville

The District does not have capacity projects planned as a part of the 2020 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and stabilization of enrollment will lead to a renewed request for impact fees in future updates to the Capital Facilities Plan.

Table 12
School Impact Fees
2020

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$0
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$0

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family		Average Site Cost/Acre	
Elementary		N/A	
Middle			
Senior			
Total	N/A		
Student Generation Factors – Multi Family (1 Bdrm)		Temporary Facility Capacity	
Elementary		Capacity	
Middle		Cost	
Senior			
Total	N/A		
		State School Construction Assistance	
		Current Funding Percentage	63.21%
Student Generation Factors – Multi Family (2+ Bdrm)		Construction Cost Allocation	
Elementary		Current CCA	238.22
Middle			
Senior			
Total	N/A		
Projected Student Capacity per Facility		District Average Assessed Value	
N/A		Multi Family (1 Bedroom)	\$125,314
		District Average Assessed Value	
		Multi Family (2+ Bedroom)	\$178,051
Required Site Acreage per Facility		SPI Square Footage per Student	
N/A		Elementary	90
		Middle	108
		High	130
Facility Construction Cost		District Property Tax Levy Rate (Bonds)	
N/A		Current/\$1,000	\$0.8347
Permanent Facility Square Footage		General Obligation Bond Interest Rate	
Elementary	448,693	Current Bond Buyer Index	2.44%
Middle	322,567		
Senior	522,033	Developer Provided Sites/Facilities	
Total	94.50%	Value	0
		Dwelling Units	0
Temporary Facility Square Footage			
Elementary	39,000		
Middle	13,800		
Senior	2,400		
Total	5.50%		
Total Facility Square Footage			
Elementary	487,693		
Middle	336,367		
Senior	524,433		
Total	100%		

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



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Marysville(31025)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2014	2015	2016	2017	2018	2019		2020	2021	2022	2023	2024	2025
Kindergarten	812	848	836	808	788	810		795	789	783	777	770	764
Grade 1	957	771	859	877	810	781	100.09%	811	796	790	784	778	771
Grade 2	891	952	781	867	891	797	100.33%	784	814	799	793	787	781
Grade 3	848	874	942	765	863	853	98.04%	781	769	798	783	777	772
Grade 4	827	838	897	940	782	834	100.01%	853	781	769	798	783	777
Grade 5	817	843	810	889	945	770	99.33%	828	847	776	764	793	778
K-5 Sub-Total	5,152	5,126	5,125	5,146	5,079	4,845		4,852	4,796	4,715	4,699	4,688	4,643
Grade 6	802	775	802	779	848	897	95.29%	734	789	807	739	728	756
Grade 7	827	793	766	800	779	838	99.25%	890	728	783	801	733	723
Grade 8	863	812	788	759	791	756	98.50%	825	877	717	771	789	722
6-8 Sub-Total	2,492	2,380	2,356	2,338	2,418	2,491		2,449	2,394	2,307	2,311	2,250	2,201
Grade 9	856	891	840	815	744	777	101.27%	766	835	888	726	781	799
Grade 10	911	851	890	824	814	754	99.71%	775	764	833	885	724	779
Grade 11	807	818	747	798	705	657	86.69%	654	672	662	722	767	628
Grade 12	843	776	739	722	752	674	94.59%	621	619	636	626	683	726
9-12 Sub-Total	3,417	3,336	3,216	3,159	3,015	2,862		2,816	2,890	3,019	2,959	2,955	2,932
DISTRICT K-12 TOTAL	11,061	10,842	10,697	10,643	10,512	10,198		10,117	10,080	10,041	9,969	9,893	9,776

Notes: Specific subtotalling on this report will be driven by District Grade spans.

Low Range Projection

Marysville Enrollment History

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
County Births	8675	8924	9070	9570	9795	9237	9001	8925	9226	9406
% of Cohort	10.2%	9.5%	9.4%	9.4%	9.5%	8.8%	9.4%	9.4%	8.8%	8.4%
City of Marysville	648	716	808	846	877	849	847	860	864	893
K % of City Cohort	136.3%	118.9%	105.8%	106.1%	106.4%	95.3%	100.1%	97.3%	93.5%	88.4%

	<u>Oct-09</u>	<u>Oct-10</u>	<u>Oct-11</u>	<u>Oct-12</u>	<u>Oct-13</u>	<u>Oct-14</u>	<u>Oct-15</u>	<u>Oct-16</u>	<u>Oct-17</u>	<u>Oct-18</u>
K	883	851	855	898	933	809	848	837	808	789
1	859	890	861	830	903	957	771	859	878	810
2	871	843	879	860	848	891	952	781	867	891
3	904	846	830	857	844	848	874	942	764	863
4	886	899	858	834	824	827	838	897	939	782
5	917	874	885	844	834	816	843	810	889	945
6	879	891	853	845	830	802	775	802	779	848
7	851	859	903	874	855	826	793	767	799	779
8	866	831	852	895	843	866	812	791	759	791
9	881	852	838	876	919	864	895	842	815	744
10	874	892	900	854	905	926	860	892	825	815
11	849	862	842	821	793	828	828	753	802	706
12	980	987	943	900	877	874	796	746	723	756
Total	11500	11377	11299	11188	11208	11134	10885	10719	10647	10519
Change	-165	-123	-78	-111	20	-74	-249	-166	-72	-128
% Change	-1.4%	-1.1%	-0.7%	-1.0%	0.2%	-0.7%	-2.2%	-1.5%	-0.7%	-1.2%
K-5	5320	5203	5168	5123	5186	5148	5126	5126	5145	5080
6-8	2596	2581	2608	2614	2528	2494	2380	2360	2337	2418
9-12	3584	3593	3523	3451	3494	3492	3379	3233	3165	3021

Low Range Projection

Projected Births

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
County Births	9524	9766	10045	9877	10034	10124	10062	10088	10114	10142
K % of Cohort	8.6%	8.5%	8.7%	8.7%	8.7%	9.1%	9.1%	9.1%	9.1%	9.1%
City of Marysville	885	901	956	962	961	963	965	969	968	971
K % of City Cohort	92.2%	92.0%	91.9%	89.8%	91.3%	96.0%	95.3%	95.1%	95.4%	95.5%

	<u>Oct-19</u>	<u>Oct-20</u>	<u>Oct-21</u>	<u>Oct-22</u>	<u>Oct-23</u>	<u>Oct-24</u>	<u>Oct-25</u>	<u>Oct-26</u>	<u>Oct-27</u>	<u>Oct-28</u>
K	816	829	879	864	878	925	919	922	924	926
1	796	813	826	876	862	880	928	922	924	927
2	803	784	813	828	882	870	889	937	931	933
3	867	782	766	796	814	869	858	876	923	917
4	847	867	785	770	803	824	879	868	886	934
5	767	830	852	773	761	796	817	872	861	879
6	894	722	784	806	734	725	759	779	831	821
7	833	878	712	774	799	730	721	755	774	826
8	759	813	860	698	762	789	721	712	746	765
9	792	760	814	861	698	765	792	723	715	748
10	728	775	746	800	849	691	757	784	716	707
11	701	626	668	645	695	740	602	659	683	623
12	658	654	584	623	604	652	694	565	618	641
Total	10251	10132	10087	10113	10141	10256	10335	10373	10532	10648
Change	-268	-119	-45	26	27	116	79	37	159	116
% Change	-2.6%	-1.2%	-0.4%	0.3%	0.3%	1.1%	0.8%	0.4%	1.5%	1.1%
K-5	4886	4904	4920	4906	4999	5165	5290	5396	5449	5517
6-8	2486	2413	2355	2278	2295	2244	2201	2245	2351	2411
9-12	2879	2815	2812	2929	2846	2847	2845	2731	2732	2719

APPENDIX B

SCHOOL IMPACT FEE CALCULATIONS

This section is not updated for the 2020-2025 Capital Facilities Plan since no Impact Fee is requested. Future updates to this CFP may include an Impact Fee.

APPENDIX C

STUDENT GENERATION RATES (SGR)

This section is not updated for the 2020-2025 Capital Facilities Plan since no Impact Fee is requested. Future updates to this CFP may include an Impact Fee with updated Student Generation Rates.

2020 – 2025 CAPITAL FACILITIES PLAN LAKE STEVENS SCHOOL DISTRICT NO. 4

prepared for:

Snohomish County

And

City of Lake Stevens
City of Marysville

August 2020

CAPITAL FACILITIES PLAN

LAKE STEVENS SCHOOL DISTRICT NO. 4

BOARD OF DIRECTORS

Mari Taylor, President
John Boerger, Vice President
David Iseminger
Paul Lund
Kevin Plemel

SUPERINTENDENT

Amy Beth Cook, Ed.D.

This plan is not a static document. It will change as demographics, information and District plans change. It is a “snapshot” of one moment in time.

For information on the Lake Stevens School District Capital Facilities Plan contact Robb Stanton at the District (425) 335-1500

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APPENDICES

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Appendix D: Student Generation Rates -- Doyle Consulting
Appendix E: Board Resolution Adopting Capital Facilities Plan
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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 seventeen years (2035), with a more detailed schedule and financing program for capital improvements over the next six years (2020-2025). This CFP is based in large measure on the 2015 Facilities Master Plan for the Lake Stevens School District.

When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan¹. 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 2018.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following required elements:

Element	See Page	/	Table
Future enrollment forecasts for each grade span (elementary, middle, mid-high and high).	5-2		5-2
An inventory of existing capital facilities owned by the District, showing the locations and student capacities of the facilities.	4-2		4-1
A forecast of the future needs for capital facilities and school sites; distinguishing between existing and projected deficiencies.	6-1 6-2		6-1 6-2
The proposed capacities of expanded or new capital facilities.	6-3		6-3
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.	6-3		6-3

Element	See Page / Table	
A calculation of impact fees to be assessed and support data substantiating said fees.	Appendix A	
A report on fees collected through April 2020 and how those funds were used.	6-5	6-4

¹ See Appendix F of this CFP

In developing this CFP, the guidelines of Appendix F of the General Policy Plan¹ 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 SCC requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP by Doyle Consulting (See Appendix C).
- 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 if 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 of Marysville and Lake Stevens constitutes approval of the methodology used herein by those entities.

Overview of the Lake Stevens School District

The Lake Stevens School District is located six miles east of downtown Everett and encompasses most 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 9,200² with seven elementary schools, two middle schools, one mid-high school, one high school and one homeschool partnership program (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 school serves grades ten through twelve. HomeLink provides programs for students from kindergarten through grade twelve. The District employs 589 certificated staff members and 630 classified staff for a total of 1,219.

¹ See Appendix G of this CFP

² October 2019 OSPI 1049 Report

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:

- Continued housing growth in the District;
- The need to have unhoused students before becoming eligible for state construction funding;
- The implementation of full-day kindergarten and reduced class sizes at the K-3 level at all elementary schools;
- Uneven distribution of growth across the district, requiring facilities to balance enrollment;
- Increased critical areas regulations, decreasing the amount of developable areas on school sites;
- An imbalance in the number of elementary schools in the north and south halves of the district;
- Discounted school impact fees and changes to how and when these fees are calculated and paid, none of which supports mitigating the true impact of development;
- The need for additional property and lack of suitable sites within Urban Growth Area (UGA) boundaries to accommodate a school facility;
- The elimination of the ability to develop schools outside of UGAs;
- The inability to add temporary capacity with portable classrooms on school sites without costly stormwater and infrastructure improvements;
- Aging school facilities;
- Projected permanent capacity shortfall by 2025 for K-5 of 1,581 students (with no improvements).

These issues are addressed in greater detail in this Capital Facilities Plan.

SECTION 2: DEFINITIONS

Note: Definitions of terms preceded 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 30.9 SCC.

*Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

*Average Assessed Value average assessed value by dwelling unit type for all residential units constructed within the district. These figures are provided by Snohomish County. The current average assessed value for 2020 is \$423,231 for single-family detached residential dwellings; \$125,314 for one-bedroom (*Small*) multi-family units, and \$178,051 for two or more bedroom (*Large*) multi-family units.

*Boeckh Index (See Construction Cost Allocation)

*Board means the Board of Directors of the Lake Stevens School District (“School Board”).

Capital Bond Rate means the annual percentage rate computed against capital (construction) bonds issued by the District. for 2020, a rate of 2.44% is used. (See also “Interest Rate”)

*Capital Facilities means school facilities identified in the District’s capital facilities plan that 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 SCC and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to *this* document, which is consistent with the adopted “2015 Facilities Plan for the Lake Stevens School District,” which is a separate document.

Construction Cost Allocation (formerly the Boeckh Index) means a factor used by OSPI as a guideline for determining the area cost allowance for new school construction. The Index for the 2020 Capital Facilities Plan is \$238.22, as provided by Snohomish County.

*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.

*Commerce means the Washington State Department of Commerce.

*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.

*District Property Tax Levy Rate (Capital Levy) means the District's current capital property tax rate per thousand dollars of assessed value. For this Capital Facilities Plan, the assumed levy rate is .00182.

*Dwelling Unit Type means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units ("*small unit*") and (3) multi-family multiple-bedroom apartment or condominium units ("*large unit*").

*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 they are enrolled for the equivalent of a full schedule each full day.

*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, mid-high and high school).

Growth Management Act (GMA) - means the Growth Management Act (RCW 36.70A).

*Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index. For this Capital Facilities Plan an assumed rate of 2.44% is used, as provided by Snohomish County. (See also “Capital Bond Rate”)

*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. In 2020 the District estimates land costs to average \$200,000 per acre.

*Multi-Family Dwelling Unit means any residential dwelling unit that is not a single-family unit as defined by Chapter 30.66C. SCC³

*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:

- A. to prevent the overbuilding of school facilities,
- B. to meet the needs of service areas within the District, or
- C. 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 (RCW 43.21C).

*Single-Family Dwelling Unit means any detached residential dwelling unit designed for occupancy by a single-family or household.

*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 and high school) that the District determines are typically generated by different dwelling unit types within the District³. 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. (See Appendix C)

*Subdivision means all small and large lot subdivisions as defined in Section 30.41 of the Snohomish County Code.

*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.

³ For purposes of calculating Student Generation Rates, assisted living or senior citizen housing are not included.

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). Educational Program Standards are the same as the minimum level of service as required by Appendix F of the Growth Management Comprehensive Plan.

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, 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
- Behavioral Program
- Community Education
- Conflict Resolution
- Contract-Based Learning
- Credit Retrieval
- Drug Resistance Education
- Early Learning Center, which includes ECEAP and developmentally delayed preschool
- Highly Capable
- Home School Partnership (HomeLink)
- Language Assistance Program (LAP)
- Life Skills Self-Contained Program
- Multi-Age Instruction
- Running Start
- Summer School
- Structured Learning Center
- Title 1
- Title 2
- Career and Technical 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 regular classroom 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, state funding levels 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.

In addition, districts are wrestling with the outcomes from the McCleary decision and additional funding and requirements from OSPI and the state Legislature. Many of these outcomes, like full-day kindergarten and reduced class sizes at the elementary level and new graduation requirements at the high school level can have significant impacts to the use of facilities. These will need to be incorporated into the District's facility capacities and uses.

The District's minimum educational program requirements, which directly affect school capacity, are outlined below for the elementary, middle, mid-high and high school grade levels.

Educational Program Standards for Elementary Grades

- Average class size for kindergarten should not exceed **19** students.
- Average class size for grades 1-3 should not exceed **20** students.
- Average class size for grades 4-5 should not exceed **25** 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 550 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 secondary grade (6-12) regular classrooms 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.
- 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, mid-high and middle school 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:
 - Music
 - Physical Education
 - Drama
 - Family and Consumer Sciences
 - Art
 - Career and Technical Education

Optimum design capacity for new middle schools is 750 students. Optimum design capacity for new high schools is 1,500 students. *Actual* capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Program 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.

The Lake Stevens School District has set minimum educational program standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are 25 or fewer students in a majority of K-5 classrooms, the standards have been met; if there are 28 or fewer students in a majority of 6-12 classrooms, the minimum standards have been met. The Lake Stevens School District meets these standards at all grade levels.

Table 3-1 – Minimum Educational Program Standards (MEPS) Met

Grade level	Classrooms above MEPS	Total Classrooms	% Meeting MEPS
Kindergarten	0	28	100%
Primary (grades 1-3)	11	74	85%
Intermediate (grades 4-5)	13	52	75%
Total Elementary	24	154	84%
Total Secondary	30	163	82%
District Total	54	317	83%

It should be noted that the minimum educational program standard is just that, a minimum, and not the desired or accepted operating standard. Also, portables are used to accommodate students within District standards, but are not considered a permanent solution. (See Chapter 4).

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.

Schools

The Lake Stevens School District includes: seven elementary schools grades K-5, two middle schools grades 6-7, one mid-high school grades 8-9, one high school grades 10-12, and an alternative K-12 home school partnership program (HomeLink).

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 4-1.

Table 4-1 – School Capacity Inventory

School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations - Regular	Teaching Stations - SPED	Perm. Student Capacity*	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Elementary Schools								
Glenwood Elementary	9.0	42,673	20	3	462	612	1992	Yes
Highland Elementary	8.7	49,727	20	2	455	655	1999	Yes
Hillcrest Elementary	15.0	49,735	23		496	1,021	2008	Yes
Mt. Pilchuck Elementary	22.0	49,833	21	3	487	687	2008	Yes
Skyline Elementary	15.0	42,673	20	3	468	593	1992	Yes
Stevens Creek Elementary	20.0	78,880	26	2	584	584	2018	Yes
Sunnycrest Elementary	15.0	46,970	24		516	691	2009	Yes
Elementary Total	104.7	360,491	154	13	3,468	4,843		
Middle Schools								
Lake Stevens Middle School	25.0	86,374	27	4	682	979	1996	Yes
North Lake Middle School	15.0	90,323	30	4	720	963	2001	Yes
Middle School Total	40.0	176,697	57	8	1,402	1,942		
Mid-High								
Cavelero Mid-High School	37.0	224,694	66	4	1,584	1,584	2007	Yes
Mid-High Total	37.0	224,694	66	4	1,584	1,584		
High Schools								
Lake Stevens High School	38.0	207,195	92	10	2,176	2,176	2019	Yes
High School Total	38.0	207,195	92	10	2,176	2,176		
District Totals	219.7	969,077	369	35	8,630	10,545		

*Note: Student Capacity is exclusive of portables and includes adjustments for special programs.

Leased Facilities

The District does not lease any permanent classrooms.

Relocatable Classrooms (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 75 portable classrooms at various school sites throughout the District to provide interim capacity for K-12 students. This compares with 64 portables used in 2018. A typical portable classroom can provide capacity for a full-size class of students. Current use of portables throughout the District is summarized on Table 4-2.

Table 4-2 – Portables

School Name	Portable Classrooms	Capacity in Portables	Portable Area (ft ²)
<u>ELEMENTARY SCHOOLS</u>			
Glenwood	6	150	5,376
Highland	8	200	7,168
Hillcrest	21	525	18,816
Mt. Pilchuck	8	200	7,168
Skyline	5	125	4,480
Stevens Creek			
Sunnycrest	7	175	6,272
Elementary Total	55	1,375	49,280
<u>MIDDLE SCHOOLS</u>			
Lake Stevens Middle	11	297	9,856
North Lake Middle	9	243	8,064
Middle Schools Total	20	540	17,920
<u>MID-HIGH SCHOOL</u>			
Cavelero Mid-High	None		
Mid-High Total			
<u>HIGH SCHOOL</u>			
Lake Stevens High School	None		
High School Total			
District K-12 Total	75	1,915	67,200

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.

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 4-3.

Table 4-3 – Support Facilities

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
Support Facility Total	9.4	40,641

Land Inventory

The Lake Stevens School District owns five 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 2025). It is presently used as an auxiliary sports field.

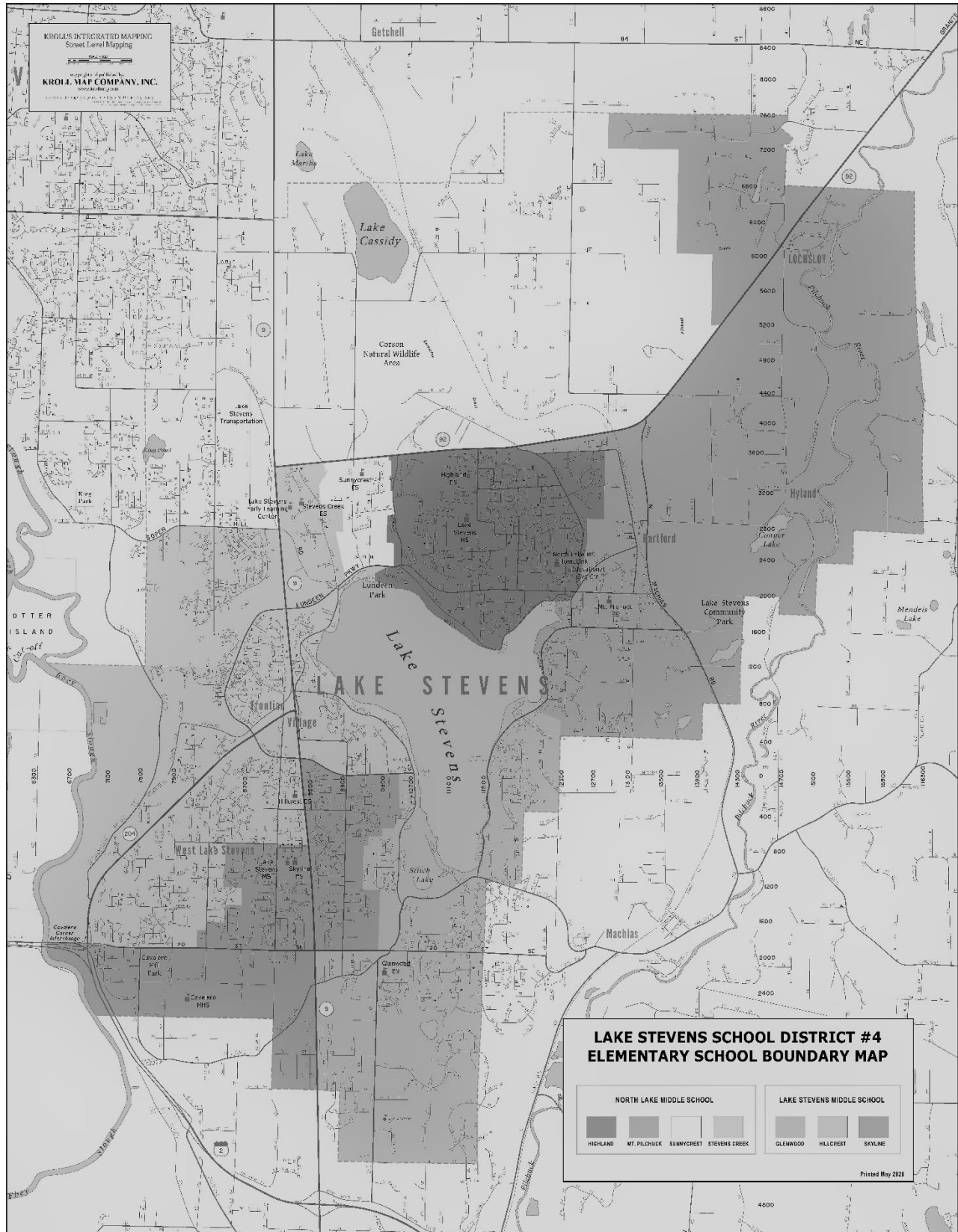
An approximately 35-acre site northeast of the intersection of Highway 9 and Soper Hill Road bordered by Lake Drive on the east. This is the site of the district's newest elementary school and early learning center. The remainder of the site is planned for a future middle school.

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. It is planned to be a future elementary school.

A 20 ft. x 200 ft. parcel located on 20th Street SE has been declared surplus by the Lake Stevens School Board and will be used in exchange for dedicated right-of-way for Cavelero Mid-High.

A 2.42-acre site (Jubb 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.

Figure 1 – Map of District Facilities

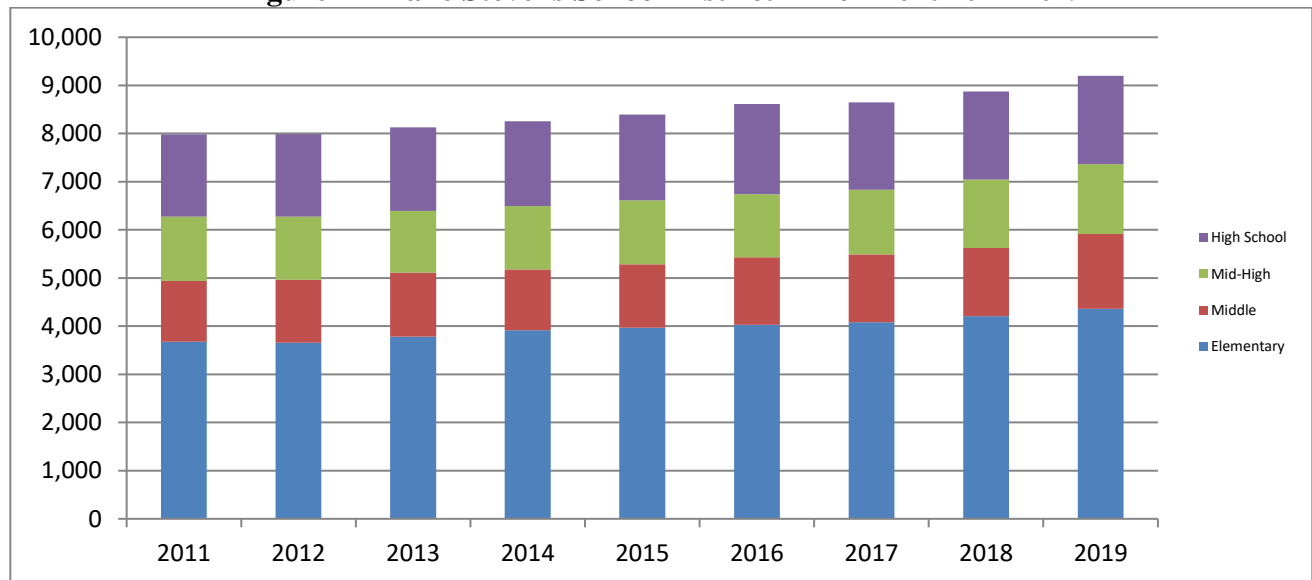


SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Historic Trends and Projections

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 2011 and 2019, student enrollment increased by 1,215 students, over 15%. Overall, there was a 2.5% increase countywide during this period, with seven districts losing enrollment. 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. Population is estimated by the County to rise from 43,000 in 2015 to almost 61,000 in Year 2035, an increase of almost 30%.

Figure 2 – Lake Stevens School District Enrollment 2011-2019



Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, economic conditions and demographic trends in the area affect the estimates. Monitoring population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event 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. Table 5-1 shows enrollment growth from 2011 to 2019 according to OSPI and District records.

Table 5-1 - Enrollment 2011-2019

	2011	2012	2013	2014	2015	2016	2017	2018	2019
Elementary	3,675	3,658	3,783	3,917	3,971	4,030	4,083	4,207	4,362
Middle	1,263	1,307	1,328	1,261	1,314	1,398	1,405	1,414	1,556
Mid-High	1,336	1,313	1,283	1,318	1,331	1,312	1,344	1,426	1,448
High School	1,711	1,709	1,732	1,757	1,776	1,871	1,814	1,828	1,834
Total	7,985	7,987	8,126	8,253	8,392	8,611	8,646	8,875	9,200

The District has used either a Ratio Method for its projections or accepted the projections from the State Office of the Superintendent of Public Instruction (OSPI). The Ratio Method (See Appendix

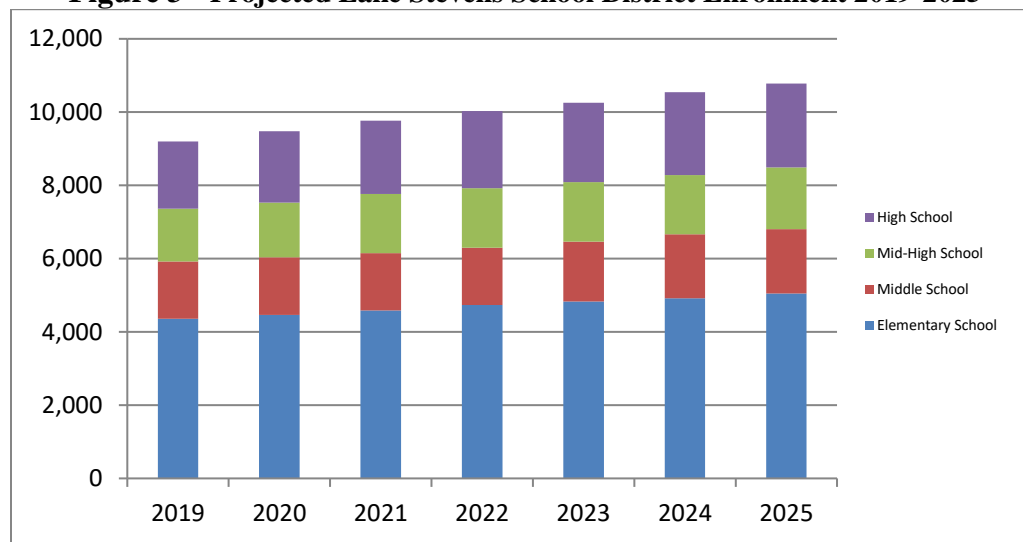
C) estimates future enrollments as a percentage of total population, which is tracked for past years, with assumptions being made for what this percentage will be in future years. Between 2010-2019, the average percentage was just under 20% (19.5%). For future planning, a modest increase of 20.5% was used through 2025 and a figure of 21.8% was used through Year 2035. These assumptions recognize a trend toward lower household sizes coupled with significant growth anticipated in the Lake Stevens area. OSPI methodology uses a modified cohort survival method which is explained in Appendix B.

OSPI Headcount estimates are found in Table 5-2. These have been adopted as part of this Capital Facilities Plan.

Table 5-2 - Projected Enrollment 2019-2025

	2019	2020	2021	2022	2023	2024	2025
Elementary School	4,362	4,466	4,585	4,737	4,831	4,918	5,049
Middle School	1,556	1,568	1,567	1,563	1,632	1,744	1,753
Mid-High School	1,448	1,499	1,613	1,624	1,622	1,618	1,692
High School	1,834	1,946	2,004	2,102	2,172	2,264	2,282
Total	9,200	9,479	9,769	10,026	10,257	10,544	10,776

Figure 3 - Projected Lake Stevens School District Enrollment 2019-2025



In summary, the OSPI estimates that headcount enrollment will total 10,776 students in 2025. This represents a 17.1% increase over 2019. The District accepts the OSPI estimate for its 2020 CFP planning.

2035 Enrollment Projection

The District projects a 2035 student enrollment of 13,279 based on the Ratio method. (OSPI does not forecast enrollments beyond 2025). The forecast is based on the County’s OFM-based population forecast of 60,912 in the District. Although student enrollment projections beyond 2025 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.

Table 5-3 - Projected 2035 Enrollment

Grade Span	Projected 2035 FTE Student Enrollment
Elementary (K-5)	6,247
Middle (6-7)	2,159
Mid-High (8-9)	2,108
High (10-12)	2,765
District Total (K-12)	13,279

The 2035 estimate represents a 44% increase over 2019 enrollment levels. The total population in the Lake Stevens School District is forecasted to rise by 29%. 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.

Again, the 2035 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 Table 5-2. The District currently (2019) has 894 unhoused students at the elementary level and 154 unhoused students at the middle school level. It has excess capacity at the mid-high school (394) and high school (342) levels.

Facility Needs (2020-2025)

Projected available student capacity was derived by subtracting projected student enrollment from 2019 permanent school capacity (excluding portables) for each of the six years in the forecast period (2020-2025). The District's enrollment projections in Table 5-2 have been applied to the existing capacity (Table 4-1). If no capacity improvements were to be made by the year 2025 the District would be over capacity at the elementary level by 1,581 students, 351 students at the middle school level and 106 students at the high school level.

These projected future capacity needs are depicted on Table 6-1. This table compares actual future space needs with the portion of those needs that are "growth related." RCW 82.02 and Chapter 30.66C SCC mandate that new developments cannot be assessed impact fees to correct existing deficiencies. Thus, any capacity deficiencies existing in the District in 2019 must be deducted from the total projected deficiencies before impact fees are assessed. The percentage figure shown in the last column of Table 6-1 is the "growth related" percentage of overall deficiencies that is used to calculate impact fees.

Table 6-1 - Projected Additional Capacity Needs 2020 – 2025

Grade Span	2019	2020	2021	2022	2023	2024	2025	Growth Related 2020-25
Elementary (K-5)								43.45%
Capacity Surplus/(Deficit)	(894)	(998)	(1117)	(1269)	(1363)	(1450)	(1581)	
Growth Related		(104)	(223)	(375)	(469)	(556)	(687)	
Middle School (6-7)								56.13%
Capacity Surplus/(Deficit)	(154)	(166)	(165)	(161)	(230)	(342)	(351)	
Growth Related		(12)	(11)	(7)	(76)	(188)	(197)	
Mid-High (8-9)								100.00%
Capacity Surplus/(Deficit)	136	85	(29)	(40)	(38)	(34)	(108)	
Growth Related		(51)	(165)	(176)	(174)	(170)	(244)	
High School (10-12)								100.00%
Capacity Surplus/(Deficit)	342	230	172	74	4	(88)	(106)	
Growth Related		(112)	(170)	(268)	(338)	(430)	(448)	

Figures assume no capital improvements.

Forecast of Future Facility Needs through 2035

Additional elementary, middle, mid-high and high school classroom space will need to be constructed between 2020 and 2035 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 (2025), additional permanent student capacity will be needed as follows:

Table 6-2 –Additional Capacity Need 2025 & 2035

Grade Level	2019 Capacity	2019 Enrollment	2025 Additional Capacity Needed	2035 Enrollment	2035 Additional Capacity Needed
Elementary	3,468	4,362	1,581	6,247	2,779
Middle School	1,402	1,556	351	2,159	757
Mid-High	1,584	1,448	108	2,108	524
High School	2,176	1,834	106	2,765	589
Total	8,630	9,200	2,146	13,279	4,649

Planned Improvements (2020 - 2025)

The following is a brief outline of those projects likely needed to accommodate unhoused students in the Lake Stevens School District through the Year 2025 based on OSPI enrollment projections.

Elementary Schools: Based upon current enrollment estimates, elementary student population will increase to the level of requiring three new elementary schools. The CFP reflects acquisition of land for two schools and the construction of three elementary schools in 2025, although the exact timing is unknown at this time.

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: Two additional elementary school sites will be needed in areas 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.

Support Facilities

The District has added a satellite pupil transportation lot at Cavelero Mid High to support the growing needs for the district. This is a temporary measure until a site can be acquired and a new, larger pupil transportation center can be built.

Capital Facilities Six-Year Finance Plan

The Six Year Finance Plan shown on Table 6-3 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2020-2025. The financing components include bond issue(s), state match funds, 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.

Table 6-3 – 2020-2025 Capital Facilities Plan

Estimated Project Cost by Year (In \$Millions)	2020	2021	2022	2023	2024	2025	Total	Local Cost*	State Match
Improvements Adding Student Capacity									
Elementary									
Site Acquisition									
Acres						22	22		
Purchase Cost						\$4.4	\$4.4	\$4.4	\$0.0
Capacity Addition						1100	1100		
Construction Cost						\$135.00	\$135.00	\$81.00	\$54.00
Capacity Addition						1650	1650		
Middle							-		
Site Acquisition							-		
Acres							-		
Purchase Cost							-		
Capacity Addition							-		
Construction Cost							-		
Capacity Addition							-		
Mid-High							-		
Site Acquisition							-		
Acres							-		
Purchase Cost							-		
Capacity Addition							-		
Construction Cost							-		
Capacity Addition							-		
High School							-		
Site Acquisition							-		
Acres							-		
Purchase Cost							-		
Capacity Addition							-		
Construction Cost							-		
Capacity Addition							-		
Total Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139.4	\$ 139.4	\$ 85.4	\$ 54.0
Improvements Not Adding Student Capacity									
Elementary									
Construction Cost									
Middle									
Construction Cost									
Mid-High									
Construction Cost									
High School									
Construction Cost									
District-wide Improvements									
Construction Cost									
Total Cost	-	-	-	-	-	-	-	-	-
Elementary (including land acquisition)	-	-	-	-	-	\$ 139.4	\$ 139.4	\$ 85.4	\$ 54.0
Middle	-	-	-	-	-	-	-	-	-
Mid-High	-	-	-	-	-	-	-	-	-
High School	-	-	-	-	-	-	-	-	-
District Wide	-	-	-	-	-	-	-	-	-
Annual Total	-	-	-	-	-	\$ 139.4	\$ 139.4	\$ 85.4	\$ 54.0

*Local Costs include funds currently available, impact fees to be collected and bonds or levies not yet approved.

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. A capital improvements bond for \$116,000,000 was approved by the electorate in February 2016. Funds have been used to construct a new elementary school and modernize Lake Stevens High School, as well as fund other non-growth-related projects.

The total costs of the growth-related projects outlined in Table 6-3 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 escalation factor of 6% per year has been applied out to 2025.

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.

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 state matching funds are dispersed after a district has paid its local share of the project, 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 project with local funds. 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% of the actual cost of school construction in state matching funds. For its 2020 CFP, the District assumes a 40% match.

School Impact Fees: Development impact fees have been adopted by several 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 Chapter 30.66C SCC. 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. Only capacity improvements are eligible for impact fees.

Shown on Table 6-4, since 2012 the Lake Stevens School District has collected and expended the following impact fees:

Table 6-4 – Impact Fee Revenue and Expenditures

	Revenue	Expenditure
2020	\$1,604,948	\$ 119,820
2019	\$4,483,964	\$4,177,428
2018	\$1,760,609	\$4,076,918
2016	\$1,595,840	\$1,872,014
2014	\$ 698,188	\$1,389,784
2013	\$1,005,470	\$ 22,304
2012	\$1,526,561	\$-
Total	\$12,675,580	\$11,658,267

The law allows ten years for collected dollars to be spent.

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.

The financing plan separates projects and portions of projects that add capacity from those that do not, since non-capacity improvements are not eligible 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 (Table 6-1). 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 6-5 presents an estimate of the capacity impacts of the proposed capital construction projects.

Table 6-5 – Projected Growth-Related Capacity (Deficit) After Programmed Improvements

2019	Elementary	Middle	Mid-High	High School
Existing Capacity	3,468	1,402	1,584	2,176
Programmed Improvement Capacity				
Capacity After Improvement	3,468	1,402	1,584	2,176
Current Enrollment	4,362	1,556	1,448	1,834
Surplus (Deficit) After Improvement	(894)	(154)	136	342
2020	Elementary	Middle	Mid-High	High School
Existing Capacity	3,468	1,402	1,584	2,176
Programmed Improvement Capacity				
Capacity After Improvement	3,468	1,402	1,584	2,176
Projected Enrollment	4,466	1,568	1,499	1,946
Surplus (Deficit) After Improvement	(998)	(166)	85	230
2021	Elementary	Middle	Mid-High	High School
Existing Capacity	3,468	1,402	1,584	2,176
Programmed Improvement Capacity	0			
Capacity After Improvement	3,468	1,402	1,584	2,176
Projected Enrollment	4,585	1,567	1,613	2,004
Surplus (Deficit) After Improvement	(1,117)	(165)	(29)	172
2022	Elementary	Middle	Mid-High	High School
Existing Capacity	3,468	1,402	1,584	2,176
Programmed Improvement Capacity				0
Capacity After Improvement	3,468	1,402	1,584	2,176
Projected Enrollment	4,737	1,563	1,624	2,102
Surplus (Deficit) After Improvement	(1,269)	(161)	(40)	74
2023	Elementary	Middle	Mid-High	High School
Existing Capacity	3,468	1,402	1,584	2,176
Programmed Improvement Capacity				
Capacity After Improvement	3,468	1,402	1,584	2,176
Projected Enrollment	4,831	1,632	1,622	2,172
Surplus (Deficit) After Improvement*	(1,363)	(230)	(38)	4
2024	Elementary	Middle	Mid-High	High School
Existing Capacity	3,468	1,402	1,584	2,176
Programmed Improvement Capacity				
Capacity After Improvement	3,468	1,402	1,584	2,176
Projected Enrollment	4,918	1,744	1,618	2,264
Surplus (Deficit) After Improvement*	(1,450)	(342)	(34)	(88)
2025	Elementary	Middle	Mid-High	High School
Existing Capacity	3,468	1,402	1,584	2,176
Programmed Improvement Capacity	1,650			
Capacity After Improvement	5,118	1,402	1,584	2,176
Projected Enrollment	5,049	1,753	1,692	2,282
Surplus (Deficit) After Improvement	69	(351)	(108)	(106)

Impact Fee 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 District plans to acquire additional land during the six-year planning period, 2020 - 2025. As noted previously, the District will need to acquire two additional elementary school sites between 2020 and 2025.

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 \$200,000 per acre. Until a site is 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 the \$200,000 per acre figure.

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 550 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 SCC, each school district was required to conduct student generation studies within their jurisdictions. A description of this methodology is contained in Appendix C. Doyle Consulting performed the analysis. The student generation rates for the Lake Stevens School District are shown on Table 6-6.

Table 6-6 – Student Generation Rates

2020					
Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.362	0.116	0.094	0.125	0.697
Multiple Family, 1 Bedroom	No data	No data	No data	No data	No data
Multiple Family, 2+ Bedroom	0.250	0.073	0.094	0.073	0.490

2018					
Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.337	0.090	0.090	0.112	0.629
Multiple Family, 1 Bedroom	No data	No data	No data	No data	No data
Multiple Family, 2+ Bedroom	0.169	0.071	0.026	0.058	0.324

The table also shows the Student Generation rates from the 2018 CFP. For the last three cycles, the Doyle studies showed no records of one-bedroom apartment construction. The greatest increase was in the elementary, middle and mid-high student generation in 2+ bedroom apartments and condominiums.

2. School Construction Cost Variables

Additional Building Capacity: These figures are the actual capacity additions to the Lake Stevens School District that will occur because of improvements listed on Table 6-3 (Capital Facilities Plan).

Current Facility Square Footage: These numbers are taken from Tables 4-1 and 4-2. 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. SCC.

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 6-3, 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 2017) 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 4-2.

New Facilities Required Through 2025: 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 moveable furnishings in 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 4-1), 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.

4. Fee Credit Variables

Construction Cost Allocation (formerly the Boeckh Index): This number 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 year for inflation. The current allocation is \$238.22 (January 2020) up from \$225.97 in 2018.

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. The District will continue to use a state match percentage of 40%.

5. Tax Credit Variables

Under Chapter 30.66C SCC, 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 2.44%.

Levy Rate (in mils): The Property Tax Levy Rate (for bonds) 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 0.00182.

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 for 2020 for single-family detached residential dwellings is \$423,231, up from \$349,255 in 2018 and \$290,763 in 2016); \$125,314 for one-bedroom multi-family unit (\$91,988 in 2018; \$79,076 in 2016), and

\$178,051 for two or more bedroom multi-family units (2018 \$136,499; 2016: \$115,893).

6. Adjustments

Growth Related Capacity Percentage: This is explained in preceding sections (See Table 6-1).

Fee Discount: In accordance with Chapter 30.66C SCC, all fees calculated using the above factors are to be reduced by 50%.

Table 6-7 - Impact Fee Variables

Criteria	Elementary	Middle	Mid-High	High
Growth-Related Capacity Percentage	43.45%	56.13%	100.00%	100.00%
Discount (Snohomish County, Lake Stevens and Marysville)	50%	50%	50%	50%
Student Factor	Elementary	Middle	Mid-High	High
Single Family	0.362	0.116	0.094	0.125
Multiple Family 1 Bedroom	No data	No data	No data	No data
Multiple Family 2+ Bedroom	0.25	0.073	0.094	0.073
Site Acquisition Cost Element	Elementary	Middle	Mid-High	High
Site Needs (acres)	22			
Growth Related	9.6	0	0	0
Cost Per Acre	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
Additional Capacity	1100			
Growth Related	477			
School Construction Cost Element	Elementary	Middle	Mid-High	High
Estimated Facility Construction Cost	\$135,000,000	\$0	\$0	\$0
Growth Related	\$58,662,239	\$0	\$0	\$0
Additional Capacity	1650			0
Growth Related	716	0	0	0
Current Facility Square Footage	360,491	176,697	224,694	207,195
Relocatable Facilities Cost Element	Elementary	Middle	Mid-High	High
Relocatable Facilities Cost	\$130,044	\$130,044	\$130,044	\$130,044
Growth Related	\$56,508	\$72,987	\$130,044	\$130,044
Relocatable Facilities Capacity/Unit	25	27	27	27
Growth Related	10	15	27	27
Existing Portable Square Footage	49280	17920	0	0
State Match Credit	Elementary	Middle	Mid-High	High
Cost Construction Allocation	\$238.22	\$238.22	\$238.22	\$238.22
School Space per Student (OSPI)	90	117	117	130
State Match Percentage	40.0%	40.0%	40.0%	40.0%
Tax Payment Credit	Elementary	Middle	Mid-High	High
Interest Rate	2.44%	2.44%	2.44%	2.44%
Loan Payoff (Years)	10	10	10	10
Property Tax Levy Rate (Bonds)	0.00182	0.00182	0.00182	0.00182
Average AV per DU Type	SFR	MF 1 Bdrm	MF 2+ Bdrm	
	423,231	125,314	178,051	
		"small unit"	"large unit"	

Proposed Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Lake Stevens School District are summarized in Table 6-8 (refer to Appendix A for worksheets).

Table 6-8 - Calculated Impact Fees

Housing Type	Impact Fee Per Unit	Discounted (50%) Impact Fee Per Unit
Single Family Detached	\$19,576	\$9,788
One Bedroom Apartment	\$0	\$0
Two + Bedroom Apartment	\$15,343	\$7,672
Duplex/Townhouse	\$15,343	\$7,672

Appendix A Impact Fee Calculations

IMPACT FEE WORKSHEET
 LAKE STEVENS SCHOOL DISTRICT
SINGLE-FAMILY RESIDENTIAL

SITE ACQUISITION COST

acres needed	9.60	x	\$ 200,000	/	capacity (# students)	477	x	student factor	0.362	=	\$1,457	(elementary)
acres needed	0.00	x	\$ 200,000	/	capacity (# students)	0	x	student factor	0.116	=	\$0	(middle)
acres needed	0.00	x	\$ 200,000	/	capacity (# students)	0	x	student factor	0.094	=	\$0	(mid-high)
acres needed	0.00	x	\$ 200,000	/	capacity (# students)	0	x	student factor	0.125	=	\$0	(high school)

TOTAL SITE ACQUISITION COST = \$1,457

SCHOOL CONSTRUCTION COST

total const. cost	\$58,662,239	/	capacity (# students)	716	x	student factor	0.362	=	\$29,659	(elementary)
total const. cost	\$0	/	capacity (# students)	0	x	student factor	0.116	=	\$0	(middle)
total const. cost	\$0	/	capacity (# students)	0	x	student factor	0.094	=	\$0	(mid-high)
total const. cost	\$0	/	capacity (# students)	0	x	student factor	0.125	=	\$0	(high school)

Subtotal \$29,659

Total Square Feet of Permanent Space (District) 969,077 / Total Square Feet of School Facilities (000) 1,036,277 = 93.52%

TOTAL FACILITY CONSTRUCTION COST = \$27,736

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	\$ 56,508	/	10	facility size	x	student factor	0.362	=	\$2,046	(elementary)
Portable Cost	\$ 72,987	/	15	facility size	x	student factor	0.116	=	\$564	(middle)
Portable Cost	\$ 130,044	/	27	facility size	x	student factor	0.094	=	\$453	(mid-high)
Portable Cost	\$ 130,044	/	27	facility size	x	student factor	0.125	=	\$602	(high school)

Subtotal \$3,665

Total Square Feet of Portable Space (District) 67,200 / Total Square Feet of School Facilities (000) 1,036,277 = 6.48%

TOTAL RELOCATABLE COST ELEMENT = \$238

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

CCA Index	\$ 238.22	x OSPI Allowance	90.00	x	State Match %	40.00%	x	student factor	0.362	=	\$3,104	(elementary)
CCA Index	No projects	x OSPI Allowance	117.00	x	State Match %	40.00%	x	student factor	0.116	=	\$0	(middle)
CCA Index	No projects	x OSPI Allowance	117.00	x	State Match %	40.00%	x	student factor	0.094	=	\$0	(mid-high)
CCA Index	No projects	x OSPI Allowance	130.00	x	State Match %	40.00%	x	student factor	0.125	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	<u>\$3,104</u>	

TAX PAYMENT CREDIT

$\frac{((1 + \text{interest rate})^{10} - 1) / \text{interest rate}}{(1 + \text{interest rate})^{10} - 1}$	2.44%	10	years to pay off bond	- 1	/	$\frac{[\text{interest rate} - 2.44\%]}{0.00182}$	x	capital levy rate				
assessed value	423,231									tax payment credit	=	\$ 6,751

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$1,457
FACILITY CONSTRUCTION COST	\$27,736
RELOCATABLE FACILITIES COST (PORTABLES)	\$238
(LESS STATE MATCH CREDIT)	(\$3,104)
(LESS TAX PAYMENT CREDIT)	(\$6,751)

	Non-Discounted	50% Discount
FINAL IMPACT FEE PER UNIT	\$19,576	\$9,788

IMPACT FEE WORKSHEET

LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS

SITE ACQUISITION COST

acres needed	9.6	x	\$ 200,000	/	capacity (# students)	477	x	student factor	No data	=	\$0	(elementary)
acres needed	0	x	\$ 200,000	/	capacity (# students)	0	x	student factor	No data	=	\$0	(middle)
acres needed	0	x	\$ 200,000	/	capacity (# students)	0	x	student factor	No data	=	\$0	(mid-high)
acres needed	0	x	\$ 200,000	/	capacity (# students)	0	x	student factor	No data	=	\$0	(high school)

TOTAL SITE ACQUISITION COST = \$0

SCHOOL CONSTRUCTION COST

total const. cost	\$58,662,239	/	capacity (# students)	477	x	student factor	No data	=	\$0	(elementary)
total const. cost	\$0	/	capacity (# students)	0	x	student factor	No data	=	\$0	(middle)
total const. cost	\$0	/	capacity (# students)	0	x	student factor	No data	=	\$0	(mid-high)
total const. cost	\$0	/	capacity (# students)	0	x	student factor	No data	=	\$0	(high school)

Subtotal \$0

Total Square Feet of Permanent Space (District)	<u>969,077</u>	/	Total Square Feet of School Facilities (000)	<u>1,036,277</u>	=	93.52%
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TOTAL FACILITY CONSTRUCTION COST = \$ -

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	\$ 56,508	/	10	facility size	x	student factor	No data	=	\$0	(elementary)
Portable Cost	\$ 72,987	/	15	facility size	x	student factor	No data	=	\$0	(middle)
Portable Cost	\$ 130,044	/	27	facility size	x	student factor	No data	=	\$0	(mid-high)
Portable Cost	\$ 130,044	/	27	facility size	x	student factor	No data	=	\$0	(high school)

Subtotal \$0

Total Square Feet of Portable Space (District)	<u>67,200</u>	/	Total Square Feet of School Facilities (000)	<u>1,036,277</u>	=	6.48%
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TOTAL RELOCATABLE COST ELEMENT = \$0

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	\$ 238.22	x OSPI Allowance	90	x	State Match %	40.00%	x	student factor	No data	=	\$0	(elementary)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x	student factor	No data	=	\$0	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x	student factor	No data	=	\$0	(mid-high)
BOECKH Index	No projects	x OSPI Allowance	130	x	State Match %	40.00%	x	student factor	No data	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	<u>\$0</u>	

TAX PAYMENT CREDIT

$\frac{[(1 + \text{interest rate})^{10} - 1]}{(1 + \text{interest rate})^{10} - 1}$	2.44%	10	years to pay off bond) - 1] /	[interest rate	2.44%	x						
					0.001816799	capital levy rate	x					
assessed value	125,314							tax payment credit	=			\$(1,999)

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)	(\$1,999)

	Non-Discounted	50% Discount
FINAL IMPACT FEE PER UNIT	\$0	\$0

IMPACT FEE WORKSHEET

LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE

SITE ACQUISITION COST

acres needed	9.60	x	\$ 200,000	/	capacity (# students)	477	x	student factor	0.25	=	\$1,006	(elementary)
acres needed	0	x	\$ 200,000	/	capacity (# students)	0	x	student factor	0.073	=	\$0	(middle)
acres needed	0	x	\$ 200,000	/	capacity (# students)	0	x	student factor	0.094	=	\$0	(mid-high)
acres needed	0	x	\$ 200,000	/	capacity (# students)	0	x	student factor	0.073	=	\$0	(high school)

TOTAL SITE ACQUISITION COST = \$1,006

SCHOOL CONSTRUCTION COST

total const. cost	\$58,662,239	/	capacity (# students)	716	x	student factor	0.25	=	\$20,483	(elementary)
total const. cost	\$0	/	capacity (# students)	0	x	student factor	0.073	=	\$0	(middle)
total const. cost	\$0	/	capacity (# students)	0	x	student factor	0.094	=	\$0	(mid-high)
total const. Cost	\$0	/	capacity (# students)	0	x	student factor	0.073	=	\$0	(high school)

\$20,483

Total Square Feet of Permanent Space (District)	<u>969,077</u>	/	Total Square Feet of School Facilities (000)	<u>1,036,277</u>	=	93.52%
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TOTAL FACILITY CONSTRUCTION COST = \$ 19,154

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	\$ 56,508	/	10	facility size	x	student factor	0.25	=	\$1,413	(elementary)
Portable Cost	\$ 72,987	/	15	facility size	x	student factor	0.073	=	\$355	(middle)
Portable Cost	\$ 130,044	/	27	facility size	x	student factor	0.094	=	\$453	(mid-high)
Portable Cost	\$ 130,044	/	27	facility size	x	student factor	0.073	=	\$352	(high school)

Subtotal \$2,572

Total Square Feet of Portable Space (District)	<u>67,200</u>	/	Total Square Feet of School Facilities (000)	<u>1,036,277</u>	=	6.48%
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TOTAL RELOCATABLE COST ELEMENT = \$167

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	\$ 238.22	x OSPI Allowance	90	x	State Match %	40.00%	x	student factor	0.25	=	\$2,144	(elementary)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x	student factor	0.073	=	\$0	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x	student factor	0.094	=	\$0	(mid-high)
BOECKH Index	No projects	x OSPI Allowance	130	x	State Match %	40.00%	x	student factor	0.073	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	<u>\$2,144</u>	

TAX PAYMENT CREDIT

$\frac{[(1 + \text{interest rate})^{10} - 1] \times \text{assessed value}}{(1 + \text{interest rate})^{10} - 1} \times \frac{[\text{interest rate} \times \text{assessed value} \times \text{capital levy rate}]}{\text{assessed value}}$	$\frac{2.44\%}{2.44\%} \wedge 10 \text{ years to pay off bond} - 1 \quad / \quad [\text{interest rate} \quad 2.44\% \quad \times] \times 0.00182 \text{ capital levy rate} \times$	tax payment credit =	\$ 2,840
assessed value	178,051		

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$1,006
FACILITY CONSTRUCTION COST	\$19,154
RELOCATABLE FACILITIES COST (PORTABLES)	\$167
(LESS STATE MATCH CREDIT)	(\$2,144)
(LESS TAX PAYMENT CREDIT)	(\$2,840)
	<u> </u>

FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$15,343	\$7,672

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.

*Kindergarten students are projected based on a regression line.

PROJECTED ENROLLMENT BY GRADE -- OSPI

Lake Stevens	2019	2020	2021	2022	2023	2024	2025
Kindergarten	708	734	752	771	789	808	827
Grade 1	747	730	757	776	795	814	834
Grade 2	750	775	758	786	805	825	845
Grade 3	694	768	794	776	805	824	845
Grade 4	727	716	792	819	800	830	850
Grade 5	736	743	732	809	837	817	848
K-5 Headcount	4,362	4,466	4,585	4,737	4,831	4,918	5,049
Grade 6	778	769	777	765	846	875	854
Grade 7	778	799	790	798	786	869	899
6-7 Headcount	1,556	1,568	1,567	1,563	1,632	1,744	1,753
Grade 8	709	802	824	814	822	810	896
Grade 9	739	697	789	810	800	808	796
8-9 Headcount	1,448	1,499	1,613	1,624	1,622	1,618	1,692
Grade 10	686	737	695	787	808	798	806
Grade 11	588	643	690	651	737	757	747
Grade 12	560	566	619	664	627	709	729
10-12 Headcount	1,834	1,946	2,004	2,102	2,172	2,264	2,282
K-12 Headcount	9,200	9,479	9,769	10,026	10,257	10,544	10,776

Appendix C

OFM Ratio Method – 2035 Enrollment Estimate

Enrollment Forecasts OSPI and OFM Ratio Methods

The Growth Management Act requires that capital facilities plans for schools consider enrollment forecasts that are related to official population forecasts for the district. The OFM ratio method computes past enrollment as a percentage of past population and then estimates how those percentage trends will continue.

Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. SCC 30.66C requires that these official OFM/County population forecasts be used in the capital facilities plans. Each district is responsible for estimating the assumed percentage of population that, in turn will translate into enrollments.

Year	Enrollment	Population	Ratio
2010	7,913	39,977	19.79%
2011	7,985	40,245	19.84%
2012	7,987	40,716	19.62%
2013	8,126	41,402	19.63%
2014	8,253	41,923	19.69%
2015	8,392	43,037	19.50%
2016	8,611	44,348	19.42%
2017	8,646	45,522	18.99%
2018	8,875	46,491	19.09%
2019	9,200	47,141	19.52%
2020	9,479	48,002	19.75%
2021	9,769	48,862	19.99%
2022	10,026	49,723	20.16%
2023	10,257	50,584	20.28%
2024	10,544	51,444	20.50%
2025	10,776	52,305	20.60%
2035	13,279	60,912	21.80%

The District's assumed percentage trends are applied to these County population forecasts. This is known as the Ratio Method. The District then decides to use either it or the six-year forecast (2025) prepared by the State Office of the Superintendent of Public Instructions (OSPI) for use in the facilities plan. Whichever is used for the 2019-25 planning period, OSPI does not forecast enrollments for Year 2035, so the Ratio Method is used for that purpose, regardless.

The table at left shows actual enrollments and population estimates from 2010-2019, and their resulting ratio (the 2010 population total is an official census figure).

Until 2018 the trend was a declining ratio of students to population. Then the ratio in 2018 and beyond increased annually, reaching an estimated 20.60% in 2025.

2035 Enrollment Estimate

In the District's 2018 CFP a ratio of 18.90% was used for the 2035 enrollment estimate. Using that number against the County's 2020 population estimate of 60,912 produces a figure of 11,512 students in 2035. This is only 736 FTEs greater than 2025. Enrollment growth estimates (OSPI) from 2018 – 2025 total 200-300 students per year. If the District were to assume an increase of 250 students per year, that would produce a total of 13,279, a ratio of 21.8%. That would be more consistent with the trends showing for 2022-2025. The District will use this number for its 2035 enrollment estimate.

Appendix D
Student Generation Rates



Student Generation Rate Study Lake Stevens School District

With Grade Levels (K-5, 6-7, 8-9, 10-12)

3/20/2020

This document describes the methodology used to calculate student generation rates (SGRs) for the Lake Stevens School District and provides results of the calculations.

SGRs were calculated for two types of residential construction: Single family detached, and multi-family with 2 or more bedrooms. Attached condominiums, townhouses and duplexes are included in the multi-family classification since they are not considered “detached”. Manufactured homes on owned land are included in the single-family classification.

1. Electronic records were obtained from the Snohomish County Assessor’s Office containing data on all new construction within the Lake Stevens School District from January 2012 through December 2018. As compiled by the County Assessor’s Office, this data included the address, building size, assessed value, and year built for new single and multi-family construction. The data was “cleaned up” by eliminating records which did not contain sufficient information to generate a match with the District’s student record data (i.e. incomplete addresses).
2. The District downloaded student records data into Microsoft Excel format. This data included the addresses and grade levels of all K-12 students attending the Lake Stevens School District as of March 2020. Before proceeding, this data was reformatted, and abbreviations were modified as required to provide consistency with the County Assessor’s data.

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3. **Single Family Rates:** The data on all new single family detached residential units in County Assessor's data were compared with the District's student record data, and the number of students at each grade level living in those units was determined. The records of 1,687 single family detached units were compared with data on 9,380 students registered in the District, and the following matches were found by grade level(s)*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	112	0.066
1	102	0.060
2	127	0.075
3	84	0.050
4	99	0.059
5	86	0.051
6	97	0.057
7	99	0.059
8	84	0.050
9	75	0.044
10	89	0.053
11	70	0.041
12	52	0.031
K-5	610	0.362
6-7	196	0.116
8-9	159	0.094
10-12	211	0.125
K-12	1176	0.697

4. *Large Multi-Family Developments:* Snohomish County Assessor's data does not specifically indicate the number of units or bedrooms contained in large multi-family developments. Additional research was performed to obtain this information from specific parcel ID searches, and information provided by building management, when available. Information obtained included the number of 0-1-bedroom units, the number of 2+ bedroom units, and specific addresses of 0-1-bedroom units.

Small Multi-Family Developments: This method included all developments in the County Assessor's data containing fourplexes, triplexes, duplexes, condominiums and townhouses. This data contained information on the number of bedrooms for all townhouses and condominiums. Specific parcel ID searches were performed for duplex and larger units in cases where number of bedroom data was missing.

5. **Multi-Family 2+ BR Rates:** The multi-family 2+ BR SGR's were calculated by comparing data on 2+ BR multi-family units with the District's student record data, and the number of students at each grade level living in those units was determined. The records of 96 multi-family 2+ BR units were compared with data on 9,380 students registered in the District, and the following matches were found by grade level(s)*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	7	0.073
1	2	0.021
2	1	0.010
3	7	0.073
4	3	0.031
5	4	0.042
6	5	0.052
7	2	0.021
8	2	0.021
9	7	0.073
10	2	0.021
11	2	0.021
12	3	0.031
K-5	24	0.25
6-7	7	0.073
8-9	9	0.094
10-12	7	0.073
K-12	47	0.49

6. **Multi-Family 0-1 BR Rates:** Research indicated that no (0) multi-family 0-1 BR units were constructed within District boundaries during the period covered by this study.
7. **Summary of Student Generation Rates*:**

	K-5	6-7	8-9	10-12	K-12
Single Family	.362	.116	.094	.125	.697
Multi-Family 2+ BR	.250	.073	.094	.073	.490

*Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.

Appendix E
Board Resolution



LAKE STEVENS
School District

**RESOLUTION NO. 13-20:
2020-2025 CAPITAL FACILITIES PLAN**

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; and

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; and

WHEREAS, impact fee calculations are consistent with methodologies meeting the conditions and tests of RCW 82.02 and Snohomish County Code; and

WHEREAS, the District finds that the methodologies accurately assess necessary additional capacity which address only growth-related needs; and

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

WHEREAS, 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 2020-2025, 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 26th day of August 2020.

**LAKE STEVENS SCHOOL DISTRICT NO. 4
BOARD OF DIRECTORS**

President

[Handwritten signatures of Board Members]

ATTEST:

Superintendent:

[Handwritten signature of Superintendent]

Appendix F
Determination of Nonsignificance

DETERMINATION OF NONSIGNIFICANCE**Lake Stevens School District No. 4
Capital Facilities Plan 2020-2025****DESCRIPTION OF PROPOSAL:**

The proposed action is the adoption of the Lake Stevens School District No. 4 Capital Facilities Plan, 2020-2025. Board adoption is scheduled to occur on August 26, 2020. 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 17-year enrollment projections to quantify capital facility needs for years 2020-2025 and 2037.

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 the 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 of an environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the published date below. Comments may be submitted to the Responsible Official as named below.

RESPONSIBLE OFFICIAL: **Robb Stanton**
POSITION/TITLE: **Executive Director, Operations**
ADDRESS: Lake Stevens School District No. 4
 12309 22nd Street NE
 Lake Stevens, WA 98258
PHONE: 425-335-1506

SIGNATURE:  _____

PUBLISHED: The Everett Herald – July 31, 2020

There is no agency appeal.

Appendix G

Snohomish County General Policy Plan -- Appendix F

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;
 - a description of the forecasting methodology and justification for its consistency with OFM population forecasts used in the county's comprehensive plan.

2. Inventory of Existing Facilities, including:
 - the location and capacity of existing schools;
 - a description of educational standards and a clearly defined minimum level of service such as classroom size, school size, use of portables, etc.;
 - the location and description of all district-owned or leased sites (if any) and properties;
 - a description of support facilities, such as administrative centers, transportation and maintenance yards and facilities, etc.; and
 - information on portables, including numbers, locations, remaining useful life (as appropriate to educational standards), etc.

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
 - the number of additional portable classrooms needed.

4. Forecast of Future Site Needs, including:
 - the number, size, and general location of needed new school sites.

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;
 - projected schedule for completion of these projects; and
 - proposed sources of funding, including impact fees (if proposed), local bond issues (both approved and proposed), and state matching funds.

6. Impact Fee Support Data (where applicable), including:
 - an explanation of the calculation methodology, including description of key variables and their computation;
 - 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;
 - b) accurately reflects projected costs in the 6-year financing program; and
 - a proposed fee schedule that reflects expected student generation rates from, at minimum, the following residential unit types: single-family, multifamily/studio or 1-bedroom, and multi-family/2-bedroom or more.

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.
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.
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 180 calendar days prior to their desired effective date.
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.

LAKEWOOD SCHOOL DISTRICT NO. 306
CAPITAL FACILITIES PLAN
2020-2025

Adopted: August 4, 2020

LAKEWOOD SCHOOL DISTRICT NO. 306
CAPITAL FACILITIES PLAN
2020-2025

BOARD OF DIRECTORS
JAHNA SMITH, PRESIDENT
LARRY BEAN
LEAHA BOSER
CATHERINE “SANDY” GOTTS
STEVEN LARSON

SUPERINTENDENT
SCOTT PEACOCK

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 (2020-2025).

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. In the event that impact fees are not available due to action by the state,

county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

- The methodology used to calculate impact fees also complies with the criteria and the formulas established by the County.

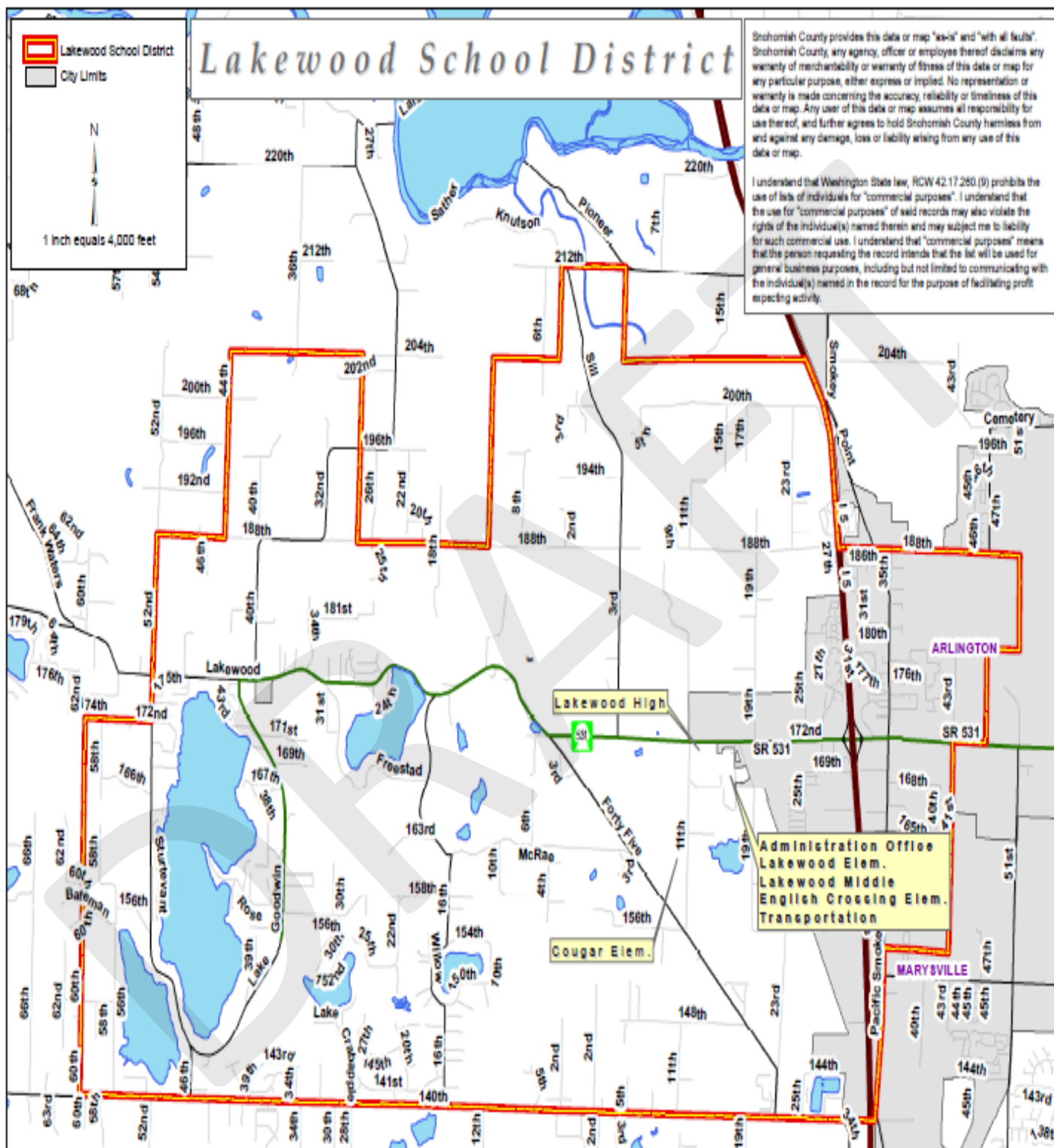
Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

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 2,514 (October 1, 2019, reported OSPI 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 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.

The educational program standards contained in this CFP reflect the District's implementation of requirements for full-day kindergarten and reduced K-3 class size.

Special programs offered by the District at specific school sites include, but are not limited to:

Lakewood Elementary School (Preschool through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- P – 5th Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Early Childhood Education and Assistance Program (ECEAP)
- Developmentally Delayed Preschool Program - Ages 3 to 5
- Developmentally Delayed Kindergarten Program
- K-5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- Learning Assistance Program - Remedial Services
- Occupational Therapy Program

English Crossing Elementary School (Kindergarten through 5th Grades)

- K through 5th Grade Special Education Resource Room Program
- Bilingual Education Program
- K – 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
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- K – 5th Grade Counseling Services
- 3 – 5th Highly Capable/Enrichment Program (serves grades 3-5 district-wide)

Lakewood Middle School (6th through 8th Grades)

- Speech and Language Disorder Therapy Program
- 6th-8th Grade Special Education Resource and Inclusion Program
- 6th-8th Grade Special Education Life Skills 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. New schools are 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 19 students.
- Class size for grade 5th will not exceed 26 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. 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/multipurpose room.

Educational Program Standards For Middle and High Schools

- Class size for middle school grades will not exceed 26 students.
- Class size for high school grades will not exceed 28 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 95% at the middle school and 85% 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 access to 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, 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. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's minimum level of service ("MLOS") is as follows: on average, K-4 classrooms have no more than 24 students per classroom, 5-8 classrooms have no more than 26 students per classroom, and 9-12 classrooms have no more than 28 students per classroom. The District sets 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 more than 24 students per classroom, 5-8 classrooms have more than 28 students per classroom, or 9-12 classrooms more than 30 students per classroom. 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 MLOS is not the District's desired or accepted operating standard.

For 2017-18 and 2018-19, the District's compliance with the MLOS was as follows (with MLOS set as applicable for those school years):

2017-18 School Year						
LOS Standard	MINIMUM LOS# Elementary^	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	19.06	28	22.88	30	21.47

* The District determines the reported service level by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations (excludes portables).

2018-19 School Year						
LOS Standard	MINIMUM LOS# Elementary^	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	19.16	28	23.08	30	22.00

* The District determines the reported MLOS by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations (excludes portables).

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 (page 3) 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 P-5, Cougar Creek Elementary School accommodates grades K-5, and English Crossing Elementary School accommodates grades K-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 and reflects the District's updated educational program standards (reduced K-4 class size) and recently completed capacity addition at Lakewood High School.

Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities are not included 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	20	403	1994
Cougar Creek	10**	44,217	22	444	2003
Lakewood	*	45,400	16	323	1958, 1997
TOTAL	*	131,047	58	1,170	

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	*	62,835	25	618	1971, 1994, and 2002

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood High	*	169,000	34	850	1982, 2020

*Note: All facilities are located on one 89-acre campus located at Tax Parcel No. 31053000100300.

**The Cougar Creek site is approximately 22 acres located at 16216 11th Ave NE, Arlington, WA 98223. Note that the presence of critical areas on the site does not allow full utilization at this site.

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 15 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. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly.

**Table 2
Relocatable Classroom (Portable) Inventory**

Elementary School	Relocatable Classrooms	Interim Capacity
English Crossing	2	40
Cougar Creek	4	80
Lakewood	6	120
SUBTOTAL	12	240

Middle School	Relocatable Classrooms	Interim Capacity
Lakewood Middle	3	78
SUBTOTAL	3	78

High School	Relocatable Classrooms	Interim Capacity
Lakewood High	0	0
SUBTOTAL	0	0

TOTAL	15	318
--------------	-----------	------------

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/Maintenance Shop	5,216
Stadium	14,304

The District is also a party to a cooperative agreement for use of the Marysville School District transportation facility (which is owned by the Marysville School District).

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, 2019, reported enrollment was 2,514. 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 the Office of the Superintendent of Public Instruction (OSPI) based upon the cohort survival method; and a modified cohort enrollment forecast prepared by a demographer. The District also estimated enrollment based upon adopted Snohomish County population forecasts ("ratio method").

Based on the cohort survival methodology, a total of 2,968 students are expected to be enrolled in the District by 2025, a notable increase from the October 2019 enrollment levels. Notably, the cohort survival method is not designed to anticipate fluctuations in development patterns. The cohort method has not proven to be a reliable measure for the Lakewood School District. For example, the cohort projection in 2017 predicted that the District's October 2019 enrollment would be 2,423, about 91 fewer students than the actual October 2019 enrollment figures. The 2019 cohort projections for 2025, however, show a 19.1% projected increase by the 2025 school year.

The District obtained in 2020 an enrollment forecast from a professional demographer, FLO Analytics. Based on this analysis, a total enrollment of 2,888, or 374 additional students, are expected by the 2025-26 school year. This projection is an increase of nearly 15% over 2019 enrollment. Growth is projected at all three grade levels. The FLO Analytics forecast utilizes historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. The detailed FLO Analytics forecast report is on file with the District.

Snohomish County provides OFM population-based enrollment projections for the District using OFM population forecasts as adopted by the County. The County provided the District with the estimated total population in the District by year. Between 2012 and 2019, the District's student enrollment constituted approximately 15.74% of the total population in the District. Assuming that between 2020 and 2025, the District's enrollment will continue to constitute 15.74% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 2,743 students in 2025.

The comparison of OSPI cohort, District projections, and OFM/County projected enrollments is contained in Table 4.

Table 4
Projected Student Enrollment (FTE)
2020-2025

Projection	Oct. 2019*	2020	2021	2022	2023	2024	2025	Change 2019-25	Percent Change 2019-25
OFM/County	2,514	2,552	2,590	2,628	2,666	2,704	2,743	229	9.1%
OSPI Cohort**	2,514	2,573	2,660	2,712	2,808	2,885	2,968	454	18.1%
District***	2,514	2,527	2,584	2,667	2,760	2,831	2,888	374	14.88%

* Actual reported enrollment, October 2019

**Based upon the cohort survival methodology; complete projections located at Appendix A..

***FLO Analytics (2020); grade level projections located in Appendix A.

The District is aware of notable pending residential development within the District. Specifically, nearly 300 multi-family units are planned for or currently in construction over the next five year period within the District's portion of the City of Arlington. In the District's portion of the City of Marysville, there is ongoing multifamily and single family development are currently under construction. Sustained low to moderate levels of single family development are projected within the District through the next ten years.

Given the District-specific detailed analysis contained in the FLO Analytics report, the District is relying on the projections in that report 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. 2035 Enrollment Projections

Student enrollment projections beyond 2025 are highly speculative. Using OFM/County data as a base, the District projects a 2035 student FTE population of 2,878. This is based on the OFM/County data for the years 2012 through 2019 and the District's average fulltime equivalent enrollment for the corresponding years (for the years 2012 to 2019, the District's actual enrollment averaged 15.74% 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 2035 is provided in Table 5. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 5
Projected Student Enrollment
2035

Grade Span	FTE Enrollment – October 2019	Projected Enrollment 2035*
Elementary (K-5)	1,094	1,253
Middle School (6-8)	652	746
High School (9-12)	768	879
TOTAL (K-12)	2,514	2,878

*Assumes average percentage per grade span remains constant between 2029 and 2035. See Appendix, Table A-2.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2035 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 (2020-2025).

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 the 2019-20 school year. 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 2020-2025. Note that this chart is misleading as it reads out growth-related capacity needs related to recent growth within the District.

Table 6-A*
Additional Capacity Needs
2019-2025

Grade Span	2019**	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Pct. Growth Related
Elementary (K-5)								
Total	0	0	0	0	28	24	9	
Growth Related	--	--	--	--	28	24	9	100%
Middle School (6-8)								
Total	0	0	0	0	0	42	42	
Growth Related	--	--	--	--	--	42	42	100%
High School								
Total	0	0	0	45	69	75	112	
Growth Related***	--	--	--	45	69	75	112	100%

*Please refer to Table 7 for capacity and projected enrollment information.

**Actual October 2019 Enrollment

***Additional “Growth Related Capacity Needs” equal the “Total” for each year less “deficiencies” existing as of 2019. Existing deficiencies as of 2019 include capacity needs related to recent growth from new development through that date.

By the end of the six-year forecast period (2025), 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)	9/(9)
Middle School (6-8)	42/(42)
High School (9-12)	112/(112)
TOTAL UNHOUSED (K-12)	163/(163)

Again, planned construction projects are not included in the analysis in Table 6-B. In addition, 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	2025 Unhoused Students /Growth Related in (Parentheses)	Relocatable Capacity
Elementary (K-5)	9/(9)	240
Middle School (6-8)	42/(42)	78
High School (9-12)	112/(112)	0
Total (K-12)	163(163)	318

Importantly, Table 6-C does not include relocatable adjustments 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 2025 are included in Table 7 and more fully described in Table 8.

**Table 7
Projected Student Capacity
2020-2025**

Elementary School Surplus/Deficiency

	Oct 2019*	2020	2021	2022	2023	2024	2025
Existing Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Added Permanent Capacity							162^
Total Permanent Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,332
Enrollment`	1,094	1,103	1,138	1,163	1,198	1,194	1,179
Surplus (Deficiency)	76	67	32	7	(28)	(24)	153

* Reported October 2019 enrollment

^ Capacity Addition at Lakewood Elementary

Middle School Surplus/Deficiency

	Oct 2019*	2020	2021	2022	2023	2024	2025
Existing Capacity	618	670	670	670	670	670	670
Added Permanent Capacity	52**						198^
Total Permanent Capacity	670	670	670	670	670	670	868
Enrollment	652	634	621	608	643	712	747
Surplus (Deficiency)	18	36	49	62	27	(42)	121

* Reported October 2019 enrollment

**Addition of STEM Lab and 2 classrooms in Spring 2020

^ Capacity Addition at Lakewood Middle School

High School Surplus/Deficiency

	Oct 2019*	2020	2021	2022	2023	2024	2025
Existing Capacity	571	850	850	850	850	850	850
Added Permanent Capacity*	279**						
Total Permanent Capacity	850	850	850	850	850	850	850
Enrollment	768	790	826	895	919	925	962
Surplus (Deficiency)	82	60	24	(45)	(69)	(75)	(112)

* Reported October 2019 enrollment

**Lakewood High School expansion in 2017. 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.

Table 7 does not include existing, relocated, or added portable facilities.

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. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition at Lakewood High School, which opened in the fall of 2017. 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:

- Addition of STEM Lab and two classrooms at Lakewood Middle School (spring 2020);
- A planned expansion at Lakewood Elementary School, to create a preschool and early center in order to free up space for K-5 classrooms, subject to future planning analysis and funding; and
- A planned expansion at Lakewood Middle School, subject to future planning analysis and funding; and
- Acquisition and siting of portable facilities to accommodate growth needs.

Non-Capacity Adding Projects:

- Transportation Facility expansion to Operations Center; and
- Administration Building improvements.

Other:

- Land acquisition for future sites.

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 School Construction Assistance funds, and 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 Cougar Creek Elementary School. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition, at Lakewood High School.

2. State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. 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 Program (SCAP) funds for certain projects at the 58.12% funding percentage level. The District does not anticipate being eligible for SCAP funds for the projects planned in this CFP.

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 2020-2025. 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	2020	2021	2022	2023	2024	2025	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary School Lakewood El Addition					\$4.0	\$4.0	\$8.00	X		X
Middle School STEM Lab and Class Room Addition at LMS	\$0.550						\$0.555	X		X
Lakewood MS Addition					\$6.0	\$6.0	\$12.00	X		X
High School										
Portables			\$0.250	\$0.750			\$1.000			X
Site Acquisition			\$0.775				\$0.775	X		X

Improvements Not Adding Capacity (Costs in Millions)

Project	2020	2021	2022	2023	2024	2025	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary										
Middle School										
High School										
District Operations Center							\$3.0	X		
District Office							\$7.0-10.0	X		

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 are 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. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance 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:

- Capacity additions at Lakewood Elementary School and Lakewood Middle School.
- Portable acquisition costs at the High School level.

Please see Table 8 for relevant cost data related to each capacity project.

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family				Average Site Cost/Acre	
Elementary		.193			N/A
Middle		.060			
High		.048			
	Total	.301			
Student Generation Factors – Multi Family (1 Bdrm)				Temporary Facility Capacity	
Elementary		.033		Capacity	20/26
Middle		.017		Cost	\$250,000
High		.010			
	Total	.050		State Match Credit	
				Current State Match Percentage	58.12% (not expected)
Student Generation Factors – Multi Family (2+ Bdrm)				Construction Cost Allocation	
Elementary		.063		Current CCA	238.22
Middle		.045			
High		.063		District Average Assessed Value	
	Total	.170		Single Family Residence	\$420,840
Projected Student Capacity per Facility				District Average Assessed Value	
Lakewood El (addition) – 162				Multi Family (1 Bedroom)	\$125,314
Lakewood MS (addition) – 198				Multi Family (2+ Bedroom)	\$178,051
Required Site Acreage per Facility				SPI Square Footage per Student	
Facility Construction/Cost Average				Elementary	90
Lakewood El (Addition)		\$8,000,000		Middle	108
Lakewood MS (Addition)		\$12,000,000		High	130
Permanent Facility Square Footage				District Debt Service Tax Rate for Bonds	
Elementary		131,047		Current/\$1,000	\$1.55
Middle		62,835			
High		169,000		General Obligation Bond Interest Rate	
	Total	362,882	97.12%	Bond Buyer Index (avg February 2020)	2.44%
Temporary Facility Square Footage				Developer Provided Sites/Facilities	
Elementary		6,656		Value	0
Middle		512		Dwelling Units	0
High		3,584			
	Total	10,752	2.88%		
Total Facility Square Footage					
Elementary		137,703			
Middle		63,347			
High		172,584			
	Total	373,634	100.00%		

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 9. See also Appendix C.

Table 9
School Impact Fees
Snohomish County, City of Arlington, City of Marysville*

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$3,566
Multi-Family (1 Bedroom)	\$445
Multi-Family (2+ Bedroom)	\$1,641

**Table 9 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1

**ACTUAL STUDENT ENROLLMENT 2014-2019
PROJECTED STUDENT ENROLLMENT 2020-2025
Based on OSPI Cohort Survival***

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2014	2015	2016	2017	2018	2019		2020	2021	2022	2023	2024	2025
Snohomish/Lakewood(31306)													
Kindergarten	150	142	162	175	178	188		197	206	215	224	232	241
Grade 1	214	166	159	176	179	183	107.27%	202	211	221	231	240	249
Grade 2	183	221	167	173	190	177	103.90%	190	210	219	230	240	249
Grade 3	184	173	227	174	166	194	99.89%	177	190	210	219	230	240
Grade 4	168	174	174	231	175	179	101.05%	196	179	192	212	221	232
Grade 5	178	156	182	177	223	173	98.90%	177	194	177	190	210	219
K-5 Sub-Total	1,077	1,032	1,071	1,106	1,111	1,094		1,139	1,190	1,234	1,306	1,373	1,430
Grade 6	174	186	181	192	186	235	107.29%	186	190	208	190	204	225
Grade 7	181	174	202	174	206	204	104.33%	245	194	198	217	198	213
Grade 8	174	191	187	206	185	213	104.93%	214	257	204	208	228	208
6-8 Sub-Total	529	551	570	572	577	652		645	641	610	615	630	646
Grade 9	169	172	199	176	217	192	101.25%	216	217	260	207	211	231
Grade 10	195	176	170	207	171	220	101.10%	194	218	219	263	209	213
Grade 11	181	180	179	173	203	174	99.11%	218	192	216	217	261	207
Grade 12	167	164	170	174	157	182	92.52%	161	202	178	200	201	241
9-12 Sub-Total	712	692	718	730	748	768		789	829	873	887	882	892
DISTRICT K-12 TOTAL	2,318	2,275	2,359	2,408	2,436	2,514		2,573	2,660	2,717	2,808	2,885	2,968

Notes: Specific subtotaling on this report will be driven by District Grade spans.
School Facilities and Organization Printed Feb 11, 2020

Table A-2

**AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(COUNTY/OFM Enrollment Projections)*****

Enrollment by Grade Span	Oct. 2019*	Avg. %age	2020	2021	2022	2023	2024	2025
Elementary (K-5)	1,094	43.52%	1,111	1,127	1,144	1,160	1,177	1,194
Middle School (6-8)	652	25.93%	662	672	681	691	701	711
High School (9-12)	768	30.55%	779	791	803	815	826	838
TOTAL**	2,514	100%	2,552	2,590	2,628	2,666	2,704	2,743

*Actual October 2019 Enrollment.

** Totals may vary due to rounding.

***Using average percentage by grade span.

Table A-3

**PROJECTED ENROLLMENT BY GRADE SPAN
(DISTRICT - FLO Analytics)****

Grade	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
K	188	143	171	170	159	166	170	173	175	177	179
1	183	188	146	176	175	164	170	175	178	180	182
2	177	205	213	169	205	203	190	197	203	207	209
3	194	176	204	219	174	211	209	195	203	209	213
4	179	218	197	236	252	202	244	241	226	235	242
5	173	173	207	193	233	248	196	240	237	222	231
6	235	180	182	219	204	248	260	206	254	251	235
7	204	243	185	193	233	216	260	273	216	270	267
8	213	212	254	196	206	248	227	275	289	229	289
9	192	212	210	260	200	212	255	230	272	291	232
10	220	203	225	230	283	219	231	277	244	296	317
11	174	212	193	221	226	280	214	226	260	240	293
12	182	163	198	185	209	215	263	204	205	245	227
K-5	1,094	1,103	1,138	1,163	1,198	1,194	1,179	1,222	1,223	1,230	1,256
6-8	652	634	621	608	643	712	747	754	759	749	791
9-12	768	790	826	895	919	925	962	936	981	1,072	1,068
K-12	2,514	2,527	2,584	2,667	2,760	2,831	2,888	2,912	2,963	3,052	3,115

Annual District attendance area residence-based forecasts grade totals through 2029. Shown are 2019 actual counts of District students attending in each grade (October), as well as October 1st forecasts for each subsequent year. After SIS/HC adjustments. Prior to FTE adjustments.

APPENDIX B

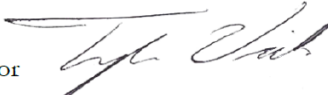
STUDENT GENERATION FACTOR REVIEW




MEMORANDUM

To: Dale Leach
 Director of Learning Support and Operations
 Lakewood School District #306

Date: March 13, 2020
 Project: F1867.01.01

From: Tyler Vick
 Managing Director 

Jerry Oelerich
 Senior Analyst 

RE: Student Generation Report—Lakewood School District

This document details the methodology that FLO Analytics (FLO) used to create the Student Generation Rate (SGR) study for Lakewood School District (the District). Also contained is the process for estimation used for multifamily units in place of missing information from The Lodge Apartments. Finally, SGRs for single-family, 0-1 bedroom multifamily units, and 2 or more bedroom multifamily units are presented at the individual grade level and grade groups.

METHODS:

January 2015 to December 2019 residential records were obtained from the Snohomish County Assessor's office. The data includes information regarding the building size, room count, assessed value and year built, along with a significant amount of other structural data. Data that contained incomplete records or did not coincide with a visual inspection were removed from the final database prior to the calculations. These data were then joined to the Snohomish County parcel data to create a map of all new construction through the past five years. Senior housing was not included in the analysis.

SGRs were calculated for single-family detached, multifamily with 1 bedroom, and multifamily with 2+ bedrooms. Within the 2015 to 2019 timeframe, no condominiums, townhouses, or duplexes (or variations thereof) were constructed, according to data obtained from the Snohomish County Assessor's Office. One manufactured home record does show up within the time frame, and would have been included as a single-family residence, but further investigation indicates the structures were present three years prior to the start of the study period. Assessor's office data also show that mobile home senior facilities were constructed between 2015 and 2019, however, historical imagery indicates these structures have been in place for 15 plus years.

FLO ANALYTICS | PORTLAND: 503 501 5248 | SEATTLE: 206 724 0616
 WWW.FLO-ANALYTICS.COM

R:\F1867.01 Lakewood School District\Document\01_2020.03.13 Student Generation Report\Lakewood School District Student Generation Report 2020.docx

Dale Leach
March 13, 2020
Page 2

Project No. F1867.01.01

FLO Analytics geocoded all October 1, 2019, Kindergarten(K)–12 students from the Student Information System, provided by the District, and selected those that live within the district boundary. The student address points were then compared to the 2015–2019 new construction data. In two instances, geocoded student points fell outside of any of the new construction polygons. In response, the student addresses were verified against the addresses of the nearby apartments and then moved into their correct location. These two datasets were then spatially joined to create a record that indicates the type of development and the number of students living at that location along with all pertinent data for this report, including current grade level.

Multifamily Developments: While single-family data is nearly completely accounted for within the Assessor’s data, there are significant data gaps with regard to multifamily information; the number of bedrooms within the building is not included. Additional research was needed to find the number of units and the breakdown of units by bedroom count. Student data includes the unit that they are living in.

FLO reached out to the five new multifamily construction projects in order to ascertain the bedroom count of each of the units, which could then be cross-referenced with student residence data to determine the number of bedrooms in the units that generated students. No student information of any form was shared in these discussions. Bedroom count by unit information was received from Villas at Arlington and Twin Lakes Landing.

Despite repeated inquiries, we were not able to obtain detailed information from Smokey Point Apartments LLC, which consists of The Lodge Apartments Phase 1, 2, and 3. We were able to obtain bedroom type and count data for Phase 3 through CoStar. The percentage of 1 and 2+ bedrooms at Phase 3 were then applied to the total room count at Phase 1 and Phase 2 to create an estimation of the breakdown of bedroom type counts.

With no clear knowledge of which students were living in what type of unit for The Lodge Apartments, additional estimations were needed in order to calculate a student-per-bedroom-type rate. This rate was calculated for Villas at Arlington and Twin Lakes Landing, who provided a complete dataset, and then applied to the estimation of bedroom type counts at The Lodge Phase 1, 2, and known data at Phase 3. The end result is the student-per-bedroom-type rate for all Phases at The Lodge Apartments.

Prior to creating the student-per-bedroom-type rate for The Lodge, any unit at the three complexes that had two or more students living in it were assigned a designation of a 2+ bedroom unit.

RESULTS:

Single-Family Rates: The data on all new single-family detached residential units in the Snohomish County Assessor’s data were compared with the District’s student record data, and the number of students at each grade level living in those units was determined. The records of 83 single-family detached units were compared with data on 2,073 students registered in the District, and the following matches were found by grade level(s).

GRADE	MATCHES	RATE
K	4	0.048
1	3	0.036
2	3	0.036
3	2	0.024
4	3	0.036
5	1	0.012
6	1	0.012
7	1	0.012
8	3	0.036
9	0	0.000
10	3	0.036
11	0	0.000
12	1	0.012
K-5	16	0.193
6-8	5	0.060
9-12	4	0.048
K-12	25	0.301

Multifamily 0 to 1 BR Rates: The multifamily 0-1 bedroom SGR's were calculated by comparing data on 0-1 bedroom multifamily units with the District's student record data, and the number of students at each grade level living in those units was determined. As of this writing, it is estimated that 299 0-1 bedroom units in total were constructed from 2015 to 2019. Matches to current students are indicated in the table below.

GRADE	MATCHES	RATE
K	1	0.003
1	2	0.007
2	2	0.007
3	1	0.003
4	3	0.010
5	1	0.003
6	1	0.003
7	1	0.003
8	0	0.000
9	0	0.000
10	1	0.003
11	2	0.007
12	0	0.000
K-5	10	0.033
6-8	2	0.007
9-12	3	0.010
K-12	15	0.050

Multifamily 2+ BR Rates: The multifamily 2+ bedroom SGR's were calculated by comparing data on 2+ bedroom multifamily units with the District's student record data, and the number of students at each grade level living in those units was determined. Without additional data from The Lodge Apartments, it is estimated that 605 2+ bedroom units in total were constructed from 2015 to 2019. Matches to current students are indicated in the table below.

GRADE	MATCHES	RATE
K	9	0.015
1	9	0.015
2	8	0.013
3	7	0.012
4	3	0.005
5	2	0.003
6	11	0.018
7	7	0.012
8	9	0.015
9	13	0.021
10	7	0.012
11	10	0.017
12	8	0.013
K-5	38	0.063
6-8	27	0.045
9-12	38	0.063
K-12	103	0.170

Summary of Student Generation Rates:

Type	K-5	6-8	9-12	K-12
Single Family	0.193	0.060	0.048	0.301
Multifamily 0-1	0.033	0.017	0.010	0.050
Multifamily 2+	0.063	0.045	0.063	0.170

*Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.

APPENDIX C


SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Lakewood School District								
YEAR	2020								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	475	0.193	0.033	0.063	\$0	\$0	\$0
Middle	20.00	\$ -	600	0.060	0.017	0.045	\$0	\$0	\$0
High	40.00	\$ -	800	0.048	0.010	0.063	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	97.12%	\$ 8,000,000	161	0.193	0.033	0.063	\$9,314	\$1,593	\$3,040
Middle	97.12%	\$ 12,000,000	198	0.060	0.017	0.045	\$3,532	\$1,001	\$2,649
High	97.12%	\$ -	256	0.048	0.010	0.063	\$0	\$0	\$0
						TOTAL	\$12,846	\$2,593	\$5,689
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	2.88%	-	20	0.193	0.033	0.063	\$0	\$0	\$0
Middle	2.88%	\$ -	26	0.060	0.017	0.045	\$0	\$0	\$0
High	2.88%	\$ 250,000.00	28	0.048	0.010	0.063	\$12	\$3	\$16
						TOTAL	\$12	\$3	\$16
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student	Cost/	Cost/	Cost/
		Footage	Asst %	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 238.22	90	0.00%	0.193	0.000	0.063	\$0	\$0	\$0
Middle	\$ 238.22	108	0.00%	0.060	0.017	0.045	\$0	\$0	\$0
High	\$ 238.22	130	0.00%	0.048	0.010	0.063	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
Tax Payment Credit:									
							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$420,840	\$125,314	\$178,051
Capital Bond Interest Rate							2.44%	2.44%	2.44%
Net Present Value of Average Dwelling							\$3,694,664	\$1,100,164	\$1,563,156
Years Amortized							10	10	10
Property Tax Levy Rate							\$1.55	\$1.55	\$1.55
	Present Value of Revenue Stream						\$5,727	\$1,705	\$2,423
Fee Summary:									
				Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
	Site Acquisition Costs			\$0	\$0	\$0			
	Permanent Facility Cost			\$12,846	\$2,593	\$5,689			
	Temporary Facility Cost			\$12	\$3	\$16			
	State SCFA Credit			\$0	\$0	\$0			
	Tax Payment Credit			(\$5,727)	(\$1,705)	(\$2,423)			
	FEE (AS CALCULATED)			\$7,131	\$890	\$3,282			
	Fee (AS DISCOUNTED)			\$3,566	\$445	\$1,641			

Index #9

**CITY OF MARYSVILLE AGENDA BILL
EXECUTIVE SUMMARY FOR ACTION**

CITY COUNCIL MEETING DATE: November 9, 2020

AGENDA ITEM:	
Mobile/manufactured home park and RV park code amendments (PA20-015)	
PREPARED BY:	DIRECTOR APPROVAL:
Angela Gemmer, Senior Planner	
DEPARTMENT:	
Community Development	
ATTACHMENTS:	
Memo to City Council dated 6/25/2020 Memo to City Council re tie down requirements dated 10/26/2020 PC Recommendation dated 6/9/2020 PC Minutes dated 3/10/2020 and 6/9/2020 Adopting Ordinance	
BUDGET CODE:	AMOUNT:
N/A	N/A
SUMMARY:	

The Planning Commission (PC) held a public hearing on June 9, 2020 to review proposed amendments to Marysville Municipal Code Title 22, *Unified Development Code* pertaining to mobile/manufactured home parks and recreational vehicle parks. The amendments are to better define development requirements in mobile/manufactured home parks, and to allow for tiny houses with wheels in mobile/manufactured home parks consistent with State law.

The repeal of MMC Chapter 22C.240, *Recreational Vehicle Parks*, is also proposed. The properties which allow for RVs are primarily Light Industrial (LI) and General Commercial (GC) lands. Per direction from Puget Sound Regional Council (PSRC) during pursuit of the regional centers designation for the Cascade Industrial Center (CIC), non-manufacturing/industrial uses should be minimized within the CIC in order to preserve the land base for manufacturing/industrial uses. There is a limited amount of GC zoned land within the City which remains available for development. There is a desire to preserve the remaining GC-zoned lands for retail, commercial, personal service, and similar uses. The other zones that allow for RVs are Public-Institutional (P/I) and Recreation (REC) which both are very limited. The proposed amendments are described in greater detail in the attached memo dated June 25, 2020.

The PC received testimony from staff and interested parties at the public hearing following public notice. The PC made a motion to recommend the proposed amendments to City Council for adoption by ordinance.

<p>RECOMMENDED ACTION: Staff recommends that City Council affirm the Planning Commission’s recommendation and adopt the Mobile/Manufactured Home Park and Recreational Vehicle Park Amendments by Ordinance.</p> <p>RECOMMENDED MOTION: I move to adopt the Mobile/Manufactured Home Park and Recreational Vehicle Park Amendments by Ordinance, and authorize the Mayor to sign said Ordinance.</p>
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MARYSVILLE
COMMUNITY
DEVELOPMENT

MEMORANDUM

DATE: June 25, 2020

TO: City Council

FROM: Angela Gemmer, Senior Planner

RE: Mobile/manufactured home park amendments and repeal of RV park standards

CC: Jeff Thomas, Community Development Director
Chris Holland, Planning Manager
Amy Hess, Associate Planner

Attached are proposed amendments to the Marysville Municipal Code (MMC) pertaining to mobile home parks and recreational vehicle parks. The proposed amendments include, but are not limited to, the following:

- Repeal the "recreational vehicle park" and "recreational vehicle site" definitions outlined in MMC Section 22A.020.190 "R" definitions.
- Add a definition to MMC Section 22A.020.210, "*T definitions*" for "tiny house with wheels" as State law allows tiny houses with wheels within mobile/manufactured home parks;
- Amend MMC Sections 22C.010.060, *Permitted uses*, and 22C.010.070, *Permitted uses – Development conditions*, to:
 - Eliminate recreational vehicle parks (RVs) as a use;
 - Indicate that RVs are only allowed in mobile/manufactured home parks;
 - Allow for tiny house with wheels in mobile/manufactured home parks; and
 - Provide additional clarifications on expectations for mobile/manufactured home parks.
- Amend MMC Sections 22C.020.060, *Permitted uses*, and 22C.020.070, *Permitted uses – Development conditions*, to indicate that mobile homes, manufactured homes, recreational vehicles, and tiny houses with wheels are only allowed in existing mobile/manufactured home parks.
- Amend MMC Sections 22C.230.070, *Design standards*, and 22C.230.150, *Standards for existing parks*, of Chapter 22C.230, *Mobile Home Parks*, to:
 - Clarify utility requirements with specific direction for RVs and tiny house with wheels (must have toilet and bathing facilities in the unit or available as a community amenity);
 - Better define drainage and frontage improvement requirements for both new and existing mobile home parks;
 - Update inconsistent references to mobile/manufactured home park;
 - Allow for tiny houses with wheels; and
 - Streamline other language and requirements.
- Repeal MMC Chapter 22C.240, *Recreational Vehicle Parks*. The properties which allow for RVs are primarily Light Industrial (LI) and General Commercial (GC) lands. Per direction from Puget Sound Regional Council (PSRC) during pursuit of the regional centers designation for the Cascade Industrial Center (CIC), non-manufacturing/industrial uses should be minimized within the CI in order to preserve the land base for manufacturing/industrial uses. There is a limited amount of GC zoned land within the City which remains available for development. There is a desire to preserve the remaining GC-zoned lands for retail, commercial, personal service, and similar uses. The other zones that allow for RVs are Public-Institutional (P/I) and Recreation (REC) which both are very limited.

Staff respectfully requests that the City Council affirm the recommendation of the Planning Commission and adopt the proposed mobile/manufactured home park and recreational vehicle park amendments by Ordinance.

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
COMMUNITY
DEVELOPMENT

MEMORANDUM

DATE: October 26, 2020
TO: City Council
FROM: Michael Snook, Assistant Building Official
RE: Tiny House Installation Requirements
CC: Allan Giffen, Community Development Director
 Chris Holland, Planning Manager
 Angela Gemmer, Senior Planner
 Amy Hess, Associate Planner

Tiny houses in a mobile home park are considered temporary if installed in a mobile home park for 180 days or less, and permanent if installed in a mobile home park for longer than 180 days per Section 108 of the 2015 International Building Code.

- Permanent tiny homes on wheels are to have the axles removed, skirting installed, be installed on pier blocks, and tied-down per the manufacturer's installation instructions, or Department of Labor and Industries requirements.
- Permanent tiny homes not on wheels shall be installed on a footing/foundation and hold downs meeting the same requirements as a single family residence and the 2015 International Residential Code.
- Temporary tiny homes on wheels are to have wheel chocks on each wheel. All utilities connected to the tiny house are to be protected from damage. Freeze protection is to be provided for the water supply. Skirting is to be installed if required by the RV or Mobile Home Park.
- A temporary tiny home not built on a trailer frame and that does not have wheels will need to meet the requirements of a permanent tiny home.

(360) 363-8100

Community
 Development
 80 Columbia Avenue
 Marysville, WA 98270



MARYSVILLE
COMMUNITY
DEVELOPMENT

**PC Recommendation – Mobile/Manufactured Home Park Amendments and
Repeal of Recreational Vehicle Park Code**

The Planning Commission (PC) of the City of Marysville, having held a public hearing on June 9, 2020 in review of NON-PROJECT action amendments of the Marysville Municipal Code, proposing amendments to Sections 22A.020.190 "R" definitions, 22A.020.210 "T" definitions, 22C.010.060, Permitted uses, 22C.010.070, Permitted uses – Development conditions, 22C.020.060, Permitted uses, 22C.020.070, Permitted uses – Development conditions, 22C.230.070, Design standards, and 22C.230.150, Standards for existing parks, and repeal of Chapter 22C.240, Recreational Vehicle Parks. Having considered the exhibits and testimony presented, PC does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The Community Development Department held a public meeting to introduce the NON-PROJECT action Mobile/Manufactured Home Park Amendments and Recreational Vehicle Park Code to the community on March 10, 2020.
2. The proposal was submitted to the State of Washington Department of Commerce for 14-day expedited review on March 17, 2020, in accordance with RCW 36.70A.106.
4. The PC held a public work session to review the NON-PROJECT action amendments proposing adoption of the NON-PROJECT action Mobile/Manufactured Home Park Amendments and Recreational Vehicle Park Code as described above, on March 10, 2020.
5. The PC held a duly-advertised public hearing on June 9, 2020 and received testimony from city staff and the public.
6. At the public hearing, the PC reviewed and considered the Mobile/Manufactured Home Park Amendments and repeal of the Recreational Vehicle Park Code.

CONCLUSION:

At the public hearing, held on June 9, 2020, the PC recommended **APPROVING** the Mobile/Manufactured Home Park Amendments and Recreational Vehicle Park Code.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of **APPROVAL** of the NON-PROJECT action known as the Mobile/Manufactured Home Park Amendments and Recreational Vehicle Park Code Repeal, an amendment to Marysville Municipal Code Sections 22A.020.190 "R" definitions, 22A.020.210 "T" definitions, 22C.010.060, Permitted uses, 22C.010.070, Permitted uses – Development conditions, 22C.020.060, Permitted uses, 22C.020.070, Permitted uses – Development conditions, 22C.230.070, Design standards, and 22C.230.150, Standards for existing parks, and repeal of Chapter 22C.240, Recreational Vehicle Parks, this **June 9, 2020**.

By: _____

Stephen Leifer, Planning Commission Chair

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270

**Planning
Commission**



**1049 State Avenue
Marysville, WA 98270**

Meeting Minutes

March 10, 2020

Call to Order

Chair Leifer called the meeting to order at 7:03 p.m. noting the excused absence of Commissioners Kay Smith and Tom Thetford.

Present:

Commission: Chair Steve Leifer, Planning Commissioner Roger Hoen, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Brandon Whitaker

Staff: Planning Manager Chris Holland, Senior Planner Cheryl Dungan, Senior Planner Angela Gemmer

Excused: Planning Commissioner Tom Thetford, Planning Commissioner Kay Smith

Minutes

February 11, 2020 Planning Commission Minutes

Motion to Approve February 11, 2020 Planning Commission Minutes moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Kristen Michal.

VOTE: Motion carried 4 - 0

AYES: Planning Commissioner Roger Hoen, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Steve Leifer

ABSTAIN: Planning Commissioner Brandon Whitaker

Election of Officers

Motion to Approve the reappointment of Steve Leifer as Planning Commissioner Chair moved by Planning Commissioner Roger Hoen seconded by Planning Commissioner Jerry Andes.

AYES: ALL

Motion to Approve appointment of Jerry Andes as Planning Commission Vice Chair moved by Planning Commissioner Steve Leifer seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

Audience Participation

None

Public Hearing

Floodplain Management Code Amendments

- MMC Chapter 22A.020 Floodplain Definitions
- MMC Chapter 22E.020 Floodplain Management

Senior Planner Dungan reviewed the proposed changes. She noted that the majority of the changes come from the Washington State Model Flood Plain Ordinance for the City to remain in compliance with the National Flood Plain Insurance Program. Also, staff is recommending revising the language to be consistent with how density is calculated and also with the Comprehensive Plan to exclude residential development within the 100-year floodplain. Also, it is proposed that the Hearing Examiner hear the variances to the floodplain instead of City Council in order to be consistent with current regulations for all other land use actions. Staff is recommending that the Planning Commission forward City Council a recommendation of approval of the Development Code amendments.

Commissioner Whitaker asked if there has been an updated FIRM (Flood Insurance Rate Map) map for Marysville in 2020. Senior Planner Dungan replied that she just got proposed changes in the mail not too long ago. She did not see any changes in terms of the base flood elevation.

Chair Leifer asked about floodplain insurance requirements. Senior Planner Dungan explained that lenders require people to obtain floodplain insurance when they refinance or purchase if they fall within FEMA's floodplain map boundaries. People can request a letter of map amendment if they contest the designation. The City primarily relies on LIDAR information.

Chair Leifer opened the public hearing at 7:16 p.m. There were no members of the public present. The public comment portion of the public hearing was closed at 7:16 p.m.

Motion to Approve forwarding the proposed Floodplain Management Code Amendments to Council with a recommendation for approval moved by Planning Commissioner Roger Hoen seconded by Planning Commissioner Kristen Michal.

AYES: ALL

The hearing was closed at 7:18 p.m.

New Business

Code Amendments

MMC 22C.130.030-Table 1: Minimum Required Parking Spaces

Senior Planner Gemmer reviewed the proposed revisions which would provide a parking standard of 1.25 parking spaces per dwelling unit for studio apartments and provide clarification on both accessory dwelling unit and multiple-family parking standards. Commissioners asked clarification questions regarding the proposal.

Motion to Approve setting a public hearing on this Minimum Parking Spaces for April 14 moved by Planning Commissioner Brandon Whitaker seconded by Planning Commissioner Kristen Michal.

AYES: ALL

MMC 22A.020.180 - "Q" definitions

Senior Planner Gemmer reviewed this item which would clarify the definition for Qualified Scientific Professional and differentiate the qualifications needed for wetland professionals from fish and fish habitat/stream professionals.

Commissioner Michal asked about impacts on developers who might need to hire more than one professional as a result of these amendments. Planning Manager Holland explained that this will have no impact on most people, but will clarify that people need to have their certification.

Motion to Approve setting a public hearing on "Q" definitions on April 14 moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Roger Hoen.

AYES: ALL

MMC 22C.240.030 - Criteria for locating a recreational vehicle park

Senior Planner Gemmer reviewed this item which would clarify that all recreational vehicle parks are subject to the standards set forth in MMC Chapter 22C.240 and eliminate the obsolete reference in MMC Section 22C.240.030 to recreational vehicle parks being allowed in all zones within the city except single family and multiple family zones as this is inconsistent with the permitted uses matrices.

Motion to Approve setting a public hearing for Criteria for locating a recreational vehicle park for April 14 moved by Planning Commissioner Kristen Michal seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

"Tiny House" and "Tiny House with Wheels" Discussion

Senior Planner Gemmer made a PowerPoint presentation regarding tiny houses and solicited Planning Commission comments on how these should be incorporated into the city.

Commissioner Michal asked if the City is expecting any type of mandates related to tiny houses. Planning Manager Holland explained that right now the City is just required to allow them in Mobile Home Parks. In the future they may be required to expand that.

Commissioner Hoen said he'd like to see requirements for play areas, sidewalks and pedestrian connections, and possible regulations on fences.

Commissioner Whitaker recommended elements that would produce pride in place.

Commissioner Michal asked about looking at models from other communities. Staff indicated they would look into that.

Commissioner Andes recommended not requiring curb, gutter and sidewalks to help keep down costs.

Chair Leifer noted that there has been an interest in doing this on church properties in some locations. Planning Manager Holland thought that this is a direction that the legislature is likely going to try to go. Chair Leifer commented that a commitment to set aside space for this type of housing says a lot about the city's desire to provide housing for all types of people.

There was discussion about impacts on tax assessments.

There appeared to be consensus to require sewer and water as an Accessory Dwelling Unit on an existing lot. In a community, there was a question if they had to have their own restroom facility or if it could be provided on site.


Commissioner Whitaker spoke in support of each unit having its own restroom and water hookups for a tiny home village, but as an ADU they might be able to share with the main home.

Adjournment

Motion to Adjourn at 8:31 p.m. moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

Next Meeting - Tuesday, April 14, 2020 - 7 p.m.

 for _____
Laurie Hugdahl, Recording Secretary

**Planning
Commission**



**1049 State Avenue
Marysville, WA 98270**

Meeting Minutes

June 9, 2020

Call to Order

Chair Leifer called the meeting to order at 6:00 p.m. noting the resignation of Kay Smith and expressed appreciation for her faithful and conscientious service.

Present:

Commission: Chair Steve Leifer, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Brandon Whitaker, Planning Commissioner Tom Thetford

Staff: Planning Manager Chris Holland, Senior Planner Angela Gemmer, Janis Lamoureux

Excused: Planning Commissioner Roger Hoen

Minutes

March 10, 2020 Planning Commission Minutes

Motion to approve March 10, 2020 Planning Commission Minutes moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Brandon Whitaker.

VOTE: Motion carried 4 - 0

AYES: Chair Leifer, Planning Commissioner Andes, Planning Commissioner Michal, Planning Commissioner Whitaker

ABSTAIN: Planning Commissioner Thetford

Audience Participation

None

Public Hearing

Hearing No. 1 - Amendment to MMC Chapter 22C.130.030, Table 1, Minimum required parking spaces.

The hearing was opened at 6:06 p.m. Senior Planner Gemmer reviewed this item. Commissioner Whitaker asked about the previous requirements. Senior Planner Gemmer reviewed those.

Chair Leifer solicited public comments. There were none.

Motion to forward the proposed amendment to the City Council with a recommendation for approval moved by Planning Commissioner Andes seconded by Planning Commissioner Thetford.

AYES: ALL

The hearing was closed at 6:15 p.m.

Hearing No. 2 - Amendment to "Qualified scientific professional" definition set forth in MMC Section 22A.020.180.

The hearing was opened at 6:15 p.m. Senior Planner Gemmer reviewed this item.

Commissioner Andes asked how many professionals have these credentials. Senior Planner Gemmer thought many people on the list would have this credential or could get it. Planning Manager Holland reviewed the reason for strengthening this definition.

Chair Leifer solicited public comments. There were none.

Motion to forward the proposed amendment to "Qualified scientific professional" definition set forth in MMC Section 22A.020.180. to the City Council with a recommendation for approval moved by Planning Commissioner Andes seconded by Planning Commissioner Whitaker.

AYES: ALL

The hearing was closed at 6:23 p.m.

Hearing No. 3 - Amendment to MMC Chapter 22C.230, Mobile Home Parks, MMC Sections 22C.010.060 and 22C.020.060, Permitted uses, and repeal of MMC Chapter 22C.240, Recreational Vehicle Parks.

The hearing was opened at 6:23 p.m. Senior Planner Gemmer reviewed this item.

Commissioner Whitaker expressed concern about the appearance of the multiple uses allowed in a mobile home park. Senior Planner Gemmer noted that all of these uses are currently allowed under state law. Planning Manager Holland noted that some mobile home parks have more restrictions, but not all of them.

Chair Leifer asked why RV parks wouldn't be allowed in the City. He commented on the need for people with RV's to have a place to stay in Marysville. Additionally, there is a large number of people who cannot afford traditional housing, and this could be an opportunity to provide affordable housing in the City. Planning Manager Holland

explained that it doesn't align with the uses that the PSRC wants to see within the Cascade Industrial Center, and there aren't any appropriate sites (10-15 acres). He noted that the uses are still allowed in existing parks. Chair Leifer then asked if a new mobile home park could be built with the expressed purpose of filling it completely with RV's. He raised a hypothetical example of such a development on property owned by Sayani north of 156th and west of Twin Lakes. Planning Manager Holland affirmed it would be allowed by going through the provisions of Title 22C.230 rather than 22C.240 with a Conditional Use Permit.

Chair Leifer solicited public comments. There were none.

Motion to forward the proposed amendment to MMC Chapter 22C.230, Mobile Home Parks, MMC Sections 22C.010.060 and 22C.020.060, Permitted uses, and repeal of MMC Chapter 22C.240, Recreational Vehicle Park to the City Council with a recommendation for approval moved by Planning Commissioner Andes seconded by Planning Commissioner Thetford.

AYES: ALL

The hearing was closed at 6:54 p.m.

Old Business

"Tiny house" and "tiny house with wheels" discussion

Senior Planner Gemmer reviewed this item giving various examples of tiny house regulations and solicited feedback.

Commissioner Andes asked about codes for tiny home communities for groups of people that choose this lifestyle. Senior Planner Gemmer replied that if the Planning Commission wanted to implement something like that in the community they could implement the current cottage housing code, but add provisions to limit the zones in which it is allowed and also limit the quantity. Planning Manager Holland asked the Planning Commission for their thoughts.

Commissioner Andes spoke in support of a pilot project if they could find someone to build it. Commissioner Thetford also spoke in support of doing a pilot project to see if it is the sort of thing they would even want to have in Marysville.

Commissioner Whitaker recommended requiring separate bathrooms since community restroom and shower facilities would be difficult during a pandemic situation. Commissioner Michal agreed with Commissioner Whitaker. She also liked the idea of a pilot project. She asked if there is anything pushing the City to do anything with tiny houses right now other than allowing them in mobile home parks. Planning Manager Holland spoke to the importance of having something on the books. He summarized the Planning Commission's desire to have some sort of pilot project with site specific development standards. Senior Planner Gemmer added that there has been a lot of interest from the community in tiny house codes.

Chair Leifer thought there would be a lot of people who would support this to help out the homeless, as well as people who don't want anything to do with it. He asked about the City's position about allowing use of the existing sewer on the 45 Road for a site out there. Planning Manager Holland replied that there is water out there, but not sewer. Per the GMA the City would not be allowed to have a connection outside of its Urban Growth Area boundary.

Planning Commissioner Holland stated that staff would see what changes to ADUs would be required and what changes might be needed for tiny homes.

Adjournment

Motion to adjourn at 8:48 p.m. moved by Planning Commissioner Tom Thetford seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

Next Meeting – July 14

Laurie Hugdahl, Recording Secretary

CITY OF MARYSVILLE
Marysville, Washington
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON, UPDATING THE CITY'S DEVELOPMENT REGULATIONS AND AMENDING SECTIONS 22A.010.160, 22A.020.190, 22A.020.210, 22C.010.060, 22C.010.070, 22C.020.060, 22C.020.070, 22C.230.070 AND 22C.230.150 OF THE MARYSVILLE MUNICIPAL CODE.

WHEREAS, the State Growth Management Act, Chapter 36.70A RCW mandates that cities periodically review and amend development regulations, including zoning ordinances and official controls; and

WHEREAS, RCW 36.70A.106 requires the processing of amendments to the City's development regulations in the same manner as the original adoption of the City's comprehensive plan and development regulations; and

WHEREAS, the State Growth Management Act requires notice and broad public participation when adopting or amending the City's comprehensive plan and development regulations; and

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

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

WHEREAS, during a public meeting on March 10, 2020, the Planning Commission discussed proposed amendments to MMC Sections 22A.020.190, 22A.020.210, 22C.010.060, 22C.010.070, 22C.020.060, 22C.020.070, 22C.230.070, and 22C.230.150; and

WHEREAS, the City of Marysville submitted the proposed amendments to MMC Sections 22A.020.190, 22A.020.210, 22C.010.060, 22C.010.070, 22C.020.060, 22C.020.070, 22C.230.070, and 22C.230.150 to the Washington State Department of Commerce on March 17, 2020, as required by RCW 36.70A.106; and

WHEREAS, the proposed amendments to MMC Sections 22A.020.190, 22A.020.210, 22C.010.060, 22C.010.070, 22C.020.060, 22C.020.070, 22C.230.070, and 22C.230.150 are exempt from State Environmental Policy Act review under WAC 197-11-800(19);

WHEREAS, after providing notice to the public as required by law, the Marysville Planning Commission held a Public Hearing on June 9, 2020 regarding the proposed amendments to MMC Sections 22A.020.190, 22A.020.210, 22C.010.060, 22C.010.070, 22C.020.060, 22C.020.070, 22C.230.070, and 22C.230.150; and

WHEREAS, the Planning Commission made a Recommendation to the City Council on June 9, 2020, recommending the adoption of the proposed amendments to MMC Sections 22A.020.190, 22A.020.210, 22C.010.060, 22C.010.070, 22C.020.060, 22C.020.070, 22C.230.070, and 22C.230.150; and

WHEREAS, at a public meeting on September 14, 2020 the Marysville City Council reviewed and considered the Planning Commission's Recommendation and the proposed amendments to MMC Sections 22A.020.190, 22A.020.210, 22C.010.060, 22C.010.070, 22C.020.060, 22C.020.070, 22C.230.070, and 22C.230.150; and

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

Section 1. Required Findings. In accordance with MMC 22G.010.520, the following findings are made regarding the proposed amendments to MMC Sections 22A.020.190, 22A.020.210, 22C.010.060, 22C.010.070, 22C.020.060, 22C.020.070, 22C.230.070, and 22C.230.150 which comprise this ordinance:

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

Section 2. Section 22A.020.190, "R" definitions, of MMC Chapter 22A.020, Definitions, is hereby amended by repealing the definitions for "Recreational vehicle park" and "Recreational vehicle site". Those terms contained in Chapter 22A.020, Definitions, that are not specifically amended as outlined below, shall remain in full force and effect.

22A.020.190 "R" definitions.

~~"Recreational vehicle park" means a tract of land under single ownership or control or upon which two or more recreational vehicle sites are located, established or maintained for occupancy by the general public as temporary living quarters for recreation or vacation purposes.~~

~~"Recreational vehicle site" means a plot of ground within a recreational vehicle park intended for accommodation of a recreational vehicle on a temporary basis.~~

Section 3. Section 22A.020.210, "T" definitions, of MMC Chapter 22A.020, Definitions, is hereby amended by adding a definition for "Tiny house" or "Tiny house with wheels". Those terms contained in Chapter 22A.020, Definitions, that are not specifically amended as outlined below, shall remain in full force and effect.

22A.020.210 "T" definitions.

"Tiny house" or "Tiny house with wheels" means a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with the state building code.

Section 4. Section 22C.010.060, Permitted uses, of MMC Chapter 22C.010, Residential Zones, is hereby amended to read as follows:

22C.010.060 Permitted uses.

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R-MHP
Residential Land Uses									
Dwelling Units, Types:									
Single detached (14)	P11	P11	P11	P11	P11	P11	P11	P11	P43
Model home	P30	P30	P30	P30	P30	P30	P30	P30	P30
Cottage housing (14)	C6	C6	C6	C6	C6	C6	C6	C6	
Duplex (14)	C8	P8	P8	P8	P	P	P	P	

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R-MHP
Townhouse	P3	P3	P3	P3	P	P	P	P	
Multiple-family					P	P	P	P	
Mobile home	P12	P12	P12	P12	P12	P12	P12	P12	P12
Mobile/manufactured home park	P3	P3	P3		C	P	P		P45
Senior citizen assisted	C2	C2	C2	C2	C2	C2	C2	C2	C2
Factory-built	P7	P7	P7	P7	P7	P7	P7	P7	P7, 43
Recreational vehicle (44)	P	P	P	P	P	P	P	P	P44
Tiny house or tiny house with wheels (51)	P	P	P	P	P	P	P	P	P
Group Residences:									
Adult family home	P	P	P	P	P	P	P	P	P
Convalescent, nursing, retirement	C2	C2	C2	C2	C2	C2	C2	C2	
Residential care facility	P	P	P	P	P	P	P	P	
Master planned senior community (15)	C	C	C	C	C	C	C	C	C
Accessory Uses:									
Residential accessory uses (1), (9), (10), (14), (49), (50)	P	P	P	P	P	P	P	P	P
Home occupation (5)	P	P	P	P	P13	P13	P13	P13	P
Temporary Lodging:									
Hotel/motel					P	P	P	P	
Bed and breakfast guesthouse (4)		C	C	C	P	P	P	P	
Bed and breakfast inn (4)					P	P	P	P	
Recreation/Cultural Land Uses									
Park/Recreation:									
Park	P16	P16	P16	P16	P16	P16	P16	P16	P16
Recreational vehicle park									C46
Community center	C	C	C	C	C	C	C	C	C
Amusement/Entertainment:									
Sports club					C	C	C	C	
Golf facility (17)	C	C	C	C	P	P	P	P	
Cultural:									
Library, museum and art gallery	C	C	C	C	C	C	C	C	C
Church, synagogue and temple	C	C	C	C	P	P	P	P	C
General Services Land Uses									

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R-MHP
Personal Services:									
Funeral home/crematory	C18	C18	C18	C18	C18	C18	C18	C18	C18
Cemetery, columbarium or mausoleum	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19	P24 C19
Day care I	P20	P20	P20	P20	P20	P20	P20	P20	P20
Day care II	C25	C25	C25	C25	C	C	C	C	C25
Stable	C	C	C	C					
Kennel or cattery, hobby	C	C	C	C	C	C	C	C	
Electric vehicle (EV) charging station (38), (39)	P	P	P	P	P	P	P	P	
EV rapid charging station (40), (41), (42)					P	P	P	P	
Health Services:									
Medical/dental clinic					C	C	C	C	
Supervised drug consumption facility									
Education Services:									
Elementary, middle/junior high, and senior high (including public, private and parochial)	C	C	C	C	C	C	C	C	C
Commercial school	C21	C21	C21	C21	C21	C21	C21	C21	
School district support facility	C23	C23	C23	C23	C23	C23	C23	C23	
Interim recycling facility	P22	P22	P22	P22	P22	P22	P22	P22	
Vocational school									
Government/Business Service Land Uses									
Government Services:									
Public safety facilities, including police and fire	C26	C26	C26	C26	C26	C26	C26	C26	C26
Utility facility	P	P	P	P	P	P	P	P	P
Private storm water management facility	P	P	P	P	P	P	P	P	P
Public storm water management facility	P	P	P	P	P	P	P	P	P
Business Services:									
Self-service storage (31)					C27	C27	C27	C27	
Professional office					C	C	C	C	
Automotive parking	P29	P29	P29	P29	P29	P29	P29	P29	
Model house sales office	P47	P47	P47	P47					
Wireless communication facility (28)	P	P	P	P	P	P	P	P	P

Specific Land Use	R-4.5	R-6.5	R-8	WR R-4-8	R-12	R-18	R-28	WR R-6-18	R-MHP
	C	C	C	C	C	C	C	C	C
State-Licensed Marijuana Facilities:									
Marijuana cooperative (48)									
Marijuana processing facility – Indoor only (48)									
Marijuana production facility – Indoor only (48)									
Marijuana retail facility (48)									
Retail/Wholesale Land Uses									
Forest products sales	P32	P32	P32	P32					
Agricultural crop sales	P32	P32	P32	P32					
Resource Land Uses									
Agriculture:									
Growing and harvesting crops	P34	P34	P34	P34					
Raising livestock and small animals	P35	P35	P35	P35					
Forestry:									
Growing and harvesting forest products	P34	P34	P34	P34					
Fish and Wildlife Management:									
Hatchery/fish preserve (33)	C	C	C	C					
Aquaculture (33)	C	C	C	C					
Regional Land Uses									
Regional storm water management facility	C	C	C	C	C	C	C	C	C
Nonhydroelectric generation facility	C	C	C	C	C	C	C	C	C
Transit park and pool lot	P	P	P	P	P	P	P	P	
Transit park and ride lot	C	C	C	C	C	C	C	C	
School bus base	C36	C36	C36	C36	C36	C36	C36	C36	
Racetrack	C37	C37	C37	C37	C37	C37	C37	C37	
College/university	C	C	C	C	C	C	C	C	

Section 5. Section 22C.010.070, Permitted uses – Development conditions, of MMC Chapter 22C.010, Residential Zones, is hereby amended to read as follows:

22C.010.070 Permitted uses – Development conditions.

(1) Accessory dwelling units must comply with development standards in Chapter [22C.180](#) MMC. Accessory dwelling units in the MHP zone are only allowed on single lots of record containing one single-family detached dwelling.

- (2) Limited to three residents per the equivalent of each minimum lot size or dwelling units per acre allowed in the zone in which it is located.
- (3) Only as part of a planned residential development (PRD) proposal, and subject to the same density as the underlying zone.
- (4) Bed and breakfast guesthouses and inns are subject to the requirements and standards contained in Chapter [22C.210](#) MMC.
- (5) Home occupations are subject to the requirements and standards contained in Chapter [22C.190](#) MMC.
- (6) Subject to cottage housing provisions set forth in MMC [22C.010.280](#).
- (7) Factory-built dwelling units shall comply with the following standards:
 - (a) A factory-built house must be inspected at least two times at the factory by the State Building Inspector during the construction process, and must receive an approval certifying that it meets all requirements of the International Building Code. At the building site, the city building official will conduct foundation, plumbing and final inspections.
 - (b) A factory-built house cannot be attached to a metal frame allowing it to be mobile. All such structures must be placed on a permanent foundation at the building site.
- (8) Permitted outright in the R-6.5, R-8, and WR-R-4-8 zones on minimum 7,200-square-foot lots. A conditional use permit is required for the R-4.5 zone, and the minimum lot size must be 12,500 square feet. Duplexes must comply with the comprehensive plan density requirements for the underlying land use designation.
- (9) A garage sale shall comply with the following standards:
 - (a) No residential premises shall have more than two such sales per year and no such sale shall continue for more than six days within a 15-day period.
 - (b) Signs advertising such sales shall not be attached to any public structures, signs or traffic control devices, nor to any utility poles. All such signs shall be removed 24 hours after the sale is completed.

A garage sale complying with the above conditions shall be considered as being an allowable accessory use to all residential land uses. A garage sale violating one or more of the above conditions shall be considered as being a commercial use and will be disallowed unless it complies with all requirements affecting commercial uses.

- (10) Residential accessory structures must comply with development standards in Chapter [22C.180](#) MMC.
- (11) Manufactured homes must:
 - (a) Be set on a permanent foundation, as specified by the manufacturer, enclosed with an approved concrete product from the bottom of the home to the ground which may be either load-bearing or decorative;
 - (b) Meet all design standards applicable to all other single-family homes in the neighborhood in which the manufactured home is to be located;
 - (c) Be no more than five years old, as evidenced by the date of manufacture recorded on the HUD data plate. An administrative variance to the requirement that a manufactured home be no more than five years old may be granted by the community development director only if the applicant demonstrates all of the following:
 - (i) The strict enforcement of the provisions of this title creates an unnecessary hardship to the property owner;
 - (ii) The proposed manufactured home is well maintained and does not present any health or safety hazards;
 - (iii) The variance is necessary or warranted because of the unique size, shape, topography, location, critical areas encumbrance, or other feature of the subject property;
 - (iv) The proposed manufactured home will be compatible with the neighborhood or area where it will be located;
 - (v) The subject property is otherwise deprived, by provisions of this title, of rights and privileges enjoyed by other properties in the vicinity and within an identical zone;
 - (vi) The need for the variance is not the result of deliberate actions of the applicant or property owner; and
 - (vii) The variance is the minimum necessary to grant relief to the applicant.

- (12) Mobile homes are only allowed as a primary residence in existing mobile/manufactured home parks established prior to October 16, 2006. June 12, 2008, subject to the requirements of Chapter 22C.230 MMC, Mobile/Manufactured Home Parks.
- (13) Home occupations are limited to home office uses in multifamily dwellings. No signage is permitted in townhouse or multifamily dwellings.
- (14) No more than one single-family detached or duplex dwelling is allowed per lot except in cottage housing developments that are developed with all cottages located on a common lot, and accessory dwelling units through the provisions of Chapter [22C.180](#) MMC.
- (15) Subject to Chapter [22C.220](#) MMC, Master Planned Senior Communities.
- (16) The following conditions and limitations shall apply, where appropriate:
- (a) Parks are permitted in residential and mixed use zones when reviewed as part of a subdivision, mobile/manufactured home park, or multiple-family development proposal; otherwise, a conditional use permit is required;
 - (b) Lighting for structures and fields shall be directed away from residential areas; and
 - (c) Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.
- (17) Golf facilities shall comply with the following:
- (a) Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.
 - (b) Restaurants are permitted as an accessory use to a golf course.
- (18) Only as an accessory to a cemetery.
- (19) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
- (20) Only as an accessory to residential use and subject to the criteria set forth in Chapter [22C.200](#) MMC.
- (21) Only as an accessory to residential use, provided:
- (a) Students are limited to 12 per one-hour session;
 - (b) All instruction must be within an enclosed structure; and
 - (c) Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.
- (22) Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
- (23) Only when adjacent to an existing or proposed school.
- (24) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.
- (25) Day care IIs must be located on sites larger than one-half acre and are subject to minimum standards identified in Chapter [22C.200](#) MMC for day care I facilities. Parking facilities and loading areas shall be located to the rear of buildings or be constructed in a manner consistent with the surrounding residential character. Evaluation of site suitability shall be reviewed through the conditional use permit process.
- (26) Public safety facilities, including police and fire, shall comply with the following:
- (a) All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - (b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street.
- (27) Accessory to an apartment development of at least 12 units, provided:
- (a) The gross floor area in self-service storage shall not exceed 50 percent of the total gross floor area of the apartment dwellings on the site;
 - (b) All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
 - (c) The use of the facility shall be limited to dead storage of household goods;
 - (d) No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
 - (e) No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
 - (f) No residential occupancy of the storage units;

- (g) No business activity other than the rental of storage units to the apartment dwellings on the site; and
 - (h) A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
- (28) All WCFs and modifications to WCFs are subject to Chapter [22C.250](#) MMC including, but not limited to, the siting hierarchy, MMC [22C.250.060](#). WCFs may be a permitted use or a conditional use subject to MMC [22C.250.040](#).
- (29) Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
- (a) They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours; and
 - (b) The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department.
- (30) Model Homes.
- (a) The community development director may approve construction of model homes subject to the following conditions:
 - (i) No model home shall be constructed without the issuance of a building permit;
 - (ii) In no event shall the total number of model homes in a preliminary subdivision be greater than nine;
 - (iii) A hard-surfaced roadway to and abutting all model homes shall be constructed to standards determined by the city engineer or designee;
 - (iv) Operational fire hydrant(s) must be available in accordance with the International Fire Code;
 - (v) Submittal of a site plan, stamped by a registered civil engineer or licensed surveyor, delineating the location of each structure relative to existing and proposed utilities, lot lines, easements, roadways, topography and critical areas;
 - (vi) Submittal of building permit applications for each of the proposed structures;
 - (vii) Approval of water, sewer and storm sewer extension plans to serve the proposed structures; and
 - (viii) Execution of an agreement with the city saving and holding it harmless from any damages, direct or indirect, as a result of the approval of the construction of model homes on the site.
 - (b) Prior to occupancy of any model home, the final plat of the subject subdivision shall be approved and recorded.
- (31) Any outdoor storage areas are subject to the screening requirements of the landscape code.
- (32) Subject to approval of a small farms overlay zone.
- (33) May be further subject to the provisions of the Marysville shoreline master program.
- (34) Only allowed in conjunction with the small farms overlay zone.
- (35) Provided, that the property has received approval of a small farms overlay designation, or is larger than one acre in size.
- (36) Only in conjunction with an existing or proposed school.
- (37) Except racing of motorized vehicles.
- (38) Level 1 and Level 2 charging only.
- (39) Allowed only as an accessory use to a principal outright permitted use or permitted conditional use.
- (40) The term "rapid" is used interchangeably with "Level 3" and "fast charging."
- (41) Only "electric vehicle charging stations – restricted" as defined in Chapter [22A.020](#) MMC.
- (42) Rapid (Level 3) charging stations are required to be placed within a parking garage.
- (43) One single-family detached dwelling per existing single lot of record. Manufactured homes on single lots must meet the criteria outlined in subsection (11) of this section.
- (44) ~~Used Recreational vehicles (RVs) are allowed as a permanent primary residence in an established mobile/manufactured home park (MHP)–subject to the requirements of Chapter 22C.230 MMC, Mobile/Manufactured Home Parks. or RV park; provided, that utility hookups in MHPs meet current standards for MHPs or RV parks.~~
- (45) MHPs shall fulfill the requirements of Chapter [22C.230](#) MMC-, Mobile/Manufactured Home Parks.

(46) Recreational vehicle parks are subject to the requirements and conditions of Chapter [22C.240](#) MMC. Intentionally left blank.

(47) Model house sales offices are subject to the requirements of MMC [22C.110.030](#)(12).

(48) No person or entity may produce, grow, manufacture, process, accept donations for, give away, or sell marijuana concentrates, marijuana-infused products, or usable marijuana within residential zones in the city. Provided, activities in strict compliance with RCW [69.51A.210](#) and [69.51A.260](#) are not a violation of the Marysville Municipal Code.

(49) Shipping/cargo and similar storage containers are prohibited on lots within a platted subdivision and properties under one acre in size. Shipping/cargo and similar storage containers may be located on properties over one acre in size if located behind the primary residence, observe all setbacks applicable to an accessory structure, and are screened from public view.

(50) Accessory structures may not be utilized as, or converted to, a dwelling unless the structure complies with the accessory dwelling unit standards outlined in MMC [22C.180.030](#).

(51) Tiny houses or tiny houses with wheels are allowed as an accessory dwelling unit subject to the requirements outlined in MMC [22C.180.030](#), or as a primary residence in an established mobile/manufactured home park (MHP) subject to the requirements of Chapter [22C.230](#) MMC, Mobile/Manufactured Home Parks.

Section 6. Section 22C.020.060, Permitted uses, of MMC Chapter 22C.010, Commercial, Industrial, Recreation and Public Institutional Zones, is hereby amended to read as follows:

22C.020.060 Permitted uses.

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	LI	GI	REC	P/I
Residential Land Uses									
Dwelling Units, Types:									
Townhouse				P6	P				
Multiple-family	C4	P4, C5	P4, C5	P4, P6	P				
<u>Manufactured home</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>		
Mobile home	P7	P7	P7	P7	P7	P7	P7		
<u>Recreational vehicle</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>		
<u>Tiny house or tiny house with wheels</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>	<u>P7</u>		
Senior citizen assisted	P				C				P
Caretaker's quarters (3)	P	P	P	P	P	P	P	P	P
Group Residences:									
Adult family home (70)	P	P	P	P	P				P
Convalescent, nursing, retirement	C	P		P	P				P
Residential care facility	P	P		P	P	P70	P70	P70	P
Master planned senior community (10)					C				C
Accessory Uses:									
Home occupation (2)	P8	P8, P9	P8, P9	P8, P9	P8, P9	P9	P9		

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	LI	GI	REC	P/I
Temporary Lodging:									
Hotel/motel	P	P	P	P	P	P75			
Bed and breakfast guesthouse (1)									
Bed and breakfast inn (1)	P	P	P						
Recreation/Cultural Land Uses									
Park/Recreation:									
Park	P11	P	P	P	P	P	P	P11	P
Marina				P			P	C	P
Dock and boathouse, private, noncommercial				P			P	P16	P
Recreational vehicle park			C12			C12		C	P
Boat launch, commercial or public				P			P		P
Boat launch, noncommercial or private				P			P	P17	P
Community center	P	P	P	P	P	P	P	P	P
Amusement/Entertainment:									
Theater		P	P	P	P				
Theater, drive-in			C						
Amusement and recreation services		P18	P18	P18	P19	P	C		
Sports club	P	P	P	P	P	P	P		
Golf facility (13)		P	P			P	P	C	
Shooting range (14)			P15			P15			
Outdoor performance center			C			C		C	C
Riding academy						P		C	
Cultural:									
Library, museum and art gallery	P	P	P	P	P	P	P	C	P
Church, synagogue and temple	P	P	P	P	P	P	P		P
Dancing, music and art center		P	P	P	P			C	P
General Services Land Uses									
Personal Services:									
General personal service	P	P	P	P	P	P	P		
Dry cleaning plant		P				P	P		
Dry cleaning pick-up station and retail service	P	P	P	P	P25	P76	P		
Funeral home/crematory		P	P	P	P26	P76	P		
Cemetery, columbarium or mausoleum	P24	P24	P24,			P	P		

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	LI	GI	REC	P/I
			C20						
Day care I	P70	P70	P70	P70	P70	P21, 70	P70	P70	P70
Day care II	P	P	P	P	P	P21			
Veterinary clinic	P	P	P	P	P	P76	P		
Automotive repair and service	P22	C, P28	P			P	P		
Electric vehicle (EV) charging station (64)	P	P	P	P	P	P	P	P	P
EV rapid charging station (65), (66)	P	P	P	P67	P67	P	P		
EV battery exchange station			P			P	P		
Miscellaneous repair		P	P			P	P		
Social services		P	P	P	P				P
Kennel, commercial and exhibitor/breeding (71)		P	P			P	P		
Pet daycare (71), (72)		P	P	P	P	P76	P		
Civic, social and fraternal association		P	P	P	C		P		P
Club (community, country, yacht, etc.)							P		P
Health Services:									
Medical/dental clinic	P	P	P	P	P				P
Hospital		P	P	P	C				C
Miscellaneous health	P68	P68	P68	P68	P68				P68
Supervised drug consumption facility									
Education Services:									
Elementary, middle/junior high, and senior high (including public, private and parochial)		C	C	C	C	P	C		C
Commercial school	P	P		P	P27				C
School district support facility	C	P	P	P	P	P	P		P
Vocational school		P	P	P	P27				P
Government/Business Service Land Uses									
Government Services:									
Public agency office	P	P	P	P	P	P	P		P
Public utility yard			P			P			P
Public safety facilities, including police and fire	P29	P	P	P	P	P			P
Utility facility	P	P	P		C	P	P		P
Private storm water management facility	P	P	P	P	P	P	P		P

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	LI	GI	REC	P/I
Public storm water management facility	P	P	P	P	P	P	P		P
Business Services:									
Contractors' office and storage yard			P30	P30	P30	P	P		
Interim recycling facility		P23	P23			P			P
Taxi stands		P	P			P	P		
Trucking and courier service		P31	P31			P	P		
Warehousing and wholesale trade			P			P	P		
Mini-storage (36)						P76	P		
Freight and cargo service			P			P	P		
Cold storage warehousing						P	P		
General business service and office	P	P	P	P	P30	P	P		
Commercial vehicle storage						P	P		
Professional office	P	P	P	P	P	P			
Miscellaneous equipment rental		P30, 37	C38		P30, 37	P	P		
Automotive rental and leasing			P			P	P		
Automotive parking	P	P	P	P	P	P	P		
Research, development and testing			P			P	P		
Heavy equipment and truck repair						P	P		
Automobile holding yard			C			P	P		
Commercial/industrial accessory uses (73)	P39, 40	P39	P39	P39, 40	P39, 40	P	P		
Adult facility							P33		
Factory-built commercial building (35)	P	P	P	P		P	P		
Wireless communication facility (32)	P, C	P, C	P, C	P, C	P, C	P, C	P, C		P, C
State-Licensed Marijuana Facilities:									
Marijuana cooperative (69)									
Marijuana processing facility – Indoor only (69)									
Marijuana production facility – Indoor only (69)									
Marijuana retail facility (69)									
Retail/Wholesale Land Uses									
Building, hardware and garden materials	P47	P	P	P	P47	P76	P		
Forest products sales		P	P			P			

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	LI	GI	REC	P/I
Department and variety stores	P	P	P	P	P	P76			
Food stores	P	P	P	P	P45	P76			
Agricultural crop sales		P	P		C	P76			
Storage/retail sales, livestock feed						P76	P		
Motor vehicle and boat dealers		P	P			P	P		
Motorcycle dealers		C	P	P49		P	P		
Gasoline service stations	P	P	P	P		P76	P		
Eating and drinking places	P41	P	P	P	P46	P46	P		
Drug stores	P	P	P	P	P	P76	P		
Liquor stores		P	P						
Used goods: antiques/secondhand shops		P	P	P	P				
Sporting goods and related stores		P	P	P	P				
Book, stationery, video and art supply stores	P	P	P	P	P				
Jewelry stores		P	P	P	P				
Hobby, toy, game shops	P	P	P	P	P				
Photographic and electronic shops	P	P	P	P	P				
Fabric and craft shops	P	P	P	P	P				
Fuel dealers			P43			P43	P43		
Florist shops	P	P	P	P	P				
Pet shops	P	P	P	P	P				
Tire stores		P	P	P		P76	P		
Bulk retail		P	P			P76			
Auction houses			P42			P76			
Truck and heavy equipment dealers						P	P		
Mobile home and RV dealers			C			P	P		
Retail stores similar to those otherwise named on this list	P	P	P	P	P48	P44, 76	P44		
Automobile wrecking yards						C	P		
Manufacturing Land Uses									
Food and kindred products		P50, 52	P50			P50	P		
Winery/brewery		P53	P	P53	P53	P	P		
Textile mill products						P	P		
Apparel and other textile products			C			P	P		

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	LI	GI	REC	P/I
Wood products, except furniture			P			P	P		
Furniture and fixtures			P			P	P		
Paper and allied products						P	P		
Printing and publishing	P51	P51	P		P51	P	P		
Chemicals and allied products						C	C		
Petroleum refining and related industries						C	C		
Rubber and misc. plastics products						P	P		
Leather and leather goods						C	C		
Stone, clay, glass and concrete products						P	P		
Primary metal industries						C	P		
Fabricated metal products			C			P	P		
Industrial and commercial machinery						C	P		
Heavy machinery and equipment						C	P		
Computer and office equipment			C			P			
Electronic and other electric equipment			C			P			
Railroad equipment						C	P		
Miscellaneous light manufacturing			P54, 74	P54		P	P		
Motor vehicle and bicycle manufacturing						C	P		
Aircraft, ship and boat building						C	P		
Tire retreading						C	P		
Movie production/distribution			P			P			
Resource Land Uses									
Agriculture:									
Growing and harvesting crops						P	P	P	
Raising livestock and small animals						P	P	P	
Greenhouse or nursery, wholesale and retail			P			P	P	C	
Farm product processing						P	P		
Forestry:									
Growing and harvesting forest products						P			
Forest research						P			
Wood waste recycling and storage						C	C		
Fish and Wildlife Management:									
Hatchery/fish preserve (55)						P	P	C	

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	LI	GI	REC	P/I
Aquaculture (55)						P	P	C	
Wildlife shelters	C	C						P	
Mineral:									
Processing of minerals						P	P		
Asphalt paving mixtures and block						P	P		
Regional Land Uses									
Jail		C	C			C			
Regional storm water management facility		C	C	C		C	C		P
Public agency animal control facility			C			P	P		C
Public agency training facility		C56	C56		C56	C57			C57
Nonhydroelectric generation facility	C	C	C			C	C		C
Energy resource recovery facility						C			
Soil recycling/incineration facility						C	C		
Solid waste recycling							C		C
Transfer station						C	C		C
Wastewater treatment facility						C	C		C
Transit bus base			C			P			C
Transit park and pool lot	P	P	P	P	P	P	P		P
Transit park and ride lot	P	P	P	P	P	P	P		C
School bus base	C	C	C			P			C58
Racetrack	C59	C59	C			P			
Fairground						P	P		C
Zoo/wildlife exhibit		C	C						C
Stadium/arena			C			C	P		C
College/university	C	P	P	P	P	P	P		C
Secure community transition facility							C60		
Opiate substitution treatment program facilities		P61, 62	P61, 62	P61, 62		P62	P62		

Section 7. Section 22C.020.070, Permitted uses – Development conditions, of MMC Chapter 22C.010, Commercial, Industrial, Recreation and Public Institutional Zones, is hereby amended to read as follows:

22C.020.070 Permitted uses – Development conditions. 

(1) Bed and breakfast guesthouses and inns are subject to the requirements and standards contained in Chapter [22C.210](#) MMC, Bed and Breakfasts.

- (2) Home occupations are subject to the requirements and standards contained in Chapter [22C.190](#) MMC, Home Occupations.
- (3) Limited to one dwelling unit for the purposes of providing on-site service and security of a commercial or industrial business. Caretaker's quarters are subject to the provisions set forth in Chapter [22C.110](#) MMC, entitled "Temporary Uses."
- (4) All units must be located above a street-level commercial use.
- (5) Twenty percent of the units, but no more than two total units, may be located on the street level of a commercial use, if conditional use permit approval is obtained and the units are designed exclusively for ADA accessibility. The street-level units shall be designed so that the units are not located on the street front and primary access is towards the rear of the building.
- (6) Permitted on the ground floor in the southwest sector of downtown vision plan area, as incorporated into the city of Marysville comprehensive plan.
- (7) **Manufactured homes, mobile homes, recreational vehicles, and tiny houses with wheels are only allowed in existing mobile/manufactured home parks established prior to October 16, 2006.**
- (8) Home occupations are limited to home office uses in multifamily dwellings. No signage is permitted in townhouse or multifamily dwellings.
- (9) Permitted in a legal nonconforming or conforming residential structure.
- (10) Subject to Chapter [22C.220](#) MMC, Master Planned Senior Communities.
- (11) The following conditions and limitations shall apply, where appropriate:
- (a) Parks are permitted in residential and mixed use zones when reviewed as part of a subdivision or multiple-family development proposal; otherwise, a conditional use permit is required;
 - (b) Lighting for structures and fields shall be directed away from residential areas; and
 - (c) Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.
- (12) Recreational vehicle parks are subject to the requirements and conditions of Chapter [22C.240](#) MMC.
- (13) Golf Facility.
- (a) Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.
 - (b) Restaurants are permitted as an accessory use to a golf course.
- (14) Shooting Range.
- (a) Structures and ranges shall maintain a minimum distance of 50 feet from property lines adjoining residential zones;
 - (b) Ranges shall be designed to prevent stray or ricocheting projectiles or pellets from leaving the property; and
 - (c) Site plans shall include safety features of the range; provisions for reducing noise produced on the firing line; and elevations of the range showing target area, backdrops or butts.
- (15) Only in an enclosed building.
- (16) Dock and Boathouse, Private, Noncommercial.
- (a) The height of any covered over-water structure shall not exceed 20 feet as measured from the line of ordinary high water;
 - (b) The total roof area of covered, over-water structures shall not exceed 1,000 square feet;
 - (c) The entirety of such structures shall have not greater than 50 percent of the width of the lot at the natural shoreline upon which it is located;
 - (d) No over-water structure shall extend beyond the average length of all pre-existing over-water structures along the same shoreline and within 300 feet of the parcel on which proposed. Where no such pre-existing structures exist within 300 feet, the pier length shall not exceed 50 feet;
 - (e) Structures permitted hereunder shall not be used as a dwelling; and
 - (f) Covered structures are subject to a minimum setback of five feet from any side lot line or extension thereof. No setback from adjacent properties is required for any uncovered structure, and no setback from water is required for any structure permitted hereunder.
- (17) Boat Launch, Noncommercial or Private.

- (a) The city may regulate, among other factors, required launching depth, and length of docks and piers;
 - (b) Safety buoys shall be installed and maintained separating boating activities from other water-oriented recreation and uses where this is reasonably required for public safety, welfare and health; and
 - (c) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which it is located.
- (18) Excluding racetrack operation.
- (19) Amusement and recreation services shall be a permitted use if they are located within an enclosed building, or a conditional use if located outside. In both instances they would be subject to the exclusion of a racetrack operation similar to other commercial zones.
- (20) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
- (21) Permitted as an accessory use; see MMC [22A.020.020](#), the definition of "Accessory use, commercial/industrial."
- (22) Only as an accessory to a gasoline service station; see retail and wholesale permitted use table in MMC [22C.020.060](#).
- (23) All processing and storage of material shall be within enclosed buildings and excluding yard waste processing.
- (24) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.
- (25) Drive-through service windows in excess of one lane are prohibited in Planning Area 1.
- (26) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.
- (27) All instruction must be within an enclosed structure.
- (28) Car washes shall be permitted as an accessory use to a gasoline service station.
- (29) Public Safety Facilities, Including Police and Fire.
- (a) All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - (b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street.
- (30) Outdoor storage of materials or vehicles must be accessory to the primary building area and located to the rear of buildings. Outdoor storage is subject to an approved landscape plan that provides for effective screening of storage, so that it is not visible from public right-of-way or neighboring properties.
- (31) Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
- (32) All WCFs and modifications to WCFs are subject to Chapter [22C.250](#) MMC including but not limited to the siting hierarchy, MMC [22C.250.060](#). WCFs may be a permitted use or a CUP may be required subject to MMC [22C.250.040](#).
- (33) Subject to the conditions and requirements listed in Chapter [22C.030](#) MMC.
- (34) Reserved.
- (35) A factory-built commercial building may be used for commercial purposes subject to the following requirements:
- (a) A factory-built commercial building must be inspected at least two times at the factory by the State Building and Electrical Inspector during the construction process, and must receive a state approval stamp certifying that it meets all requirements of the International Building and Electrical Codes. At the building site, the city building official will conduct foundation, plumbing and final inspections; and
 - (b) A factory-built commercial building cannot be attached to a metal frame allowing it to be mobile. All structures must be placed on a permanent, poured-in-place foundation. The foundation shall be structurally engineered to meet the requirements set forth in Chapter 16 of the International Building Code.
- (36) Mini-storage facilities are subject to the development standards outlined in Chapter [22C.170](#) MMC.
- (37) Except heavy equipment.

- (38) With outdoor storage and heavy equipment.
- (39) Incidental assembly shall be permitted; provided, it is limited to less than 20 percent of the square footage of the site excluding parking.
- (40) Light industrial uses may be permitted; provided, there is no outdoor storage of materials, products or vehicles.
- (41) Excluding drinking places such as taverns and bars and adult entertainment facilities.
- (42) Excluding vehicle and livestock auctions.
- (43) If the total storage capacity exceeds 6,000 gallons, a conditional use permit is required.
- (44) The retail sale of products manufactured on site shall be permitted; provided, that not more than 20 percent of the constructed floor area in any such development may be devoted to such retail use.
- (45) Limited to 5,000 square feet or less.
- (46) Eating and Drinking Places.
 - (a) Limited to 4,000 square feet or less.
 - (b) Drive-through service windows in excess of one lane are prohibited in Planning Area 1.
 - (c) Taverns, bars, lounges, etc., are required to obtain a conditional use permit in the mixed use zone.
- (47) Limited to hardware and garden supply stores.
- (48) Limited to convenience retail, such as video, and personal and household items.
- (49) Provided there is no outdoor storage and/or display of any materials, products or vehicles.
- (50) Except slaughterhouses.
- (51) Limited to photocopying and printing services offered to the general public.
- (52) Limited to less than 10 employees.
- (53) In conjunction with an eating and drinking establishment.
- (54) Provided there is no outdoor storage and/or display of any materials, products or vehicles.
- (55) May be further subject to the provisions of city of Marysville shoreline management program.
- (56) Except weapons armories and outdoor shooting ranges.
- (57) Except outdoor shooting ranges.
- (58) Only in conjunction with an existing or proposed school.
- (59) Except racing of motorized vehicles.
- (60) Limited to land located along east side of 47th Avenue NE alignment, in the east half of the northeast quarter of Section 33, Township 30N, Range 5E, W.M., and in the northeast quarter of the southeast quarter of Section 33, Township 30N, Range 5E, W.M., and land located east side of SR 529, north of Steamboat Slough, south and west of Ebey Slough (a.k.a. TP No. 300533-002-004-00) and in the northwest and southwest quarters of Section 33, Township 30N, Range 5E, W.M., as identified in Exhibit A, attached to Ordinance No. 2452.
- (61) Opiate substitution treatment program facilities permitted within commercial zones are subject to Chapter [22G.070](#) MMC, Siting Process for Essential Public Facilities.
- (62) Opiate substitution treatment program facilities, as defined in MMC [22A.020.160](#), are subject to the standards set forth below:
 - (a) Shall not be established within 300 feet of an existing school, public playground, public park, residential housing area, child-care facility, or actual place of regular worship established prior to the proposed treatment facility.
 - (b) Hours of operation shall be restricted to no earlier than 6:00 a.m. and no later than 7:00 p.m. daily.
 - (c) The owners and operators of the facility shall be required to take positive ongoing measures to preclude loitering in the vicinity of the facility.
- (63) Permitted uses include Whiskey Ridge zones.
- (64) Level 1 and Level 2 charging only.
- (65) The term "rapid" is used interchangeably with Level 3 and fast charging.
- (66) Rapid (Level 3) charging stations are required to comply with the design and landscaping standards outlined in MMC [22C.020.265](#).
- (67) Rapid (Level 3) charging stations are required to be placed within a parking garage.
- (68) Excepting "marijuana (cannabis) dispensaries," "marijuana (cannabis) collective gardens," and "marijuana cooperatives" as those terms are defined or described in this code and/or under state law; such facilities and/or uses are prohibited in all zoning districts of the city of Marysville.

(69) No person or entity may produce, grow, manufacture, process, accept donations for, give away, or sell marijuana concentrates, marijuana-infused products, or usable marijuana within commercial, industrial, recreation, and public institution zones in the city. Provided, activities in strict compliance with RCW [69.51A.210](#) and [69.51A.260](#) are not a violation of the Marysville Municipal Code.

(70) Permitted within existing legal nonconforming single-family residences.

(71) Subject to the requirements set forth in MMC 10.04.460.*

(72) Pet daycares are restricted to indoor facilities with limited, supervised access to an outdoor fenced yard. Overnight boarding may be permitted as a limited, incidental use. Both outdoor access and overnight boarding privileges may be revoked or modified if the facility is not able to comply with the noise standards set forth in WAC [173-60-040](#).*

(73) Shipping/cargo and similar storage containers may be installed on commercial or industrial properties provided they are screened from public view pursuant to MMC [22C.120.160](#), Screening and impact abatement.

(74) Tanks, generators, and other machinery which does not generate nuisance noise may be located in the service/loading area. Truck service/loading areas shall not face the public street and shall be screened from the public street.

(75) Hotels/motels are prohibited within Arlington Airport Inner Safety Zones (ISZ) 2, 3, and 4. Hotel/motels that are proposed to locate within Arlington Airport Protection Subdistricts B and C shall be required to coordinate with the Arlington Municipal Airport to ensure that height, glare, and other aspects of the hotels/motels are compatible with air traffic and airport operations.

(76) Use limited to properties that have property frontage along State Avenue/Smokey Point Boulevard.

Section 8. The title of MMC 22C.230 Mobile Home Parks, is hereby amended to read as follows:

Chapter 22C.230 MOBILE/MANUFACTURED HOME PARKS

Section 9. Section 22C.230.070, Design standards, of MMC Chapter 22C.010, Mobile Home Parks, is hereby amended to read as follows:

22C.230.070 Design standards.

The purpose of this section is to establish minimum standards for mobile/manufactured home parks.

(1) Lot Coverage. All structures and buildings, including mobile homes and outbuildings, and any carports, decks or stairways attached thereto, and all impervious surfaces such as paved driveways, parking areas, sidewalks and patios, shall not cumulatively cover more than 60 percent of the total area of an individual mobile/manufactured home lot; provided, that patios, decks and sidewalks shall not be included in said 60 percent calculation if a lot is landscaped, on a permanent basis, in a way which emphasizes the appearance of natural vegetation.

(2) Yard Requirements. All mobile/manufactured homes, together with their additions and appurtenant structures, accessory structures and other structures on the site (excluding fences), shall observe the following setbacks (excluding any hitch or towing fixture), which supersede the standards of the underlying zoning district:

(a) Park roads: not less than 20 feet from the centerline of right-of-way, and in no case less than five feet from the paved, surfaced edge;

(b) Exterior site boundary not abutting an off-site public right-of-way: not less than 15 feet from the property line;

(c) Exterior site boundary, abutting an off-site public right-of-way: one-half of right-of-way plus 20 feet, measured from centerline;

(d) Side yard setback: all mobile/manufactured homes, together with their habitable additions, but excluding open porches and carports, shall be set back not less than three feet from side yard property lines.

(3) Height. No building or structure and no accessory building or structure shall exceed a height of 30 feet.

(4) Structure Separations. A minimum 10-foot separation shall be maintained between all mobile/manufactured homes, together with their habitable additions, and other mobile/manufactured homes. One-hour fire resistant accessory structures and/or service buildings shall maintain a minimum three-foot separation from adjacent mobile/manufactured homes. Non-fire-rated accessory structures and/or service buildings shall maintain a minimum six-foot separation between themselves and mobile/manufactured homes, except that carports may abut the unit to which they are an accessory use.

(5) Accessory Structures. Buildings or structures accessory to individual mobile/manufactured homes are permitted; provided, that the total developed coverage of the space shall not exceed the maximum lot coverage requirements.

Buildings or structures accessory to the mobile/manufactured home park as a whole, and intended for the use of the park occupants, are permitted, provided the building area does not exceed 50 percent of the common open space.

(6) Access and Circulation. The layout and general development plan for major and minor access streets and driveways within the mobile/manufactured home park, together with the location and dimensions of access junctions with existing public streets and rights-of-way, shall be approved by the city engineer.

(a) Right-of-Way. All interior park roads shall be constructed within a right-of-way which shall be sufficient to construct and maintain the roadway plus a provision for utilities, but in no case shall be less than 30 feet in width.

(b) Pavement Width. Park roads shall have a minimum paved width of 30 feet, including the area improved with curbs and gutters. Cul-de-sac turnarounds shall have a minimum paved diameter of 70 feet.

(c) Public/Private Streets. The city engineer shall determine whether the streets within a park shall be public or private. If the streets are to be public they shall be constructed to public street standards.

(d) Roadway Surface. All access roadways and service drives shall be bituminous surfacing or better and at a surface depth classified by the city engineer.

(e) Curbs and Gutters. Rolled curbs and gutters shall be constructed on both sides of all interior park roadways.

(f) External Access Points. External access to the park shall be limited to not more than one driveway from a public street for each 200 feet of frontage.

(7) Parking Requirements. At least two off-street parking spaces, located adjacent to each respective mobile/manufactured home, shall be provided for each such unit and shall be hard surfaced. In addition to occupant parking, guest and service parking shall be provided within the boundaries of the park at a ratio of one parking space for each four mobile/manufactured home lots, and shall be distributed for convenient access to all lots. Guest and service parking and may be provided by a parking lane and/or as a separate parking areas. Clubhouse and community building parking facilities may account for up to 50 percent of this requirement.

~~The front and side yard setbacks for mobile/manufactured home units shall not be calculated for purposes of meeting the minimum parking requirements.~~ All off-street parking spaces shall have a minimum dimension of 10 feet by 20 feet.

(8) Utility Requirements. All mobile/manufactured home parks shall provide permanent electrical, water and sewage disposal connections to each mobile/manufactured home, recreational vehicle, or tiny house with wheels in accordance with applicable state and local rules and regulations. Recreational vehicles or tiny houses with wheels shall include an internal toilet and an internal shower unless the mobile/manufactured home park provides adequate common toilet and shower facilities for the park residents.

All sewage and waste water from toilets, urinals, slop sinks, bathtubs, showers, lavatories, laundries, and all other sanitary fixtures in a park shall be drained into a public sewage collection system.

All water, sewer, electrical and communication service lines shall be underground and shall be approved by the agency or jurisdiction providing the service. Gas shut-off valves, meters and regulators shall not be located beneath mobile/manufactured homes.

(9) Open Space/Recreational Facilities. A minimum of 10 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space and location shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets and storage areas are not considered to be usable open space.

The percentage requirement may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pool, or tennis courts) are provided.

The area shall be exclusive of the required perimeter buffer, centrally located, and of such grade and surface to be suitable for active recreation.

(10) Sidewalks/Walkways. The park shall contain pedestrian walkways to and from all service and recreational facilities. Such walkways shall be adequately surfaced and lit. A portion of the roadway surface may be reserved for walkways; provided, that the same are marked and striped; and provided, that the roadway width is widened accordingly. Walkways shall be a minimum width of five feet.

(11) Frontage Improvements. All new mobile/manufactured home parks, and all enlargements or increases in density to an existing mobile/manufactured home park, shall be required to construct frontage improvements to current city standards prior to occupancy.

~~(1112)~~ Lighting. Outdoor lighting shall be provided to adequately illuminate internal streets and pedestrian walkways. Lights shall be sized and directed to avoid adverse impact on adjacent properties.

~~(1213)~~ Storm Drainage. Storm drainage control facilities shall be subject to approval by the city engineer, and shall comply with the city's storm sewer code.

~~(1314)~~ Landscaping/Screening. The park shall provide visual screening and landscaping as required in perimeter setback areas and open space. Landscaping may consist of suitable ground cover, shrubs and trees; provided, that they are installed prior to the first occupancy of the park, and are of such species and size as would normally fulfill a screening function within five years of being planted. Site development shall be sensitive to the preservation of existing vegetation. All trees, flowers, lawns and other landscaping features shall be maintained by the park management in a healthy, growing condition at all times.

The following minimum requirements for landscaping and screening shall apply:

(a) Along the exterior site boundary, a minimum 10-foot-wide screen landscaped to the L1 standards shall be provided (see Chapter 22C.120 MMC, Landscaping and Screening);

(b) Where abutting a major arterial, a minimum 20-foot-wide screen landscaped to the L1 standards shall be provided (see Chapter 22C.120 MMC, Landscaping and Screening); provided, that a minimum 10-foot strip may be considered sufficient when it can be demonstrated that with earth sculpturing and recontouring, or a sight-obscuring fence, the development is buffered sufficiently;

(c) Perimeters of common parking areas shall be landscaped with a minimum five-foot screen landscaped to the L3 standards (see Chapter 22C.120 MMC, Landscaping and Screening);

(d) Bulk storage and parking areas shall be landscaped with a minimum five-foot screen landscaped to the L2 standards (see Chapter 22C.120 MMC, Landscaping and Screening).

~~(1415)~~ Signs. Signs and advertising devices shall be prohibited in a mobile/manufactured home park except:

(a) One identifying sign at each entrance of the park, which may be indirectly lit, but not flashing. Said sign shall comply with Chapter 22C.160 MMC;

(b) Directional and informational signs as allowed pursuant to for the convenience of tenants and the public relative to parking, office, traffic movement, etc., shall comply with MMC Chapter 22C.160 MMC.

(1516) Storage.

(a) The owner of a mobile/manufactured home park shall provide, or shall require its tenants to provide, adequate indoor tenant storage facilities which are conveniently located near each mobile/manufactured home lot for the storage of household items and equipment. There shall be no outside storage of such items and equipment.

(b) Bulk storage and parking areas for boats, campers, travel trailers, recreational vehicles, trucks, snowmobiles, motorcycles and other seldom or seasonally used recreational equipment shall be provided within the park. A minimum of 300 square feet of space, exclusive of driveways, shall be provided for every 10 mobile/manufactured homes. Bulk storage and parking areas shall be separated from other parking facilities and shall be provided with some means of security. The requirements of this subsection may be waived by the city when the park developer agrees to prohibit the storage of such items within the park. All bulk storage and parking areas shall be hard surfaced with asphaltic concrete, or crushed gravel, if approved by the city engineer. Crushed gravel bulk storage and parking areas, if approved by the city engineer, shall be surfaced with no less than three inches of crushed gravel and maintained in a dust-free condition.

Section 10. Section 22C.230.150, Standards for existing parks, of MMC Chapter 22C.010, Mobile Home Parks, is hereby amended to read as follows:

22C.230.150 Standards for existing parks.

(1) Mobile/manufactured home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved. Enlargements or increases in density to an existing mobile/manufactured home park shall be subject to current drainage and frontage improvement standards;

(2) Placement of ~~new accessory structures and replacement~~ mobile homes, manufactured homes, recreational vehicles, tiny houses with wheels, and accessory structures either standard or nonstandard, in these mobile home parks shall be governed by the dimensional standards in effect when the mobile/manufactured home park was parks were approved. Where internal setbacks are not specified, the setback standards outlined in the International Building Code (IBC), International Residential Code (IRC) and the International Fire Code (IFC) shall apply;

(3) Recreational vehicles and tiny houses with wheels utilized as a ~~permanent~~primary residence are permitted ~~provided subject to the utility requirements set forth in MMC 22C.230.070(8); hook ups are provided and meet current adopted standards for~~ mobile/manufactured home parks;

(4) An existing mobile/manufactured home park may be enlarged or increased in density; provided, the proposed enlargement or increase in density meets the standards set forth in MMC 22C.230.050 through 22C.230.070;

(5) Insignia mobile homes may be installed in established mobile/manufactured home parks; provided, that all mobile homes supported by piers shall be fully skirted;

(6) The placement of new accessory structures and replacement mobile homes shall comply with Chapter 22E.010 MMC, Critical Areas Management.

Section 11. Section 22A.010.160, Amendments, of the Marysville Municipal Code is hereby amended as follows by adding reference to this adopted ordinance in order to track amendments to the City’s Unified Development Code:

“22A.010.160 Amendments.

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

<u>Ordinance</u>	<u>Title (description)</u>	<u>Effective Date</u>
_____	Mobile/Manufactured Home & RV Park Amendments	_____, 2020”

Section 12. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this ordinance.

Section 13. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener’s errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

Section 14. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2020.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
TINA BROCK, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY


Date of Publication: _____

Effective Date: _____
(5 days after publication)

Index #10

CITY OF MARYSVILLE AGENDA BILL
EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 9, 2020

AGENDA ITEM:	
Tiny home code amendments (PA20-015)	
PREPARED BY:	DIRECTOR APPROVAL:
Angela Gemmer, Senior Planner	
DEPARTMENT:	
Community Development	
ATTACHMENTS:	
Comments N. Weinstein dated 7/15/2020 Tiny House PowerPoint PC Recommendation dated 9/9/2020 PC Minutes dated 3/10/2020, 6/9/2020, 7/14/2020 & 9/9/2020 Adopting Ordinance	
BUDGET CODE:	AMOUNT:
N/A	N/A
SUMMARY:	

The Planning Commission (PC) held a public hearing on September 9, 2020 to review proposed amendments to Marysville Municipal Code Title 22, *Unified Development Code* to allow tiny houses as accessory dwelling units and in other limited circumstances. The amendments consist of:

- Including “Tiny house” and “Tiny house with wheels” in MMC Section 22C.010.060, *Permitted uses*;
- Amending MMC Section 22C.010.060, *Permitted uses – Development conditions*, to indicate that “Tiny house” and “Tiny house with wheels” are allowed as accessory dwelling units, or as a primary residence in a mobile/manufactured home park;
- Amending MMC Section 22C.180.030, *Accessory dwelling unit standards*, to exempt tiny houses from the 300 square foot minimum unit size, and to require that tiny houses be placed on a permanent foundation per the manufacturer’s requirements;
- Allowing tiny houses to be used as a living accommodation when an elderly or ill relative requires continuous care (see MMC Section 22C.110.020, *Permitted temporary uses*); and
- Allowing tiny houses and recreational vehicles to be used by supervisory/security personnel on the site of an active construction project, or when a single family residence is being constructed or repaired (see MMC Section 22C.110.030).

The PC received testimony from staff and interested parties at the public hearing following public notice. The PC made a motion to recommend the proposed amendments to City Council for adoption by ordinance.

RECOMMENDED ACTION:

Staff recommends that City Council affirm the Planning Commission’s recommendation and adopt the Tiny House Amendments by Ordinance.

RECOMMENDED MOTION:

I move to adopt the Tiny House Amendments by Ordinance, and authorize the Mayor to sign said Ordinance.

From: Nina Weinstein <ninaweinstein2@gmail.com>
Sent: Wednesday, July 15, 2020 12:35 PM
To: Angela Gemmer <agemmer@marysvillewa.gov>
Subject: [External!] Re: [External!] Re: 7-14-2020 PC Meeting 5 pm

External Email Warning! Use caution before clicking links or opening attachments.

Angela,

Thank you for offering to forward my comments to the Planning Commission.

I bought my rental house in Marysville, in part, because I was thinking of the future, which I believe, will include tiny houses. With housing at such unaffordable levels, it makes sense to offer an alternative to homelessness. My property is flat and covered with grass, so I could build on it. Tiny houses have all of the amenities that larger houses do at a fraction of the cost.

If the Planning Commission wants to encourage landowners in this regard, I would recommend making it affordable and beneficial for landowners to build tiny houses on their rental properties, if they wish to do so. These tiny houses have to work for the landowner by being affordable to build and profitable to rent.

I won't be living on my rental property, so the tiny house has to function as rentable space, just as the regular-sized house on the property is rentable space with no restriction that the owner has to live on the property. This restriction defeats the purpose and will result in the landowner not being able to offer this option to the community.

Thank you.

Best regards,
Nina Weinstein

TINY HOUSES



AN OVERVIEW OF TINY HOUSES AND RECENT STATE LEGISLATION

WHAT IS A TINY HOUSE?

- Under State law, “tiny house” and “tiny house with wheels” is “a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with the state building code”.
- Typical tiny house on wheels is usually less than 8 by 20 feet with livable space totaling 120 square feet or less.
- Reasons for pursuing tiny houses are to downsize, simplify, affordable, reduce debt, social/environmental reasons.
- Touted as a potential affordable housing and homelessness solution.

TINY HOUSES – VARYING ARCHITECTURAL STYLES



WHAT DOES THE RECENT STATE LEGISLATION REQUIRE AND ALLOW?

- Defines tiny houses. Type of 'factory built' housing.
- Allows cities to permit in tiny house villages/communities using BSP process.
- Cities must allow in mobile/manufactured home parks (MHP).
- Tiny houses must have one toilet and one sink, or MHP must provide facilities.
- Building Code Council providing standards for tiny houses.





MARYSVILLE
COMMUNITY
DEVELOPMENT

PC Recommendation – Tiny House Amendments

The Planning Commission (PC) of the City of Marysville, held a public hearing on September 9, 2020 in review of NON-PROJECT action amendments of the Marysville Municipal Code (MMC), proposing amendments to Sections 22A.020.210 "T" definitions, 22C.010.060 *Permitted uses*, 22C.010.070 *Permitted uses – Development conditions*, 22C.180.030 *Accessory dwelling unit standards*, 22C.110.020 *Permitted temporary uses*, and 22C.110.030 *Exempted temporary uses*. Having considered the exhibits and testimony presented, PC does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The Community Development Department held public meetings to introduce the Tiny House topic to the community on March 10 and June 9, 2020.
2. The Community Development Department held a public meeting to introduce the NON-PROJECT action Tiny House Amendments to the community on July 7, 2020.
3. The proposal was submitted to the State of Washington Department of Commerce for 14-day expedited review on September 17, 2020, in accordance with RCW 36.70A.106.
4. The PC held a public work session to review the NON-PROJECT action amendments proposing adoption of the NON-PROJECT action Tiny House Amendments as described above, on July 7, 2020.
5. The PC held a duly-advertised public hearing on September 9, 2020 and received testimony from city staff and the public.
6. At the public hearing, the PC reviewed and considered the Tiny House Amendments.

CONCLUSION:

At the public hearing, held on September 9, 2020, the PC recommended **APPROVING** the Commercial Permitted Uses, and Density and Dimensional Standards Amendments.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of **APPROVAL** of the NON-PROJECT action known as the Tiny House Amendments, an amendment to Marysville Municipal Code Sections 22A.020.210 "T" definitions, 22C.010.060 *Permitted uses*, 22C.010.070 *Permitted uses – Development conditions*, 22C.180.030 *Accessory dwelling unit standards*, 22C.110.020 *Permitted temporary uses*, and 22C.110.030 *Exempted temporary uses*, this **September 9, 2020**.

By: _____

Stephen Leifer, Planning Commission Chair

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270

**Planning
Commission**



**1049 State Avenue
Marysville, WA 98270**

Meeting Minutes

March 10, 2020

Call to Order

Chair Leifer called the meeting to order at 7:03 p.m. noting the excused absence of Commissioners Kay Smith and Tom Thetford.

Present:

Commission: Chair Steve Leifer, Planning Commissioner Roger Hoen, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Brandon Whitaker

Staff: Planning Manager Chris Holland, Senior Planner Cheryl Dungan, Senior Planner Angela Gemmer

Excused: Planning Commissioner Tom Thetford, Planning Commissioner Kay Smith

Minutes

February 11, 2020 Planning Commission Minutes

Motion to Approve February 11, 2020 Planning Commission Minutes moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Kristen Michal.

VOTE: Motion carried 4 - 0

AYES: Planning Commissioner Roger Hoen, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Steve Leifer

ABSTAIN: Planning Commissioner Brandon Whitaker

Election of Officers

Motion to Approve the reappointment of Steve Leifer as Planning Commissioner Chair moved by Planning Commissioner Roger Hoen seconded by Planning Commissioner Jerry Andes.

AYES: ALL

Motion to Approve appointment of Jerry Andes as Planning Commission Vice Chair moved by Planning Commissioner Steve Leifer seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

Audience Participation

None

Public Hearing

Floodplain Management Code Amendments

- MMC Chapter 22A.020 Floodplain Definitions
- MMC Chapter 22E.020 Floodplain Management

Senior Planner Dungan reviewed the proposed changes. She noted that the majority of the changes come from the Washington State Model Flood Plain Ordinance for the City to remain in compliance with the National Flood Plain Insurance Program. Also, staff is recommending revising the language to be consistent with how density is calculated and also with the Comprehensive Plan to exclude residential development within the 100-year floodplain. Also, it is proposed that the Hearing Examiner hear the variances to the floodplain instead of City Council in order to be consistent with current regulations for all other land use actions. Staff is recommending that the Planning Commission forward City Council a recommendation of approval of the Development Code amendments.

Commissioner Whitaker asked if there has been an updated FIRM (Flood Insurance Rate Map) map for Marysville in 2020. Senior Planner Dungan replied that she just got proposed changes in the mail not too long ago. She did not see any changes in terms of the base flood elevation.

Chair Leifer asked about floodplain insurance requirements. Senior Planner Dungan explained that lenders require people to obtain floodplain insurance when they refinance or purchase if they fall within FEMA's floodplain map boundaries. People can request a letter of map amendment if they contest the designation. The City primarily relies on LIDAR information.

Chair Leifer opened the public hearing at 7:16 p.m. There were no members of the public present. The public comment portion of the public hearing was closed at 7:16 p.m.

Motion to Approve forwarding the proposed Floodplain Management Code Amendments to Council with a recommendation for approval moved by Planning Commissioner Roger Hoen seconded by Planning Commissioner Kristen Michal.

AYES: ALL

The hearing was closed at 7:18 p.m.

New Business

Code Amendments

MMC 22C.130.030-Table 1: Minimum Required Parking Spaces

Senior Planner Gemmer reviewed the proposed revisions which would provide a parking standard of 1.25 parking spaces per dwelling unit for studio apartments and provide clarification on both accessory dwelling unit and multiple-family parking standards. Commissioners asked clarification questions regarding the proposal.

Motion to Approve setting a public hearing on this Minimum Parking Spaces for April 14 moved by Planning Commissioner Brandon Whitaker seconded by Planning Commissioner Kristen Michal.

AYES: ALL

MMC 22A.020.180 - "Q" definitions

Senior Planner Gemmer reviewed this item which would clarify the definition for Qualified Scientific Professional and differentiate the qualifications needed for wetland professionals from fish and fish habitat/stream professionals.

Commissioner Michal asked about impacts on developers who might need to hire more than one professional as a result of these amendments. Planning Manager Holland explained that this will have no impact on most people, but will clarify that people need to have their certification.

Motion to Approve setting a public hearing on "Q" definitions on April 14 moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Roger Hoen.

AYES: ALL

MMC 22C.240.030 - Criteria for locating a recreational vehicle park

Senior Planner Gemmer reviewed this item which would clarify that all recreational vehicle parks are subject to the standards set forth in MMC Chapter 22C.240 and eliminate the obsolete reference in MMC Section 22C.240.030 to recreational vehicle parks being allowed in all zones within the city except single family and multiple family zones as this is inconsistent with the permitted uses matrices.

Motion to Approve setting a public hearing for Criteria for locating a recreational vehicle park for April 14 moved by Planning Commissioner Kristen Michal seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

"Tiny House" and "Tiny House with Wheels" Discussion

Senior Planner Gemmer made a PowerPoint presentation regarding tiny houses and solicited Planning Commission comments on how these should be incorporated into the city.

Commissioner Michal asked if the City is expecting any type of mandates related to tiny houses. Planning Manager Holland explained that right now the City is just required to allow them in Mobile Home Parks. In the future they may be required to expand that.

Commissioner Hoen said he'd like to see requirements for play areas, sidewalks and pedestrian connections, and possible regulations on fences.

Commissioner Whitaker recommended elements that would produce pride in place.

Commissioner Michal asked about looking at models from other communities. Staff indicated they would look into that.

Commissioner Andes recommended not requiring curb, gutter and sidewalks to help keep down costs.

Chair Leifer noted that there has been an interest in doing this on church properties in some locations. Planning Manager Holland thought that this is a direction that the legislature is likely going to try to go. Chair Leifer commented that a commitment to set aside space for this type of housing says a lot about the city's desire to provide housing for all types of people.

There was discussion about impacts on tax assessments.

There appeared to be consensus to require sewer and water as an Accessory Dwelling Unit on an existing lot. In a community, there was a question if they had to have their own restroom facility or if it could be provided on site.


Commissioner Whitaker spoke in support of each unit having its own restroom and water hookups for a tiny home village, but as an ADU they might be able to share with the main home.

Adjournment

Motion to Adjourn at 8:31 p.m. moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

Next Meeting - Tuesday, April 14, 2020 - 7 p.m.

 for _____
Laurie Hugdahl, Recording Secretary

**Planning
Commission**



**1049 State Avenue
Marysville, WA 98270**

Meeting Minutes

June 9, 2020

Call to Order

Chair Leifer called the meeting to order at 6:00 p.m. noting the resignation of Kay Smith and expressed appreciation for her faithful and conscientious service.

Present:

Commission: Chair Steve Leifer, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Brandon Whitaker, Planning Commissioner Tom Thetford

Staff: Planning Manager Chris Holland, Senior Planner Angela Gemmer, Janis Lamoureux

Excused: Planning Commissioner Roger Hoen

Minutes

March 10, 2020 Planning Commission Minutes

Motion to approve March 10, 2020 Planning Commission Minutes moved by Planning Commissioner Jerry Andes seconded by Planning Commissioner Brandon Whitaker.

VOTE: Motion carried 4 - 0

AYES: Chair Leifer, Planning Commissioner Andes, Planning Commissioner Michal, Planning Commissioner Whitaker

ABSTAIN: Planning Commissioner Thetford

Audience Participation

None

Public Hearing

Hearing No. 1 - Amendment to MMC Chapter 22C.130.030, Table 1, Minimum required parking spaces.

The hearing was opened at 6:06 p.m. Senior Planner Gemmer reviewed this item. Commissioner Whitaker asked about the previous requirements. Senior Planner Gemmer reviewed those.

Chair Leifer solicited public comments. There were none.

Motion to forward the proposed amendment to the City Council with a recommendation for approval moved by Planning Commissioner Andes seconded by Planning Commissioner Thetford.

AYES: ALL

The hearing was closed at 6:15 p.m.

Hearing No. 2 - Amendment to "Qualified scientific professional" definition set forth in MMC Section 22A.020.180.

The hearing was opened at 6:15 p.m. Senior Planner Gemmer reviewed this item.

Commissioner Andes asked how many professionals have these credentials. Senior Planner Gemmer thought many people on the list would have this credential or could get it. Planning Manager Holland reviewed the reason for strengthening this definition.

Chair Leifer solicited public comments. There were none.

Motion to forward the proposed amendment to "Qualified scientific professional" definition set forth in MMC Section 22A.020.180. to the City Council with a recommendation for approval moved by Planning Commissioner Andes seconded by Planning Commissioner Whitaker.

AYES: ALL

The hearing was closed at 6:23 p.m.

Hearing No. 3 - Amendment to MMC Chapter 22C.230, Mobile Home Parks, MMC Sections 22C.010.060 and 22C.020.060, Permitted uses, and repeal of MMC Chapter 22C.240, Recreational Vehicle Parks.

The hearing was opened at 6:23 p.m. Senior Planner Gemmer reviewed this item.

Commissioner Whitaker expressed concern about the appearance of the multiple uses allowed in a mobile home park. Senior Planner Gemmer noted that all of these uses are currently allowed under state law. Planning Manager Holland noted that some mobile home parks have more restrictions, but not all of them.

Chair Leifer asked why RV parks wouldn't be allowed in the City. He commented on the need for people with RV's to have a place to stay in Marysville. Additionally, there is a large number of people who cannot afford traditional housing, and this could be an opportunity to provide affordable housing in the City. Planning Manager Holland

explained that it doesn't align with the uses that the PSRC wants to see within the Cascade Industrial Center, and there aren't any appropriate sites (10-15 acres). He noted that the uses are still allowed in existing parks. Chair Leifer then asked if a new mobile home park could be built with the expressed purpose of filling it completely with RV's. He raised a hypothetical example of such a development on property owned by Sayani north of 156th and west of Twin Lakes. Planning Manager Holland affirmed it would be allowed by going through the provisions of Title 22C.230 rather than 22C.240 with a Conditional Use Permit.

Chair Leifer solicited public comments. There were none.

Motion to forward the proposed amendment to MMC Chapter 22C.230, Mobile Home Parks, MMC Sections 22C.010.060 and 22C.020.060, Permitted uses, and repeal of MMC Chapter 22C.240, Recreational Vehicle Park to the City Council with a recommendation for approval moved by Planning Commissioner Andes seconded by Planning Commissioner Thetford.

AYES: ALL

The hearing was closed at 6:54 p.m.

Old Business

"Tiny house" and "tiny house with wheels" discussion

Senior Planner Gemmer reviewed this item giving various examples of tiny house regulations and solicited feedback.

Commissioner Andes asked about codes for tiny home communities for groups of people that choose this lifestyle. Senior Planner Gemmer replied that if the Planning Commission wanted to implement something like that in the community they could implement the current cottage housing code, but add provisions to limit the zones in which it is allowed and also limit the quantity. Planning Manager Holland asked the Planning Commission for their thoughts.

Commissioner Andes spoke in support of a pilot project if they could find someone to build it. Commissioner Thetford also spoke in support of doing a pilot project to see if it is the sort of thing they would even want to have in Marysville.

Commissioner Whitaker recommended requiring separate bathrooms since community restroom and shower facilities would be difficult during a pandemic situation. Commissioner Michal agreed with Commissioner Whitaker. She also liked the idea of a pilot project. She asked if there is anything pushing the City to do anything with tiny houses right now other than allowing them in mobile home parks. Planning Manager Holland spoke to the importance of having something on the books. He summarized the Planning Commission's desire to have some sort of pilot project with site specific development standards. Senior Planner Gemmer added that there has been a lot of interest from the community in tiny house codes.

Chair Leifer thought there would be a lot of people who would support this to help out the homeless, as well as people who don't want anything to do with it. He asked about the City's position about allowing use of the existing sewer on the 45 Road for a site out there. Planning Manager Holland replied that there is water out there, but not sewer. Per the GMA the City would not be allowed to have a connection outside of its Urban Growth Area boundary.

Planning Commissioner Holland stated that staff would see what changes to ADUs would be required and what changes might be needed for tiny homes.

Adjournment

Motion to adjourn at 8:48 p.m. moved by Planning Commissioner Tom Thetford seconded by Planning Commissioner Brandon Whitaker.

AYES: ALL

Next Meeting – July 14

Laurie Hugdahl, Recording Secretary

**Planning
Commission**



**1049 State Avenue
Marysville, WA 98270**

Meeting Minutes

July 14, 2020

Call to Order

Chair Leifer called the meeting to order at 5:09 p.m.

Present:

Commission: Chair Steve Leifer, Planning Commissioner Roger Hoen, Planning Commissioner Jerry Andes, Planning Commissioner Kristen Michal, Planning Commissioner Brandon Whitaker, Planning Commissioner Tom Thetford

Staff: Planning Manager Chris Holland, Senior Planner Angela Gemmer, Janis Lamoureux

Approval of Minutes

June 9, 2020 Planning Commission Minutes

Chair Leifer asked that more detail regarding the discussion around RV park regulations from the last meeting be included in the minutes at the bottom of page 2. Approval of the June 9 minutes was postponed to the next meeting to allow for revisions.

Audience Participation

None

New Business

Item No. 1: Amendments to MMC Chapter 22G.100, Boundary Line Adjustments.

Senior Planner Angela Gemmer reviewed this item.

Commissioner Whittaker asked if the proposed regulations to shore up the BLA process were common in the industry and not too onerous. Senior Planner Gemmer explained that different jurisdictions handle boundary line adjustments differently. This is on the

stricter side, but it is on par with what some jurisdictions do. The goal is to make sure that the obligations with the development don't get circumvented. Planning Manager Holland concurred.

Commissioner Andes expressed concern that the regulations might slow down development in the City and could be a detriment. Senior Planner Gemmer replied that the goal is not necessarily to slow down development, but to make sure that the way the development occurs is in the best in interest of the community.

Public Comments:

Dylan Sluder, Master Builders, stated that his group has some significant concerns, especially with the five-year timeline. They have reached out to staff and are planning on meeting with them to sort out the issues before the Planning Commission's next meeting.

Chair Leifer agreed with Councilmember Andes' concerns about this potentially deterring development and expressed concern about making things more restrictive during these difficult economic times. He is looking forward to seeing what comes of the meeting between staff and Master Builders.

Planning Manager Holland clarified that no action is currently being requested. Staff will be working with Master Builders over the next month or so and will be coming back to the Planning Commission with more information. He noted that the BLA provisions were intended to be limited to correct certain minor things and not to circumvent the subdivision ordinance. Senior Planner Gemmer acknowledged that the timing isn't ideal, but noted that it is not the City's goal to hamper development. Angela Gemmer explained that sometimes an adjustment isolates a parcel and eliminates the development potential of property without benefitting the community. In these cases the community ultimately ends up paying the tab for improvements.

Commissioner Andes asked about sizes of parcels that this would cover. Senior Planner Gemmer replied that it would cover all sizes. In situations where someone is trying to shift the development potential from one lot to another then the intended improvements should eventually be caught up with.

Chair Leifer asked about the intent of the five-year moratorium on any further activity. Senior Planner Gemmer replied that it is to create a comparable situation to short plat regulations. The intent of the regulations is to avoid people using the BLA process as a mechanism to skirt the subdivision process.

Chair Leifer noted that they need to get further comments on this before making any decisions. He stressed that even if this ends up being a viable alternative to the current BLA regulations, during the current economic circumstances he doesn't think it makes sense to interfere with anything that will help get the economy moving again.

Commissioner Michal asked for more details about the 11 BLA requests this year. Senior Planner Gemmer indicated she would bring back more information about these.

Item No. 2: Amendments to MMC Sections 22A.020.210 – “T” definitions, 22C.010.060 – Permitted uses, 22C.010.070 – Permitted uses – Development conditions, and 22C.180.030, Accessory dwelling unit standards to allow for tiny houses as accessory dwelling units.

Senior Planner Angela Gemmer reviewed this item which would amend the code to allow for tiny houses in certain circumstances.

Chair Leifer asked if there is currently a difference in allowances for “tiny houses” and “tiny houses on wheels”. Senior Planner Gemmer replied that “tiny houses” and “tiny houses on wheels” are interchangeable terms, and this would clarify any confusion. Planning Manager Holland clarified that an ADU within a single family development would have to be permanent, not mobile.

Commissioner Andes asked if the legislature said that tiny houses have to be allowed in mobile home parks. Senior Planner Gemmer confirmed that jurisdictions have to allow tiny houses in mobile home parks. Mobile home park owners have the choice whether or not to allow them.

Commissioner Hoen asked about allowances for recreational vehicles on construction sites. Senior Planner Gemmer explained they are allowed on active construction sites, but they would have to provide water and sewer. Planning Manager Holland confirmed that the expectation would be that there would be active water and provision for sewage.

Item No. 3: Sather NON-PROJECT Action Comprehensive Plan Map Amendment and Concurrent Rezone (PA20-001) approximately 9.22-acres from Multi-family, Low Density (R- 12) to Mixed Use (MU).

Planning Manager Chris Holland reviewed this application for a map amendment and concurrent rezone. He noted he received a letter today from Joel Hylback who is the representative for the applicant. Staff will be reaching out to the applicant to clarify. Staff doesn't have a recommendation at this time.

Chair Leifer asked Joel Hylback for comments. Mr. Hylback explained that the latest letter discussed the applicant's interest in changing the rezone to General Commercial. He noted that the neighbors without exception were open to it, but were concerned about what it would do to their property taxes.

Commissioner Whittaker asked how a change in zoning from Mixed Use to General Commercial could impact the roadway level of service. Planning Manager Holland explained they are already experiencing traffic issues in that area related to a specific

intersection, but the future connectivity and road network system that would occur south of 172nd and down to 156th would not need to be reanalyzed.

Commissioner Hoen asked about funding for the I-5 on and off ramps at 156th. Planning Manager Holland replied those funds are part of the Connecting Washington gas tax. Staff anticipates that it will be under design in 2026 with construction in the 2028 timeframe.

Commissioner Hoen asked about the water table's ability to handle additional sewage in that area. Planning Manager Holland explained that the issue is that the sewer line is shallow in that area. The sewer service will be extended to that area, but it isn't available right now.

Chair Leifer asked how the county looks at tax on an overlay zone. Planning Manager Holland replied that it would be assessed based on the underlying zoning designation.

Commissioner Whittaker asked about the status of the First Street bypass project. Planning Manager Holland replied it is moving along very quickly. He indicated he would send an email with a more detailed update.

Adjournment

The meeting was adjourned at 6:31 p.m.

Next Meeting – September 9, 2020 (tentative)

Laurie Hugdahl, Recording Secretary

**Community
Development**



**1049 State Avenue
Marysville, WA 98270**

**Planning
Commission Meeting
Minutes
September 9, 2020**

CALL TO ORDER

Chair Leifer called the meeting to order and welcomed new commissioner Kevin Johnson. Introductions followed.

Present:

Commissioners: Chair Steve Leifer, Roger Hoen, Jerry Andes, Kevin Johnson, Kristin Michal, Brandon Whitaker, Tom Thetford

Staff: Planning Manager Chris Holland, Senior Planner Angela Gemmer, Program Specialist Janis Lamoureux

1. APPROVAL OF MINUTES

June 9, 2020 Planning Commission Minutes

Chair Leifer asked staff for clarification about the verbiage in note number 7, in the zoning matrix in 22C.020.070 related to not allowing mobile homes made prior to October 16, 2006. Senior Planner Gemmer explained that this refers to the distinction between mobile homes and manufactured homes. This note is saying that you can only do mobile homes in mobile home parks established prior to that date. Per state law, local jurisdictions are allowed to prevent mobile homes which are no longer built from being placed in new mobile home parks. Chair Leifer asked for confirmation that a developer could do a new mobile home park with the purpose of installing tiny homes, RVs, or factory homes. Staff affirmed this.

Motion to approve the June 9, 2020 Planning Commission Minutes moved by Jerry Andes seconded by Kristin Michal.

VOTE: **Motion carried 5 - 0**

AYES: Chair Steve Leifer, Jerry Andes, Kristin Michal, Brandon Whitaker, Tom Thetford

ABSTAIN: Roger Hoen, Kevin Johnson

July 14, 2020 Planning Commission Minutes

Commissioner Whitaker noted that the spelling of his last name should be corrected in the last paragraph on page 3 and also on page 4.

Motion to approve the July 14, 2020 Planning Commission Minutes as corrected by Commissioner Whitaker moved by Jerry Andes seconded by Brandon Whitaker.

VOTE: Motion carried 6 - 0

AYES: Chair Steve Leifer, Roger Hoen, Jerry Andes, Kristin Michal, Brandon Whitaker, Tom Thetford

ABSTAIN: Kevin Johnson

2. AUDIENCE PARTICIPATION (for topics not on the agenda)

None

3. PUBLIC HEARINGS

Item No. 1: Amendments to MMC Sections 22A.020.210 – “T” definitions, 22C.010.060 – Permitted uses, 22C.010.070 – Permitted uses – Development conditions, and 22C.180.030, Accessory dwelling unit standards to allow for tiny houses as accessory dwelling units.

Senior Planner Gemmer reviewed the proposed amendments to allow for tiny houses as accessory dwelling units as contained in the Planning Commission packet.

Commissioner Andes asked if temporary housing communities for homeless is addressed somewhere. Planning Manager Holland explained that transitory accommodations is addressed in the Temporary Use Code. The State Legislature enacted new rules related to transitory accommodations, therefore, these provisions will be coming back to the Planning Commission towards the end of the year or beginning next year.

Commissioner Hoen referred to Nina Weinstein's question about property owners being able to build and rent out tiny houses on their property which was raised in her letter. Senior Planner Gemmer replied that it would currently not be allowed if the property owner did not live on site. The accessory dwelling unit provision has always required that one of the units needs to be owner-occupied in order to preserve property values and pride of ownership.

Commissioner Johnson asked for clarification if tiny houses would be allowed in places other than mobile home parks. Senior Planner Gemmer explained they would be allowed in mobile home parks, but also as an accessory dwelling unit in

single-family residential zones or any zone where accessory dwelling units are allowed as long as one of the units is owner-occupied.

Commissioner Johnson asked if there are any conflicts with the City's building code to allow for smaller room sizes. Senior Planner Gemmer noted that the state has put out some regulations pertaining to tiny houses. The City's building department follows state requirements.

Public Comments: Chair Leifer solicited public testimony. There was none.

Motion to forward the tiny house code provisions to City Council for approval moved by Roger Hoen seconded by Tom Thetford.

AYES: ALL

Item No. 2: Amendments to MMC Sections 22C.020.030, Characteristics of commercial, industrial, recreation and public institutional zones, and 22C.020.060, Permitted uses, to prohibit multi-family residential, convalescent/nursing/retirement, and residential care facilities in the Community Business-Whiskey Ridge (CB-WR) zone

Planning Manager Holland explained that this is a legislative fix of an error that has been occurring for some time in the code. Senior Planner Gemmer reviewed the proposed amendments pertaining to the Community Business-Whiskey Ridge (CB-WR) zone. This would correct an error and eliminate multi-family residential, convalescent/nursing /retirement, and residential care facilities in the CB-WR zone as residential uses were not assigned to the zone.

Commissioner Johnson asked why residential would not be allowed in this zone. Planning Manager Holland explained that more analysis needs to be done regarding utilities and road impacts. Commissioner Johnson asked why car and boat dealers would be allowed in that zone, but not motorcycles. Senior Planner Gemmer explained that streamlining and updating the permitted uses matrices would be a future topic of discussion. Commissioner Johnson recommended also looking at manufacturing allowances for artisan manufacturers in order to make this a more vibrant area.

Public Comments: Chair Leifer solicited public comments. There were none.

Motion to approve amendments and forward to the City Council with a recommendation for approval moved by Jerry Andes seconded by Kristin Michal.

AYES: ALL

4. NEW BUSINESS

Mixed Use (MU) Zone Discussion

Senior Planner Gemmer introduced this topic for Commission discussion. With the current flexibility on uses in the MU zone, multi-family and commercial development is occurring in isolation rather than in the integrated manner intended by code. Upon Council direction, staff has proposed three options to consider to remedy this matter:

- Option 1: Require vertical mixed use in the MU zone. Vertical mixed use would require a combination of multi-family and commercial in the same building.
- Option 2: Require a commercial component to projects which propose a single building. If a project proposes multiple buildings, the buildings along the street frontages would either need to be vertical mixed use or commercial. Multi-family residential would be allowed interior to the site (behind the commercial or mixed use buildings).
- Option 3: No change. The Mixed Use zone would continue to allow for: exclusive multi-family, exclusive commercial, or a combination of multi-family and commercial, whether vertical or horizontal.

Commissioner Whitaker asked about the development climate related to true mixed use/vertical mixed use. Planning Manager Holland explained that the development community's response has been that it is not economically feasible for them to do vertical mixed use.

Commissioner Andes asked about the ratio of commercial to residential required for mixed use developments. Senior Planner Gemmer explained this would require more discussion; right now they are looking for general parameters. For the horizontal development, they would like to see commercial uses along arterial roadways and have multifamily be located behind the commercial. Vertical mixed use parameters are strict with commercial and residential being required in the same building.

Commissioner Johnson spoke in support of requiring a commercial component in some way. He believes it is best for the community. If it's not required, people are going to go elsewhere for their commercial needs.

Commissioner Andes concurred. He spoke in support of options 2 or 3 or a combination.

Commissioner Michal asked if they could require vertical mixed use just in certain areas like downtown and have flexibility in other areas. Planning Manager Holland explained that they are exploring a form-based code for the downtown area. There will likely be some different zoning districts for downtown. Commissioner Michal concurred with other commissioners about the need for more commercial options in Marysville.

Chair Leifer referred to a vertical mixed use building in Arlington which he finds very inviting. He thinks this is what should be happening in the mixed use zones. He noted that if the requirements are too rigid development just will not occur. He suggested an incentive for developers to build commercial along with their apartments. He has concerns about the commercial aspect being dictated to developers. Planning Manager Holland discussed the need to balance requirements with incentives. Commissioner Johnson agreed, but stressed the need for some sort of minimal commercial requirements or lose out on that possibility altogether.

Commissioner Thetford suggested looking at what surrounding jurisdictions have done and how that has worked. Senior Planner Gemmer noted that the prevailing theme is horizontal mixed use with vertical mixed use in downtown areas, but there is a huge diversity in the approaches. Defining the street wall with commercial uses is another prevailing theme along with robust connections between different uses and buildings. Planning Manager Holland noted that another thing other jurisdictions have done is to define amenities which are required on different streets.

Chair Leifer suggested considering a binding site plan option on a horizontal mixed use development which would allow the construction of the residential portion in the back first but then give some time before the street front commercial has to be developed. This would reserve that property for commercial construction at a later date and give the developer more time.

Commissioner Whitaker noted that Marysville may have some unique hurdles that prohibit this kind of development. Incentives may help to develop momentum. Planning Manager Holland concurred.

Commissioner Hoen suggested that there needs to be more Marysville exit signs off of I-5 South.

Commissioner Johnson cautioned against writing the code in a way that is focusing on someone buying multiple properties and combining them. He thinks what is most likely to happen is developers buying one property and developing that. The focus should be on how a single property is going to be developed.

Commissioner Andes agreed that there should be some minimums, but also flexibility.

Planning Manager Holland noted that staff would bring back some general information on what other jurisdictions have done and have more discussion on this.

Commissioner Michal asked about the timeline for the Downtown Master Plan. Planning Manager Holland replied that they are still in the initial phases of it. Staff is doing the initial environmental review portion right now. The grant says it needs to be adopted by the end of March, so it will be a tight timeline. He noted that there is a new tool on the website to gather feedback from the community. He thinks there will be an opportunity to have even more engagement than usual on this project because of increased online activity.

Commissioner Hoen asked if there be sidewalks on both sides of the new bridge down by Fred Meyer. Planning Manager Holland thought there would be, but indicated he would confirm that.

5. CITY COUNCIL AGENDA ITEMS and MINUTES

6. ADJOURNMENT

The meeting was adjourned at 6:43 p.m.

7. NEXT MEETING – Tuesday, September 22, 2020



Laurie Hugdahl, Recording Secretary

CITY OF MARYSVILLE
Marysville, Washington
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON, UPDATING THE CITY'S DEVELOPMENT REGULATIONS AND AMENDING SECTIONS 22A.010.160, 22C.010.060, 22C.010.070, 22C.180.030, 22C.110.020, AND 22C.110.030 OF THE MARYSVILLE MUNICIPAL CODE.

WHEREAS, the State Growth Management Act, Chapter 36.70A RCW mandates that cities periodically review and amend development regulations, including zoning ordinances and official controls; and

WHEREAS, RCW 36.70A.106 requires the processing of amendments to the City's development regulations in the same manner as the original adoption of the City's comprehensive plan and development regulations; and

WHEREAS, the State Growth Management Act requires notice and broad public participation when adopting or amending the City's comprehensive plan and development regulations; and

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

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

WHEREAS, during a public meeting on July 7, 2020, the Planning Commission discussed proposed amendments to MMC Sections 22C.010.060, 22C.010.070, 22C.180.030, 22C.110.020, and 22C.110.030; and

WHEREAS, the City of Marysville submitted the proposed amendments to MMC Sections 22C.010.060, 22C.010.070, 22C.180.030, 22C.110.020, and 22C.110.030 to the Washington State Department of Commerce on September 17, 2020, as required by RCW 36.70A.106; and

WHEREAS, the proposed amendments to MMC Sections 22C.010.060, 22C.010.070, 22C.180.030, 22C.110.020, and 22C.110.030 are exempt from State Environmental Policy Act review under WAC 197-11-800(19);

WHEREAS, after providing notice to the public as required by law, the Marysville Planning Commission held a Public Hearing on September 9, 2020 regarding the proposed amendments to MMC Sections 22C.010.060, 22C.010.070, 22C.180.030, 22C.110.020, and 22C.110.030; and

WHEREAS, the Planning Commission made a Recommendation to the City Council on September 9, 2020, recommending the adoption of the proposed amendments to MMC Sections 22C.010.060, 22C.010.070, 22C.180.030, 22C.110.020, and 22C.110.030; and

WHEREAS, at a public meeting on November 9, 2020 the Marysville City Council reviewed and considered the Planning Commission's Recommendation and the proposed amendments to MMC Sections 22C.010.060, 22C.010.070, 22C.180.030, 22C.110.020, and 22C.110.030; and

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

Section 1. Required Findings. In accordance with MMC 22G.010.520, the following findings are made regarding the proposed amendments to MMC Sections 22C.010.060, 22C.010.070, 22C.180.030, 22C.110.020, and 22C.110.030 which comprise this ordinance:

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

Section 2. Section 22C.180.030, Accessory dwelling unit standards, of MMC Chapter 22C.180, Accessory Structures, is hereby amended to read as follows:

22C.180.030 Accessory dwelling unit standards. 

In the zones in which an accessory dwelling is listed as a permitted use, the community development director shall review all proposals to establish an accessory dwelling unit. The following standards and regulations shall apply to all proposed accessory dwelling units:

- (1) An owner-occupant of a single-family dwelling unit may establish only one accessory unit, which may be attached to the single-family dwelling or detached in an accessory building. An accessory dwelling unit may not be located on a lot on which a temporary dwelling, as defined in Chapter [22C.110](#) MMC, is located.
- (2) The single-family dwelling unit must be owner-occupied on the date of application and remain owner-occupied for as long as the accessory unit exists. A covenant shall be required which is signed by the owner and recorded against the property as part of the application process.
- (3) The floor area of the accessory dwelling unit shall not exceed 35 percent of the total floor area of the single-family dwelling, and shall comply with the density and dimensional requirements set forth in MMC [22C.010.080](#). The community development director is authorized to conditionally allow a deviation of the setbacks set forth in MMC [22C.010.080](#) of an existing detached accessory structure to be converted to an accessory dwelling unit, subject to the following conditions:
 - (a) The application shall be subject to the public notice criteria outlined in MMC [22G.010.090](#) and is subject to a \$250.00 permit processing fee in addition to the accessory dwelling unit land use review fee outlined in MMC [22G.030.020](#);
 - (b) The existing detached accessory structure was constructed prior to the effective date of Ordinance 3093, adopted on May 14, 2018;
 - (c) The applicant shall be required to demonstrate that the existing detached accessory structure was legally permitted and complied with the required structure setbacks in effect at the time the accessory structure was constructed;
 - (d) If the existing detached accessory structure is determined to be legal nonconforming, conversion to an accessory dwelling unit shall not increase the pre-existing degree of nonconformance;
 - (e) The accessory dwelling unit shall not result in a lack of compatibility with existing and potential uses in the immediate area;
 - (f) Adverse impacts of the proposed accessory dwelling unit shall be mitigated by site design elements such as landscaping, fencing and general visual improvement of the property; and
 - (g) Adequate provisions must be made for public improvements such as sewer, water, drainage, pedestrian and vehicular circulation.

(4) In no case shall the accessory dwelling unit be less than 300 square feet in size, or have more than two bedrooms; provided that, a tiny house used as an accessory dwelling unit shall be exempt from the minimum square footage requirement. Floor areas shall be exclusive of garages, porches, or unfinished basements.

(5) The architectural character of the single-family dwelling shall be preserved. Exterior materials, roof form, and window spacing and proportions shall match that of the existing single-family dwelling. A tiny house used as an accessory dwelling unit shall have a permanent foundation as specified by the manufacturer, and be enclosed with an approved concrete product from the bottom of the dwelling to the ground which may be either load-bearing or decorative. Only one main entrance shall be permitted on the front (street face) of the dwelling; provided, that this limitation shall not affect the eligibility of a residential structure which has more than one entrance on the front or street side on the effective date of the ordinance codified in this chapter.

(6) One off-street parking space shall be provided and designated for the accessory dwelling unit (in addition to the two off-street parking spaces required for the primary single-family dwelling unit). Driveways may be counted as one parking space but no parking areas other than driveways shall be created in front yards. When the property abuts an alley, the off-street parking space for the accessory dwelling unit shall gain access from the alley.

(7) An owner-occupant of a single-family dwelling with an accessory dwelling unit shall file, on a form available from the planning department, a declaration of owner occupancy with the planning department prior to issuance of the building permit for the accessory dwelling unit and shall renew the declaration annually. The initial declaration of owner occupancy shall be recorded with the county auditor prior to filing the declaration with the planning department.

(8) The owner-occupant(s) may reside in the single-family dwelling unit or the accessory dwelling unit.

(9) In addition to the conditions which may be imposed by the community development director, all accessory dwelling units shall also be subject to the condition that such a permit will automatically expire whenever:

(a) The accessory dwelling unit is substantially altered and is thus no longer in conformance with the plans approved by both the community development director and the building official; or

(b) The subject lot ceases to maintain at least three off-street parking spaces; or

(c) The owner ceases to reside in either the principal or the accessory dwelling unit; provided, that in the event of illness, death or other unforeseeable event which prevents the owner's continued occupancy of the premises, the community development director may, upon a finding that discontinuance of the accessory dwelling unit would cause a hardship on the owner and/or tenants, grant a temporary suspension of this owner-occupancy requirement for a period of one year. The community development director may grant an extension of such suspension for one additional year, upon a finding of continued hardship. (Ord. 3093 § 5, 2018; Ord. 2852 § 10 (Exh. A), 2011).

Section 3. Section 22C.110.020, Permitted temporary uses, of MMC Chapter 22C.110, Temporary Uses, is hereby amended to read as follows:

22C.110.020 Permitted temporary uses. 

(1) Except as provided in MMC [22C.110.030](#), a temporary use permit shall be required for all permitted temporary uses listed in subsection (2) of this section.

(2) The following types of temporary uses, activities and associated structures may be authorized, subject to the specific limitations noted herein and as noted in MMC [22C.110.040](#) and as may be established by the community development director:

- (a) Outdoor art and craft shows and exhibits;
- (b) Use associated with the sale of fresh fruits, produce and flowers;
- (c) Mobile services such as veterinary services for purposes of giving shots;
- (d) Group retail sales such as swap meets, flea markets, parking lot sales, Saturday market, auctions, etc. Automobile sales are not a permitted temporary use;
- (e) Use associated with festivals, grand openings or celebrations;
- (f) Temporary fundraising and other civic activities in commercial or industrial zoning districts;
- (g) When elderly or disabled relatives of the occupant of an existing residence require constant supervision and care, a manufactured home or tiny house with adequate water and sewer services located adjacent to such residences may be permitted to house the relatives, subject to the following requirements:
 - (i) The need for such continuous care and assistance shall be attested to in writing by a licensed physician;
 - (ii) The temporary dwelling shall be occupied by not more than two persons;
 - (iii) Use as a commercial residence is prohibited;
 - (iv) The temporary dwelling shall be situated not less than 20 feet from the principal dwelling on the same lot and shall not be located in any required setbacks outlined in this title;
 - (v) A current vehicular license plate, if applicable, shall be maintained during the period of time the temporary unit is situated on the premises;
 - (vi) Adequate screening, landscaping or other measures shall be provided to protect surrounding property values and ensure compatibility with the immediate neighborhood;
 - (vii) An annual building permit or manufactured home permit renewal for the temporary dwelling shall be required, at which time the property owner shall certify, on a form provided by the community development department, to the continuing need for the temporary dwelling and, in writing, agree that such use of the property shall terminate at such time as the need no longer exists;
- (h) Watchmen's or caretaker's quarters when approved in writing by the community development director. Said caretaker's quarters must comply with the definition set forth in MMC [22A.020.040](#) and will require submittal of the following:
 - (i) A consent letter from the owner and/or proof of ownership of the subject property or structure;
 - (ii) A letter identifying the business or institution to be served by the caretaker's quarters, and the purpose of, and need for, the caretaker's quarters;
 - (iii) A site plan identifying the location of the structure which will be occupied; and
 - (iv) A floor plan identifying the area within the structure which will be occupied to ensure that the use will be incidental to the primary business or institutional use of the structure.
- (i) Transitory accommodations which comply with the provisions outlined in MMC [22C.110.050](#);
- (j) The community development director may authorize additional temporary uses not listed in this subsection, when it is found that the proposed uses are in compliance with the provisions of this chapter. (Ord. 2979 § 2, 2014; Ord. 2923 § 4 (Exh. B), 2013).

Section 4. Section 22C.110.030, Exempted temporary uses, of MMC Chapter 22C.110, Temporary Uses, is hereby amended to read as follows:

22C.110.030 Exempted temporary uses. 

The following activities and structures are exempt from requirements to obtain temporary use approval, but are not exempt from obtaining all other applicable permits outlined in the MMC, including but not limited to building permits, right-of-way permits, special events permits, business licenses, home occupation permits, sign permits, etc.:

- (1) Uses subject to the special events provisions of Chapter [5.46](#) MMC, Special Events, when the use does not exceed a total of 14 days each calendar year, whether at the same location in the city or at different locations;
- (2) Community festivals, amusement rides, carnivals, or circuses, when the use does not exceed a total of 14 days each calendar year, whether at the same location in the city or at different locations;

- (3) Activities, vendors and booths associated with city of Marysville sponsored or authorized special events such as Home Grown;
- (4) Retail sales such as Christmas trees, seasonal retail sale of agricultural or horticultural products. Christmas tree sales are allowed from the Saturday before Thanksgiving Day through Christmas Day only;
- (5) Individual booths in an approved temporary use site for group retail identified under MMC [22C.110.020](#)(2)(d);
- (6) Fireworks stands, subject to the provisions of Chapter [9.20](#) MMC, Fireworks;
- (7) Garage sales, moving sales, and similar activities for the sale of personal belongings when operated not more than three days in the same week and not more than twice in the same calendar year;
- (8) ~~A manufactured home, residence or travel trailers,~~ recreational vehicle, residences or travel trailers, or tiny house used for occupancy by supervisory and security personnel on the site of an active construction project;
- (9) Contractor's office, storage yard, and equipment parking and servicing on the site of an active construction project;
- (10) Portable units and manufactured homes on school sites or other public facilities when approved by the community development director;
- (11) A manufactured home ~~or, recreational vehicle,~~ recreational vehicle, travel trailer, or tiny house with adequate water and sewer service used as a dwelling while a residential building on the same lot is being constructed or while a damaged residential building is being repaired. The manufactured home ~~or, recreational vehicle,~~ recreational vehicle, travel trailer, or tiny house shall be removed upon completion of the permanent residential structure construction, when repair is completed, or after one year, whichever occurs first;
- (12) Model homes or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain. A temporary real estate office may be located in a temporary structure erected on an existing lot within a residential subdivision, if approved by the community development director. If approved, a temporary real estate office shall comply with the following conditions:
 - (a) The temporary real estate office may be used only for sale activities related to the subdivision in which it is located;
 - (b) The temporary real estate office shall have an Americans with Disabilities Act (ADA) accessible restroom located in or adjacent to said office;
 - (c) ADA accessibility shall be provided to the temporary real estate office. General site, accessible routes and building elements shall comply with ICC/ANSI A117.1-2003 or current edition;
 - (d) The temporary real estate office shall meet all applicable building and fire codes, or shall be immediately removed; and
 - (e) The temporary real estate office shall be removed immediately upon the sale of the last lot within the subdivision;
- (13) Home occupations that comply with Chapter [22C.190](#) MMC, Home Occupations;
- (14) Fundraising car washes. The fundraising coordinator is required to obtain a clean water car wash kit from the Marysville public works department in order to prevent water from entering the public storm sewer system;
- (15) Vehicular or motorized catering such as popsicle/ice cream scooters and self-contained lunch wagons which cater to construction sites or manufacturing facilities. Such a use must remain mobile and not be utilized as parking lot sales;
- (16) Any permitted temporary use not exceeding a cumulative total of two days each calendar year. (Ord. 2979 § 3, 2014; Ord. 2923 § 4 (Exh. B), 2013).

Section 5. Section 22A.010.160, Amendments, of the Marysville Municipal Code is hereby amended as follows by adding reference to this adopted ordinance in order to track amendments to the City's Unified Development Code:

"22A.010.160 Amendments.

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

<u>Ordinance</u>	<u>Title (description)</u>	<u>Effective Date</u>
_____	Tiny House Amendments	_____, 2020"

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this ordinance.

Section 7. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener’s errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

Section 8. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2020.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
TINA BROCK, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____
(5 days after publication)