

**Marysville City Council Work Session**

**November 2, 2020**

**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.**

**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**

**Pledge of Allegiance**

**Roll Call**

**Approval of the Agenda**

**Committee Reports**

**Presentations**

**Discussion Items**

**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, 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

**Review Bids**

**Public Hearings**

**New Business**

***Work Sessions are for City Council study and orientation – Public Input will be received at the November 9, 2020 City Council meeting.***

**Marysville City Council Work Session****November 2, 2020****7:00 p.m.****City Hall**

3. Consider the Vegetation/Timber Removal and Mitigation Payment Agreement with Washington State Department of Transportation for the Centennial Trail Connector Project
4. Consider the Local Agency Agreement Supplemental Agreement No. 1 with Washington State Department of Transportation for the Centennial Trail Connector Project
5. Consider the Interlocal Agreement with Revisions Establishing the Snohomish County Drug Task Force
6. Consider an Ordinance to Affirm the Planning Commission and Parks, Culture, and Recreation Board's Recommendation Amending the 2020-2025 Parks Comprehensive Plan (**Action Requested November 23, 2020**)
7. Consider to Initiate and Administer the Small Business Relief Program Amendment, Including Approving Final Grant Awards
8. Consider 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 an **Ordinance** Affirming the Planning Commission's Recommendation and Adopt the Mobile/Manufactured Home Park and Recreational Vehicle Park Amendments
10. Consider 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

***Work Sessions are for City Council study and orientation – Public Input will be received at the November 9, 2020 City Council meeting.***



# *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.

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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 **9<sup>th</sup> DAY OF NOVEMBER 2020**.

\_\_\_\_\_  
COUNCIL MEMBER

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COUNCIL MEMBER

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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	CITY CLERK	8.92
	FRANCOTYP-POSTALIA		EXECUTIVE ADMIN	8.92
	FRANCOTYP-POSTALIA		FINANCE-GENL	8.92
	FRANCOTYP-POSTALIA		PERSONNEL ADMINISTRATION	8.92
	FRANCOTYP-POSTALIA		UTILITY BILLING	8.92
	FRANCOTYP-POSTALIA		LEGAL - PROSECUTION	8.92
	FRANCOTYP-POSTALIA		POLICE INVESTIGATION	10.72
	FRANCOTYP-POSTALIA		POLICE PATROL	10.72
	FRANCOTYP-POSTALIA		OFFICE OPERATIONS	10.72
	FRANCOTYP-POSTALIA		DETENTION & CORRECTION	10.72
	FRANCOTYP-POSTALIA		POLICE ADMINISTRATION	10.72
	FRANCOTYP-POSTALIA		COMMUNITY	17.85
	FRANCOTYP-POSTALIA		ENGR-GENL	17.85
	FRANCOTYP-POSTALIA		UTIL ADMIN	17.85
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

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144145	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	NEOGOV 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
	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	PAYROLL CLEARING	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



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144178	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
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

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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
	OFFICE DEPOT		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

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144219	PGC INTERBAY LLC	PROFESSIONAL SERVICES	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
	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	UTIL ADMIN	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

**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>
144229	REECE TRUCKING REECE TRUCKING	DUMP FEES	NON-DEPARTMENTAL	49.12
144230	REIMERS, KAY REIMERS, KAY	EVENT CANCELLATION REFUND	NON-DEPARTMENTAL	277.92
144231	REXROTH, DENISE		PARKS-RECREATION	15.00
144232	ROY ROBINSON ROY ROBINSON ROY ROBINSON	BRAKE PADS AND CONTROL ARMS REPLACE STRUTS, MOUNTS AND BUSHINGS HEADLIGHT HOUSING ASSEMBLIES	PARKS-RECREATION PARKS-RECREATION ER&R	15.00 45.00 943.13
144233	SAFEWAY INC.	FOOD BANK PURCHASE-COVID	EQUIPMENT RENTAL	1,767.86
144234	SETZER, PEGGY	EVENT CANCELLATION REFUND	EQUIPMENT RENTAL	1,913.62
144235	SHI INTERNATIONAL	ADOBE ACROBAT PRO DC	EXPENSES TO FACILITATE	130.20
144236	SHIPE, SUSAN	UTILITY GRANT	PARKS-RECREATION	255.00
144237	SHRED-IT US	MONTHLY SHREDDING SERVICE	PERSONNEL ADMINISTRATION	161.50
144238	SMILE MARYSVILLE	BUSINESS RELIEF GRANT	ECONOMIC SUPPORT	200.00
144239	SMOKEY POINT CONCRET	ROCK	PERSONNEL ADMINISTRATION	4.56
144240	SNO CO FINANCE	MISC BULBS, DIODES AND RESISTORS	ECONOMIC SUPPORT	10,000.00
144241	SNO CO PUBLIC WORKS	SOLID WASTE CHARGES	SOURCE OF SUPPLY	439.43
144242	SOLID WASTE SYSTEMS	TAILGATE LOCK ASSEMBLY	EQUIPMENT RENTAL	89.12
144243	SOUND PUBLISHING	EMPLOYMENT AD	SOLID WASTE OPERATIONS	170,078.00
144244	SOUND SAFETY SOUND SAFETY SOUND SAFETY	BOOT CREDIT BOOTS-MACDICKEN	EQUIPMENT RENTAL	753.82
144245	SOUTHAM CREATIVE, LL	CRM SERVICES LICENSING	CUSTODIAL SERVICES	299.00
144246	SPIWAK, DOROTHY	EVENT CANCELLATION REFUND	SOLID WASTE OPERATIONS	-222.87
144247	SPRINGBROOK NURSERY SPRINGBROOK NURSERY	MULCH BARK	SOLID WASTE OPERATIONS	200.00
144248	STAPLES STAPLES STAPLES STAPLES STAPLES	OFFICE SUPPLIES	SOLID WASTE OPERATIONS	222.87
144249	STAYNER, D SCOTT DDS	BUSINESS RELIEF GRANT	PLANNING & COMMUNITY DEV	1,589.76
144250	STEGEMILLER, PEGGY	EVENT CANCELLATION REFUND	PARKS-RECREATION	60.00
144251	STULLER, CARLA STULLER, CARLA		ROADSIDE VEGETATION	296.45
144252	SUN FACTORY, THE	BUSINESS RELIEF GRANT	PARK & RECREATION FAC	599.90
144253	SUNFIRE ARTISTRY	INSTRUCTOR SERVICES	PERSONNEL ADMINISTRATION	14.25
144254	TORRENCE, TAMMY	EVENT CANCELLATION REFUND	PERSONNEL ADMINISTRATION	17.48
144255	TRANSPORTATION, DEPT	TOLL CHARGES	PERSONNEL ADMINISTRATION	36.83
144256	TROUPE, KAREN	EVENT CANCELLATION REFUND	PERSONNEL ADMINISTRATION	75.76
144257	UNITED PARCEL SERVIC UNITED PARCEL SERVIC	SHIPPING EXPENSE/LATE FEES SHIPPING EXPENSE	PERSONNEL ADMINISTRATION	122.85
144258	USA BLUEBOOK	POCKET COLORIMETER	ECONOMIC SUPPORT	10,000.00
144259	VERBURG, LISA VERBURG, LISA	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
144260	WA STATE TREASURER	3RD QTR FORFEITURES	PARKS-RECREATION	15.00
144261	WALTZ, DALORIS	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
144262	WASTE MANAGEMENT	MEDICAL WASTE DISPOSAL	ECONOMIC SUPPORT	10,000.00
144263	WATCH SYSTEMS	RSO MAILING	RECREATION SERVICES	60.00
144264	WENDT, GLORIA	EVENT CANCELLATION REFUND	PARKS-RECREATION	15.00
144265	WESTERN SAFETY PROD	MASKS	DETENTION & CORRECTION	2.75
144266	WESTERN SYSTEMS	SCHOOL ZONE FLASHING BEACON SYSTEM	PARKS-RECREATION	45.00
144267	WHISTLE WORKWEAR	JEANS-HAVELLANA	POLICE PATROL	40.14
144268	WILLIAMS, PEARL	EVENT CANCELLATION REFUND	POLICE PATROL	129.08
144269	WILLIS CHILDCARE,SHE	BUSINESS RELIEF GRANT	WATER RESERVOIRS	526.45
144270	WILLSHIRE COVE	RENT RELIEF GRANT-OLIVER-LAINE	PARKS-RECREATION	15.00

**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>
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 DEVELOPMENT-	60.38
	ZIPLY FIBER		UTIL ADMIN	60.39
	ZIPLY FIBER	ACCT #3606583136	MUNICIPAL COURTS	73.31
	ZIPLY FIBER	ACCT #3606582766	MUNICIPAL COURTS	88.04

**WARRANT TOTAL: 807,367.38**

REASON FOR VOIDS:  
 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)

**850,079.26**

# *Index #3*

**CITY OF MARYSVILLE AGENDA BILL**

**EXECUTIVE SUMMARY FOR ACTION**

**CITY COUNCIL MEETING DATE: November 9, 2020**

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

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.



<b>Vegetation/Timber Removal and Mitigation Payment Agreement [for Non-Utility]</b>			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
<b>Total Vegetation Mitigation Payment to State</b> \$ 32,865.00			
<b>Total Merchantable Tree Value Payment to State</b> \$ 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](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.

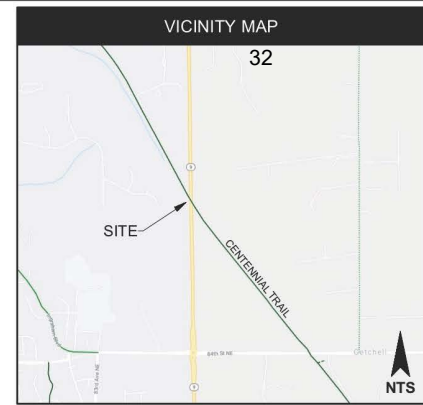
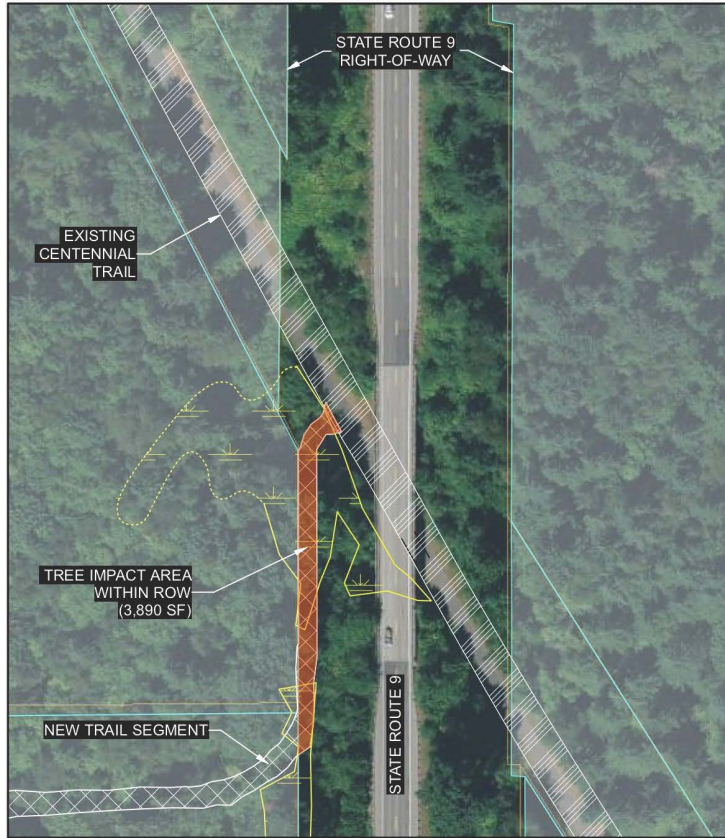
10.4 In the event the Designated Representatives are unable to resolve the dispute, the Manager of NWR Utility & Developer Services or his/her designee for WSDOT, and the Mayor or her/his designee for Entity shall confer and exercise good faith to resolve the dispute.

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.

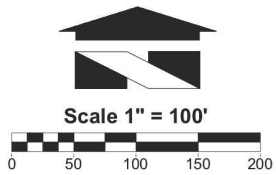
ENTITY	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
Signature: _____	Signature: <u>Ramin Pazooki</u>
By: <u>Jon Nehring</u> Print Name	By: <u>Ramin Pazooki</u> Print Name
Title: <u>Mayor</u>	Title: <u>Utilities &amp; Developer Services Manager</u>
Date: _____	Date: <u>9/30/2020</u>

**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>			
<b>Common Name</b>	<b>Latin Name</b>	<b>Diameter</b>	<b>Category</b>
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**


<b>Type of Tree</b>		<b>Cost per inch DBH</b>	<b>Total Cost</b>
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
			<b>\$32,865.00</b>

# *Index #4*

**CITY OF MARYSVILLE AGENDA BILL**

**EXECUTIVE SUMMARY FOR ACTION**

**CITY COUNCIL MEETING DATE: November 9, 2020**

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

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
<b>Federal Functional Classification</b>	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**

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

Environmental Considerations

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

**Right of Way**

<b>No Right of Way Needed</b> * All construction required by the contract can be accomplished within the existing right of way.	<b>Right of Way Needed</b>	
	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

<b>Type of Work</b>	<b>Estimate of Funding</b>				
	(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: \_\_\_\_\_

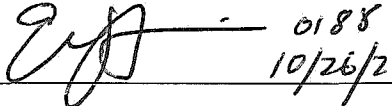
Date: \_\_\_\_\_

Date: \_\_\_\_\_

# *Index #5*

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

**CITY COUNCIL MEETING DATE: November 9, 2020**

<b>AGENDA ITEM:</b>	
Interlocal Agreement (ILA) with Revisions / Interlocal Agreement Establishing Snohomish Regional Drug Task Force	
<b>PREPARED BY:</b>	<b>DIRECTOR APPROVAL:</b>
J. Goldman, Assistant Chief	 0188 10/26/2
<b>DEPARTMENT:</b>	
Marysville Police Department	
<b>ATTACHMENTS:</b>	
Authorization of the Interlocal Agreement (ILA) with Revisions / Interlocal Agreement Establishing Snohomish Regional Drug Task Force	
<b>BUDGET CODE:</b>	<b>AMOUNT:</b>
00103 426.549000 Drug Enforcement Miscellaneous	\$13,108.00
<b>SUMMARY:</b>	

The authorization of the Interlocal Agreement (ILA) with Revisions cover letter and attached signing page provides a summary to the attached Snohomish Regional Drug Task Force (S.R.D.T.F.) Interlocal Agreement. Furthermore, it describes the proposed revisions in an effort to remove outdated and irrelevant language and outlines the reduction in contributions to the S.R.D.T.F. directed solely to the salary of the commander position.

The revised Interlocal Agreement Establishing Snohomish Regional Drug Task Force addresses the collective participating jurisdictions to include the City of Marysville. The focus of the S.R.D.T.F. is to provide a structured Task Force who jointly coordinate with selected law enforcement activities, resources, and functions in order to disrupt illegal drug trafficking systems and remove traffickers through investigations, prosecution, and asset forfeiture.

Summary: The S.R.D.T.F. assigned members are fully funded through their organizations. The total cost to the City of Marysville for 2021 calendar year, based on population is \$13,108.00. This is a cost saving to the City of Marysville of \$4,992.00 from the 2020 rate.

This duration of this revised Interlocal Agreement is from January 1, 2021 through December 31, 2021.

The Total Cost to the City of Marysville is \$13,108.00.

**RECOMMENDED ACTION:**

Staff recommends that Council authorize the Mayor or sign and execute Authorization of the Interlocal Agreement (ILA) with Revisions and the Interlocal Agreement Establishing the Snohomish Regional Drug Task Force.

**RECOMMENDED MOTION:**

I move to authorize the Mayor to sign and execute the Authorization of the Interlocal Agreement (ILA) with Revisions and the Interlocal Agreement Establishing the Snohomish Regional Drug Task Force.



## Snohomish Regional Drug Task Force

M/S #606  
3000 Rockefeller Ave.  
Everett, WA 98201  
(425) 388-3479  
FAX (360) 658-7664

October 13, 2020

To: Chief Erik Scairpon  
Marysville Police Department  
1635 Grove St.  
Marysville, WA 98270

**Re: Interlocal Agreement (ILA) with Revisions**

Greetings,

Enclosed you will find the Snohomish Regional Drug Task Force (S.R.D.T.F.) Interlocal Agreement. I am proud to present this document which has undergone several revisions in the past few months. These revisions remove outdated and irrelevant language, while promoting transparency and answers to previously unexplained calculations. One of the most noticeable changes is the reduction in contributions requested. The contributions are now based solely on the salary of the commander. With the disappearance of the Byrne/Jag Grant, the contributions have become critical in maintaining a functioning task force.

Despite pandemic restrictions, this task force has continued to combat the upper level drug trade while keeping employees and public safe. A few statistics we are proud to report are:

- Seizure of 9,761.7g of heroin (drug seizures are measured in grams)
- Seizure of 4,144 counterfeit oxycodone pills believed to be Fentanyl
- Seizure of 18,069g of methamphetamine
- Seizure of 49 firearms
- 6 DMIs (Drug Market Interdictions)
- Completed over 100 arrests

The cooperative language of this new agreement reflects the cooperation of all participating agencies that make up the SRDTF as regional asset.

Thank you for your prompt attention in returning the signature page to us.

Sincerely,

**MARK RICHARDSON**  
Bureau Chief, Special Operations

**INTERLOCAL AGREEMENT ESTABLISHING  
SNOHOMISH REGIONAL DRUG TASK FORCE**

This Interlocal Agreement Establishing the Snohomish Regional Drug Task Force (“Agreement”), is entered into by and among Snohomish County, a political subdivision of the State of Washington, and the following municipal corporations and department of the State of Washington (hereinafter collectively referred to as the “Participating Jurisdictions”):

City of Arlington	City of Mill Creek
City of Bothell	City of Monroe
City of Brier	City of Mountlake Terrace
City of Darrington	City of Mukilteo
City of Edmonds	City of Snohomish
City of Everett	City of Stanwood
City of Gold Bar	City of Sultan
City of Granite Falls	Washington State Patrol
City of Index	Snohomish Health District
City of Lake Stevens	
City of Lynnwood	
City of Marysville	



**WITNESSES THAT:**

WHEREAS, since 1988, Snohomish County, and multiple cities and towns located in Snohomish County, have collaborated in a countywide multi-jurisdictional task force to address illegal drug trafficking in the region (“Snohomish Regional Drug Task Force” or “Task Force”). The Task Force has operated on a continuous basis since 1988 under a series of interlocal agreements;

WHEREAS, the Participating Jurisdictions desire to continue operation of the Task Force, with Snohomish County administering task force project grants and other funding on their behalf; and

**NOW, THEREFORE**, in consideration of covenants, conditions, performances and promises hereinafter contained, the parties hereto agree as follows:

**1.0 TASK FORCE TERM AND PURPOSE**

- 1.1 The term of this Agreement (“Term”) shall begin on January 1, 2021 (“Effective Date”), and continue through December 31, 2021, unless earlier terminated or modified as provided in this Agreement. The Snohomish County Sheriff, with the concurrence of the Executive Board, may extend this Agreement for up to three additional one-year terms by providing written notice to each of the participating jurisdictions.
- 1.2 The purpose of the Task Force is to formally structure and jointly coordinate selected law enforcement activities, resources, and functions in order to disrupt illegal drug trafficking systems and to remove traffickers through a cooperative

program of investigation, prosecution, and asset forfeiture. The parties do not intend that this Agreement create a separate legal entity subject to suit.

1.3 The Task Force goals are:

- a. Reduce the number of drug traffickers in the communities of Snohomish County through the professional investigation, apprehension, and conviction;
- b. Efficiently attack, disrupt, and prosecute individual and organized mid to upper level drug traffickers who do not recognize jurisdictional boundaries or limitations, and by doing so, impact drug trafficking organizations previously impregnable;
- c. Enhance drug enforcement cooperation and coordination through multi-agency investigations, training of local jurisdictions and the sharing of resources and information; and
- d. To address these issues with the foremost consideration of safety for both law enforcement and the community.

1.4 The Task Force will follow a management system for the shared coordination and direction of personnel as well as financial, equipment, and technical resources, as stated in this Agreement.

1.5 The Task Force will implement operations, including:

- a. Development of intelligence
- b. Target identification
- c. Investigation

- d. Arrest of Suspects
- e. Successful prosecution of offenders, and
- f. Asset forfeiture/disposition

1.6 The Task Force shall evaluate and report on Task Force performance as required in any applicable grant or funding agreement.

## **2.0 ORGANIZATION**

2.1 The Task Force shall be organized according to the chart contained in Exhibit A, incorporated herein by this reference.

2.2 Personnel assigned to the Task Force shall be directed in their Task Force duties by the Snohomish County Sheriff's Office (SCSO), through the Task Force Commander. The Task Force Commander is an employee of Snohomish County. Selection of the Task Force Commander will be conducted in accordance with Exhibit B, incorporated herein by this reference. Appointment and removal of the Task Force Commander remains at the sole discretion of the Snohomish County Sheriff.

2.3 Exhibit C, incorporated herein by this reference, sets forth the personnel currently assigned to the Task Force by each Participating Jurisdiction. Nothing in this Agreement shall restrict the ability of the Snohomish County Prosecuting Attorney, Snohomish County Sheriff, Everett Police Chief, or chief law enforcement officer of any Participating Jurisdiction to reassign personnel now or later assigned to the Task Force.

2.4 Participating Jurisdiction Employees: Any employees assigned to the Task Force by a Participating Jurisdiction shall remain, and be considered, an employee of the assigning Participating Jurisdiction. Each Participating Jurisdiction shall pay all costs associated with its employees when assigned to the Task Force. All rights, duties, and obligations of the employer and the employee shall remain with the Participating Jurisdiction. Each Participating Jurisdiction shall be responsible for ensuring compliance with all applicable laws, collective bargaining agreements, and/or civil service rules and regulations, applicable to its employees.

### **3.0 GOVERNANCE**

3.1 The activities of the Task Force shall be governed by an Executive Board. The Task Force Executive Board shall be comprised of one representative from each Participating Jurisdiction that contributes at least one (1) full-time employee to the Task Force. Executive Board member votes shall be allocated according to the number of full-time personnel his/her jurisdiction contributes to the Task Force. As an example, if the Snohomish County Sheriff provides six employees and the City of Lynnwood provides three, the Snohomish County Sheriff has six votes and the City of Lynnwood has three. Additional Executive Board members, with one vote each include: the Snohomish County Prosecuting Attorney, the Everett City Attorney, the Northwest HIDTA Director, and one chief of police from the remaining Participating Jurisdictions, selected by a majority vote of the chiefs of police of the remaining Participating Jurisdictions.

If a Participating Jurisdiction that has no personnel assigned to the Task Force as of the effective date of this Agreement, assigns full-time personnel to the Task Force, a representative from that agency will be added as an Executive Board member after the full-time personnel has been assigned to the Task Force for three months.

- 3.2 The Snohomish County Sheriff shall serve as Chair of the Executive Board. The Task Force Executive Board may adopt bylaws which include provision for appointment of alternates to attend Executive Board meetings in the absence of members. At such meetings, the alternate shall have the same rights as the appointing member. Any action taken by the Task Force Executive Board under this Agreement shall be based on simple majority of votes.

#### **4.0 TASK FORCE BUDGET**

- 4.1 The 2021 Task Force budget is attached as Exhibit D, incorporated herein by reference. Each Participating Jurisdiction shall contribute funding to the Task Force as specified in Exhibit D.
- 4.2 The Snohomish County Sheriff will annually review and revise the Task Force budget to provide a sufficient level of funding and total resource obligation for the following calendar year. The Task Force budget will be allocated to each Participating Jurisdiction on a proportional basis. Each Participating Jurisdiction's proportional share will be based on the Participating Jurisdiction's average population, as determined by Washington State Office of Fiscal Management.

- 4.3 No later than November 1 of each year, the Sheriff shall provide notice to each Participating Jurisdiction of subsequent year Task Force budget, and each Participating Jurisdiction's proportional share.
- 4.4 Snohomish County shall maintain designated financial accounts for the purpose of supporting Task Force operations. Except as modified by section 6.0, all revenues collected or generated by or for the Task Force shall be forwarded to the Snohomish County Treasurer and placed in the designated accounts. All real or personal property of the Task Force will be held in Snohomish County's name for the benefit of the Task Force.
- 4.5 Each Participating Jurisdiction agrees to provide funding that is no less than the amount indicated in Exhibit D, and to pay its funding share to Snohomish County as administrator of Task Force funds no later than March 1, of the year in which the funding is due.
- 4.6 Each Participating Jurisdiction agrees that the funding it contributes shall be provided in addition to that currently appropriated to drug enforcement activities and that no Task Force activity will supplant or replace any existing drug enforcement activities.

## **5.0 GENERAL ADMINISTRATION**

- 5.1 Each Participating Jurisdiction agrees to provide Snohomish County with any documentation necessary to apply for, receive, or comply with any applicable grant requirements.

- 5.2 By executing this Agreement, each Participating Jurisdiction agrees to make any certified or other assurances required by any applicable grant agreement that are within its particular control, and agrees to make all its records related to the Task Force available for inspection if required as a condition of receipt of grant funding.
- 5.3 Snohomish County is granted the authority to execute on behalf of the Participating Jurisdictions all agreements and contracts signed as approved by the Task Force Executive Board, by and through its Chair, including but not limited to all contracts for professional services. Agreements and contracts executed in this manner shall have the same legal effect as if they were executed by each Participating Jurisdiction. All Task Force contracts and agreements executed on behalf of Participating Jurisdictions under this Agreement must first be approved on motion of the Task Force Executive Board. By executing this Agreement, each Participating Jurisdiction agrees that, for the purpose of administering the assets and resources available to the Task Force, no such agreement or contract may impose or waive liability with respect to a Participating Jurisdiction in a manner that is inconsistent with the hold harmless provision in section 10.0 of this Agreement.
- 5.4 Any dispute arising under this Agreement will be forwarded to the Task Force Executive Board for resolution. The determination made by the Executive Board shall be final and conclusive as between the parties. This provision shall not

apply to issues of indemnity and liability governed by the hold harmless provision in Section 10.0 of this Agreement.

## **6.0 ASSET FORFEITURE**

- 6.1 The Participating Jurisdictions shall refer all potential asset forfeitures initiated or investigated by deputies/officers assigned to the Task Force during the pendency of this Agreement to the Task Force for disposition at the discretion of the Task Force Executive Board or prosecuting authority (Prosecuting Attorney or United States Attorney). Any such referred asset forfeiture that is pursued in state court will be prosecuted in the name of Snohomish County, on behalf of the Task Force and its Participating Jurisdictions.
- 6.2 The Task Force Commander, under the direction of the Task Force Executive Board, shall manage the acquisition and disposition of assets seized or forfeited as a result of this Agreement in compliance with state and federal law and Task Force procedures.
- 6.3 Federal Forfeiture.
- a. For purposes of receipt and processing of federal equitable sharing distributions, Snohomish County shall be designated as the fiduciary agency for the Task Force.
  - b. Snohomish County will be compliant with federal Equitable Sharing Program guidelines and reporting requirements.



- c. Snohomish County will submit request(s) to the federal government, on behalf of the Task Force, in order to obtain equitable sharing related to federal forfeitures.
- d. Participating Jurisdictions agree and understand that all proceeds from federal forfeitures of seized assets, which may be awarded to the County on behalf of the Task Force, will be retained by the County for Task Force operations and expenses.
- e. Except as allowed in Section 6(g), Participating Jurisdictions will not submit individual equitable sharing requests, nor will Participating Jurisdictions receive shared federal funds from Snohomish County.
- f. The Task Force may only use proceeds from federal seizures and forfeitures for law enforcement purposes, as defined by the United States Department of Justice.
- g. If the Task Force participates in an investigation that results in a federal forfeiture of seized assets greater than \$500,000, each Participating Jurisdiction may file an individual request for equitable sharing under its own agency code. A Participating Jurisdiction's equitable sharing request will be based on its percentage of participation in the investigation or prosecution. The Task Force will advise each participating jurisdiction of its percentage participation in the investigation or prosecution.

#### 6.4 State Forfeiture.

- a. The net monetary proceeds of each state asset forfeiture made by the Task Force shall be retained by the County for Task Force operations and expenses. If proceeds from state asset forfeitures exceeds the amount necessary for Task Force operations and expenses, the excess state forfeiture proceeds shall be distributed to Participating Jurisdictions in accordance with each Participating Jurisdiction's participation percent, listed in Exhibit C.
- b. The Task Force may retain funds in an amount up to \$250,000.00 from the net proceeds of vehicle seizures for the purchase of Task Force vehicles and related fleet costs.
- c. Any Participating Jurisdiction receiving a distribution of assets forfeited under RCW 69.50.505 shall use such assets in accordance with RCW 69.50.505(10), which limits use to the expansion and improvement of controlled substances related law enforcement activity and prohibits use to supplant preexisting funding sources.

## **7.0 ACQUISITION AND USE OF EQUIPMENT**

- 7.1 For purposes of this Agreement, the term "Equipment" shall refer to all personal property used by the Task Force in performing its purpose and function, including but not limited to materials, tools, machinery, equipment, vehicles, supplies, and facilities.

- 7.2 If any Equipment is acquired with grant funds, the Participating Jurisdictions agree that the Task Force will use that equipment only for specified law enforcement purposes for the term of the grant.
- 7.3 Personnel assigned to the Task Force may use Equipment that is provided or acquired for Task Force purposes as directed by the Task Force Commander.
- 7.4 Upon termination of the Task Force, any Equipment provided to the Task Force by a Participating Jurisdiction will be returned to that jurisdiction.
- 7.5 Upon termination of the Task Force, any equipment acquired by the Task Force will be disposed of in accordance with applicable federal, state or local requirements or this Agreement.

## **8.0 MODIFICATION**

Participating Jurisdictions hereto reserve the right to amend this Agreement in the future from time to time as may be mutually agreed upon. No such amendment shall be effective unless written and signed by all then-contributing jurisdictions with the same formality as this Agreement.

## **9.0 NONDISCRIMINATION**

There shall be no discrimination against any employee or against any applicant for such employment because of race, color, religion, handicap, marital status, political affiliation, sex, age, or national origin. This provision shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, lay-off or termination, rates of pay or other forms of compensation, and selection for training.

## **10.0 TERMINATION OF AGREEMENT**

10.1 Notwithstanding any provisions of this Agreement, any party may withdraw from the Agreement by providing written notice of such withdrawal to all other parties, specifying the effective date thereof at least thirty (30) days prior to such date. A withdrawing party may take with it any Equipment it has provided to the Task Force and shall be entitled to distributions under section 6 of this Agreement with respect to asset forfeitures which that Participating Jurisdiction participated before the effective date of withdrawal.

10.2 If there is a reduction in funds by the source of those funds, and if such funds are the basis of this agreement, Snohomish County may unilaterally terminate all or part of the agreement or may reduce its scope of work and budget.

## **11.0 HOLD HARMLESS**

Each party hereto agrees to save, indemnify, defend and hold the other parties harmless from any allegations, complaints, or claims of wrongful and/or negligent acts or omissions, by said party and/or its officers, agents, or employees to the fullest extent allowed by law. In the case of allegations, complaints, or claims against more than one party, any damages allowed shall be levied in proportion to the percentage of fault attributable to each party, and each party shall have the right to seek contribution from each of the other parties in proportion to the percentage of fault attributable to each of the other parties. Moreover, the parties agree to cooperate and jointly defend any such matter to the extent allowed by law. A jurisdiction that has withdrawn assumes no responsibility for the actions of the remaining members arising after the date of

withdrawal but shall remain liable for claims of loss or liability arising prior to the effective date of withdrawal.

#### **11.0 GOVERNING LAW AND VENUE**

This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Washington without reference to choice of law principles, and venue of any suit between the parties arising out of this Agreement shall be in the Superior Court of Snohomish County, Washington.

#### **12.0 INTEGRATION**

With the exception of necessary operational agreements between law enforcement agencies of the Participating Jurisdictions and agreements pursuant to section 5.3 hereof, this Agreement constitutes the whole and entire agreement among those parties as to the Task Force and no other understandings, oral, or otherwise, regarding the Task Force shall be deemed to exist or bind the parties.

#### **13.0 EXECUTION OF MULTIPLE ORIGINAL COUNTERPARTS**

This Agreement may be reproduced in any number of original counterparts. Each party need sign only one counterpart and when the signature pages are all assembled with one original counterpart, that compilation constitutes a fully executed and effective agreement among all the Participating Jurisdictions. In the event that fewer than all named parties execute this Agreement, the Agreement, once filed or posted as specified in section 15.0, shall be effective as between the parties that have executed the Agreement to the same extent as if no other parties had been named.

**14.0 SEVERABILITY**

If any part of this Agreement is unenforceable for any reason the remainder of the agreement shall remain in full force and effect.

**15.0 POSTING/RECORDING**

This Agreement will be filed with the Snohomish County Auditor or posted on the County or Participating Jurisdiction’s interlocal agreements webpage, in compliance with RCW 39.34.040.

In witness whereof, the parties have executed this Agreement.

SNOHOMISH COUNTY:

Snohomish County, a political subdivision  
of the State of Washington

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Approved as to Form:

 10/15/2020  
Deputy Prosecuting Attorney

**ATTEST:**

**APPROVED AT THE DIRECTION OF THE PARTICIPATING JURISDICTION:**

\_\_\_\_\_ Dated \_\_\_\_\_  
Title \_\_\_\_\_ Jurisdiction of \_\_\_\_\_

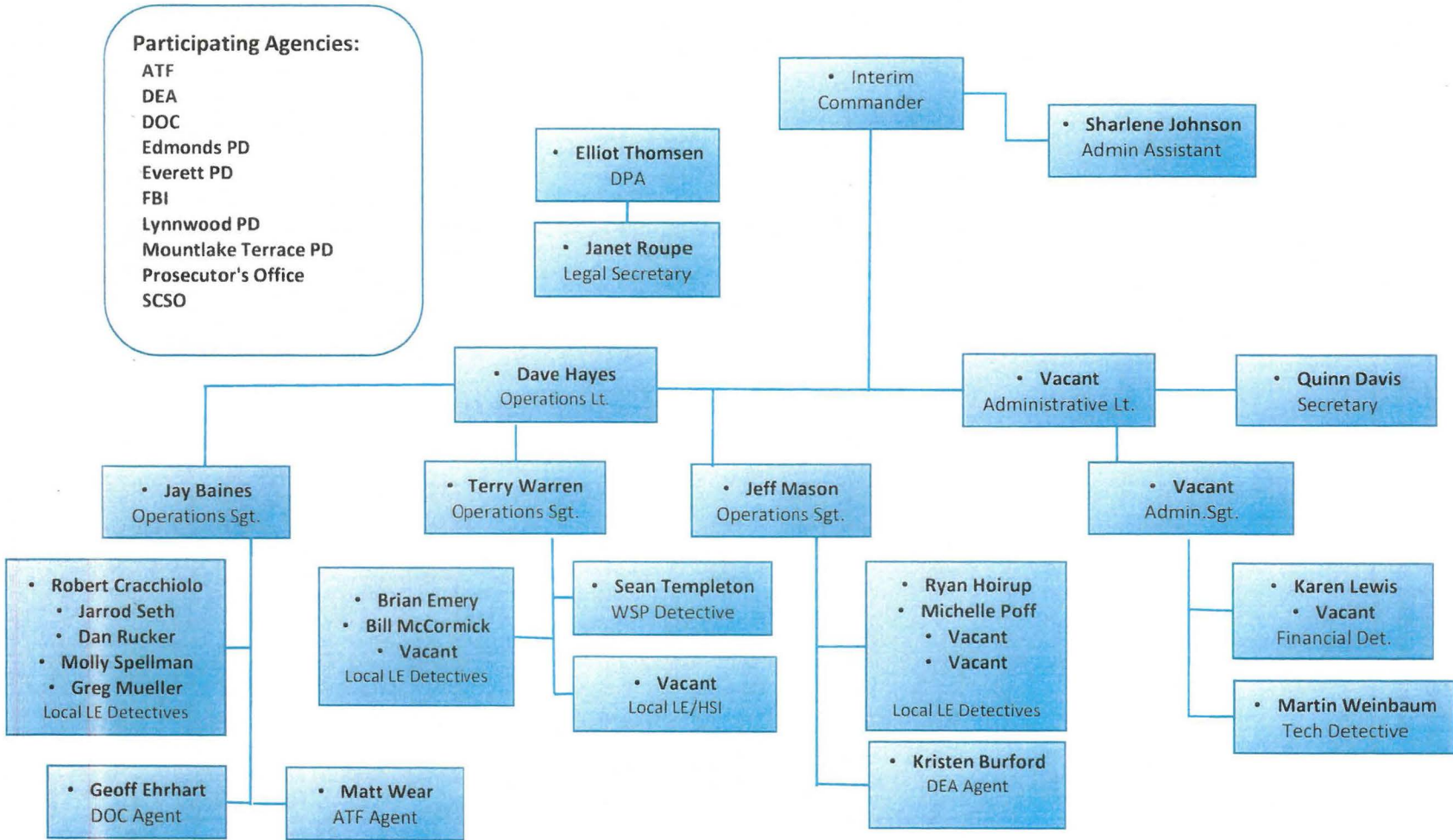
**ATTEST:**

\_\_\_\_\_ Dated \_\_\_\_\_  
Jurisdiction Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_ Dated \_\_\_\_\_  
Jurisdiction Attorney

**SRDTF Executive Board**  
 Snohomish County Sheriff (Chair), Everett Police Chief (Asst Chair), Edmonds Police Chief, Lynnwood Police Chief,  
 Mountlake Terrace Police Chief, Director of Northwest H.I.D.T.A





## EXHIBIT B

### Snohomish Regional Drug Task Force

#### Commander Selection

The Drug Task Force Commander is a management exempt (“at will”) employee of the Sheriff’s Office.

With the objective of selecting the best possible candidate for the position of Drug Task Force Commander, and ensuring the best fit into the organization, the Executive Board will recommend to the Sheriff three candidates to be considered for the position of Drug Task Force Commander. Candidates for the Drug Task Force Commander position must demonstrate a strong leadership skill set, the ability to build consensus, and direct the efforts of a multi-agency team to achieve established goals. He or she must meet the performance objectives set by the Executive Board and the Sheriff. The Sheriff will select the Drug Task Force Commander from the Executive Board’s three recommended candidates.

The Drug Task Force Commander’s initial commitment of service is four years, with the option of a year by year extension after that period. The Sheriff shall consult with the Executive Board before authorizing any extension of the Drug Task Force Commander’s service commitment.

**EXHIBIT \_C\_****Snohomish Regional Drug Task Force**

Personnel Assigned by Jurisdiction  
January 1, 2021-December 31, 2021

**EVERETT POLICE DEPARTMENT**

1 Lieutenant  
1 Sergeant  
1 Detective  
1 Detective  
1 Detective  
1 Detective  
1 Detective  
1 Detective  
1 Support Personnel

**FUNDING**

Everett PD- Vacant  
Everett PD  
Everett PD  
Everett PD  
Everett PD  
Everett PD  
Everett PD  
Everett PD- Vacant  
Everett PD

**SNOHOMISH COUNTY SHERIFF'S OFFICE**

1 Task Force Commander  
1 Lieutenant  
1 Sergeant  
1 Sergeant  
1 Detective  
1 Detective  
1 Detective  
1 Detective  
1 Detective  
1 K9 Detective  
1 Support Staff

**FUNDING**

Snohomish County Sheriff- Vacant  
Snohomish County Sheriff  
Snohomish County Sheriff-Vacant  
Snohomish County Sheriff  
Snohomish County Sheriff  
Snohomish County Sheriff  
Snohomish County Sheriff  
Snohomish County Sheriff- Vacant  
Snohomish County Sheriff- Vacant  
Snohomish County Sheriff  
Snohomish County Sheriff

**LYNNWOOD POLICE DEPARTMENT**

1 Sergeant  
1 Detective

**FUNDING**

Lynnwood PD  
Lynnwood PD

**MOUNTLAKE TERRACE POLICE DEPARTMENT**

1 Detective

**FUNDING**

Mountlake Terrace PD

**EDMONDS POLICE DEPARTMENT**

1 Detective

**FUNDING**

Edmonds PD

SNOHOMISH COUNTY PROSECUTOR'S OFFICE

1 Support Staff  
1 Deputy Prosecutor

FUNDING

Snohomish County Prosecutor  
Snohomish County Prosecutor

STATE OF WASHINGTON

1 Detective  
1 Agent

FUNDING

Washington State Patrol  
Department of Corrections

BUREAU OF ALCOHOL, TOBACCO AND FIREARMS

1 Agent

FUNDING

ATF

DRUG ENFORCEMENT AGENCY

1 Agent

FUNDING

DEA

Agency	Participants	E- Board Vote	Pcnt	Notes
Everett PD	7	7	38.88%	
Snoh Co Sheriff's Off	7	7	38.88%	
Lynnwood PD	2	2	11.11%	
Mountlake Terr PD	1	1	5.55%	
Edmonds PD	1	1	5.55%	
WSP	1	1		Fr. 10% WaSt Tx
DOC	1	1		Fr. 10% WaSt Tx
SC Pros Atty	1.5	1		
Evt City Atty	0	1		
NWHIDTA Dir	0	1		
At Large PD	0	1		
<b>Totals</b>	<b>21.5</b>	<b>24</b>	<b>99.97%</b>	

<https://www.cfm.wa.gov/washington-data-research/population-demographics/population-estimates/april-1-official-population-estimates>

Jurisdiction	2015 Population Est.	2019 Population Est.	2019 % of Population Est.	2021 Allocation
Unincorporated Snohomish County	330,260	365,480	44.80%	\$ 70,890
Arlington	18,490	19,740	2.41%	\$ 3,815
Bothell (part)	17,230	18,180	2.22%	\$ 3,514
Brier	6,500	6,665	0.81%	\$ 1,288
Darrington	1,350	1,410	0.17%	\$ 273
Edmonds	40,490	42,170	5.15%	\$ 8,150
Everett	105,800	111,800	13.66%	\$ 21,608
Gold Bar	2,115	2,150	0.26%	\$ 416
Granite Falls	3,390	3,900	0.48%	\$ 754
Index	160	175	0.02%	\$ 34
Lake Stevens	29,900	33,080	4.04%	\$ 6,393
Lynnwood	36,420	39,600	4.84%	\$ 7,654
Marysville	64,140	67,820	8.28%	\$ 13,108
Mill Creek	19,760	20,590	2.51%	\$ 3,979
Monroe	17,620	19,250	2.35%	\$ 3,720
Mountlake Terrace	21,090	21,590	2.64%	\$ 4,173
Mukilteo	20,900	21,350	2.61%	\$ 4,126
Snohomish	9,385	10,200	1.25%	\$ 1,971
Stanwood	6,585	7,020	0.86%	\$ 1,357
Sultan	4,680	5,180	0.63%	\$ 1,001
Woodway*	1,335	1,350	0.00%	\$ -
	757,600	818,700	100.00%	\$ 158,223
*Woodway does not pay into TF added into unincorporated Sno Co	Population Growth Number: 61,100 Population Growth %: 8.06%		Increase from 2020 -\$55,191.09	

REFERENCE ONLY			
2020 Allocation	\$ Increase to 2021	% Increase to 2021	
\$ 93,197	\$ (22,307)	-24%	
\$ 5,218	\$ (1,403)	-27%	
\$ 4,862	\$ (1,348)	-28%	
\$ 1,834	\$ (546)	-30%	
\$ 381	\$ (108)	-28%	
\$ 11,426	\$ (3,276)	-29%	
\$ 29,856	\$ (8,248)	-28%	
\$ 597	\$ (181)	-30%	
\$ 957	\$ (203)	-21%	
\$ 46	\$ (12)	-26%	
\$ 8,437	\$ (2,044)	-24%	
\$ 10,277	\$ (2,623)	-26%	
\$ 18,100	\$ (4,992)	-28%	
\$ 5,576	\$ (1,597)	-29%	
\$ 4,972	\$ (1,252)	-25%	
\$ 5,952	\$ (1,779)	-30%	
\$ 5,898	\$ (1,772)	-30%	
\$ 2,648	\$ (677)	-26%	
\$ 1,859	\$ (502)	-27%	
\$ 1,321	\$ (320)	-24%	
\$ -	\$ -	0%	
\$ 213,414	\$ (55,191.09)		

	Salary	Benefits
Commander	\$ 133,979.00	\$ 19,643.00
	\$ -	\$ -
	\$ 133,979.00	\$ 19,643.00
	2020 TOTAL	\$ 153,622.00
	2021 TOTAL (3% increase)	\$ 158,230.66

Exhibit D

# *Index #6*

**CITY OF MARYSVILLE AGENDA BILL**

**EXECUTIVE SUMMARY FOR ACTION**

**CITY COUNCIL MEETING DATE: Nov 2, 2020 & Nov 23, 2020**

<b>AGENDA ITEM: 2020-25 Parks, Recreation and Open Space Plan</b>	
<b>PREPARED BY: Dave Hall/Joanna Martin</b>	<b>DIRECTOR APPROVAL:</b> Tara Mizell
<b>DEPARTMENT: Parks, Culture and Recreation</b>	
<b>ATTACHMENTS:</b>	Ordinance amending the Marysville Growth Management Comp Plan updating the 20-25 Park, Rec
<b>BUDGET CODE:</b>	<b>AMOUNT:</b>
<b>SUMMARY:</b> The State Recreation and Conservation Office requires cities to update their Parks, Recreation and Open Space Plan every six years in order to be able to apply for grants. The plan has been approved by the Parks, Culture and Recreation Board and the Marysville Planning Commission. It is currently under review by the State of Washington Department of Commerce and the State Recreation and Conservation Office.	

**RECOMMENDED ACTION:**

Staff recommends that Council affirm the Planning Commission and Parks, Culture and Recreation Board's recommendation and approve the Ordinance amending the 2020-25 Parks Comprehensive Plan.

**RECOMMENDED MOTION:**

I move to adopt the 2020-2025 Parks, Recreation and Open Space Plan as an element of the current Marysville Comprehensive Plan.



# MARYSVILLE PARKS, RECREATION AND OPEN SPACE COMPREHENSIVE PLAN 2020-2025





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## **SECTION 01: OVERVIEW**

### **Chapter 1: Executive Summary**

The Parks, Recreation and Open Space Comprehensive Plan is a state required document that needs to be updated every six years. The main priorities of the plan are to determine the community's parks and recreation needs, assess if those needs are currently being met, project future needs and determine a plan for any unmet needs.

The Parks, Culture and Recreation Department completed research to assess the community needs. Demographic information about Marysville, as well as national trends in parks and recreation, was examined. They also analyzed feedback received from a 19-question community survey completed by 690 individuals. A city-wide inventory of parks, trails and facilities open to the public was completed. Recreation and athletics programs available to the public was also compiled.

Service standards were established for each type of park and recreation facility. Existing inventory was then compared to these service standard needs for the Marysville population in 2020 and the projected population in 2035. For 2020, there were slight deficiencies for athletic fields and courts, as well as for pools and recreation centers. Larger deficiencies were seen in developed acreage for parks and open space. Those deficits obviously become larger by 2035.

Recommendations and strategies were then suggested for the following areas: neighborhood and community parks; open natural space; waterfront access; group picnic areas; restrooms; trails and pathways; recreational facilities; gymnasiums; swimming pools; baseball/softball fields; and soccer fields.

## Chapter 2: Plan Overview

The Plan is the culmination of an extensive planning process designed to:

- Develop an understanding of the short- and long-term park and recreation needs of the City of Marysville and its service area.
- Identify and prioritize goals and policies for the effective and efficient management of park and recreation lands, facilities, and programs to meet the community's needs.
- Explore strategies for creatively blending the needs of the community with available resources to successfully accomplish the goals and policies.

### Purpose

The focus of this Comprehensive Plan update is to provide direction for the Marysville Parks, Culture and Recreation Department (MPCR) for the next six years. This plan establishes a sense of direction for Marysville to follow in serving the recreational needs of its residents. It helps to provide direction of MPCR in regards to property acquisition, park development, capital improvement planning, and programs for the next six years.

The update is a Growth Management Act (GMA) requirement and fulfills grant funding eligibility criteria required by the Washington State Recreation Conservation Office (RCO). The main priority of the plan update is to ensure the need for sufficient public facilities that maintain a suitable level of parks and recreational services and meet the needs of Marysville residents. Although challenges may force MPCR to deviate in some instances, the goal of providing satisfaction with recreational opportunities to Marysville residents will remain.

The parks plan includes a discussion of sources available to fund the maintenance and expansion of the City parks system; a system that must meet the growing needs of an increasingly urbanized area. These sources include a variety of tax revenues, user fees, mitigation fees, and grants and loans from state, federal, and private sources. While the plan makes general recommendations regarding specific funding options, it assumes that most existing sources will continue to be available.

The parks plan contains an inventory of City facilities: parks, recreation, trails, and related sites. The inventory is supplemented by a description of other facilities available to City residents; specifically, sites and facilities owned or controlled by County and school districts. Inventories primarily show facilities and speak very little about the condition of the facilities although recent surveys indicate the community feels park facilities are in good condition.

It is intended to lay the groundwork for the future of the City park system. The plan inventories existing parks and identifies current and future park needs. It explores potential park development and/or improvements, and prioritizes strategies to meet a level of service which fits the needs of residents. The plan also describes existing and potential funding sources that will be needed to maintain park facilities and recreation services.

## Plan Structure

The key plan components are as follows:

- Overview
- Goals
- Needs
- Action
- Data

## Community Engagement

Public participation in the development of the City's Parks, Culture and Recreation Plan is critical due to the variation in local needs and values local residents have for their community. Public participation in the development of the Parks, Culture and Recreation Plan consisted of several steps, including:

- An online survey developed to help the public communicate their recreational interests;
- Review at Parks Advisory Board to hear input; and
- Study Session with City Council and the Mayor to hear input received through the various council wards and political representatives.

### Online Survey

An online survey was available to residents for over 30 days. The survey was completed by 690 people and results are available in Appendix D.

### Meetings

The plan was reviewed in two public meetings where the public was able to access the document and comment on it.

### Public Comments

MPCR have contact with their clientele on a daily basis. This contact provides a forum for staff to receive recurring advice, criticism, comments, assessment, analysis, and/or praise from park users. Letters, electronic mail, phone calls, and other types of correspondence come in regularly. This information is often presented and discussed at MPCR staff meetings. This informal type of feedback from the public is taken in earnest and was integrated into the public comment sections.

### Site Planning Processes

Park sites with significant development opportunities are typically subjected to a master plan process. This process incorporates input from a variety of park users, neighbors, and the general public in developing the future vision for a given park. As such, it is a good vehicle for the public to express their opinions on their park needs. Recommendations from the Shoreline Master Plan and Downtown Master Plan are incorporated into this plan.

## Chapter 3: About Marysville

### Location

In the heart of Snohomish County, Marysville is located 35 miles north of Seattle along Interstate 5. Oriented north-south along Interstate 5, Marysville borders Everett to the south, Arlington to the north, Tulalip Tribes Reservation to the west and Lake Stevens to the east.

The City's topography runs from 5 feet along the banks of Ebey Slough to 160 feet near Smokey Point and over 465 feet in the eastern highlands. Marysville sits in the watershed of Quilceda Creek and Allen Creek, as well as approximately 70 minor streams that flow into Ebey Slough and Snohomish River. The skyline includes views of Mount Pilchuck, Cascade Mountains, Olympic Mountains, Mount Rainer and Mount Baker.

### History

Marysville was established in 1872 as a trading post, which was then populated by other settlers in 1883. In 1891, Marysville was incorporated and the Great Northern Railway was completed. The area was known for its lumber and agrarian products. The timber industry was the largest active industry during the 1860s and 1870s. Cleared hillside areas were then used for dairy farms.

After the timber industry peaked in 1910, agriculture became the focus. By 1920, with more than 2,000 acres of strawberry fields, Marysville was nicknamed "Strawberry City". The annual Strawberry Festival began in 1932.

The City of Marysville owns two historic buildings that are managed by the Parks, Culture and Recreation Department. The Marysville Opera House was built in 1911 by the Independent Order of Oddfellows and is listed on the National Register of Historic Places. The Gehl House at Jennings Park is another historic landmark. This pioneer-era wooden cabin was built in 1889 and restored with original furnishing with the help of the Marysville Historical Society.

### Growth and Annexation

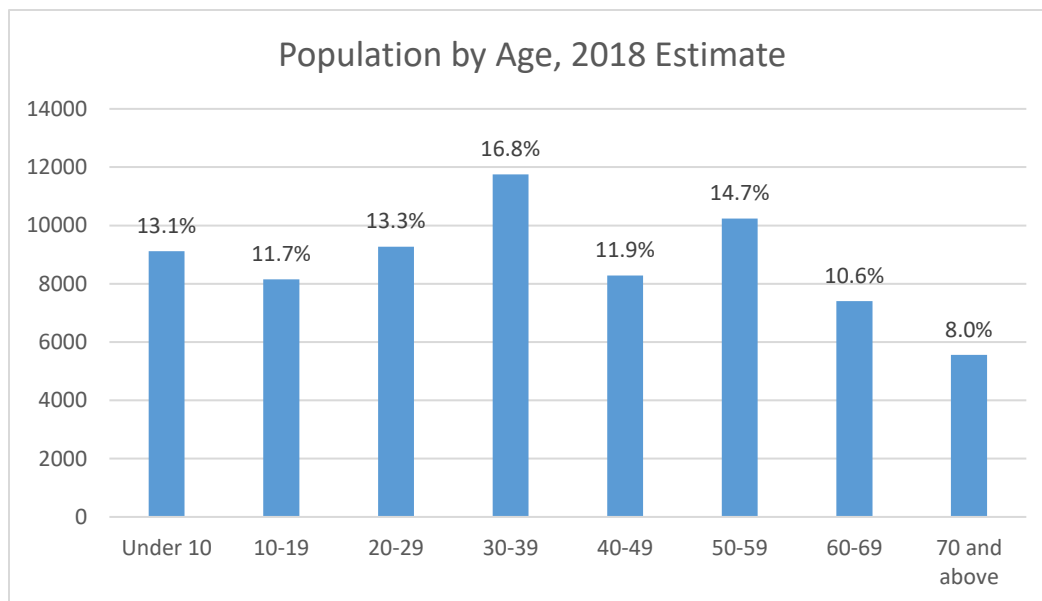
Marysville's first annexed area outside its original city limits in 1954 grew to over 2,500 residents. After the initial wave of suburbanization in 1980, population grew to 5,544 after homes were built in former strawberry fields in the north and east of Marysville. The population continued to grow in the 1980s and 1990s as more housing was built. By 2000, the population was 25,315.

From 2000 to 2006, the city annexed 23 areas totaling 1,416 acres. Then in 2009, the largest single annexation that comprised the majority of the Urban Growth Area added 20,000 residents and 2,847 acres to Marysville. The remaining urban growth boundary is 158 acres.

## Population

By 2010, Marysville had grown to 60,020 according to the Census and became the second-largest city in Snohomish County. As of 2015, Marysville was the fastest-growing city in Washington State, growing at an annual rate of 2.5 percent. According to the World Population Review, the 2020 population estimate is 72,477.

According to the American Community Survey in 2018, the population is almost evenly split between males and females. The population breakdown down by age as 25 percent 19 and younger, 42 percent 20-49 years old and 33 percent 50 and older.



## Race and Ethnicity

An estimated 70 percent of Marysville residents are “white alone” with 13 percent being Hispanic or Latino and 8 percent being Asian. The remaining 8 percent is divided up between black or African American, Native Hawaiian, American Indian, “some other race” and individuals who are two or more races. Eighty-four percent of the population speak English only with 6 percent reporting that they speak English less than “very well”. Within the Marysville School District, 13 percent of students are English language learners.

## Household Characteristics

There are an estimated 24,483 households in Marysville in 2018 with 67 percent being owner-occupied and 33 percent being renter-occupied. The median mortgage is \$1,774 and the median rent is \$1,349. The average household size is 2.74 people. For the population 15 years and older, 53 percent are married with 28 percent having never been married. The divorced population is 12.5 percent, widowed is 5.5 percent and separated is 1 percent.

Of the households in Marysville, 69 percent are made up of families and 31 percent are individuals living alone or living with nonfamily members. For the households with children in

them, 54 percent are married-couples and 10 percent are have the only adult in the household being a female. For those 30 years old and older, 4 percent report living with their grandchildren and 1 percent of these are responsible for raising their grandchildren.

## Income and Poverty

The median household income from 2014-2018 was \$76,372. Eighty-seven percent of the population is estimated to be at or above 150 percent of the poverty level. Six percent fall at the 100-149 percent on the poverty level. Seven percent are below 100 percent of the poverty level.

<b>2020 Federal Poverty Level (Gross Annual Income)</b>		
<b>People in Household</b>	<b>100 percent</b>	<b>150 percent</b>
1	\$12,760	\$19,140
2	\$17,240	\$25,860
3	\$21,720	\$32,580
4	\$26,200	\$39,300
5	\$30,680	\$46,020
6	\$35,160	\$52,740
7	\$36,640	\$59,460
8	\$44,120	\$66,180
Add \$4,480 for each person in household over 8 persons		

Within the Marysville School District, 52 percent of students qualify as low-income and are eligible for free or reduced lunches. Data from 2014-2018 reports that 94 percent of households have a computer and 88 percent have internet access at home.

## Education and Employment

During the 2019-2020 school year, there were 11,001 students enrolled in the Marysville School District. Over the last six school years, the number of students enrolled averaged 11,282. On state administered tests, 49 percent of students met grade level standards in Language Arts, 35 percent in math and 38 percent in science. In 2019, 53 percent of ninth graders were on track to graduate and 77 percent were able to graduate within four years.

For the population 25 years and older, 41 percent report having some college or an associate's degree and 29.5 percent are high school graduates or have a GED. Looking at the total population, 20 percent of residents have a Bachelor's degree or higher with 9.5 percent not having a high school degree.

According to 2018 estimates, 67 percent of the population 16 and older were in the civilian labor force with 33 percent retired or not in the labor force. Of the 67 percent in the labor force, 62 percent are employed in civilian jobs, 4 percent are unemployed and 1 percent is in the armed forces.

Between 2014 and 2018, the mean travel time to work was 31 minutes which means that the majority of the work force works outside of Marysville. In 2017, it was estimated that only 10 percent of Marysville residents work in Marysville. The major employers in Marysville in 2018 include the Marysville School District, Zodiac Aerospace, City of Marysville, Walmart, Smokey Point Behavioral Hospital, The Everett Clinic and Fred Meyer.

### **Persons with Disabilities**

Fourteen percent of Marysville residents report having a disability. Within the Marysville School District, 18 percent of students have a disability. Thirty-six percent of citizens 60 years and older report having a disability.

## **Chapter 4: Parks, Culture and Recreation Department**

### **Mission, Vision, and Goals**

The City of Marysville’s mission statement is: “The City of Marysville partners with the community to provide quality, innovative and efficient municipal services which promote economic growth, thriving neighborhoods, healthful living and financial sustainability for our residents and business.” The Parks, Culture and Recreation Department’s mission statement, which follows, builds off of the City’s mission statement: “Our focus is to enhance the quality of life of Marysville’s citizens by providing beautiful parks, open spaces and exceptional recreational, cultural, and athletic programs.”

The goals of the department are to:

- Successfully meet the needs and desires of Marysville’s citizens;
- Provide programs and facilities accessible to citizens of Marysville;
- Work closely with other organizations and jurisdictions, providing quality parks and recreation services that are complementary, not duplicative;
- Enhance the public’s understanding of environmentally sensitive parklands;
- Encourage health and exercise for all citizens by providing access to park facilities and recreation programs;
- Continue to provide a parks and recreation system that is efficiently administered and maintained; and
- Treat all people respectfully and in a courteous manner with dignity.

### **Department Structure**

The Marysville Parks, Culture and Recreation Department is comprised of three divisions: the Administration Division, the Parks Division, and the Recreation Division with guidance from a Parks and Recreation Advisory Board. There are 8 full-time employees and approximately 30 part-time seasonal and program attendants. The Department is supported by 6 full-time employees and 5 summer seasonal staff in the Public Works Department that focus on parks maintenance.

#### **Administration Division**

The Administration Division is responsible for overseeing personnel, purchasing, contract administration, budget, and the management of the other divisions. This division is also involved with planning, acquisition, design, development, special projects, grant preparation, and coordination of capital projects. Each division within the Department operates relatively independently, yet the Administration Division is ultimately responsible for coordination between the divisions and with other City departments. The Administration Division and the Parks, Culture and Recreation Department are headed by the Parks and Recreation Director.

#### **Parks Division**

The Parks Division is responsible for the operation and maintenance of existing City parks and recreation facilities. The Parks Division is also responsible for the purchase and upkeep of



maintenance materials, equipment and park security. Many of the smaller “green” spaces throughout the City still fall under the responsibility of the Parks Division. The Parks Division also manages all volunteer programs within the City. Several annual projects are supported by thousands of hours from volunteers. This division is funded from the Parks, Culture and Recreation Department’s budget but is managed by the Public Works Department.

### Culture and Recreation Division

The Culture and Recreation Divisions bring cultural and recreational events, programs and classes to Marysville. These include classes and workshops for all ages; day camp; athletic lessons, leagues and tournaments; live music and performances; and community events. In many cases, Recreation Division staff contract with a community expert to run classes and workshops. The recreation programs, classes, and other activities that are managed by the Recreation Division are described in detail in Chapter 9: Recreation. The Culture and Recreation Divisions also manage the usage of the Jennings Park Barn, Ken Baxter Community Center, Marysville Opera House and Rotary Ranch at Jennings Park. This includes use for cultural and recreational programming, as well as City use and public rentals.

### Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board guides the operations of the Parks, Culture and Recreation Department. This seven-member committee is appointed by the Mayor and includes a City Council representative. The Parks and Recreation Advisory Board meets bi-monthly to provide input on programs, capital projects and master plans. Over the next six years, the Parks and Recreation Advisory Board will continue to provide a sounding board for the public to provide input about a variety of park issues.

## **Operating Budget**

For the 2019/2020 biennial budget, the City of Marysville allocated \$6.4 million for Parks, Culture and Recreation Department expenditures. This is almost six percent of the City’s general fund expenditures. The average percentage of parks and recreation expenditures from the general fund by other cities in Washington with similar population sizes is over double at 13.6 percent.

<b>Organization</b>	<b>2020 Population Estimate</b>	<b>2019-2020 General Fund Expenditures</b>	<b>Parks and Recreation Expenditures</b>	<b>Parks and Recreation Percent of General Fund</b>
City of Marysville	72,477	\$108.6 M	\$6.4 M	5.9 percent
City of Sammamish	67,969	\$96.5 M	\$10.1 M	10.5 percent
City of Redmond	71,838	\$289.1 M	\$33.1 M	11.5 percent
City of Kennewick	86,101	\$107.2 M	\$12.7 M	11.9 percent
City of Pasco	77,540	\$119.0 M	\$16.2 M	13.6 percent
City of Lakewood	61,676	\$77.3 M	\$11.0 M	14.2 percent
City of Auburn	87,135	\$158.4 M	\$26.1 M	16.5 percent
City of Richland	60,475	\$147.6 M	\$24.9 M	16.9 percent

## Chapter 5: Benefits

### Benefits of Parks, Recreation, Open Space and Trails

A strong parks and recreation system is essential for a thriving community. Recreation benefits the individual as well as the society as a whole – both mentally and physically. A number of studies noted that parks, recreation, open spaces and trails have benefits to overall health, as well as to the economy and environment.

#### Physical Activity Benefits

Residents in communities with increased access to parks, recreation, natural areas and trails have more opportunities for physical activity, both through recreation and active transportation. By participating in physical activity, residents can reduce their risk of being or becoming overweight or obese, decrease their likelihood of suffering from chronic diseases, such as heart disease and type-2 diabetes, and improve their levels of stress and anxiety. According to the County Health Rankings, 29 percent of adults are obese in Snohomish County<sup>1</sup>.

Nearby access to parks has been shown to increase levels of physical activity. According to studies cited in a 2010 report by the National Park and Recreation Association, the majority of people of all ages who visit parks are physically active during their visit. Also, the Centers for Disease Control and Prevention (CDC) reports that greater access to parks leads to 25 percent more people exercising three or more days per week.

The Trust for Public Land published a report in 2005 called *The Benefits of Parks: Why America Needs More City Parks and Open Space*. This report makes the following observations about the health, economic, environmental and social benefits of parks and open space:

- Physical activity makes people healthier.
- Physical activity increases with access to parks.
- Contact with the natural world improves physical and physiological health.
- Value is added to community and economic development sustainability.
- Benefits of tourism are enhanced.
- Trees are effective in improving air quality and assisting with stormwater control.
- Recreational opportunities for all ages are provided.

#### Social and Community Benefits

Park and recreation facilities provide opportunities to engage with family, friends, and neighbors, thereby increasing social capital and community cohesion, which can improve residents' mental health and overall well-being. People who feel that they are connected to their community and those who participate in recreational, community and other activities are more likely to have better mental and physical health and to live longer lives. Access to parks and recreational facilities has also been linked to reductions in crime, particularly juvenile delinquency.

### **Economic Benefits**

Parks and recreation facilities can bring positive economic impacts through increased property values, increased attractiveness for businesses and workers (quality of life), and through direct increases in employment opportunities. In Washington, outdoor recreation generates \$26.2 billion in consumer spending annually, \$7.6 billion in wages and salaries and \$2.3 billion in state and local tax revenue. Preserving access to outdoor recreation protects the economy, the businesses, the communities and the people who depend on the ability to play outside. According to the Outdoor Recreation Economy Report published by the Outdoor Industry Association, outdoor recreation can grow jobs and drive the economy through management and investment in parks, waters and trails as an interconnected system designed to sustain economic dividends for citizens.

## SECTION 02: GOALS

### Chapter 6: Goals and Policies

#### Goals

The goals and policies of the City of Marysville's parks and recreation system are statements of attitude, outlook, and orientation. They reflect the importance of parks and recreation facilities, services, and programs to the overall quality of life in the community.

- To acquire and develop a system of park, open space, and recreation facilities, both active and passive, that is attractive, safe, functional, and available to all segments of the population.
- To enhance the quality of life in the community by providing recreation programs that are creative, productive, and responsive to the needs of the public.
- To promote preservation of the natural environment; protect fish and wildlife habitat corridors; preserve and conserve open space; provide appropriate public access; and offer environmental education opportunities within the parks system.

#### Policies

The policies of the Marysville Parks and Recreation Department summarize the means by which the goals may be accomplished.

- **PK-1** Acquire, preserve, and develop land, water, and waterfront areas for public recreation (i.e. trails and parks) based on area demand, public support, and use potential.
- **PK-2** Maximize utilization of existing school district facilities, organizational, or other public facilities within each area whenever possible to supplement new and existing programming.
- **PK-3** Encourage citizen participation in the design and development of facilities and/or recreational areas.
- **PK-4** Encourage future development of school grounds to compliment the facilities planned in future park developments and maintain support of a recently revised interlocal agreement with the district to facilitate this goal.
- **PK-5** Encourage and promote cultural facilities and social services, compatible with recreational use to be developed on or contiguous to park areas and designated buffer zones.
- **PK-6** Develop an approach to project planning and increase standards of park planning and design by developing support with surrounding jurisdictions such as Tulalip Tribes, City of Everett, City of Arlington, and Snohomish County for a regional planning effort.
- **PK-7** Maintain interlocal agreements with Snohomish County to address parks and recreation deficiencies in unincorporated areas of the City's Urban Growth Area and to ensure that park impact fees collected for developments within the Urban Growth Area are used to address needs/impacts to the City's park and recreation system.
- **PK-8** Pursue the acquisition of new parklands and proceed with the planning and development of new and existing parklands and facilities. Acquire environmentally

sensitive areas to include streams, wetlands, creek, and river corridors, as well as highly sensitive natural archaeological areas. Ensure that publicly owned land suitable for recreation purposes is set aside for that purpose.

- **PK-9** Accommodate new residential, commercial, and industrial development only when required parks, recreation, and open space are available prior to or concurrent with development.
- **PK-10** Encourage development in areas where parks, recreation, and open space are already available before developing areas where new parks, recreation, and open space would be required. Provide urban level parks, recreation, and open space only in Urban Growth Area.
- **PK-11** Reduce per unit cost of public parks, recreation, and open space by encouraging urban density development within Urban Growth Area, and rural densities outside the Urban Growth Area.
- **PK-12** Provide park and recreation facilities within or adjacent to residential developments, and adjacent to or in conjunction with school district properties.
- **PK-13** Developers should have primary fiscal responsibility to satisfy park, recreation, and open space needs/impacts created by their developments either by actual provision of these improvements or by a fee in-lieu alternate at the City's option.
- **PK-14** As an integral part of neighborhoods and the larger community, establish and enhance healthy, safe, abundant and varied recreation resources (both public and private) to serve present and future population needs.
- **PK-15** Develop recreational facilities to provide accommodations for users of the area's recreational amenities.
- **PK-16** Develop a pedestrian and bike system throughout the greater Marysville area. As possible, use creek corridors and the slough dike for a portion of these trails. These trails should connect all the Planning Areas, activity centers, park facilities, and open space system.
- **PK-17** New or expanded residential developments should be within walking distance, preferably but not necessarily via paved sidewalk or improved trail, of a neighborhood park, public recreation area, or in some cases a school. Existing residential areas should, as possible, also be provided with a neighborhood park, public recreation area, or in some cases a school within walking distance, via paved sidewalk or improved trail.
- **PK-18** Buy, lease, or otherwise obtain additional lands and facilities for parks, recreation, and open space throughout the City/ Urban Growth Area and specifically in those areas of the City/ Urban Growth Area facing intense population growth and/or commercial development.
- **PK-19** Equitably distribute park and recreation opportunities by type throughout the City, Urban Growth Area, and Planning Areas.
- **PK-20** Coordinate park planning acquisition and development with other City projects and programs that implement the Comprehensive Plan.
- **PK-21** Develop parks and facilities in a quality manner to assure attractiveness, full utilization, and long-term efficiency.

- **PK-22** Develop a neighborhood and community park system that provides a variety of active and passive facilities.
- **PK-23** Incorporate utility, storm drainage, and public lands into the open space and linkage system through cooperative use agreements.
- **PK-24** Permit parks to be located in any part of the City by way of the conditional use process.
- **PK-25** Provide for an open space system within and between neighborhoods.
- **PK-26** An open space network should be developed to connect parks, environmental sensitive areas, preserved areas of trees and native vegetation suitable for wildlife use and habitat.
- **PK-27** Restore or enhance the natural environment on developed and undeveloped City park sites where appropriate.
- **PK-28** Jointly develop habitat stewardship plans, acquisition/restoration projects for Endangered Species Act (ESA) benefit, and demonstration management projects with the Surface Water Division of the Public Works Department.
- **PK-29** Develop habitat management plans for specific properties where habitat and public access issued require detailed review.
- **PK-30** Assign and map stewardship and management designations for selected City-owned parklands to outlined appropriate uses and identify management limitations.
- **PK-31** Explore techniques to manage and protect forest lands in City ownership.
- **PK-32** Provide appropriate public access to natural resource areas in order to promote understanding and support of natural areas.
- **PK-33** Provide interpretive facilities that make it possible for visitors to learn about natural resources through self-guided exploration.
- **PK-34** Provide outdoor classrooms and gathering places where appropriate in City parks to facilitate environmental learning programs.
- **PK-35** Explore the possibility of providing an environmental education summer camp through the existing summer recreation program.
- **PK-36** Acquire, preserve and responsibly steward natural areas on City parklands as a key component of the City's habitat preservation strategy.
- **PK-37** Coordinate public and private efforts to identify and acquire key habitat parcels that preserve critical corridors.
- **PK-38** Partner with public and private organizations to assist in habitat improvement implementation, monitoring and research on sensitive City park lands.
- **PK-39** Partner with local environmental education providers to provide environmental programs.
- **PK-40** Provide opportunities for Park staff to conduct environmental education activities and programs.

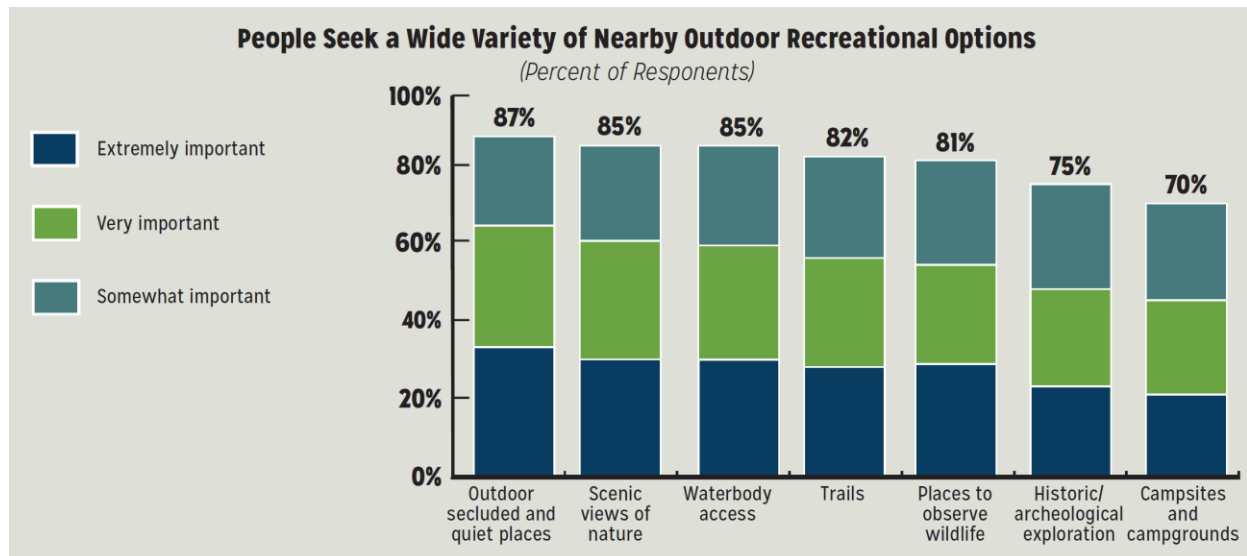
## SECTION 03: NEEDS

### Chapter 7: Parks

#### Current Trends & Perspectives

##### National and Regional Trends

Often local communities find it of value to take into account information about parks and recreation developments on a regional or even national level. Several sources of information outside of the local community were reviewed in the preparation of this report. Nationally, people visit their local parks and recreation facilities twice a month on average (National Recreation and Parks Association, 2019). The most cited reason people gather at their local parks is to be with family and friends. Half of regular park visitors report to do so as a way to connect with nature.

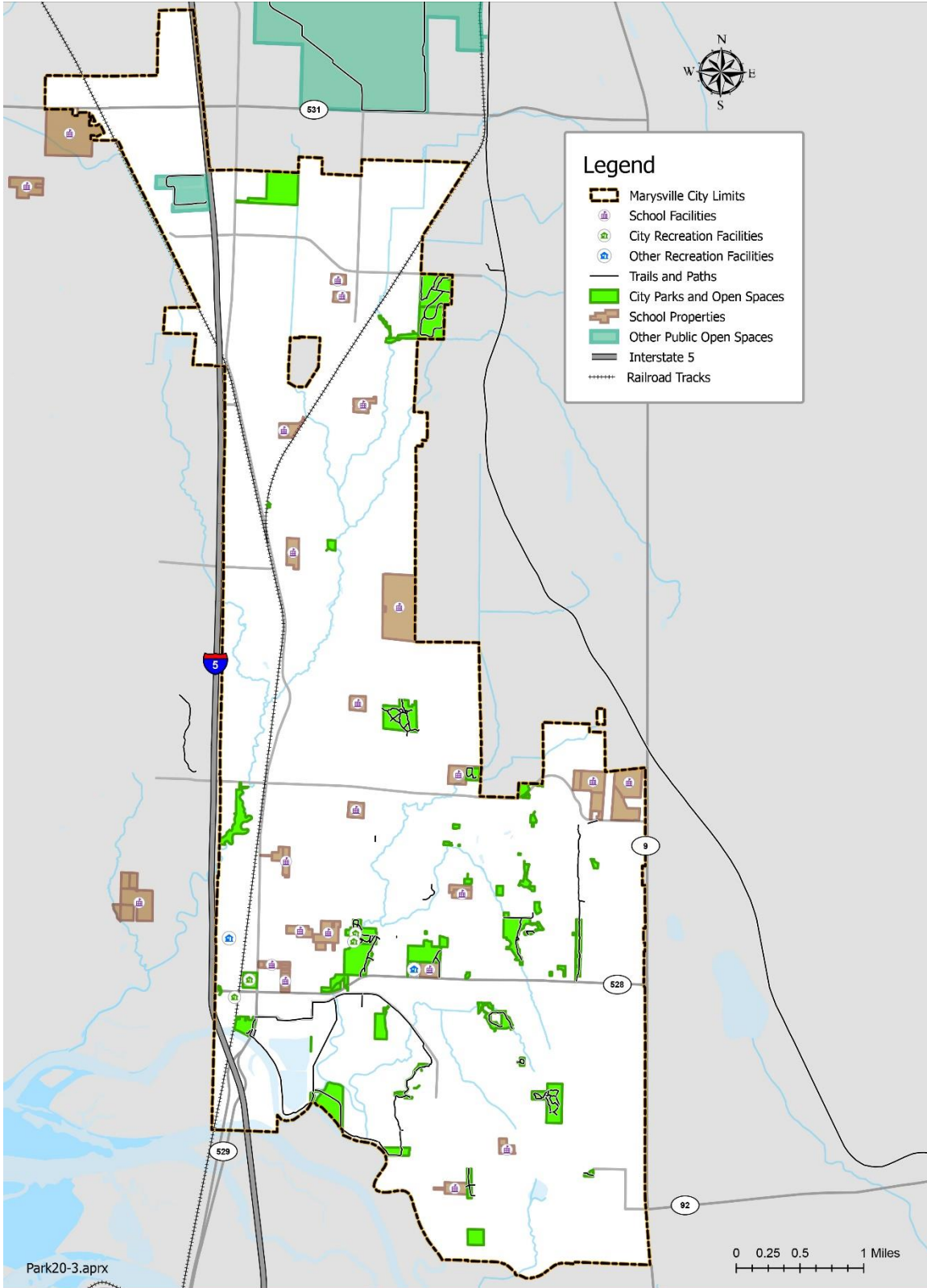


##### Local Trends and Community Feedback

City of Marysville parks and facilities are regularly used. During our public survey, 60 percent of responders reported visiting a Marysville park at least two times a month or more with 36 percent of those reporting visiting once a week or more (Appendix D). The top visited parks according to this survey were Jennings Memorial and Nature Parks, Ebey Waterfront Park and Comeford Park.

##### **MPCR Parks**

The City of Marysville currently owns 45 parklands totaling 522 acres, which break down to 349 acres of developed parklands, 101 acres of undeveloped parklands, and close to 72 acres of open space parklands. A full MPCR system inventory spreadsheet available in Appendix B and Appendix C includes more detailed information of each park, including address, inventory, management issues, and recommended improvements.



## Existing Parks, Natural Areas & Facilities



### **Mini Parks**

Pocket park sites are small parcels of land that the parks maintenance crew maintains. The City maintains three such sites that total a little more than half an acre.

<b>Site</b>	<b>Acreage</b>
66 <sup>th</sup> Drive and 73 <sup>rd</sup> Street	0.08
Community Information Site	0.26
Freeway Park	0.21

### **Neighborhood Parks**

Neighborhood parks are usually smaller sized open spaces up to five acres. These spaces are intended more for neighborhood usage with a regular service area of 0.75 mile radius. The City of Marysville owns 15 neighborhood parks that total 82 acres.

<b>Site</b>	<b>Acreage</b>
Cedarcrest Vista Park	1.87
Doleshel Park	6.27
Foothills Park	12.02
Harborview Park	14.58
Hickok Park	0.80
Kiwanis Park	5.05
Northpointe East Park	3.15
Northpointe Park	28.97
Parkside Way Park	1.50
Serenity Park	0.31
Shasta Ridge Park	1.56
Tuscany Ridge Park	1.20
Verda Ridge Park	1.80
Whiskey Ridge Park	1.50
Youth Peace Park	1.48

### **Community Parks**

Community parks are generally around 5 to 20 acres with a service area up to three miles. Typically, these parks will include a variety of active and passive recreational opportunities. The City of Marysville's three community parks total close to 67 acres. While Comeford Park's size might categorize it as a neighborhood park, its amenities pull from a service area much larger than three miles. Residents and visitors regularly travel to Comeford Park because it is home to the only spray park in Marysville.

Site	Acreage
Comeford Park	2.09
Deering Wildflower	30.32
Jennings Nature Park	34.25

### **Regional Parks**

Regional parks are similar to community parks in that they offer a variety of active and passive recreational opportunities. The difference is that regional parks serve people up to an hour drive and are usually much larger. These parks typically include unique features that draw people to them from outside of the area. The City of Marysville has two such parks that total close to 25 acres.

Site	Acreage
Ebey Waterfront Park	5.72
Jennings Memorial Park	18.94

### **Special Use Areas**

Special use areas exist for a specific recreational reason. The City of Marysville has five multiple special use areas totaling 175 acres.

Site	Acreage
Cedar Field/Rudy Wright Memorial Field	1.20
Cedarcrest Golf Course	99.40
Marysville Skate Park	0.79
Strawberry Fields Athletic Complex	71.09
Strawberry Fields for Rover	3.00

### **Undeveloped Park Property**

The City owns six properties totaling 101 acres that are currently undeveloped. The intent in with purchasing these properties is to develop them into parks as funding becomes available.

Site	Acreage
Cedarcrest Reservoir	2.26
Frontier Fields	25.00
King property	9.74
Mother Nature's Window	34.57
Olympic View Park (under construction; projected competition December 2020)	7.64
Rainier Vista	22.03

## Open Space

Another important type of parkland is open space. These parklands usually have little to no development and serve to preserve natural spaces within the city. Marysville’s open spaces include six sites that total almost 72 acres.

Site	Acreage
Bayview Trail Open Area	20.00
Heather Glen-Timberbrook	6.87
Holman Nature Park	20.84
Quilane Park	20.87
Sherwood Forest	2.78
Walter’s Manor	0.33

## **Other Public Lands**

### Federal

There are no federally owned forests, parks, or recreational lands in the Marysville Service Area.

### State

There are also no State-owned recreational lands within the City but there are a couple that you can drive to in about an hour. Mount Pilchuck State Park is a 1,903-acre day-use park with mountainous alpine terrain. Wallace Falls State Park is a 1,380-acre camping park, shorelines on a river and three lakes, a 265-foot waterfall, old-growth coniferous forests, swimming areas, and rock-climbing wall. Both of these state parks though are best known for their trails and will be discussed more in the next chapter.

### Snohomish County

Snohomish County operates one park, Gissberg Twin Lakes, within the City of Marysville. This 44-acre site featuring two naturally spring fed lakes, sandy beaches, and a walking track. The park is used for fishing, model boat racing, wading and walking.

Snohomish County also operates a number of regional and special use parks that can be driven to from Marysville in 30-minute or less:

- Bob Heirman Wildlife Park at Thomas’ Eddy
  - Nature preserve with vast open spaces, two pristine lakes, fragile wetlands and extensive river environment with boat access, fishing and 3-mile hiking trails
- Cavalero Hill Park
  - Off-leash dog park on almost a fourth of an acre
- Field’s Riffle
  - 62-acre property on the Snohomish River with 3,500 feet of river frontage with fishing access, interior bay and wooded wildlife habitat

- Flowing Lake Park at Leckie’s Beach
  - 40-acre park with amphitheater, picnic shelter, boat launch, playground, wading area, fishing dock, nature trail and 40 campsites/cabins
- Kayak Point Golf Course Property
  - 260-acre property that used to be an operating golf course. The golf course was closed in October 2018 and since then Snohomish County has been seeking a vendor to operate recreational opportunities on the property.
- Kayak Point Regional County Park
  - 428-acre saltwater beach park with 3,300 feet of shoreline with beach access, boat launch, 30 campsites, picnic shelter, forested/bayside hiking trails, playground, vacation house, wading area, yurts, evergreen forest, 300 foot fishing pier
  - Working to open up approximately 350-acres of undeveloped park area and add a day-use space with the first phase of construction scheduled for 2021
- Lake Goodwin Community Park
  - 14.26-acre park that includes lake access, picnic shelter, and play areas
- McCollum Pioneer Park
  - 78-acre park with open space, wetland, and woodlands that offers a BMX track, picnic shelter, playground, outdoor pool, trails, ball fields and half-mile walking path
- Narbeck Wetland Sanctuary Park
  - 43-acre park with 2 walking trails with overlooks to open water habitat for waterfowl
- Portage Creek Wildlife Area
  - 157-acre wildlife reserve
- River Meadows Park
  - 150-acres of large open meadows and forests along the Stillaguamish River with campsites, fishing, picnic shelters, trails and yurts
- Spencer Island
  - Part of the Snohomish River Estuary, Spencer Island is co-owned by Snohomish County and the Washington Department of Fish and Wildlife and offers passive recreational options, as well as a trail system with scenic views of wetlands, sloughs and mountains
- Twin Rivers Park
  - Disc golf, open fields, soccer fields and baseball fields
- Wenberg County Park
  - 45-acres with 1,140 feet of freshwater shoreline on Lake Goodwin with a 70-site campground, swim beach, boat ramps, picnic shelters, hiking, and boat launch

### Tulalip Tribes of Washington

Within the City of Marysville, the Tulalip Tribes of Washington manage the Poortinga Property, a 347-acre parcel with extensive frontage along Ebey Slough. It was purchased in 1997 through an agency trust representing a collective of federal, state and city governments. The site is

protected by conservation easements to preserve the area for natural uses. The Tribes worked with State and Federal agencies to flood the property to restore a tidally influenced wetland and estuary system. This restoration project has been identified as the Qwuloolt Estuary Restoration Project and took place in 2015. This is the second largest man-made estuary in Washington State.

The Tulalip Tribes of Washington also operate the Battle Creek Golf Course just west of Marysville. This 175-acre golf course has a regulation-length 18-hole course, as well as a nine-hole par three course.

### **Marysville School District**

There are four school districts that serve the Marysville Urban Growth Area: Marysville School District No. 25, Lakewood School District No. 306, Lake Stevens School District No. 4, and Arlington School District No.16. However, Arlington's School District serves only industrial lands inside the City's Urban Growth Area and Lake Stevens School District schools are presently all located outside of the Urban Growth Area. Therefore, Marysville and Lakewood School Districts are the only school districts which presently own and operate recreation facilities and lands that are used by Marysville residents.

The Marysville School District owns 16 schools sites located within in Marysville. The Lakewood School District owns five school sites and four within the Urban Growth Area. The portion of the school districts' properties that are recorded as public recreational lands consists primarily of athletic fields and playgrounds.

## Chapter 8: Trails

### Current Trends & Perspectives

#### National and Regional Trends

People who live near trails are 50 percent more likely to get enough physical activity to help keep them stay healthy. People who live in walkable neighborhoods are twice as likely to get enough physical activity as people who don't (Huston, S., Evenson, K., Bors, P., et al. 2003). If people reduce automobile use by 1 percent and instead walk to nearby appointments or errands, they could lower obesity rates and save millions of dollars in medical expenses (Samimi, A, Mohammadian, A. & Madanizadeh, S. 2009).

#### Local Trends and Community Feedback

Trails continue to be the most requested basic need in Marysville and the use that generates the highest level of community interest. City residents are interested in a loop and linear types of trails, as well as wide and connected sidewalks. While several trails exist throughout the City, residents like trail systems within walking distances of their homes. Even though trails are prevalent throughout many of the neighborhoods, the number and mileage is inadequately inventoried that makes an accurate comparison difficult.

The 2020 parks community survey consistently showed the importance of trails to city residents. When asked what they would like to see added with walking and driving distance from their home, walking trails was rated the highest for both questions with biking trails with open natural areas and biking trails being close behind. When asked to rate the need for facilities and spaces for passive recreation, 60 percent of respondents rated a high need for nature trails with a high need also being reported for paved walking and jogging trails (58 percent) and paved bike trails (51 percent). A majority also reported a high need for unpaved trails for walking and jogging (43 percent) and designated bike lanes along streets and roads (41 percent). The top two projects rated the most important out of the eight projects outlined were a trail connection to Centennial Trail and Ebey Waterfront Trail Phase III.

These results are higher than previous survey results. In a 2012 Marysville survey that asked respondents to rank trail needs using a "high", "moderate", or "low" system, respondents cited trails for walking, jogging, and skating as the highest priority (58 percent), followed by nature trails (38 percent), and bike lanes (32 percent). Nature trails and bikes lanes also scored highest in the "moderate" category at 51 and 49 percent, respectively, in addition to bike trails (49 percent). In a 2004 Marysville survey, walking/cycling trails in urban neighborhoods was the third most frequently cited important facilities overall. (Marysville, 2004)

#### **MPCR Trails**

MPCR maintains close to 23 miles of trails. There are 18 miles of trails located within 17 City of Marysville Parks. The remaining almost five miles are located in two dedicated trails: Bayview Trail and Ebey Waterfront Trail. A full MPCR system inventory spreadsheet available in Appendix B. More detailed information of each trail, including trailhead addresses, inventory,

management issues, and recommended improvements in Appendix C. The City of Marysville has also developed almost 25 miles of striped bicycle lanes.

Site	Miles
Cedarcrest Golf Course	3.00
Deering Wildflower Acres	1.20
Doleshel Park	0.60
Ebey Waterfront Park	0.50
Foothills Park	1.25
Heather Glen-Timberbrook	0.75
Holman Nature Park	0.25
Jennings Memorial Park	1.50
Jennings Nature Park	1.00
King property	0.50
Kiwanis Park	0.50
Mother Nature's Window	1.50
Northpointe Park	2.00
Shasta Ridge Park	0.50
Strawberry Fields Athletic Complex	2.25
Tuscany Ridge Park	0.25
Verda Ridge Park	0.50

### **Bayview Trail**

This 1.25 mile trail is located in the Bayview-Whiskey Ridge utility corridor. An asphalt trail with soft hills and exceptional views is good for walking, cycling and skating. This trail will eventually connect to Snohomish County's Centennial Trail.

### **Ebey Waterfront Trail**

The Ebey Waterfront Trail takes you along the shore of the Ebey Slough and Qwuloolt Estuary with beautiful vistas and abundant wildlife. The full trail system will loop almost all the way around the Qwuloolt Estuary. Three construction phases have led to the completion of two sections of the trail. From the Ebey Waterfront Park to the end of the Qwuloolt Wetland Reserve is a mile and a half long trail. The second section runs from Olympic View Park north through Harborview Park to Rainier Vista Park and is two miles long. When completed, the two current sections will connect and provide a connection from downtown and multiple neighborhoods. The trail travels around the newly restored Qwuloolt Estuary.



## Other Public Trails

There are no other trails with public access in the Marysville Service Area but there are a number of trails owned and operated by Washington State Parks and Snohomish County that are located in a 30-minute or less drive from Marysville.

## Centennial Trail

Owned by Snohomish County, Centennial Trail spans 30 miles from Snohomish to Skagit County Line. The trail includes a 10-foot wide, multi-purpose paved trail for walking, bicycling, and hiking that is accessible to persons of all physical abilities. An adjacent 6-foot wide natural surface equestrian trail runs parallel to the paved trail for approximately 19 miles. Picnic tables, benches, and restroom facilities as well as shelter facilities at the Machias Trailhead are other



amenities along the trail. The trail also serves as a conservation corridor protecting sensitive and important natural and cultural resources, as well as provides a safe alternative transportation route. There are currently 12 trailheads located in Arlington, Lake Stevens, and Snohomish.

### **Lime Kiln Trail**

Located in Granite Falls and about 13-miles from Marysville, Lime Kiln Trail offers a 7-mile roundtrip hike through a heavily forested area. This trail used to connect to the Robe Canyon Trail but the bridge that connected the trails does not exist anymore. This is a Snohomish County property.

### **Lord Hill Regional Park**

This regional park is owned by Snohomish County and offers 32 miles of trails for horseback riding, hiking and mountain biking through a 1,480-acre upland nature preserve with a vast evergreen forest.

### **Mount Pilchuck Trail**

Located roughly 30 miles from the City of Marysville in Mount Pilchuck State Park, this 2.7-mile trail goes from forest to fields of shale before reaching a chunky white rock wall and winding around the back of the peak for a steep approach to the lookout. This is a strenuous hike that involves a 2,300 foot vertical ascent over uneven terrain. The trail is usually covered in snow until early to midsummer.

### **Wallace Falls Trail**

Twelve miles of foot trails are located in Wallace Falls State Park, which is about 35 miles from Marysville. Walk from Wallace River to the powerful Wallace Falls with its three tiers of water rushing over rock and timber. Longer hikes are available down old logging roads and connecting to the Greg Ball Trail with junctures to Wallace and Jay Lakes.

## Chapter 9: Facilities

### Current Trends and Perspectives

#### National and Regional Trends

In their 2020 Agency Performance Review, the National Parks and Recreation found that a typical agency with a community center has one for every 28,939 residents and those with a recreation center have one for every 31,141 residents (National Recreation and Parks Association, 2020). Two out of every five agencies offer a senior center with one facility for every 60,513 residents.

The following shows the prevalence and population per facility for indoor parks and recreation facilities in the United States:

Type of Facility	Percentage of Agencies	Average Residents per Facility for Agencies Serving Populations of 50,000 to 99,999
Recreation Centers	61.0	40,899
Community Centers	59.7	42,491
Senior Centers	40.9	68,701
Performance Amphitheaters	35.0	57,304
Nature Centers	29.3	65,000
Stadiums	17.9	59,074
Ice Rinks	14.8	56,847
Teen Centers	13.8	60,268
Arenas	7.5	61,556

The benefits of public facilities has been well documented over the years. Community centers appear to improve health and well-being through building positive social relationships by an exchange of resources, information, and emotional support (Colistra 2017). Community centers may also increase community engagement and participates' sense of citizenship (CDC-Health equity guide 2013, Glover 2004). Participation in senior centers offers potential for increase well-being and supportive networks to older adults (Aday 2019, Rhynes 2013).

#### Local Trends and Community Feedback

In the parks community survey, 28 parks, facilities, and trails were listed for respondents to mark which ones were visited by someone in their household in 2019. All four of the City's facilities were included within the top twelve most visited properties with Jennings Park Barn and the Marysville Opera House being reported the most often.

## **MPCR Facilities**

A full MPCR system inventory spreadsheet is available in Appendix B. More detailed information of each facility, including addresses, inventory, management issues, and recommended improvements are in Appendix C.

### **Jennings Park Barn**

The Jennings Park Barn is used for recreational classes and as a community rental space for events 50 people and less. The total square footage of the Barn is 3,456. The main floor is 1,984 and includes a large open room, kitchen, and restrooms that are opened to the public. The attic is 1,472 square feet and is accessed by a steep staircase. This area is used for storage.

### **Ken Baxter Community Center**

Built in 1949, this 5,671 square foot building was formerly the City Hall, as well as acting as a police station and jail. A \$226,000 remodel updated the facility to accommodate recreational programs so that the facility could be opened as the Ken Baxter Senior Center in 1997. The main floor of the facility is 4,504 square feet that includes three rooms for recreational programming, a kitchen, office area, and five storage closets. The top floor is 782 square feet and serves as storage. The basement is 385 square feet and contains the hot water heater.

In 2010, the facility transitioned from a senior center to the Ken Baxter Community Center to expanded programming to all ages. In early 2015, the City pursued a structural and interior remodel of the facility. The facility is staffed by a full-time Community Center Supervisor with part-time staff and volunteer assistance. In addition to hosting recreation programs for all ages, the Ken Baxter Community Center provides meeting and event space for gatherings under 100 people.

### **Marysville Opera House**

Originally built by the Independent Order of Oddfellows in 1911, the Marysville Opera House has been the site for many memorable events, from world class musicians to New York productions to grade-school talent shows. The Opera House was an enriching addition to the simple lives of the early 1900s. During the Great Depression and later during World War II, the theatre became a center of support for the community. Thanks to a group of local artisans, the Marysville Opera House was placed on the National Register of Historic places in 1982, citing both its architectural uniqueness and historic significance.

The City of Marysville leased the facility in 2016 and then purchased it in 2018 for \$1.44 million. Prior to the purchase, the Marysville Opera House was privately owned and used as a rental facility. The city continues to make the facility available for private rentals but also hosts multiple community events throughout the year.

The Marysville Opera House has four floors and totals 16,990 square feet. The main floor is 5,000 square feet and includes a large main area, as well as a lobby, small room, ticket booth, small office area, restroom, concession stand, and stage with green rooms. The lower floor is

also 5,000 square feet which is divided up between a room that can be used during an event or rental, kitchen, and large storage area. The second floor is a balcony that overlooks the main floor and stage. This floor is 1,990 square feet and includes a seating area, women's restroom, and men's restroom. The top floor is 5,000 square feet with multiple rooms and spaces but is unused at this time due to limited accessibility.

### **Rotary Ranch in Jennings Park**

The Rotary Ranch in Jennings Park was built in 1987 and then rebuilt after a fire in 1993. The facility housed a petting zoo until 2006 and then sat fairly unused until a remodel in 2015. Community Development Block Grant funding, in addition to Marysville Rotary help with both labor and funding, converted the facility into a community use building. Rotary Ranch is primarily used for recreational classes and the occasional special event or City meeting. The Ranch is 1,800 square feet and is primarily a large open room. There is a restroom and small storage closet.

## **Other Public Facilities**

### **School District Facilities**

As discussed in Chapter 6, there are 20 schools located within the City of Marysville. These are owned and operated by the Marysville and Lakewood School Districts. The districts offer classrooms, meeting facilities, and gymnasium access to the public during non-school times. The Marysville-Pilchuck High School also offers a swimming pool with lessons and open swim times available for residents.

MPCR has a strong relationship with both districts and interlocal agreements are in place with both districts to assist with cooperative efforts. This allows MPCR to access school facilities for recreational programming during non-school times at a reduced rate to what the general public would pay to use school facilities.

## **Other Private Facilities**

### **Non-Profit**

The Marysville/North County Family YMCA includes a full-size gym with surrounding indoor running track, fitness studio, weight room, racquetball/handball/sports courts, meeting rooms, a six lane instructional / lap pool, a child care center, teen recreation and technology center, dry sauna, whirlpool, and meeting rooms. The Marysville Boys and Girls Club was established in 2009 and is located at 1010 Beach Avenue. There are several churches in the Marysville Service Area that allow for facility and space rentals.

### **For-Profit**

Privately-owned recreational facilities in Marysville include:

- Altitude Trampoline Park
- Marysville Performing Arts Centre
- Marysville Skate Inn
- Northwest Dance and Acro

- Regal Marysville 14 Cinemas
- Rising Star Gymnastics
- Several Martial Arts and Self-Defense Academies
- Strawberry Lanes

## Chapter 10: Recreation

### Current Trends and Perspectives

#### National and Regional Trends

The State of Washington 2017 Assessment of Outdoor Recreation Demand Report outlined the following ten outdoor recreation activities for the highest participation rate in the North Cascades Region which includes Snohomish County (Dr. Jostad, Dr. Schultz, & Dr. Chase, 2017):

1. Walking in a park or trail setting
2. Visiting rivers or streams
3. Visiting beaches or tide pools
4. Attend an outdoor concert or event
5. Day hiking
6. Swimming or wading at a freshwater beach
7. Gathering or collecting things in a natural setting
8. Sightseeing in a scenic or wildness area
9. Playing at a park
10. Viewing wildlife or nature

The Report also reported the following top ten activities as those completed the most amount of times.

1. Walking with a pet
2. Technology-based games (e.g., geocaching, Pokémon Go)
3. Bicycling for transportation purposes
4. Running on roads or streets without sidewalks
5. Bicycling on roads or streets
6. Stock or horseback riding in open air stables or grounds
7. Outdoor photography, painting or drawing
8. Wildlife or nature viewing
9. Visiting a dog park
10. Mountain biking on paved or gravel trails

#### Local Feedback and Trends

The 2020 Parks and Recreation Community Survey shows 52 percent of those polled rated parks, culture and recreational opportunities in Marysville as “excellent” and “good” across all age groups. Ages 5-12 were seen to have the most opportunities with 70 percent “excellent” and “good” ratings while ages 13-17 had the least opportunities with only 38 percent “excellent” and “good” ratings.

When asked to rate the need for facilities or spaces to accommodate active recreational opportunities, the top ten activities that rate as the most high and moderate needs included walking/hiking, swimming, playgrounds, musical performances, biking, spray parks, cultural performances, aerobics/fitness, art classes and music lessons. Almost half of respondents reported that they are very likely or likely to attend a community event offered by the City of Marysville in 2021 with outdoor entertainment being rated the highest with 63 percent.

## MPCR Programs

In March 1989, the City made a commitment toward recreational services by hiring its first recreation coordinator. The City now employs four full-time Recreation Supervisors to manage a diversified menu of exceptional recreational programs. Administrative costs are paid through the general fund while operating costs are recovered through fees. Any net revenues are directed back to recreational programs. Many classes are taught by contract instructors.

### Youth

Youth recreational opportunities include, but are not limited to:

- Arts and Crafts
  - Instructional classes, camps, and workshops focusing on a variety of mediums: painting, clay, ceramics, fused class, drawing, pastels, colored pencils and textiles
- Dance and Music
  - Ballet classes, camps and showcases
  - Creative dance classes and showcases
  - Kindermusik
  - Singing
  - Tap classes, camps and showcases
  - Tumbling
- Special Interests
  - Babysitting class and certification
  - Day camps
  - Geocaching
  - Science, technology, engineering and math (STEM) classes and camps

### Adult

Adult recreational opportunities include, but are not limited to:

- Arts and Crafts
  - Instructional classes and workshops focusing on a variety of mediums: painting, clay, ceramics, fused class, drawing, pastels, colored pencils, driftwood, watercolor, wire wrapping, paper, photography, and textiles
  - Open art studios for gourd carving and woodcarving
- Dance and Music
  - Ballet classes and showcases
  - Belly dancing classes and showcases
  - Guitar
  - Singing
  - Tap classes and showcases
- Fitness and Wellness
  - Yoga
  - Pound Fit
  - Running
  - Circuit Training

- Kettlebell Workouts
- Hula-Hooping
- Special Interests
  - Card and tile games like bridge, canasta and mahjong
  - Cooking, dessert decorating and canning
  - Genealogy
  - Geocaching
  - Herbal remedies
  - Mindfulness and meditation
  - Organizational classes
  - Safety classes for boating, CPR, first aid, AED and self-defense
  - Support and social groups like caring for the caregiver and book club
  - Toddler playgroups

## **City of Marysville Special Events**

The following community events were offered between 2015 and 2019:

### **Outdoor Entertainment**

- Children's Concerts
- Outdoor Concerts
- Outdoor Movies

### **Specialty Events for Kids**

- Engineering with LEGO materials
- Fishing Derby
- Live Children's Entertainers
- Princess & Pixie Dust
- Touch a Truck

### **Family-Focused Event**

- Easter Egg Hunt
- Father-Daughter Valentine Dance
- Fishing Derby
- Healthy Communities Challenge Day
- Interactive Movies
- Marysville 4<sup>th</sup> of July
- Merrysville for the Holidays
- Mother-Son Superhero Dance
- Popcorn in the Parks Outdoor Movies
- Tour of Lights
- Touch A Truck



### **Specialty Events for Adults**

- Dueling Pianos
- Ladies LOL Comedy Show
- Monster Mash Halloween Ball

### **Cultural Events**

- Outdoor Speaker Series
- Live Music
- Cultural Speakers
- Showcases for music and dance from other cultures
- Movies

### **Vendor Events**

- Marysville Wedding Show
- Treat Your Self Women's Expo
- Mother Lovin' Market
- Healthy Communities Challenge Day
- Junk in the Truck
- Early Bird Holiday Gift Show

## **Other Programs and Events**

### **School District Facilities**

The Marysville-Pilchuck High School offers a swimming pool with lessons and open swim times.

### **Non-Profit**

Programs at the YMCA include family activities, fitness classes, swimming lessons and youth and teen programs. The YMCA also provides licensed before and after school child care and summer camps.

The Marysville Boys and Girls Club provides before and after school programs to assist youth ranging in age from first to twelfth grade. Their programs focus on character and leadership, education and career development, health and life skills, the arts, sports, fitness, and recreation.

## Chapter 11: Athletics

### Current Trends and Perspectives

#### National and Regional Trends

The U.S. Department of Health and Human Services outlined the following guidelines for physical activity (U.S. Department of Health and Human Services, 2018):

- Preschoolers (3 to 5 year olds)
  - Physically active throughout the day
  - Access to a variety of activities
- Children and Adolescents (6 to 17 year olds)
  - 60 minutes or more of moderate-to-vigorous physical activity daily
  - At least 3 days a week of moderate-to-vigorous intensity aerobic activity
  - At least 3 days a week of muscle-strengthening physical activity
  - At least 3 days a week of bone-strengthening physical activity
- Adults
  - Some physical activity is better than none so move more and sit less throughout the day
  - 150 to 300 minutes a week of vigorous-intensity aerobic activity for substantial health benefits
  - Additional health benefits gained in physical activity beyond 300 minutes of moderate-intensity physical activity a week
  - 2 or more days a week of muscle-strengthening activities
- Older Adults
  - In addition to the key guidelines for adult, older adults also benefit from multicomponent physical activities that includes balance training, as well as aerobic and muscle-strengthening activities
  - Level of effort should be relative to current level of fitness
  - When older adults cannot do 150 minutes of moderate-intensity aerobic activity a week due to chronic conditions, focus on physical activity that fits with ability level and condition

Those participating in team sports are more likely to get their recommended levels of aerobic exercise than those participating in individual sports (Pharr 2019). Team sport participants report playing for enjoyment, social interactions with teammates, and to reach fitness and weight loss goals (RWJF-Sports and health 2015).

#### Local Feedback and Trends

In our 2020 parks community survey, the need for gymnasiums, athletic fields, and sports courts within a 15 minute walk or drive from respondent's homes was rated low. When asked about the need for facilities or spaces to accommodate active recreational opportunities, the twelve activities with the least amount of high to moderate ratings were ice skating, golf, football, weight room, archery/rifle range, pickleball, skateboarding, climbing, soccer, volleyball, baseball/softball, and basketball.

While the survey results are showing that the general public does not see the need for more fields, courts, or gym space, our local athletic groups continue to report a shortage of space to run their programs. What the MPCR observes is that the physical number of fields, courts, and gymnasiums in Marysville may be adequate, however there is a large deficiency in spaces that can accommodate youth premiere sports and adult athletics. The quality of a number of the fields, courts, and gymnasiums is also questionable with many needing updates and improvements.

## **MPCR Athletics**

MPCR's athletic focus is on fitness programs, recreational leagues and instructional classes. Youth classes and camps focus on the fundamentals, skills, sportsmanship, and fun that prepare young athletes to participate in youth leagues. With a wide array of youth leagues offered throughout the county, the City focuses on the youngest users with recreational leagues for soccer and basketball. Youth baseball, football, fall soccer and select basketball leagues are provided by private groups or associations.

### **Aerobics**

- MPCR offers adult aerobic classes
- Marysville YMCA

### **Baseball/Softball**

- MPCR offers an adult softball league for men's and co-ed teams in the spring and summer
- Marysville Little League
- Middle and high school teams at Marysville and Lakewood School Districts

### **Basketball**

- MPCR offers a recreation league, instructional classes and camps for youth
- Marysville YMCA runs a youth league
- Marysville Boys and Girls Club runs a youth league
- Middle and high school teams at Marysville and Lakewood School Districts
- Various select teams

### **Bowling**

- MPCR offers bowling classes
- Strawberry Lanes offers bowling leagues for families, adults, seniors, and youth

### **Cheerleading**

- Marysville Youth Cheer
- All Stars Cheer
- High school teams at Marysville and Lakewood School Districts

### Football

- Marysville Youth Football
- Middle and high school teams at Marysville and Lakewood School Districts

### Golf

- MPCR offers lessons through the Cedarcrest Golf Course
- High school teams at Marysville and Lakewood School Districts

### Gymnastics

- Multiple private organizations

### Lacrosse

- Snohomish Boys Lacrosse Club

### Martial Arts

- MPCR offers Kung Fu/Tae Kwon Do classes and camps
- Marysville YMCA
- Kung Fu for Kids

### Pickleball

- MPCR offers lessons, leagues and tournaments
- Marysville YCMA offers gym space for pickleball

### Soccer

- MPCR offers a spring league for 7 to 14 year olds, instructional classes and camps
- Pilchuck Soccer Alliance offers 3 leagues: Micros for 4-6 year olds, Recreational for 7-19 year olds in the fall, and Force (Select)
- Middle and high school teams at Marysville and Lakewood School Districts

### Swim and Dive

- High school teams at Marysville School Districts

### Tennis

- MPCR offers classes, camps and competitions for youth, as well as classes for adults
- High school teams at Marysville and Lakewood School Districts

### Track, Field, and Cross County

- MPCR offers track and field camps for youth, as well as track meets for youth and adults
- Middle and high school teams at Marysville and Lakewood School Districts

### Volleyball

- MPCR offers volleyball camps for youth
- Marysville Boys and Girls Club runs a youth league
- Middle and high school teams at Marysville and Lakewood School Districts

### Wrestling

- Middle and high school teams at Marysville and Lakewood School Districts

### Yoga

- MPCR offers youth and adult yoga classes
- Marysville YMCA

## SECTION 04: ACTIONS

### Chapter 12: Service Guidelines

#### Application of Standards

For years, the nationally accepted standard called for 10 acres of parkland for every 1,000 residents. But by the 1990s, the National Recreation and Parks Association suggested each city establish its own standard based on its growth patterns. The table below outlines Marysville standards per 1,000 people, the existing inventory, and the needs and deficiencies in 2020 and 2035. The 2020 needs is using an estimated population of 72,477 and for 2035 the estimated population is 87,589.

Type	Standards (per 1,000 people)	Existing Inventory			2020		2035	
		City	Non-City	Total	Need	Deficiency	Need	Deficiency
Parks (acres) – Developed								
Neighborhood & Community <sup>1</sup>	3.00	149	30	179	217	38	263	84
Regional & Special Use	3.00	200	44	244	217	0	263	19
Open Space <sup>2</sup>	3.00	72	87	159	217	58	263	104
Trails (miles)								
Bicycle Lanes	0.50	25	0	25	36	11	44	19
Park Trails	0.50	23	0	23	36	13	44	21
Athletic Fields & Courts (count)								
Baseball/ Softball	0.35	2	20	22	25	3	31	9
Football	0.10	0	5	5	7	2	9	4
Gymnasiums	0.30	0	17	17	22	5	26	9
Pickleball	0.10	0	4	4	7	3	9	5
Soccer	0.35	4	20	24	25	1	31	7
Sports	0.30	8	13	21	22	1	26	5
Tennis	0.10	0	8	8	7	0	9	1
Facilities (count)								
Pool	0.05	0	2	2	4	2	4	2
Recreation Center	0.05	1	2	3	4	1	4	1

<sup>1</sup> Non-city neighborhood and community park inventory total is an estimate to capture Marysville School District public play areas and HOA parks.

<sup>2</sup> The Tulalip Tribes of Washington manage a 347-acre of protected wetland that is tidally influenced. This land is used as an estuary and the majority of it is not accessible to humans. Therefore, only one-fourth of these acres are listed in the non-city inventory as open land.

## Use Patterns

Use patterns can be analyzed in a variety of ways. Lack of facility space, a shortage of ball fields, or an overrun trail system may lead MPCR or City Council to easily conclude needs are not being met. In other cases, the analysis may be more ambiguous or complex. For example, the fact that a facility is being used under capacity may lead some to believe that needs are not being sufficiently met. Whereas, the real reason the facility is being underutilized may be due to maintenance needs at the facility, expansion needs, needed upgrades, or some other inadequacy.

Due to the many variables, it becomes necessary to look at each facility and/or program “site specifically” to determine if the needs of the community are in fact being met. MPCR staff oversees facility use, have a current knowledge of the inadequacies and/or deficiencies of these facilities, and are positioned well for making this determination. In addition, there are users in the community that are extremely knowledgeable and focused on various types of recreation. This process invited these users to participate the types of recreation that they are knowledgeable on and interested in.

## Attendance

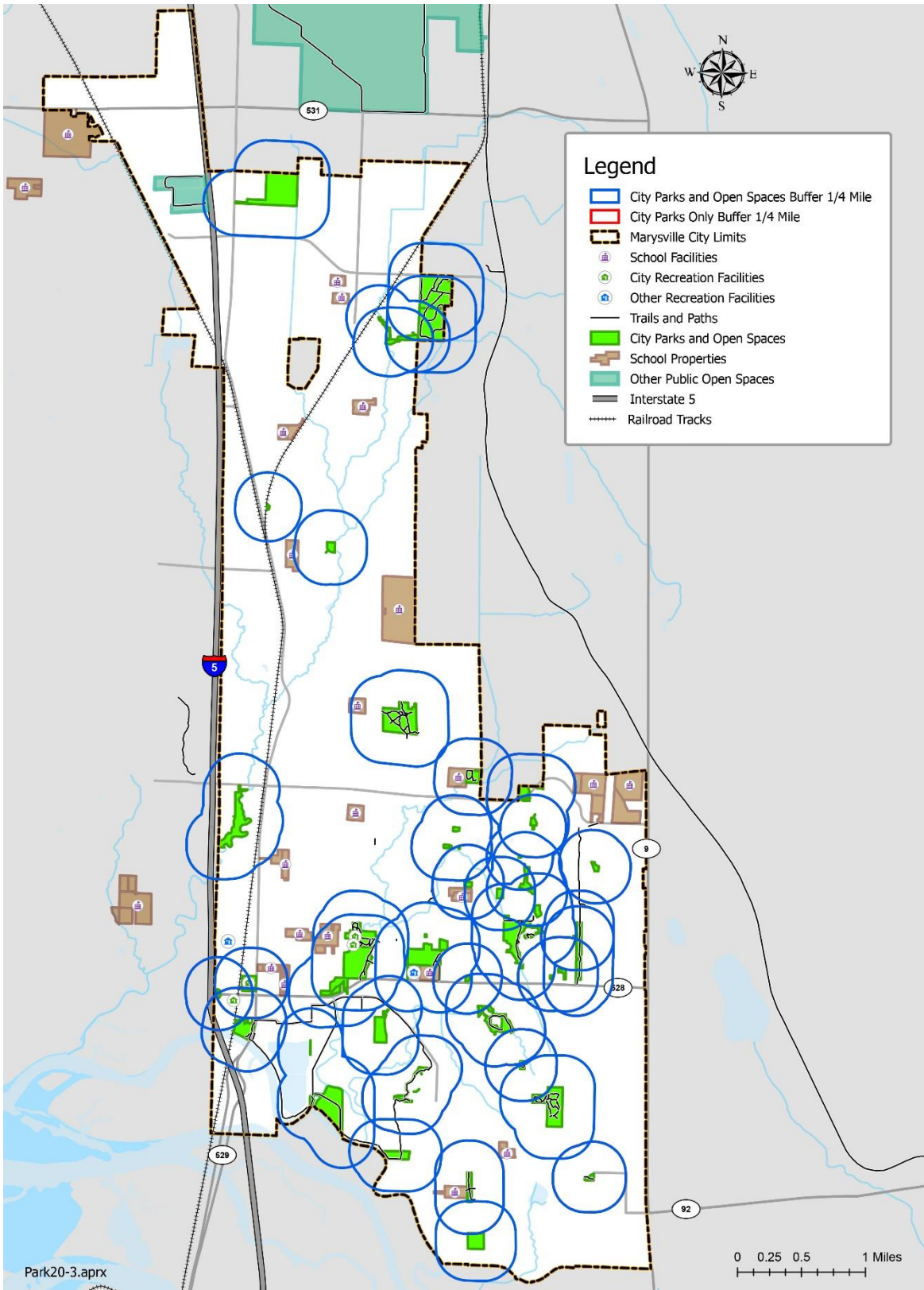
Attendance is used as an indicator if the program or event being offered is meeting the needs of the community. Low attendance can indicate a lack of interest but it can also be an indicator that the program or event is offered at the wrong time.

## Feedback

Listening to residents is an important way to find out if MPCR is meeting the public’s needs. It was through feedback that MPCR realized there was a need for swings that better accommodated individuals with disabilities. Feedback also prompted MPCR to offer preschool dance classes in the evenings so working parents would be able to sign their child up and to add dance classes for elementary school aged children.

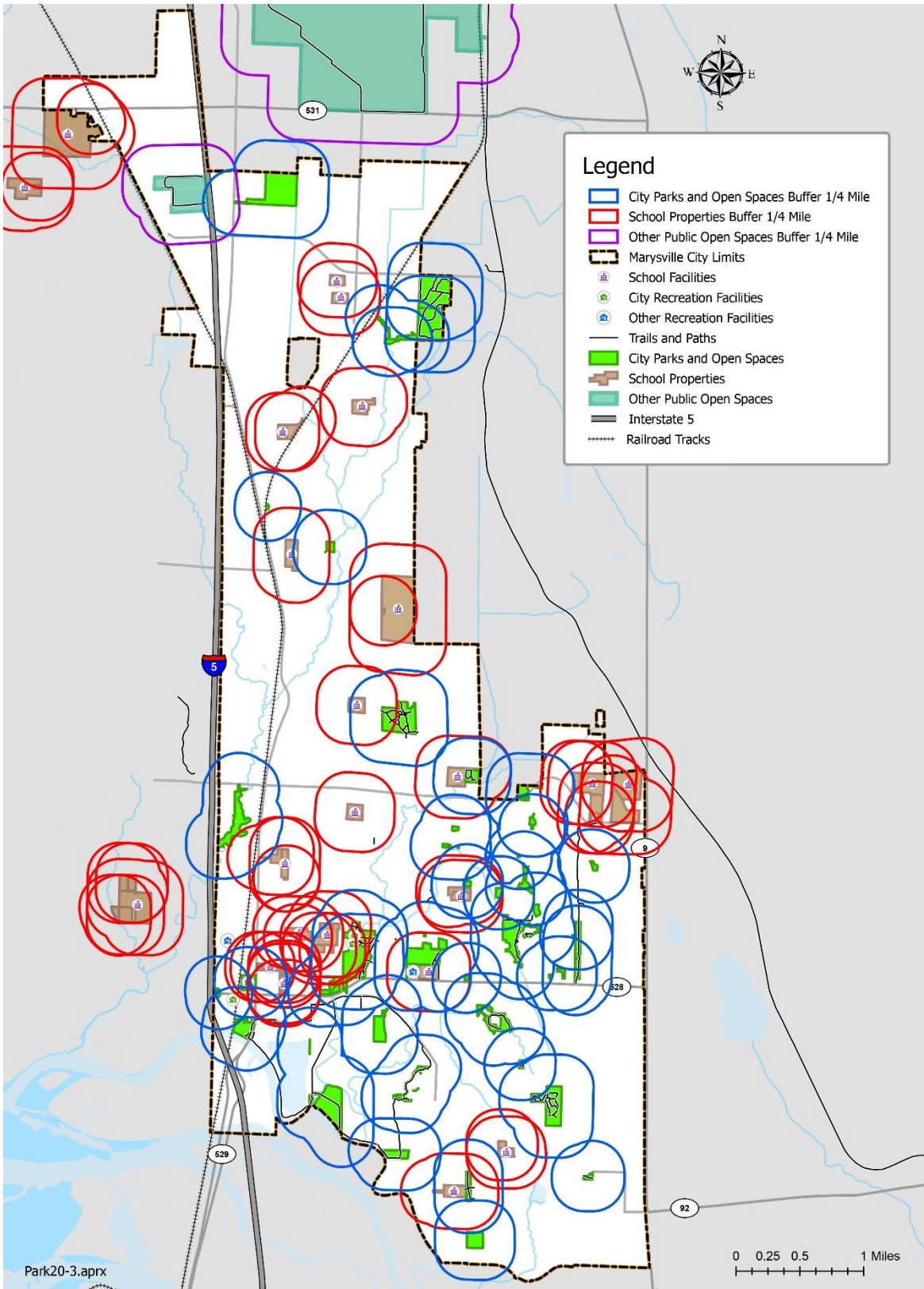
## Location

In addition to standards, it is also important to be aware of parkland locations and where there might be parkland gaps. The following maps help show parkland gaps. The first map creates buffers a quarter of a mile around all City of Marysville owed parks and open spaces where clearly shows that the majority of parkland is located in the southern half of Marysville. The second map shows all the public parks and open space in Marysville with the same quarter mile buffer around each. It is clear that there are still less parkland in northern Marysville.



Parkland Gap Areas 1/4 Mile Buffer





Parkland Gap Areas 1/4 Mile Buffer

## Chapter 13: Recommendations

### Major Needs

Several major areas of need were identified through feedback from the public and review of parks standards. These needs include:

- Neighborhood & community parks
- Open natural space
- Waterfront access
- Group picnic areas
- Restrooms
- Trails and pathways
- Recreational facilities
- Gymnasiums
- Swimming pools
- Baseball/softball fields
- Soccer fields

### Neighborhood and Community Parks

In Marysville, there are 149 acres of developed neighborhood and community parklands owned by the City of Marysville and approximately 30 acres owned by the Marysville School District and homeowners associations. With a standard of 3 acres per 1,000 people, there is currently a 38 acre deficiency that increases to 84 acres in 2035. The City owns multiple undeveloped parklands that, if developed, would correct this deficiency.

#### Public Input

In a 2004 Marysville survey, neighborhood parks were the fifth most frequently cited important facilities (Marysville, 2004). There is interest in providing playgrounds that are close to where people live. Time walking in a park was one of the most consistently requested and appreciated activities. Although Marysville has a good quantity of parks and open space, this focus group was most cognizant of the importance of continuing to acquire more park space as the population continues to expand and sites continue toward greater density. Larger tracts should be prioritized over smaller tracts. Tracts that connect to existing parks should be priorities as well.

### Open Natural Spaces

The City of Marysville owns six open natural spaces totaling 71.69 acres. Some of these are accessible to the public but a number have not been developed with clear parking, access points or restrooms.

#### Public Input

Over 45 percent of respondents to the 2020 parks' community survey rates there to be a high need for wildlife viewing areas. In a 2012 Marysville survey, the community rated the need for protection of natural/open space areas, two thirds of respondents believe streams need the

highest protection among natural areas within the City, followed by wildlife habitat (59 percent) and wooded areas (58 percent). Natural areas/greenways ranked highest in the moderate category at 47 percent.

## **Waterfront Access**

Public shoreline in Marysville is located on the shores of the Ebey Slough, which is part of the Snohomish River Estuary system that feeds into Port Gardner Bay. This resource and waterway system characterize Snohomish County as a unique and beautiful place. The enjoyment of the Snohomish River and Ebey Slough is highly valued to our residents. Public Access is available at Ebey Waterfront Park and boat launch facility. However, this access is limited to 900 feet of the shoreline. The opening of the Ebey Waterfront Trail from Ebey Waterfront Park to the east side of the Qwuloot Wetland Reserve allowed an additional mile and a half of viewing access to the Ebey Slough.

As Marysville continues along its redevelopment plan for the area around the waterfront, the pressure on these facilities is expected to increase. With the addition of the Geddes Marina to the inventory of public lands, the City may have an opportunity to increase both shoreline access and car-top boating access to the Slough.

## **Public Input**

In a 2012 Marysville survey, evaluating possible future water access and property uses along the downtown Ebey Slough waterfront, 62 percent of respondents rated walking trails/paths as the highest need with shoreline access (52 percent) and picnic areas (50 percent) earning high rankings.

## **Group Picnic Areas**

Group picnic areas are needed throughout our community. Marysville has added covered picnic shelters at Jennings Park, Strawberry Fields Athletic Complex, and Comeford Park. One unimproved shelter exists at Harborview Park and would be a suitable facility if supported. Overall condition of local group picnic areas is fair.

## **Public Input**

The public has stressed a need for covered facilities with cooking capabilities. Most parks would be improved with a simple shelter.

## **Restrooms**

Additional restrooms should be considered for the following projects:

- Jennings Memorial Park near BBQ shelter
- Harborview Park
- Mother Nature's Window
- Rainier Vista

### **Public Input**

The 2020 park's community survey had restrooms rates as the second most important parks factor. In a 2004 Marysville survey, restrooms were the most frequently cited important facilities. Additional public restrooms remain a high priority within the City of Marysville.

### **Trails and Pathways**

According to the State of Washington Assessment of Outdoor Recreation, walking and cycling are the highest participation recreation activities (October, 2002). Currently, Marysville has 22.80 miles of walking trails, most of which are located within existing parks. Dedicated trails, however, are limited to Ebey Waterfront and Bayview Trails.

City sidewalks and bicycle lanes located along several city arterials have provided a variety of uses for citizens. Many sidewalk systems in Marysville have missing links and some right-of-way acquisition will be necessary to complete connections. Recent development projects in Marysville are creating a large and growing residential population with a need to connect to these large linear trails and the rest of the City.

Within the City and throughout most of the service area, there are limited designated bike lanes along streets and roads. The County has developed bike lanes along a few roads in the north portion of the service area. The City of Marysville has developed almost 25 miles of striped bicycle lanes.

### **Public Input**

Trails for walking rated as the top type of infrastructure 2020 survey responders wanted to see added within a 15-minute walk and 15-minute drive from their house. Trails for biking was rated third. This continues to be a large priority for residents. In a 2012 Marysville survey, when asked to rate the need for different types of future water access and property uses along the downtown Ebey Slough Waterfront, 62 percent of respondents rated walking trails/paths as the highest need. This reaffirms the findings of a 2004 Marysville survey in which walking/cycling trails along the shoreline of the Ebey Slough Waterfront were the second most frequently cited important recreational facilities within the City (Marysville, 2004).

Connections of existing trails and sidewalks are the single most requested improvement to trails in Marysville. Citizens continue to ask for trails that connect to other trails, the waterfront, other parks, and areas of importance like shopping, downtown, and schools. Connections and access to Ebey Slough was requested on numerous occasions. The interest in expanding access to the Snohomish County Centennial trail system, connecting to the community in a non-motorized fashion came up repeatedly. Loop trails that serve as amenities to neighborhoods were seen as highly desirable. The neighborhood of Jennings Park was highlighted as a positive example.

## Recreational Facilities

MPCR facilitates the delivery of recreational services using the Marysville Opera House, Ken Baxter Community Center, Rotary Ranch and Jennings Park Barn. Additional programs are coordinated at school district facilities, as well as private businesses. There is a shortage of facilities which limits the number recreational programs the MPCR can offer to the public.

### Public Input

In a 2012 Marysville survey rating community needs for a variety of types of recreation facilities, children's play areas were cited as the highest need (52 percent), while opportunities to exercise drew a 43 percent rating.

## Gymnasiums

MPCR lacks an indoor gymnasium facility. Currently, all gym use is coordinated through the school districts. While there is a great relationship between the City and both school districts, gym usage is contingent on availability. As schools are evaluating safety procedures after the coronavirus pandemic, it is unclear if schools will be able to continue to be available for public use during non-school times.

### Public Input

In general, it is seen that Marysville has enough sports facilities, but they are not as available as needed; primarily due to school district use policies, field condition, and weather related impacts. Open and unstructured gym time is seen as a need. The need for more basketball courts ranked highest in the "moderate" category at 57 percent.

## Swimming Pools

Marysville is deficient in pools for its residents. There are currently two pools in Marysville. The Marysville Pilchuck High School pool is for students with limited public access and is restricted to evenings and weekends during most of the year. The second pool is at the Marysville YMCA and requires a Y membership to access.

### Public Input

There is a need for a pool to accommodate the people of Marysville. A warm water aquatic facility or recreational pool is also seen as a need.

## Baseball/Softball Fields

In Marysville, there are four baseball fields for senior play with 90 foot base paths. These are located at the Marysville-Pilchuck High School and owned by the Marysville School District. MPCR facilitates tournaments at these fields, as well as adult softball leagues. The City has invested in the school district facilities providing an irrigation system, facility dugout improvements, and annually re-conditions the infields to provide for safe play. In general, the fields are considered sub-standard and contribute to a loss of participation.

The City of Marysville owns only one regulation youth field at Rudy Wright Memorial Field and leases that site to the Marysville Little League organization. The facility is not generally available for pickup games due to the relationship with MLL and need to keep the park in excellent condition for league play.

### **Public Input**

The 2020 community survey had baseball/softball fields with 25 percent high need and 45 percent moderate need. This is up from the 2012 survey where baseball/softball fields were evaluated as a high need by 25 percent of respondents and a moderate need by 37 percent of respondents. Marysville has no dedicated softball facilities that would cater to both senior, adult, or girls fast pitch softball programs. Both staff and community input point to the need to address the development of one tournament quality softball facility. Survey respondents are in support of additional softball fields for tournament play.

### **Soccer Fields**

Currently, there are sufficient infrastructure /facilities to meet the demand in Marysville. The majority of soccer fields are owned by the Marysville School District. MPCR owns the Strawberry Fields Athletic Complex. The challenge to Marysville leagues and tournament are a lack of all-weather turf facilities and related costs associated with managing grass fields during extremely wet seasons.

MPCR has explored replacing the grass fields at Strawberry Fields with field turf. While there is an initial turf installation cost, the returns from field rental, tournament activities, and related economic benefits, as well as the significant reduction of maintenance, would result in a positive project.

### **Public Input**

In general, it is seen that Marysville has enough sports facilities, but they are not as available as needed. This is primarily due to school district use policies, field condition, and weather related impacts.



## Chapter 14: Capital Facilities Plan

Site	Project	Approximate Cost
Bayview Trail	Connection to Centennial Trail	\$2,000,000
Cedar Field	Install replacement playground	\$80,000
Cedarcrest Golf Course	Cart storage facility and cart path renovations	\$200,000
Cedarcrest Vista Park	Replacement playground, picnic tables and benches, as well as signage, landscaping and basketball court improvements	\$30,000
Comeford Park	Remodel in conjunction with Civic Center construction	\$150,000
Deering Wildflower Acres	Upgrades to onsite facilities and additional fencing	\$25,000
Ebey Waterfront Park	Tidally influenced pond evaluation; Construction on 3 acres of new parkland	\$20,000,000
Ebey Waterfront Park	Boat launch replacement	\$1,200,000
Ebey Waterfront Trail	Complete trail system	\$1,500,000
Harborview Park	Replacement playground, site furnishings and irrigation to soccer field	\$80,000
Hickok Park	Renovate landscaping, fencing and retaining wall	\$12,000
Jennings Memorial Park	Restrooms in east ball field, pave east parking lot, pave main trail, add pickleball courts	\$200,000
Jennings Nature Park	Replacement playground and irrigation system	\$30,000
Jennings Park Barn	Attic improvements	\$10,000
Kiwanis Park	New site furnishings and pave parking lot	\$10,000
Marysville Opera House	Add sprinkler system, elevator and additional parking	\$1,400,000
Mother Nature's Window	Fencing and parking design	\$200,000
Mother Nature's Window	Develop for passive recreational usage	\$1,500,000
Northpointe East Park	Replacement playground	\$16,000
Northpointe Park	Pave trail system	\$65,000
Property acquisition	Future trail system	\$200,000

Property acquisition	Future park in northern section of Marysville	\$500,000
Rainier Vista	Restroom, parking, and trail connections	\$95,000
Strawberry Fields Athletic Complex	Convert to synthetic turf	\$2,700,000
Strawberry Fields for Rover	Replace fencing and culvert	\$15,000
Verda Ridge Park	Add site furnishings and new surfacing to basketball court	\$18,000
Youth Peace Park	Irrigation upgrades	\$5,000



## Chapter 15: Implementation

The following are implementation strategies for each recommended major need area.

### Neighborhood Parks

- Initiate equipment replacement program for existing parks that have non-standard or aged equipment.
- Evaluate existing park sites for potential enhancements development.
- Identify and prioritize future neighborhood park needs within each planning area.
- Continue to place emphasis on maintaining existing facilities at a higher level through funding support.
- Continue to work with the development community in acquiring suitable land dedications and park construction through mitigation programs and policies.

### Community Parks

- Dredge youth fishing pond and install new drainage weir for improved water quality issues.

### Open Natural Spaces

- Designate wetlands as Habitat Conservation Area.
- Continue to study impacts of surface water management through Allen Creek corridor and pursue independent funding assistance for reed canary grass management.
- Create public access to Mother Nature's Window Park to provide the community with 35 acres of exceptional open natural space.
- Add additional parking opportunities at Deering Wildflower Acres to encourage exploration of this open natural space.
- Enhancements to the Jennings Memorial and Nature Park systems will support opportunities for enhanced access to wetlands, streams and wildlife viewing for residents.

### Waterfront Access

- Continue to upgrade boating access to Ebey Slough through dock/launch upgrades for both motorized and non-motorized watercrafts.
- Develop pedestrian access to shoreline and increase shoreline access through development of trails and community park trail connections and outlooks. Recommendations are noted within the Downtown Master Plans providing a twelve foot wide trail corridor for community uses.
- Pursue grant funding to support capital improvement plans and master plan elements dedicated to waterfront access.
- Consider utilization of Geddes Marina property for additional shoreline access and focus on retail opportunities for kayak, paddle board rentals in combination with retail and residential development. The current lagoon could be restored or filled in providing

additional recreational and gathering space.

- Pursue funding opportunities to identify the Ebey Slough system through interpretative signage and way finding to enhance statewide interest in the area as a tourism opportunity.
- The access to boat launch at Ebey Waterfront Park is currently free. Introducing a basic competitive fee would help support improvements to the facility.

## Group Picnic Areas

- Continue to upgrade existing facilities to keep up with growing demand.
- Develop additional group picnic areas at Ebey Waterfront Park.
- Future group picnic areas should be planned for Mother Nature's Window and Rainier Vista.

## Restrooms

- Dedicate additional funds for maintenance and operations of additional restroom facilities.
- Identify locations of potential public restrooms facilities that could be developed by and for the community.
- Explore partnerships with local business to establish restroom facilities in highly traveled business centers or recreational corridors.
- Explore restroom facilities in and along any future trails systems.
- Expand uses of portable restroom facilities and sani-can type fixtures when possible.
- Explore installation of restroom facilities on school district facilities utilized for recreational and athletic programming.

## Trails and Pathways

- Develop a Master plan recognizing all existing transportation corridors, collectors, arterials for dedicated installation of bicycle trail markings, and designating bike lanes on streets and roads throughout the community.
- Renovate the existing nature trail through Jennings Memorial and Nature parks.
- Consider trails as an integral part of future building construction by recommending a policy which requires that all new development include appropriate bike lanes, on through streets, to complement existing bike/walk corridors.
- Explore the potential to use utility right-of-way corridors for trail development with potential connection to Centennial Trail.
- Coordinate a trails bond issue.
- Work with Snohomish County to establish a water trail along Ebey Slough and Snohomish River Estuary system.
- Complete construction of planned trail system identified for Strawberry Fields Athletic Complex.
- Publish a trail guide for community information.
- Maintain paths and trails fund within City of Marysville budget by supporting dedicated

proceeds from gasoline excise funds.

- Many of Marysville’s existing streets limit potential for dedicated or joint use as a bicycle trail corridor. New construction, however, may be an opportune time to require appropriate widths and conditions for new trail and pathway opportunities.
- Designate all future trails corridors as joint-use for both walking and bicycling whenever possible and utilize design standards appropriate for each application.
- Develop an extension of the Ebey Slough trail to Sunnyside Blvd and Centennial Trail.

## Recreational Facilities

- Develop a Master Plan identifying potential deficiencies for indoor athletics, recreational programming, and special events within the next decade.
- The city relies heavily on school district facilities which are only available in the evenings, weekends, and summer. This means that there is no access for general public use/access during the school day. City should continue to seek alternative spaces that could be accessed during weekdays for families with young children or are homeschooling, as well as adults who do not work during the day like shift workers or individuals who are retired or disabled. These spaces could include vacant commercial properties.
- Coordinate materials and data for publication of a direct market survey associated with acquisition and development of a new community center facility.
- Investigate the potential of formation of a Capital Facilities Improvement District to finance the development of a community recreation center.
- Explore appropriate sites for a community center.
- Potentially acquire land.

## Gymnasium

- Explore development of covered outdoor facilities in public spaces to provide a gymnasium-like environment for year-round uses. Lighting these areas should be considered, as well as partnering with Marysville School District in the renovation or new construction of recreational facilities.
- Explore a shared indoor gymnasium center that could provide MPCR and its partners with the ability to better provide basketball leagues, volleyball leagues, pickleball courts, tournament facilities, and a variety of other recreational opportunities.

## Swimming Pools

- Although local and State surveys have indicated a strong need for a multi-purpose swimming facility, the cost of maintaining such a facility would require strong partnerships and dedicated funds. Future aquatic facility needs should be approached as a regional benefit and requires partnerships.
- A new facility will be needed within the next 10 years and should be designed to accommodate recreational, competitive, and therapeutic recreation.
- A community wide bond issue would be recommended for such a facility if supported.

## **Baseball/Softball Fields**

- Identify locations of potential ball fields that would support a tournament configuration that would be supported regionally by both youth and adults.
- Explore partnerships with both the Marysville School District and Tulalip Tribes to develop a full service site to include a minimum of four youth baseball/softball fields that would be capable of hosting large tournaments.

## **Soccer Fields**

- Develop and finance plan to replace grass fields at Strawberry Fields to increase utilization and revenue and reduce significant labor costs.
- Continue development of Strawberry Fields Athletic Complex Phase IV plans for additional soccer, baseball and softball fields within the remainder of the site. Add a parking area to support additional uses.
- Partner with Marysville School District in efforts to improved school facilities for practice and tournament opportunities.

## SECTION 05: DATA

### Appendix A: References

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## Appendix B: Park System Inventory

Name	Type	Park Acres	Trail Miles	Square Feet
66 <sup>th</sup> Drive and 73 <sup>rd</sup> Street	Pocket	0.08		
Bayview Trail	Trail		1.25	
Bayview Trail Open Area	Open Space	20.00		
Cedar Field (Rudy Wright Memorial)	Special Use	1.20		
Cedarcrest Golf Course	Special Use	99.40	3.00	
Cedarcrest Reservoir	Undeveloped	2.26		
Cedarcrest Vista Park	Neighborhood	1.87		
Comeford Park	Community	2.09		
Community Information Site (Caboose)	Pocket	0.26		
Deering Wildflower Acres	Community	30.32	1.20	
Doleshel Park	Neighborhood	6.27	0.60	
Ebey Waterfront Park	Regional	5.72	0.50	
Ebey Waterfront Trail	Trail		3.50	
Foothills Park	Neighborhood	12.02	1.25	
Freeway Park	Pocket	0.21		
Frontier Fields	Undeveloped	25.00		
Harborview Park	Neighborhood	14.58		
Heather Glen-Timberbrook	Open Space	6.87	0.75	
Hickok Park	Neighborhood	0.80		
Holman Nature Park	Open Space	20.84	0.25	
Jennings Memorial Park	Regional	18.94	1.50	
Jennings Nature Park	Community	34.25	1.00	
Jennings Park Barn	Facility			3,456
Ken Baxter Community Center	Facility			5,671
King property	Undeveloped	9.74	0.50	
Kiwanis Park	Neighborhood	5.05	0.50	
Marysville Opera House	Facility			16,990
Marysville Skate Park	Special Use	0.79		
Mother Nature's Window	Undeveloped	34.57	1.50	
Northpointe East Park	Neighborhood	3.15		
Northpointe Park	Neighborhood	28.97	2.00	
Olympic View Park	Undeveloped	7.64		
Parkside Way Park	Neighborhood	1.50		
Quilane Park	Open Space	20.87		
Rainier Vista (Crane and Rose)	Undeveloped	22.03		

Rotary Ranch in Jennings Park	Facility			1,800
Serenity Park	Neighborhood	0.31		
Shasta Ridge Park	Neighborhood	1.56	0.50	
Sherwood Forest	Open Space	2.78		
Strawberry Fields Athletic Complex	Special Use	71.09	2.25	
Strawberry Fields for Rover	Special Use	3.00		
Tuscany Ridge Park	Neighborhood	1.20	0.25	
Verda Ridge Park	Neighborhood	1.80	0.50	
Walter's Manor	Open Space	0.33		
Whiskey Ridge Park	Neighborhood	1.50		
Youth Peace Park	Neighborhood	1.48		
	<b>Total</b>	<b>522.34</b>	<b>22.78</b>	<b>27,917</b>

## Appendix C: Park System Descriptions

Below is detailed information about each park, trail, and facility owned by the City of Marysville, including an inventory, management issues, and improvement recommendations.

### 66th Drive and 73rd Street

Northwest corner of 66<sup>th</sup> Drive and 73<sup>rd</sup> Street

This small area that is just 0.08 acres of maintained lawn and evergreen shrubs.

#### Inventory

- Lawn and evergreen shrubs

#### Management Issues

- Maintenance to inventory items listed above

#### Recommended Improvements

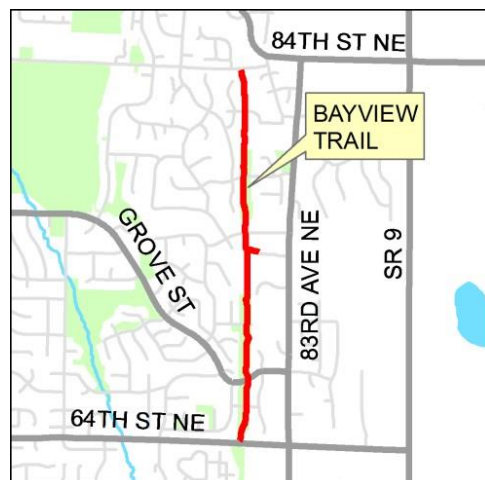
- Consider selling property to homeowner next door



## Bayview Trail & Open Area

Running west of 83<sup>rd</sup> Avenue NE between 62th Street NE and 84<sup>th</sup> Street NE west of Getchel High School

This 1.25 mile long trail located in the Whiskey Ridge utility corridor, spanning from Getchell Hill (84th Street NE) to SR 528 (64th Street) is designed to accommodate pedestrian, cycling, and skating activities. The City has acquired several properties and easements throughout the Whiskey Ridge Utility Corridor. Construction of the initial portion of the trail occurred in 2011 followed by Phase II in 2014. A third phase of construction was completed in 2018. There are 20-acres of natural area surrounding the trail with exceptional views of Marysville basin and Port Gardner Day.



### Inventory

- Trail with asphalt surfacing
- Furnishings
- Bridge

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

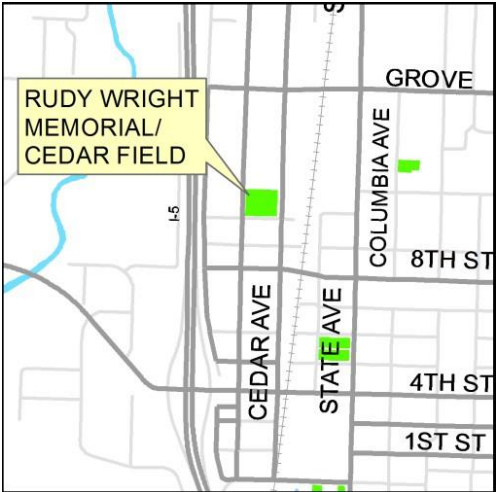
- Construction of future phases of the trail that would connect the trail to Snohomish County's Centennial Trail in planning/permit stage during 2020.



## Cedar Field (Rudy Wright Memorial Field)

1010 Cedar Avenue

Cedar Field/Rudy Wright Memorial is part of the City’s purchase of the 2.48-acre 10th Street School property from the Marysville School District in 2009. The building adjacent to the field became the Marysville Boys and Girls Club and the field property reduced to 1.20-acres. The baseball field is used by Marysville Little League and is named after a Marysville firefighter and supporter of youth recreation who was killed in the line of duty in 1970. The field was converted from natural turf to artificial turf in 2020 thanks to a grant from Washington Recreation and Conservation Office and additional funding from Snohomish County and Marysville Little League.



### Inventory

- Baseball field
- Boys and Girls Club building

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- Install replacement playground. The foundation was installed during the turf conversation project in 2020. Funding for the playground is from Community Development Block Grant.
- Marysville Little League potentially adding batting cages.



## Cedarcrest Golf Course

6810 84th Street NE

Established in 1927, this 18-hole, 99.4-acre golf course was purchased by the City from a private property owner in 1972 and includes three miles of trails. This acquisition was made possible with assistance from the State of Washington Interagency Committee for Outdoor Recreation. The golf course was renovated in 1995 to include a new pro-shop, restaurant upgrades, and several green replacements and fairway enhancements. The golf course operates as an enterprise fund and is intended to be self-supporting through green fees and pro-shop rental income.



### Inventory

- Golf course grounds
- Pro-shop
- Restaurant
- Maintenance building
- Restrooms

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- Cart storage facility for golf cart fleet
- Renovation of cart path





## Cedarcrest Reservoir

Grove Street and 71st Avenue NE

A 2.26-acre undeveloped tract of land located at the southwest corner of Grove Street and 71st Avenue NE that includes an abandoned water reservoir on-site.

### Inventory

- Reservoir

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- Multi-use sports courts with possible lines for tennis, pickleball, and basketball
- Parking area
- Restroom



## Cedarcrest Vista Park

6401 82nd Street NE

This 1.87 acres property was dedicated to the City for use as a neighborhood park. It is located immediately south of Cedarcrest Middle School

### Inventory

- Basketball court, full-size
- Climbing apparatus
- Picnic area
- Paved walkways

### Management Issues

- Maintenance to inventory items listed above
- Existing play structure is failing due to aging wood construction
- Signage needed to assist in defining appropriate uses and characteristics of the park for the public

### Recommended Improvements

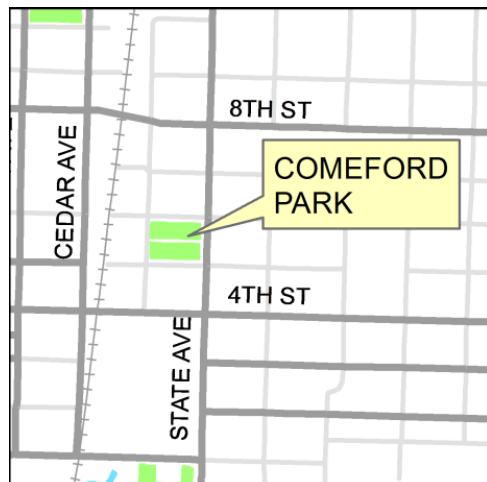
- New metal play structure
- Provision of new signage and landscape improvements
- New picnic tables and benches
- Re-stripping basketball courts



## Comeford Park

514 Delta Avenue

The City's oldest park is 2.09-acres and is named after City founders James and Mary Comeford. This park has historically functioned mainly as a formal setting for passive activities and community festivals, concerts, and special events such as the Marysville Strawberry Festival and Merrysville for the Holidays. In 2014, the City installed its first water spray park for children in Comeford Park, which has become a popular family draw during the summer months.



### Inventory

- Ken Baxter Community center
- Spray park
- Rotary Pavilion
- Picnic shelter
- Picnic area
- Picnic tables
- Playground
- Restrooms



### Management Issues

- Maintenance to inventory items listed above
- Ensure water tower continues to be safe



### Recommended Improvements

- Park remodel scheduled to happen in conjunction with Civic Campus construction



## **Community Information site (old caboose site)**

Corner of 4<sup>th</sup> Street and Cedar Avenue

This small 0.26 acre site has a reader board on it that is updated with messages about upcoming community events and activities.

### **Inventory**

- Reader board
- Landscaping

### **Management Issues**

- Maintenance to inventory items listed above

### **Recommended Improvements**

- Future parking consideration for Marysville Opera House

## Deering Wildflower Acres

4708 79th Avenue NE

This 30.32-acre forested, passive park is characterized by sensitive areas protected within it, and includes an extensive trail system that winds amid ponds and wetlands, and canopies of evergreen trees.

### Inventory

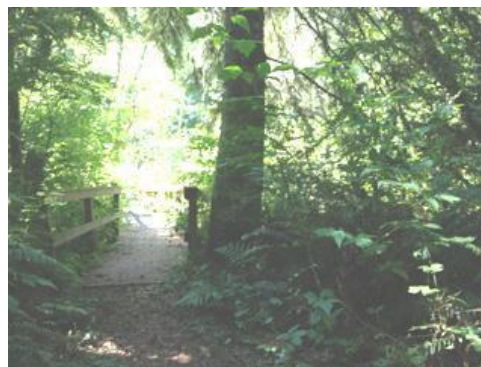
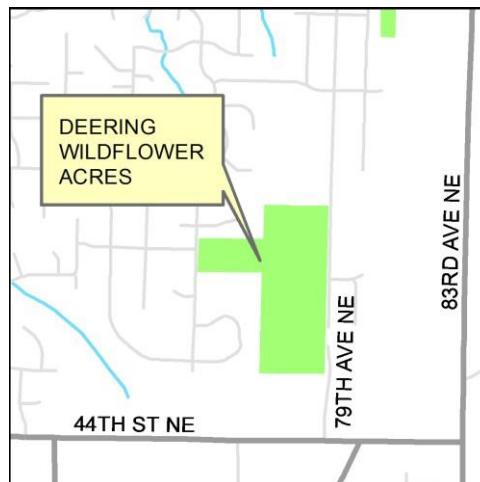
- Sensitive areas
- Second growth forest
- Trail with dirt and mulch surface
- Caretaker's residence
- Student laboratory facility
- Parking

### Management Issues

- Maintenance to inventory items listed above
- Protection of the sensitive areas
- Unauthorized access to park when closed

### Recommended Improvements

- Facility upgrades to the caretaker's residence, carport, on-site laboratory, access gate, and parking areas
- Additional fencing to support management of unauthorized access to park when closed
- Need roofs for all structures





## Doleshel Park

9028 67th Avenue NE

Once a popular Christmas tree farm, this 6.27-acre park was acquired in 2007 through Snohomish County's Neighborhood Improvement Program and Conservation Futures Account. The park is adjacent to Kellogg Marsh Elementary School and Wilcox Farm Community Garden, and features 40-foot tall evergreen trees that remain from the former Christmas tree farm.

Volunteers from the Church of Jesus Christ of Latter-day Saints contributed their time to help convert the former tree farm into a park. Amenities include a solid bridge spanning the meandering Allen Creek, built as an Eagle Scout project. Wildflower meadows on site provide added color.



### Inventory

- Trails with mulch and gravel surfaces
- Bridge
- Parking
- Picnic areas
- Restroom facilities

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended



## Ebey Waterfront Park

1404 First Street

This 5.72 acre, four million dollar intertidal marine park was opened in August 2005. Construction of the park was a 10-year effort from the drawing board to its grand opening, but had been in the imagination of City leaders since the 1940s. This park provides access to the Snohomish River Delta and Port Gardner Bay for pleasure boaters, anglers, and hunters. It also serves as an invaluable resource for economic development, downtown revitalization, and tourism along the City's southern gateway.



### Inventory

- Restroom facilities
- Four-lane public boat launch
- Fishing pier/plaza
- Picnic pavilion facilities
- Transient moorage float
- Walking trails and landscaping
- Wetland restoration
- Wash down stations
- 46 car trailer combos
- 32 regular parking spaces

### Management Issues

- Maintenance to inventory items listed above
- Repair of extensive settling in areas for safety

### Recommended Improvements

- Evaluation of filling the current tidally influenced pond into a water-oriented recreational site or filling of the pond and removing historic tide gates which are in disrepair and failing
- Potential for three acres of new parkland opportunities that can be created with lawn areas, amphitheater, trails, landscaping, site furnishings, and other public amenities



## Ebey Waterfront Trail

Current trailheads at Ebey Waterfront Park, 1404 1<sup>st</sup> Street and Harborview Park, 4700 60<sup>th</sup> Ave NE

The Ebey Waterfront Trail takes you along the shores of the Ebey Slough and Qwuloolt Estuary with beautiful vistas and abundant wildlife. The full trail system will loop almost all the way around the Qwuloolt Estuary which is the second largest man-made estuary at 347 acres. Currently, three sections of the trail are complete.

The west side of the trail is a mile and a half long. The trailhead is at Ebey Waterfront Park and includes access to picnic areas, drinking fountains, public restrooms, parking, and a playground. This trail continues to the east side the Qwuloolt Wetland Reserve.

The east side of the trail starts at the future Olympic View Park and travels north to Harborview Park then continues west to Rainier Vista Park. Trailheads are located in each park. This section is two miles long.

### Inventory

- Trails with asphalt surface
- Benches
- Trash cans

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- Completion of the trail system to connect the current sections of the Ebey Waterfront Trail
- Future trailhead at Olympic View Park





## Foothills Park

7201 59th Street NE

A 12.02-acre park that features rolling topography, natural trails, a tiered and landscaped detention pond, playground equipment and picnic tables. This park was donated to the City in 1994. In 2014, the playground equipment was replaced.

### Inventory

- Trail with a mix of surfaces: mulch, asphalt and gravel
- Playground
- Picnic tables

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- Utility road to retention pond needs root pruning and overlay



## **Freeway Park**

Corner of 4<sup>th</sup> St and I-5 north onramp

This small 0.21 acre parcel contains a “Welcome to Marysville” sign.

### **Inventory**

- Marysville sign
- Irrigation system
- Landscaping

### **Management Issues**

- Maintenance to inventory items listed above

### **Recommended Improvements**

- No improvements are presently recommended

## Frontier Fields

East of Smokey Point Boulevard and 162<sup>nd</sup> Street NE

Open, undeveloped property in northern Marysville that is landlocked. There is no current easement to this property. A good portion of the property is wetland area.



## Harborview Park

4700 60th Avenue NE

Adjacent to intertidal lands within the Qwuloolt Estuary, this 14.58-acre park has gained in popularity with the new Ebey Trail connecting it to Olympic View Park and Rainier Vista.

### Inventory

- Playground
- Sports court
- Trail with asphalt and concrete surfaces
- Picnic tables
- Open field

### Management Issues

- Maintenance to inventory items listed above
- Repair of facilities due to vandalism

### Recommended Improvements

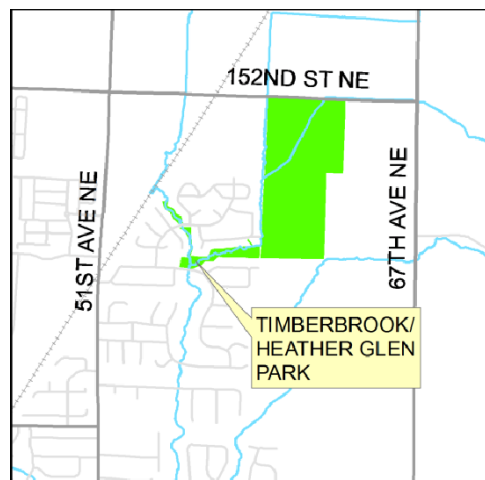
- Add site furnishings to complement community gatherings or potential shelter rental
- Add irrigation to soccer field
- New playground to replace aging equipment



## Heather Glen-Timberbrook

Along Quil Ceda Creek between 143rd Place NE and 145th Place NE generally east of 54th Drive NE, and along Edgecomb Creek between 54th Drive NE and 55th Avenue NE adjacent to Timberbrook Drive.

Presently undeveloped, this 6.87-acre site consists of public park tracts which were dedicated to Snohomish County with the platting of the Heather Glen (May 6, 1968) and Timberbrook (September 29, 1969) subdivisions. The tracts were assumed by the City of Marysville after the Central Marysville Annexation was finalized on December 30, 2009. The site is located along the convergence of Edgecomb and Quil Ceda Creeks in the Heather Glen and Timberbrook neighborhoods. Accessible by foot traffic only. The park serves as wildlife habitat.



### Inventory

- Environmentally sensitive areas and wildlife habitat

### Management Issues

- Protection of inventory items listed above

### Recommended Improvements

- No improvements are presently recommended



## Hickok Park

SR 528 and 67th Avenue NE

A 0.8-acre park that was originally retained for a satellite fire station. This park was developed through the financial assistance of two private developers, a Snohomish County Parks grant and City of Marysville growth management funding. The park features a children's play area, picnic table, and grassy areas. Renovations in 2011 included a new climbing feature and other site improvements.



### Inventory

- Picnic table
- Play areas
- Lawn
- Climbing feature
- Fencing
- Retaining wall

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- Complete renovation of landscaping, fencing, and retaining wall



## Holman Nature Park with Allen Creek Trail

East side of 60<sup>th</sup> Drive NE behind Allen Creek Elementary School and near Marysville YMCA

Acquired by the City in 1993, this 20.84 acre natural area includes a pedestrian trail system that connects the Allen Creek Elementary School with adjoining neighborhoods.

### Inventory

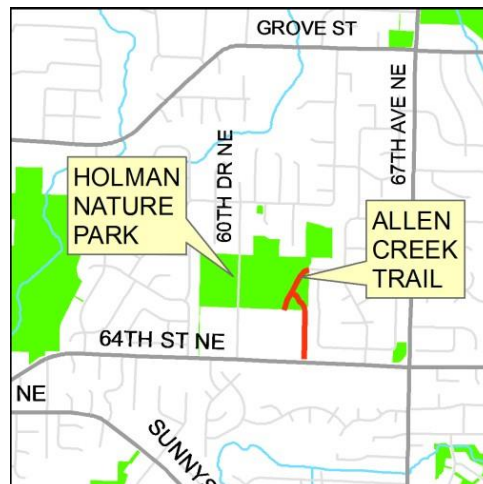
- Environmentally sensitive natural areas
- Trail with asphalt surface
- Wetlands

### Management Issues

- Maintenance to inventory items listed above
- Protection of sensitive areas

### Recommended Improvements

- No improvements are presently recommended



## Jennings Memorial Park

6915 Armar Road

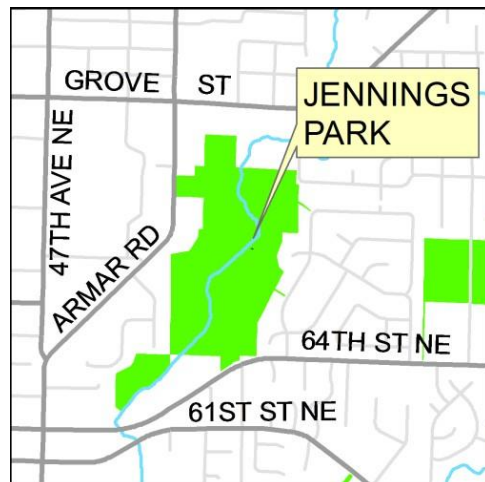
This 18.94-acre park is the centerpiece of the Marysville Parks System. Numerous events are held at the park including the Sounds of Summer Concert Series, Movies in the Park Series, Fishing Derby, and an Easter Egg Hunt.

### Inventory

- Picnic facilities and barbecue shelter
- Multi-purpose play field with baseball backstop
- Children's play areas
- WSU Extension Master Garden
- Dinosaur Playground
- Playground between Barn and Ranch
- Compost demonstration site
- Forested and environmentally sensitive areas
- Fishing pond
- Multi-purpose barn and plaza
- Lions Centennial Pavilion
- Rotary Ranch facility
- Basketball half-court
- Restrooms
- Nature walking trail
- Parks & Recreation Administrative Offices
- Gehl Home Museum

### Management Issues

- Maintenance to inventory items listed above
- Coordination and management of rental facilities and special events
- Portable restroom facilities are leased on an annual basis and have been subject to vandalism and high replacement costs
- Unpaved areas result in annual maintenance problems that make certain areas inaccessible during the rainy season





### Recommended Improvements

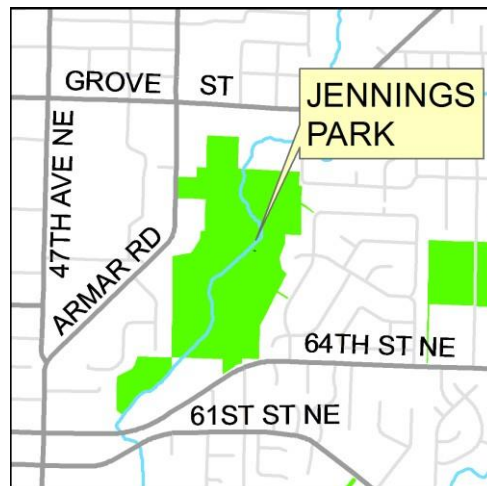
- New public restroom in the east ball field, paving of the main trail, and connecting trail system from east to west
- Add pickleball courts
- Pave parking lot by play field (scheduled for 2020)



## Jennings Nature Park

SR 528 and 53rd Avenue NE

Added to the Marysville Parks system in 1993, this 34.25-acre park is an extension of Jennings Memorial Park and was donated to the City by Centex, Inc. In order to provide adequate land for parking and access, the City acquired a quarter acre of privately owned land. A \$201,255 State of Washington Interagency Committee for Outdoor Recreation (IAC) grant was used to construct restrooms, a playground, picnic tables, trails, a wetland overlook, parking facilities, a large open space area, and a bridge to connect the park to Jennings Memorial Park.



### Inventory

- Restrooms
- Playground
- Picnic tables
- Trail which includes a bridge
- Wetland overlook
- Parking facilities
- Open space area

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- New playground
- Irrigation system replacement



## Jennings Park Barn

6915 Armar Road

The Jennings Park Barn is used for recreational classes and as a community rental space for events 50 people and less. The total square footage of the Barn is 3,456. The main floor is 1,984 and includes a large open room, kitchen, and restrooms that are opened to the public. The attic is 1,472 square feet used for storage with accessed by a steep staircase.

### Inventory

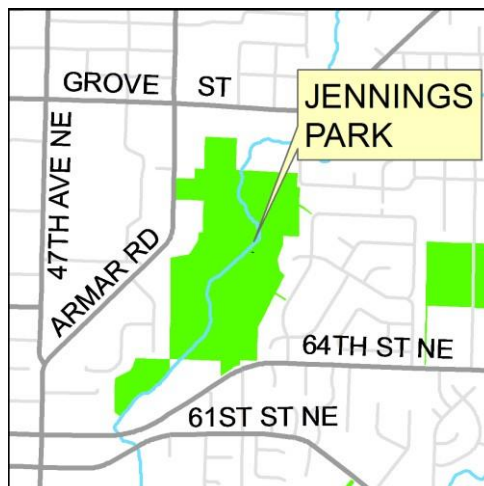
- Tables
- Chairs
- Kitchen
- Restrooms
- Hardwood floor
- Attic

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

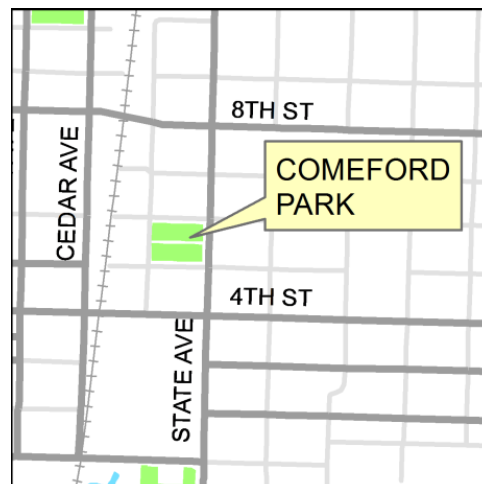
- Attic improvements/usage plan



## Ken Baxter Community Center

514 Delta Avenue

Built in 1949, this 5,671 square foot building was formerly the City Hall, as well as a police station and jail. A \$226,000 remodeled updated the facility to accommodate recreational programs so that the facility could be opened as the Ken Baxter Senior Center in 1997. In 2010, the facility transitioned to the Ken Baxter Community Center to expanded programming to all ages. In early 2015, the City pursued a structural and interior remodel of the facility.



### Inventory

- Main floor (4,504 square feet)
  - Fireside, Garden and Comeford rooms
  - Kitchen
  - Office
  - Storage closets (5)
- Attic (782 square feet)
- Basement (385 square feet)
- Tables and chairs
- Couch and armchairs
- Televisions



### Management Issues

- Maintenance to inventory items listed above
- Window repair and replacement
- LED lighting
- ADA rea entrance access
- New tear off roof
- HVAC – replace wall heaters in half of building
- Update upstairs and make room B usable
- New sump pump
- New flooring
- Corroded plumbing



### Recommended Improvements

- With the construction of the Marysville Civic Campus, Ken Baxter Community Center will need to be replaced.





## King property

Located due east of 3113 Sunnyside Boulevard

This 9.74-acre parcel was acquired by Snohomish County with Conservation Futures Funding. The property was transferred to the City of Marysville in 2007. Property has an easement from 66<sup>th</sup> Ave NE.

The property is considered open space and may be utilized as a passive recreational opportunity with future development. The eastern two-thirds of the property is fairly wet and contains wooded wetlands with various types of wetland undergrowth and vegetation.

### Inventory

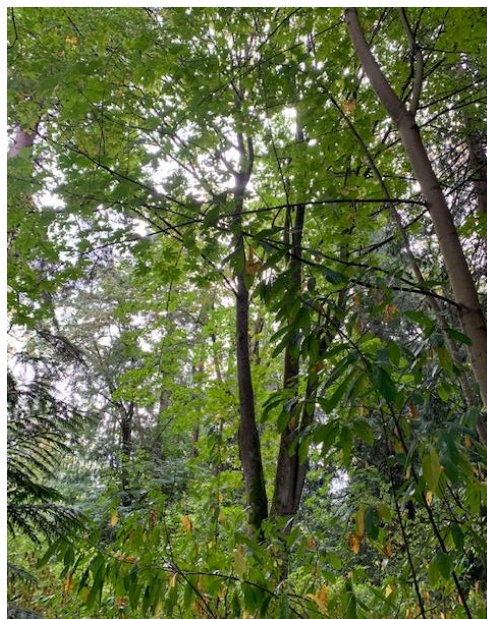
- Sensitive areas

### Management Issues

- Protection to inventory items listed above

### Recommended Improvements

- Add easement/trail access from Kiwanis Park
- Add trail system





## Kiwanis Park

6714 40th Street NE

A 5.05-acre nature park located adjacent to Sunnyside Elementary. This nature park consists of a narrow grassy swath with a walking trail. This property was donated to the City by the Marysville Kiwanis Club. The Kiwanis Club planted memorial trees near the park entrance. The parking area and primary entrance have been improved through an Eagle Scout project.

### Inventory

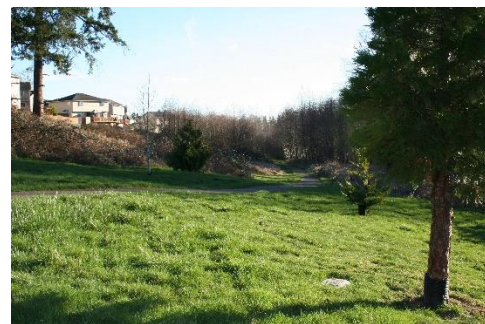
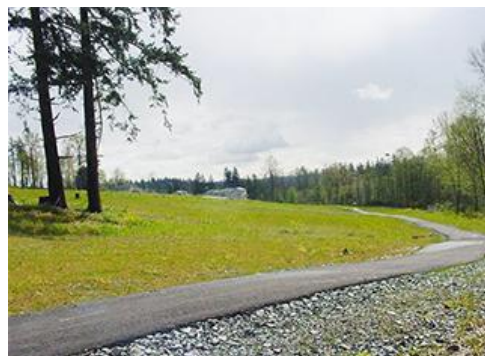
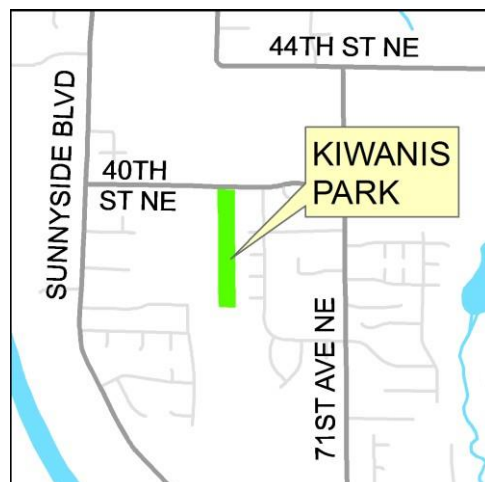
- Walking trails
- Picnic facilities

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- New furnishings
  - Donation of furnishing through an Eagle Scout project scheduled in 2020
- Paving of graveled parking area



## Marysville Opera House

1225 3<sup>rd</sup> Street

Built in 1911, the Marysville Opera House has been the home to many organizations and businesses, as well as the site for many memorable events. Thanks to a group of local artisans, the Marysville Opera House was placed on the National Register of Historic places in 1982, citing both its architectural uniqueness and historic significance. The City of Marysville leased the facility in 2016 and then purchased it in 2018 for \$1.44 million. The Marysville Opera House has four floors and totals 16,990 square feet.

### Inventory

- Main floor (5,000 square feet)
  - Large main area
  - Lobby
  - Small room
  - Ticket booth
  - Small office area
  - Restroom
  - Concession stand
  - Stage
  - Rooms off of stage (2)
- Lower floor (5,000 square feet)
  - Main area
  - Kitchen
  - Large storage area
- Balcony on 2<sup>nd</sup> floor (1,990 square feet)
  - Seating area that overlooks the main floor
  - Restroom (Men's)
  - Restroom (Women's)
- Top floor (5,000 square feet)
  - Multiple rooms and spaces but is unused at this time due to limited accessibility
- Cottage
- Garden



### Management Issues

- Maintenance to inventory items listed above

## Recommended Improvements

- Sprinkler System
- Historic Downtown Green Retrofit
- Elevator
- Crosswalk on Cedar
- Purchase property nearby for additional parking





## Marysville Skate Park

1050 Columbia Avenue

Opened in August 2002, the 0.79-acre skate park offers 10,000 square feet of concrete, a “street-style course” design that includes bowls, ramps, pyramids, numerous handrails, ledges, and steps. A spectator area provides excellent viewing and places to take a break.

### Inventory

- Concrete skateboarding area
- Skateboarding course

### Management Issues

- Maintenance to inventory items listed above
- Significant maintenance required due to vandalism and graffiti activity which are part of the skate culture

### Recommended Improvements

- No improvements are presently recommended



## Mother Nature's Window

55th Avenue and 100th Street NE

This 34.57-acre passive park is characterized by a thickly wooded environment with meandering hiking trails.

### Inventory

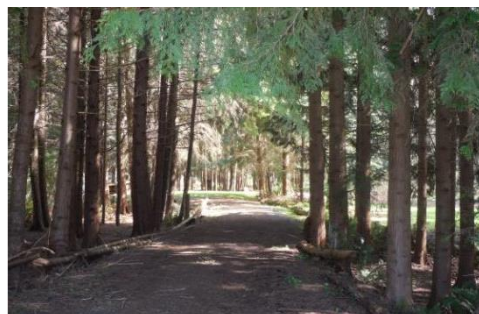
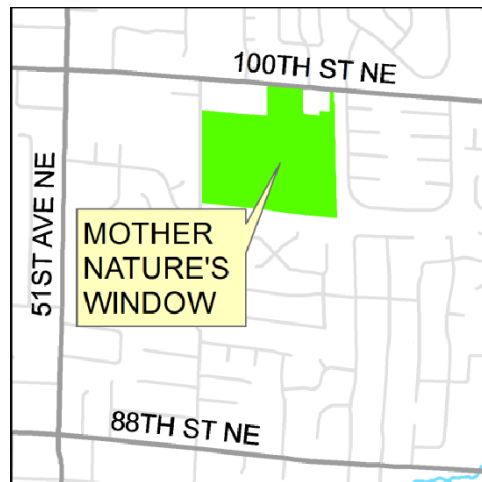
- Trails
- Forest

### Management Issues

- Maintenance to inventory items listed above
- Securing the park until developed for public use
- Preventing vandalism and illegal activities

### Recommended Improvements

- Development of unimproved property for passive recreational uses with amenities that include public access, interpretive areas, programming areas that may be utilized as rental facilities, public restroom facilities, parking, site furnishings, trails, utilities, lighting, and irrigation and drainage systems. Funding is needed for these improvements.
- An off-leash dog park is another potential use for the site
- Neighbors of the property recommend a playground be included in any improvement



## Northpointe East Park

Along 70th Street NE, east of 79th Drive NE

Located up the hill from Northpointe Park, this 3.15-acre neighborhood park was added to the Marysville Parks system in 1994 and features a basketball court, a ball field, a playground and picnic tables. Bayview Trail bypasses the east side of the park.

### Inventory

- Basketball court
- Play field with soccer backstop
- Playground equipment
- Picnic tables

### Management Issues

- Maintenance to inventory items listed above
- Existing play equipment was designed for children ages 2 to 5 and is being damaged by older children since the equipment is undersized

### Recommended Improvements

- Purchase new swing set and play equipment for children ages 5 to 12



## Northpointe Park

70th Street NE and 75th Drive NE

A 28.97-acre park which was added to the Marysville parks system in 1994. This park is comprised of 24-½ acres of environmentally sensitive areas and 4-½ acres featuring recreational amenities that include a 2-mile walking trail and forested bike path, playground and picnic areas shaded by towering evergreens. In 2010, the park was refurbished with new play equipment and a series of fitness stations. The Northpointe Park walking trail nearby offers additional exercise opportunities. This trail connects three subdivisions to the park.



### Inventory

- Environmentally sensitive areas
- Walking trail
- Bike path
- Playground equipment
- Fitness stations
- Picnic facilities



### Management Issues

- Maintenance to inventory items listed above
- Protection of the environmentally sensitive areas
- Removal of hazardous trees, as necessary



### Recommended Improvements

- Paving of the park’s significant trail system to enhance use of the park and reduce ongoing maintenance costs





## Olympic View Park

Sunnyside area south of 44th Place NE and accessible from 59th Drive NE

Located at the southeasterly corner of the proposed Harborview Trail extension, this 7.64 acres property will add an additional trailhead for Ebey Waterfront Trail. The site is currently under construction with anticipated completion December 2020.

### Inventory (when 2020 construction completes)

- 7.64 acres
- Parking
- Restroom facilities
- ADA access
- Car-top boating capabilities

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended





## Parkside Way Park

7729 64th Place NE

This 1.5-acre park includes an open space play area, basketball court, skate park fixtures, picnic tables and parking facilities.

### Inventory

- Open space play area
- Basketball court
- Skate park fixtures
- Picnic tables
- Parking facilities
- Swing set

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended



## Quilane Park

80th Street NE & Beach Avenue

Presently undeveloped, this 20.87-acre site, which was donated to the City in 1989, is accessible by foot traffic only and does not offer any amenities. The park serves as wildlife habitat for deer, heron, river otter, salmon, and muskrat.

### Inventory

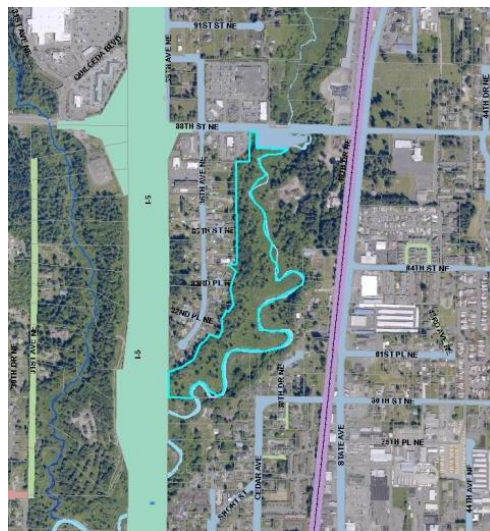
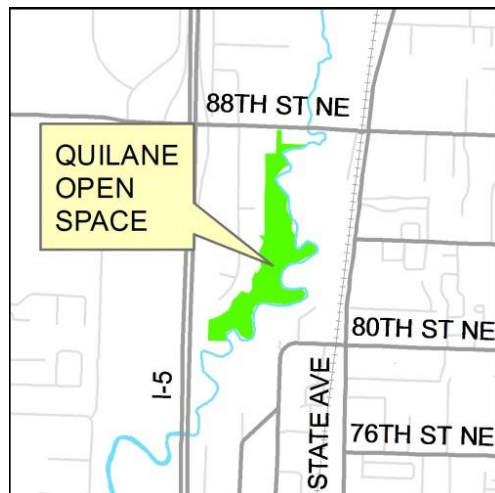
- Environmentally sensitive areas and wildlife habitat

### Management Issues

- Protection to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended



## Rainier Vista (formerly Crane and Rose properties)

5222 60th Place NE and 5626 61st Street NE

This 22.03-acre undeveloped park space is comprised through the purchase of two properties. The Crane property was acquired with Conservation Futures Funding in 2015 in partnership with Snohomish County Park. The Rose property was acquired through Sound Transit for project mitigation associated with the Qwuloolt Trail project. The plan is for these properties to become a future park that contains a continuation of the Ebey Waterfront Trail and a connection to the trail system in Jennings Park.

### Inventory

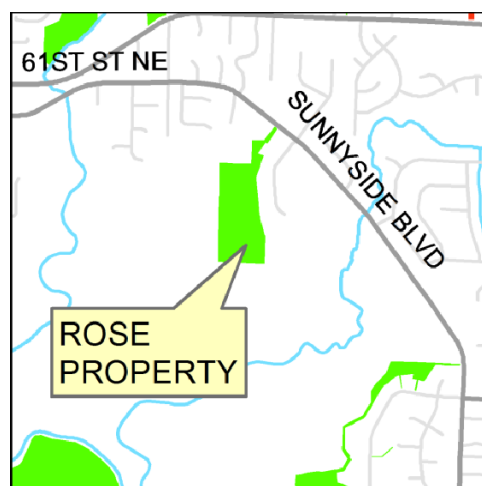
- Parking area

### Management Issues

- Maintenance to inventory items listed above
- Current residence on the Rose property is a rental under an annual lease. Utilities on site are sound but access road is minimal width.
- Barn is in need of significant repair or removal

### Recommended Improvements

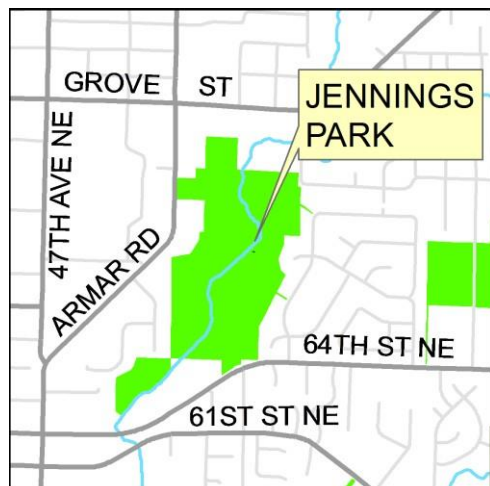
- Demolition of all structures deemed necessary
- Convert a house into a public restroom
- Parking area can be developed to accommodate up to 20 vehicles
- Trail opportunities to connect with Ebey Waterfront and Jennings Park trails
- Recommendations awaiting status of property and traffic/street improvements



## Rotary Ranch in Jennings Park

6915 Armar Road

The Rotary Ranch in Jennings Park was built in 1987 and then rebuilt after a fire in 1993. The facility housed a petting zoo until 2006 and then sat fairly unused until a remodel in 2015. Community Development Block Grant funding, in addition to Marysville Rotary help with both labor and funding, converted the facility into a community use building. Rotary Ranch is primarily used for recreational classes and the occasional special event or City meeting. The Ranch is 1,800 square feet.



### Inventory

- Large open room
- Restroom
- Storage closet
- Tables
- Chairs
- Piano
- Televisions



### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended



## Serenity Park

7900 block of 72nd Drive NE

This 0.31-acre park was accepted by the City as a dual use recreational facility and storm water retention facility. Recreational amenities consist of a basketball court and swing set.

### Inventory

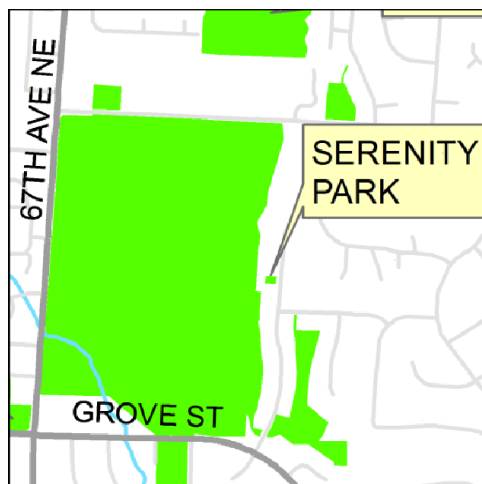
- Basketball court
- Swing set
- Benches

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended





## Shasta Ridge Park

3907 82nd Avenue NE

This 1.56-acre park features a playground, fitness station, full-sized outdoor basketball court, picnic tables, benches and open space with panoramic views overlooking Puget Sound.

### Inventory

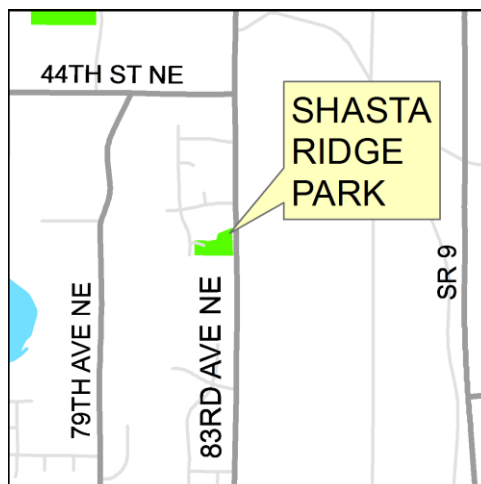
- Full-sized basketball court
- Outdoor fitness stations
- Picnic areas
- Playground
- Open space

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended



## Sherwood Forest

East side of 47th Avenue NE, north of 118th Street in the Sherwood Forest neighborhood

This 2.78-acre park is a natural area along Quil Ceda Creek and provides habitat for wildlife and protection to the creek.

### Inventory

- Environmentally sensitive areas and wildlife habitat

### Management Issues

- Protection to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended

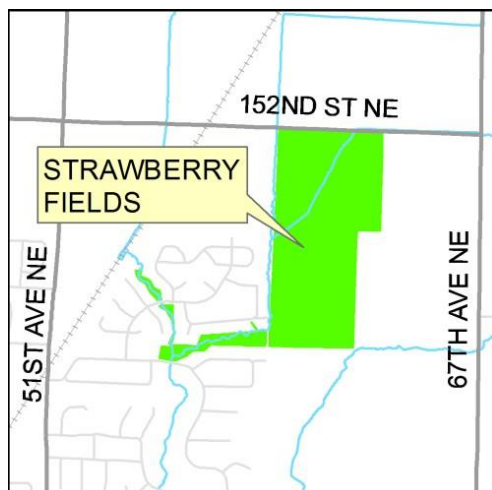




## Strawberry Fields Athletic Complex

6100 152nd Street NE

This premier 71.09-acre regional sports field facility provides a natural setting among open space, trails, and the Quil Ceda Creek system. Total cost for acquisition and development of the park was \$1.9 million. The Strawberry Fields project was made possible by funds from the City's Growth Management Fund; State Interagency Committee for Outdoor Recreation (IAC); National Land, Water, and Conservation Fund; Pilchuck Soccer Alliance (named Marysville Youth Soccer Club at the time of construction); and Homestreet Bank.



### Inventory

- Open space/environmentally sensitive areas
- Trails
- Three full-size lighted soccer fields
- Restrooms
- Parking
- Picnic areas
- Ball field
- Barbecue shelter



### Management Issues

- Maintenance to inventory items listed above
- Soccer fields require extensive maintenance including mowing and fertilizing



### Recommended Improvements

- Replace grass fields with synthetic Field Turf product on the three full-size soccer fields



## Strawberry Fields for Rover

6100 152nd Street NE

Opened in the winter of 2009, this three-acre features an off-leash dog park. In April 2010, Puget Sound Energy donated 13 shade trees to spruce up the park assisted by the Marysville Dog Owners Group and Camp Fire USA.

### Inventory

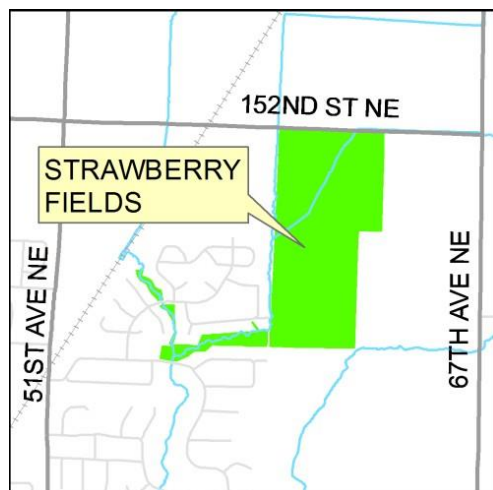
- Off-leash area
- Dog waste bag dispensers
- A fenced, gated concrete area
- Internal fenced small-dog area
- Drinking fountain for dogs and people
- Trees
- Benches

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- Replace fencing
- Culvert replacement along Quil-Ceda Creek for improvement access
  - Funding secured from FEMA and project is scheduled for 2020



## Tuscany Ridge Park

8512 Getchell Hill Road

This hillside 1.2-acre park located near Cedarcrest Golf Course and Marysville Getchell High School was added to the Marysville parks system in 1996. This park provides several recreational opportunities with an open space play area, playground equipment and a half-court basketball court.

### Inventory

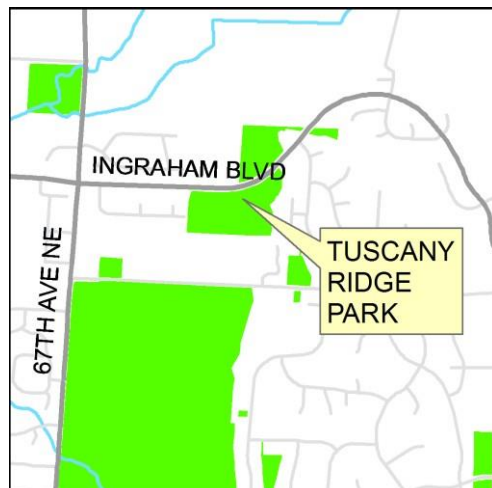
- Open space play area
- Half-court basketball court
- Playground equipment

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended



## Verda Ridge Park

5321 73rd Avenue NE

Added to the Marysville parks system in 1995 as a 1.8-acre park.

### Inventory

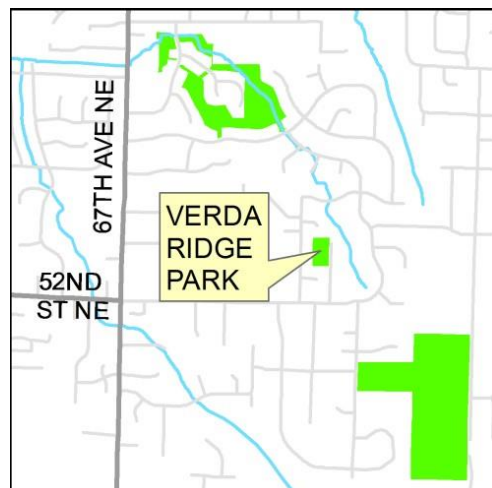
- Basketball court
- Swing set (replaced in 2016)
- Trails

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- Basketball courts need new surfacing
- Add new picnic tables and benches
- Barbeque on pad





## Walter's Manor

East of 41st Avenue generally south of 124th Place NE

This 0.33-acre park was dedicated to Snohomish County on June 7, 1978 with the platting of the Walter's Manor subdivision and was inherited by the City of Marysville with the Central Marysville Annexation which was finalized on December 30, 2009. The park features an open space area.

### Inventory

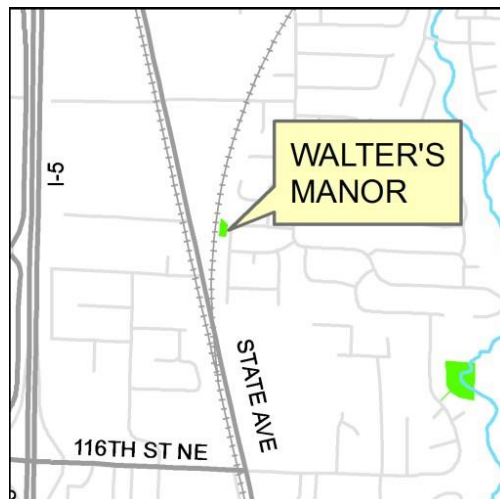
- Open space area

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended



## Whiskey Ridge Park

Adjacent property next to 8103 81<sup>st</sup> Drive NE

A 1.5 acre neighborhood park.

### Inventory

- Trail
- Basketball, half-court
- Benches

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

- No improvements are presently recommended



## Youth Peace Park

Grove Street and 67th Avenue NE

This 1.48-acre park was dedicated to the City by residents in the adjacent Cedarcrest Manor neighborhood. It was built in 2003 in a single day by more than 100 volunteers and based on a park plan developed by students from the Marysville Middle School Leadership/Life Skills class. The park features a swing set and the City's first outdoor wall climbing system and picnic tables. A key attraction is a crescent-shaped memorial wall with inlaid decorative tiles and a garden that remembers loved ones, celebrates youth and serves as a reminder of the dangers of substance abuse and violence.



### Inventory

- Swing set
- Wall climbing system
- Decorative memorial wall
- Picnic tables

### Management Issues

- Maintenance to inventory items listed above

### Recommended Improvements

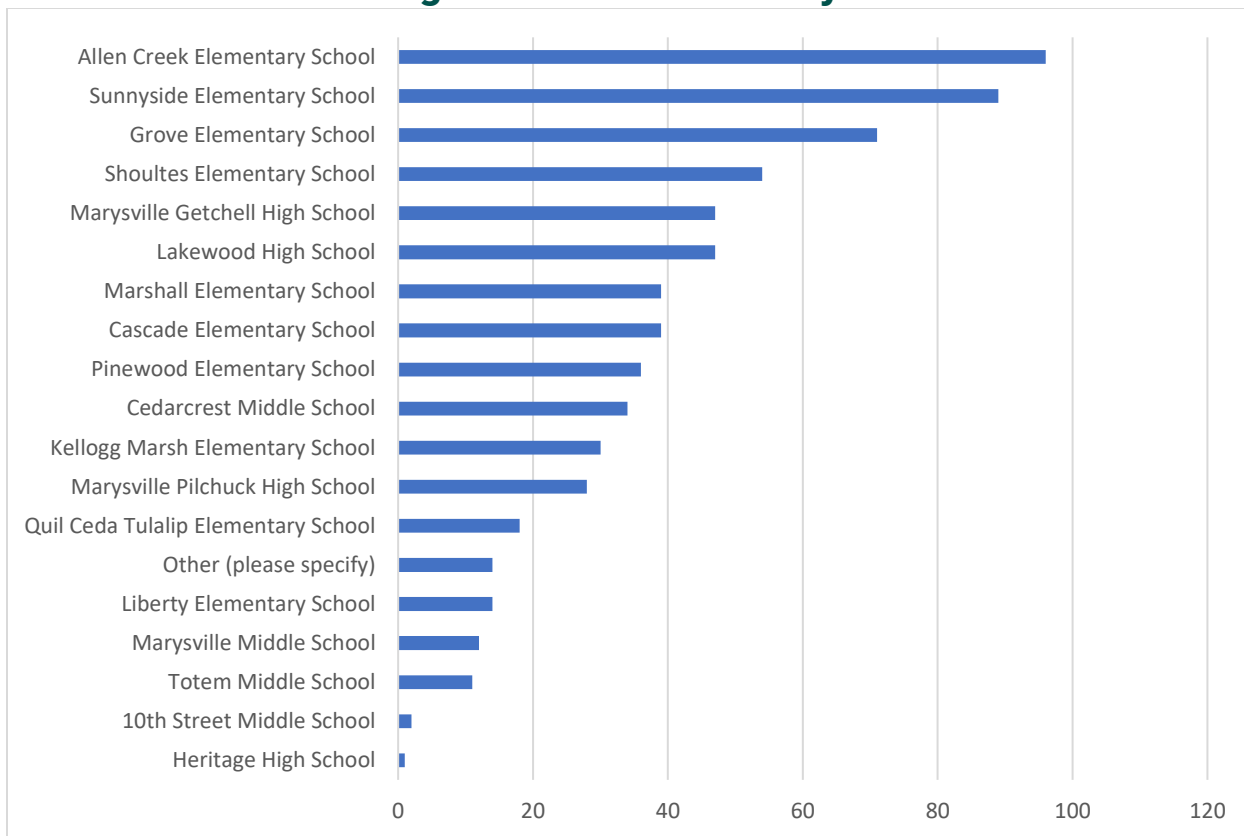
- Irrigation upgrades needed



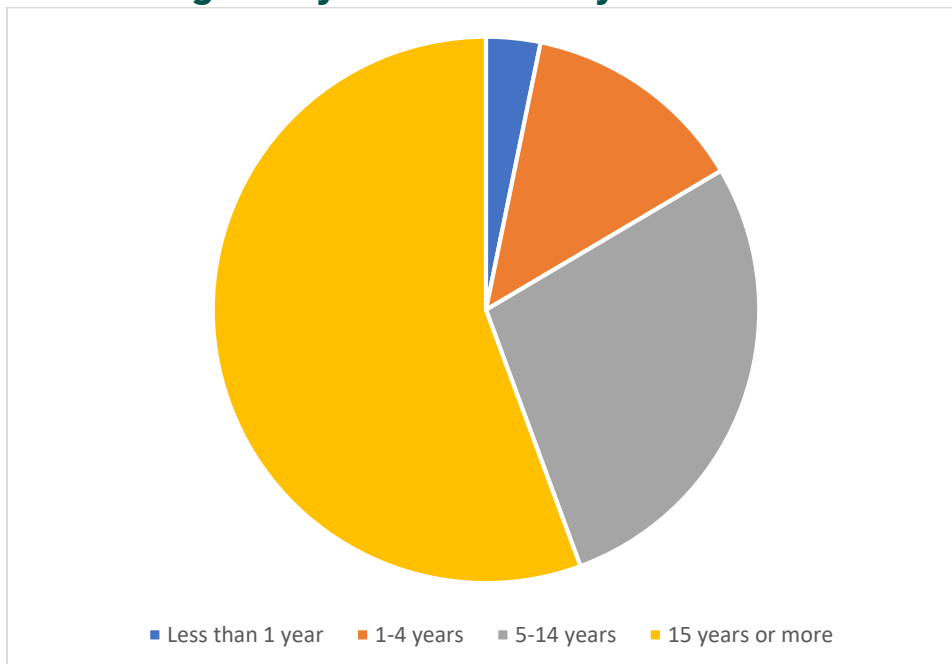


## Appendix D: Community Survey Results

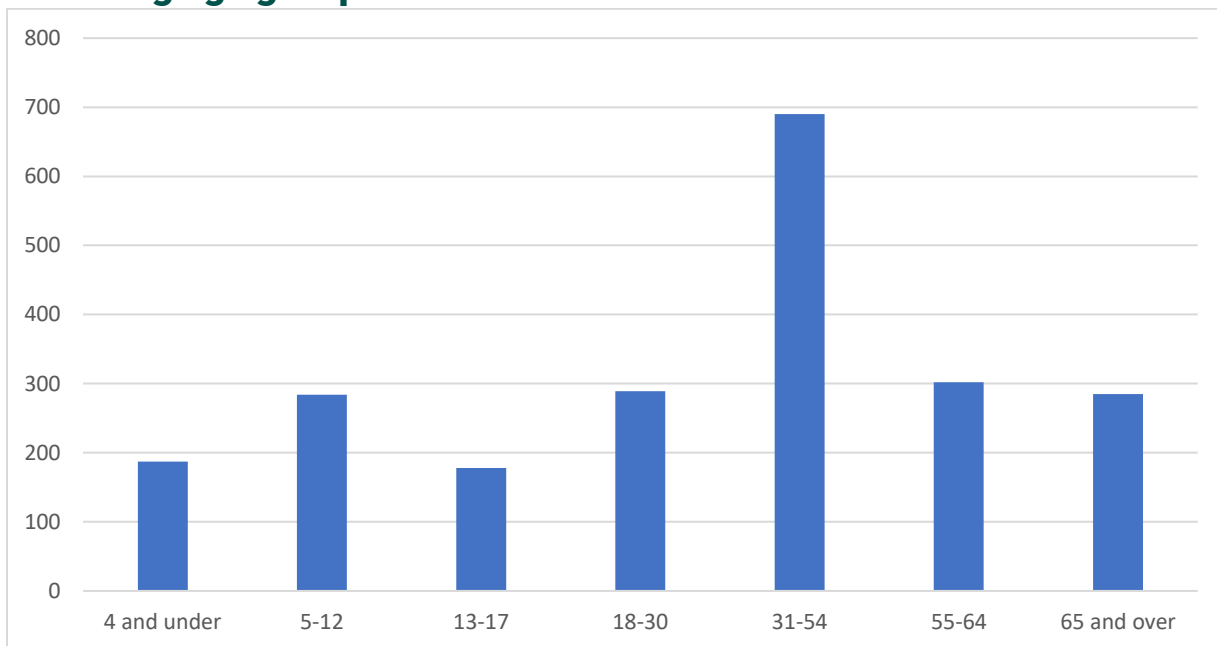
### 1. Which of the following schools is closest to your home?



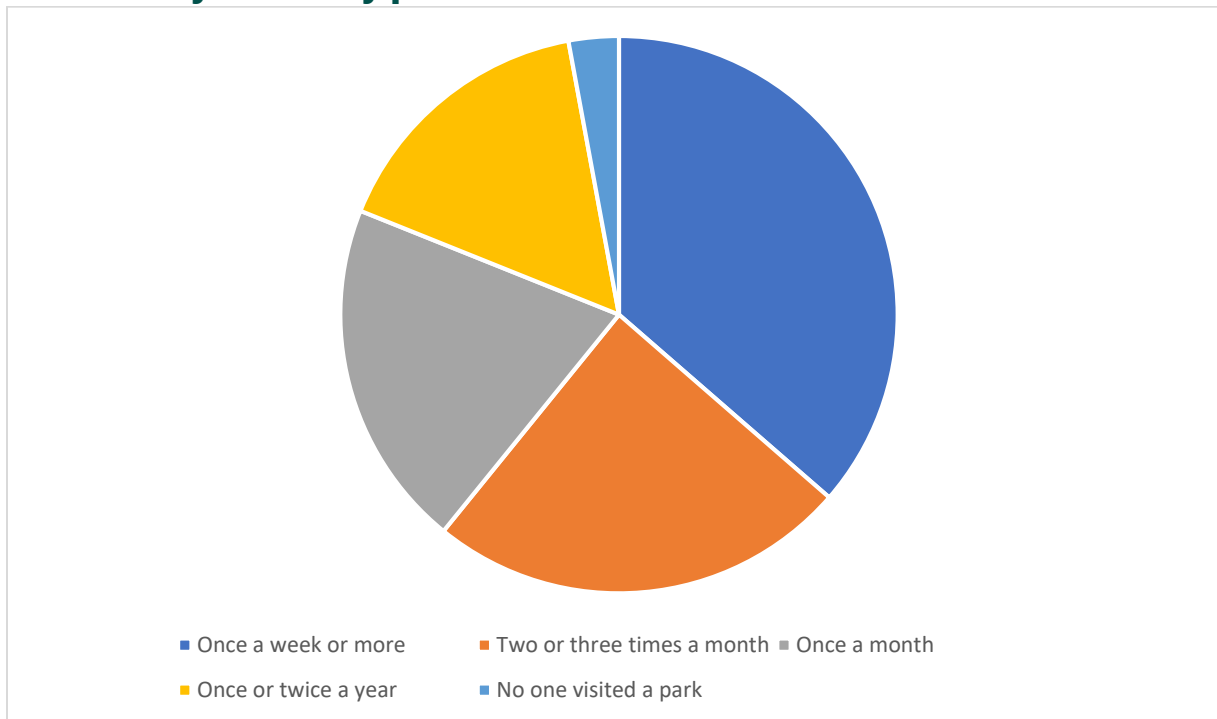
### 2. How long have you lived in Marysville?



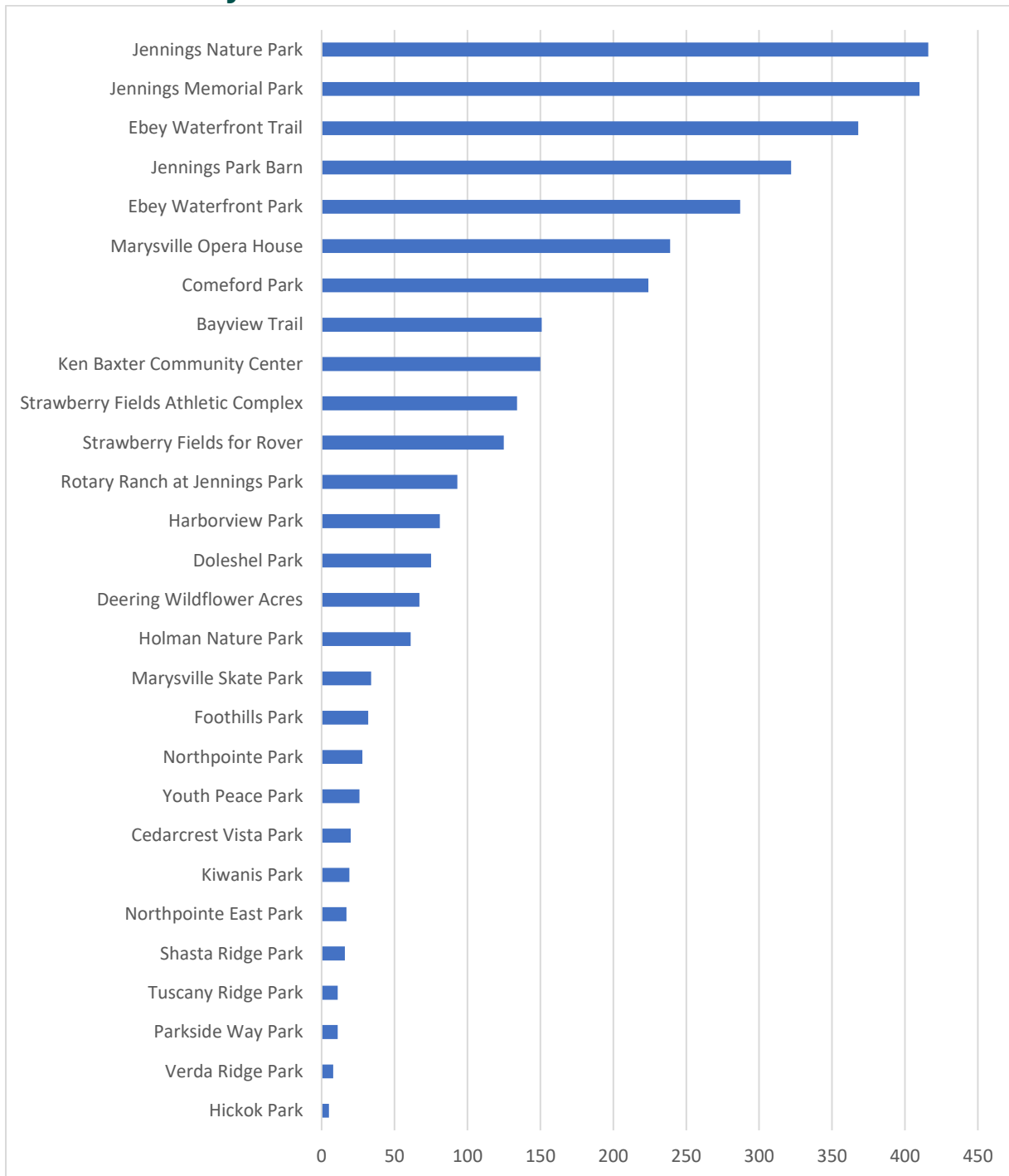
**3. Please indicate the number of household members in each of the following age groups.**



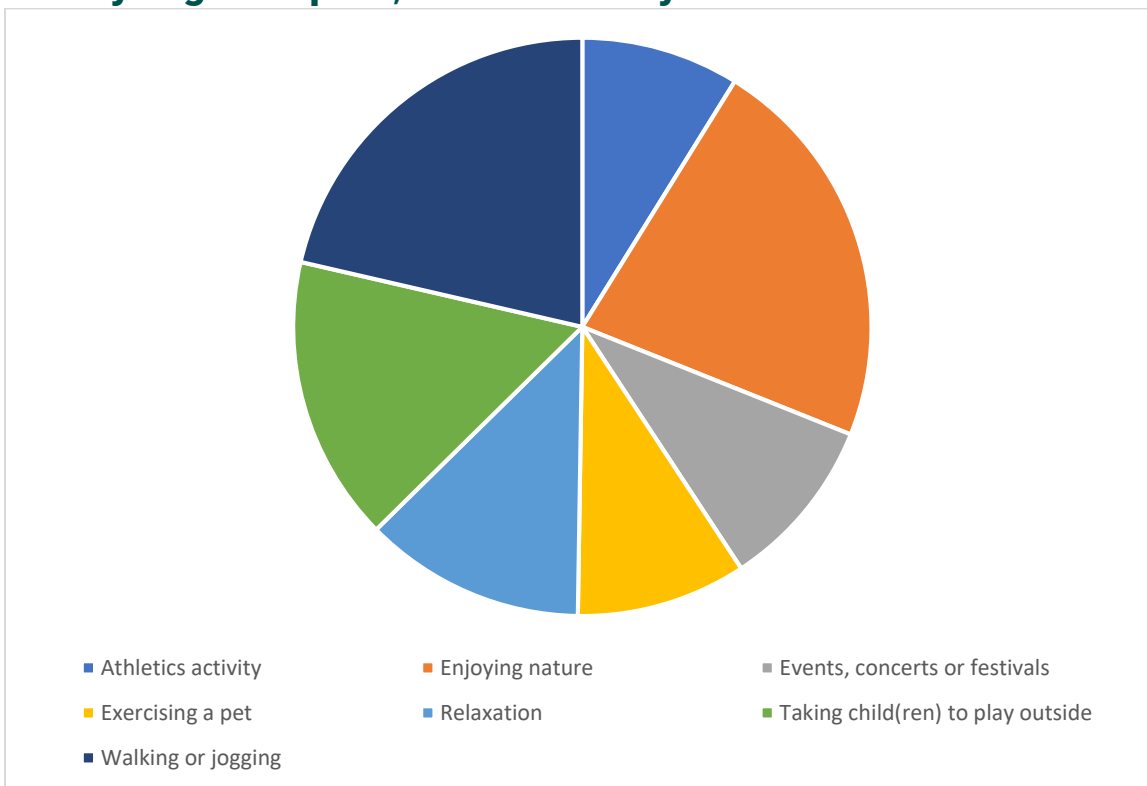
**4. On average in 2019, how often did someone from your household visit a Marysville city park?**



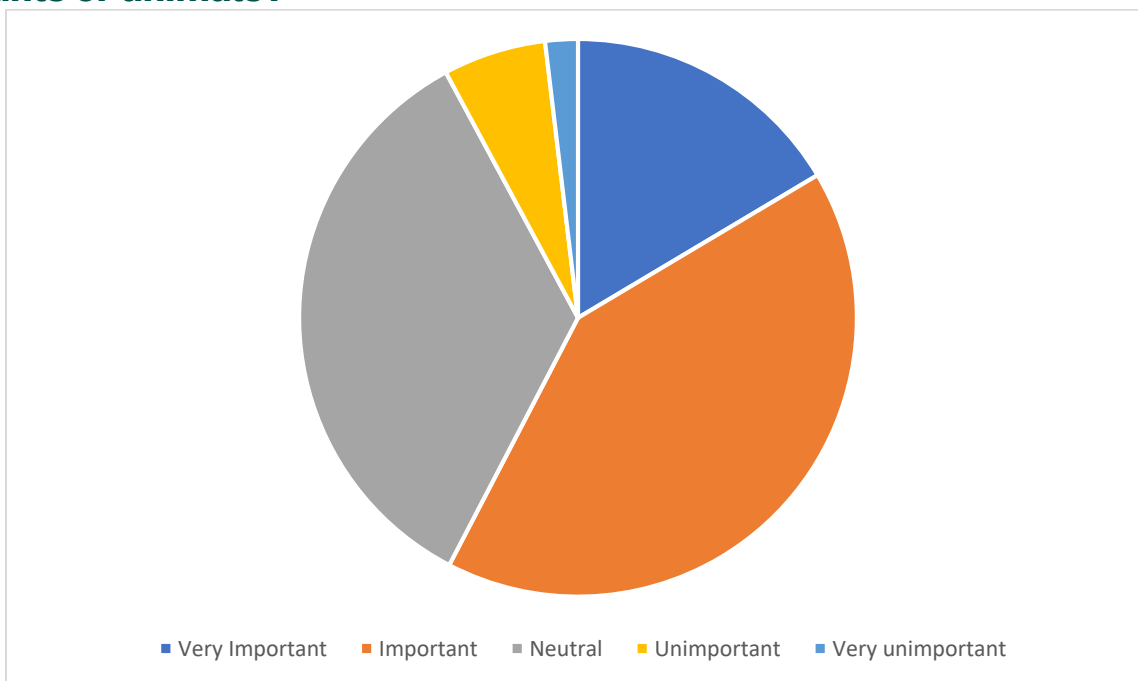
### 5. Which City of Marysville parks, facilities and trails were visited by someone from your household in 2019?



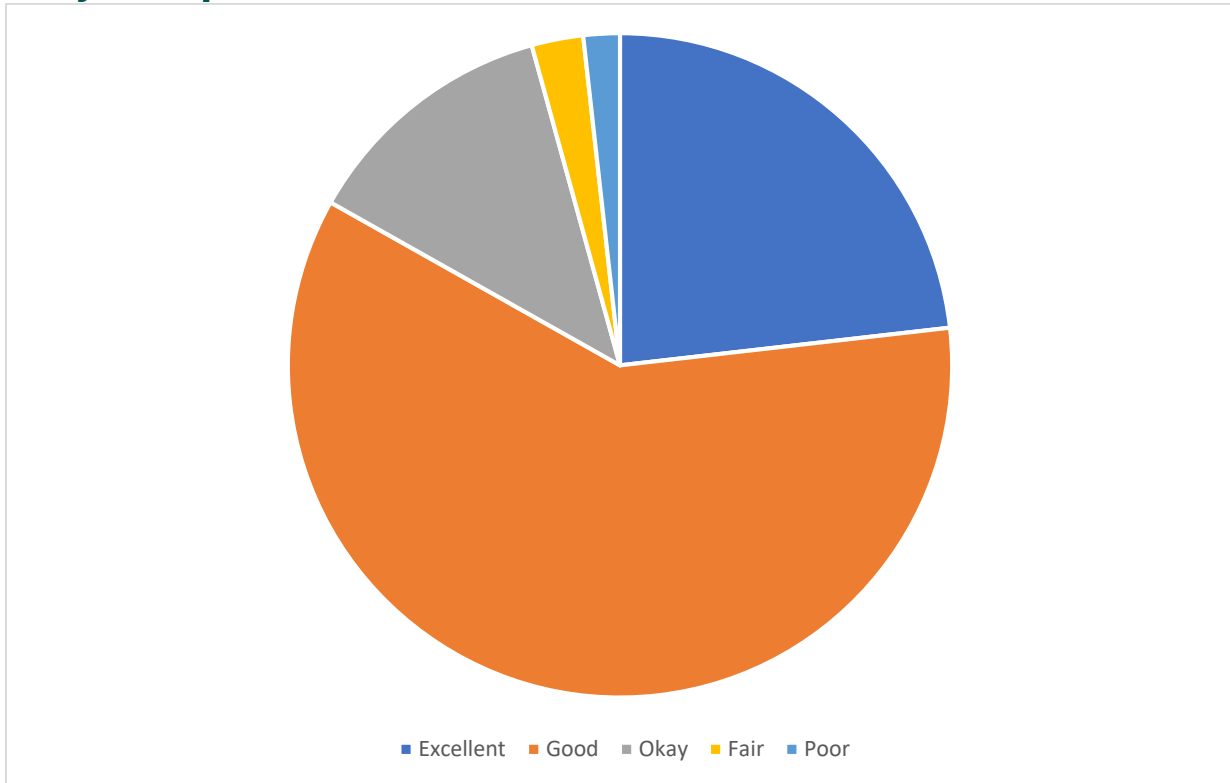
**6. When you go to a park, what is usually the main reason?**



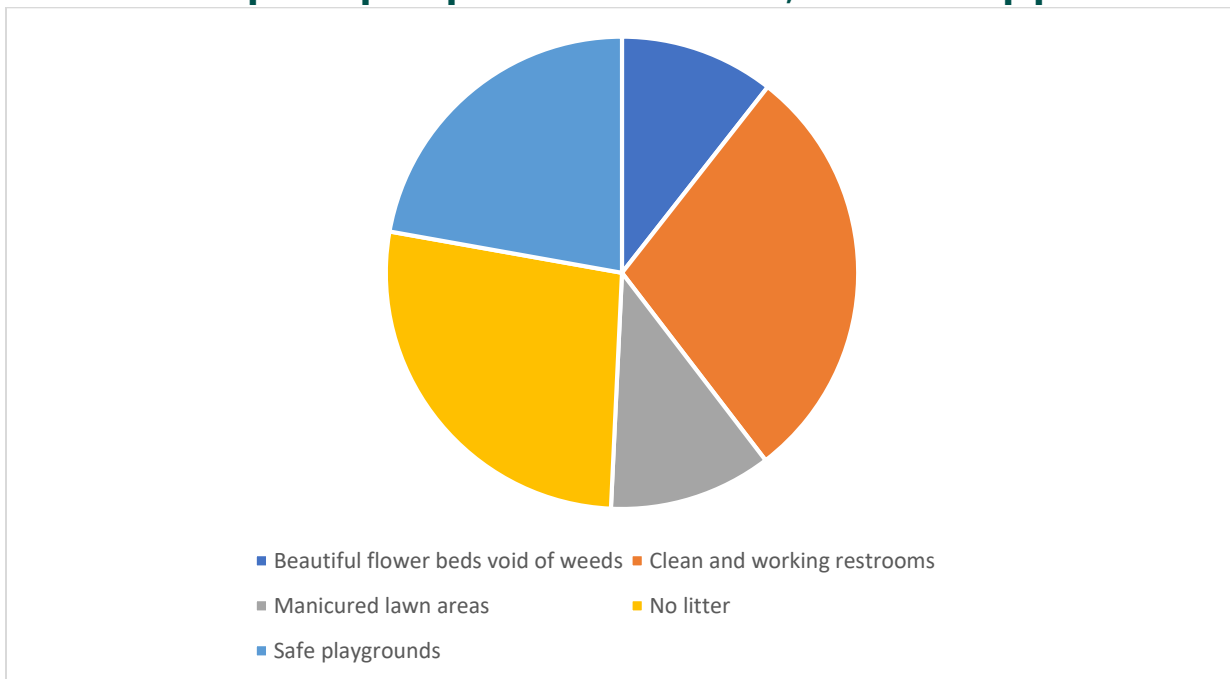
**7. When you go to a park, how important is educational signage providing information about topics is geography, geologic, history, plants or animals?**



### 8. How would you rate the general upkeep and maintenance of City of Marysville parks?



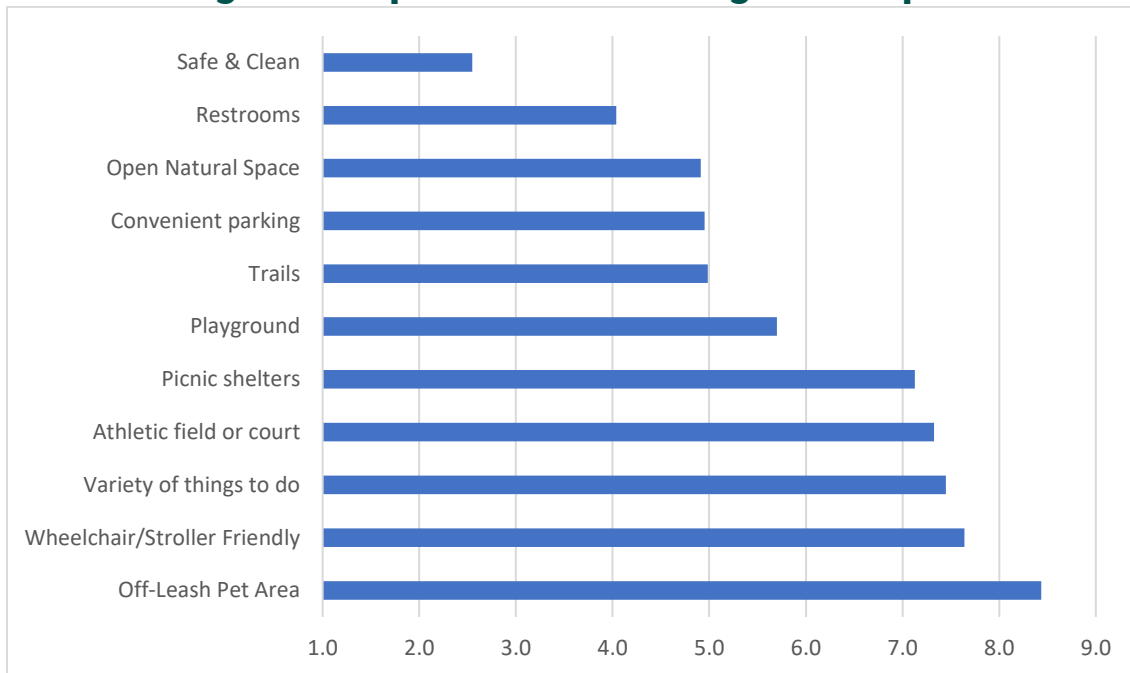
### 9. In terms of park upkeep and maintenance, what are top priorities?



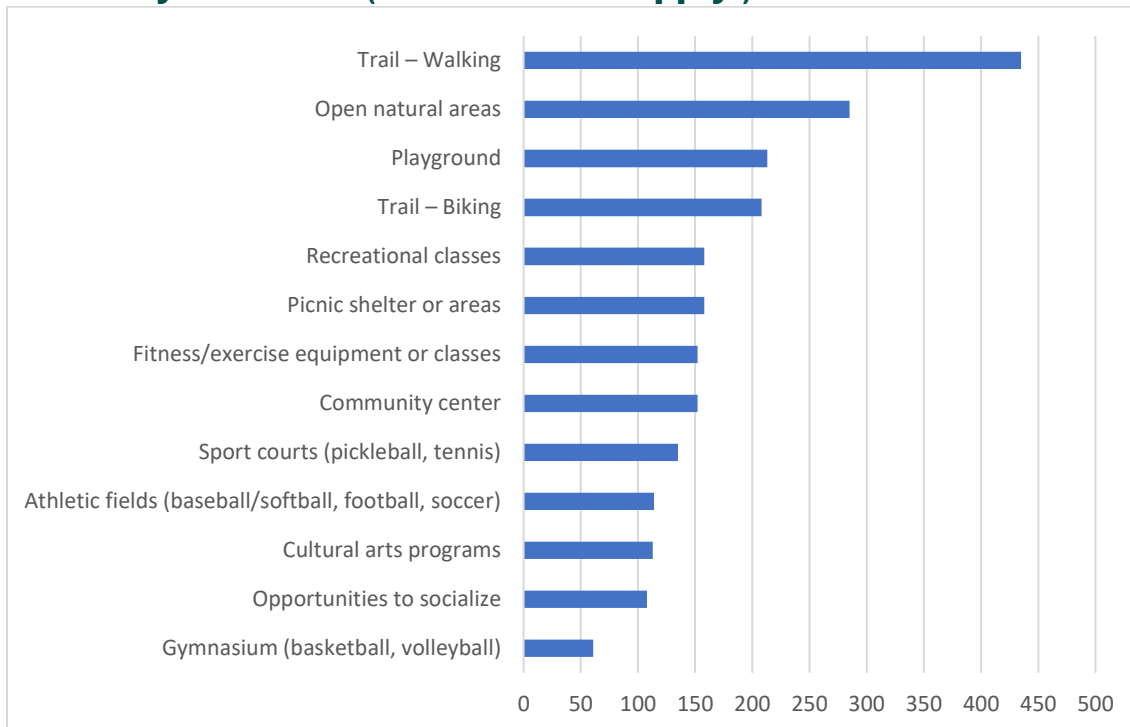
**Other answers:**

<b>Frequency of Answer</b>	<b>Answer</b>
20	No homeless/drug use/drug paraphernalia
16	Walking paths/trails (well maintained/not overgrown, possibly paved/smooth/no tripping hazards)
9	Beautiful vegetation/Native plants (no invasive)
9	Safety
6	Graffiti free
6	Sports courts/facilities (pickleball, well maintained)
3	Drinking fountains/water stations
3	Picnic tables/benches (clean, attractive)
3	No dogs/Fines for off-leash dogs/Reminders for pet owners to scoop the poop
2	Natural wooded areas
1	Cedarcrest Golf course repairs
1	Directly behind the barn in Jennings Park is an area by a wooden fence that should be cleared and made into an ADA accessible Viewpoint of the park.
1	Excellent spaces for children to grow and explore
1	Fences fixed
1	Healthy safe environment(s) that support our families and community to advance and grow in a sustainable earth friendly environment.
1	More off-leash areas
1	Outdoor areas for exercise
1	Put the swings back!! People can go to casinos-- who is looking out for kids?! Nervous people can choose to abstain.
1	Take down the idiotic barriers around the playground equipment. Put the swings back up. How about some signage advising Karen to leave me and my family alone. Enough of this lunacy!
1	Welcoming atmosphere
1	When waiting for the Opera House to open, I read all the little signs while I am waiting including future attractions. It is best to have these planned well in advance.

**10. Please rank the following park factors in order of importance to you with 1 being most important and 11 being least important.**

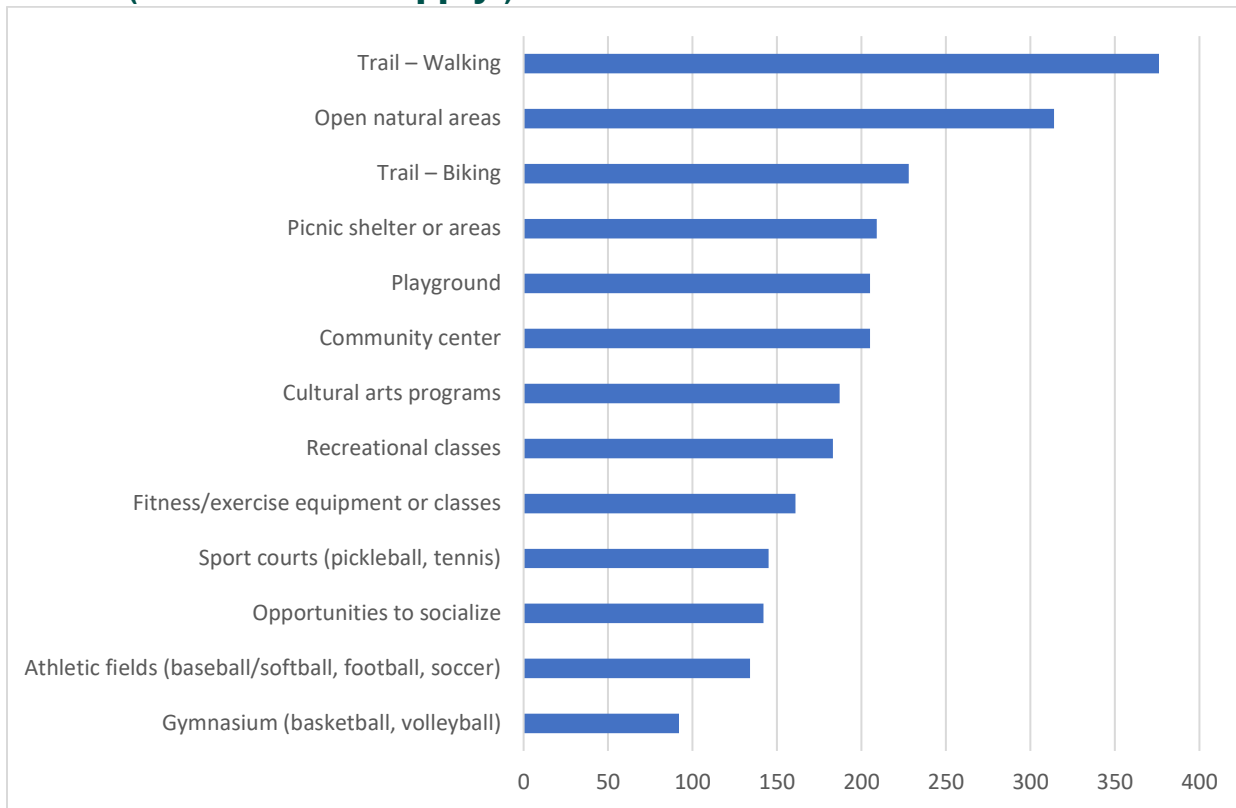


**11. What would you most like to see added within a 15-minute walking distance of your home. (Select all that apply.)**





**12. What would you most like to see added within a 15-minute drive of your home. (Select all that apply.)**



**13. Using the scale below, rate the current level of parks, culture and recreation opportunities in Marysville available in for each of the following groups.**

	Excellent		Good		Okay		Fair		Poor	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
4 and under	61	14.0%	211	48.3%	101	23.1%	42	9.6%	22	5.0%
Ages 5-12	83	17.6%	247	52.4%	97	20.6%	33	7.0%	11	2.3%
Ages 13-17	21	5.1%	136	32.8%	128	30.8%	74	17.8%	56	13.5%
Ages 18-30	24	5.5%	165	37.9%	140	32.2%	70	16.1%	36	8.3%
Ages 31-54	38	7.7%	198	40.0%	176	35.6%	53	10.7%	30	6.1%
Ages 55-64	38	9.0%	179	42.5%	125	29.7%	53	12.6%	26	6.2%
Ages 65+	40	10.0%	157	39.3%	107	26.8%	57	14.3%	38	9.5%
TOTAL	305	9.9%	1293	42.1%	874	28.4%	382	12.4%	219	7.1%

**14. Using the scale below, rate the likelihood of someone from your household attending the following events in 2021.**

	Very Likely		Likely		Unsure		Unlikely		Very Unlikely	
Family Dances	68	10.1%	58	8.6%	69	10.2%	108	16.0%	372	55.1%
Outdoor Entertainment	164	24.0%	267	39.0%	118	17.3%	65	9.5%	70	10.2%
Specialty Events for Kids	145	21.4%	129	19.1%	69	10.2%	107	15.8%	226	33.4%
Specialty Events for Adults	110	16.2%	173	25.4%	197	29.0%	114	16.8%	86	12.6%
Specialty Events for Families	174	25.6%	222	32.7%	117	17.2%	85	12.5%	81	11.9%
Opera House Events	171	24.9%	242	35.3%	152	22.2%	73	10.6%	48	7.0%
Vendor Events	151	22.2%	238	34.9%	153	22.5%	86	12.6%	53	7.8%

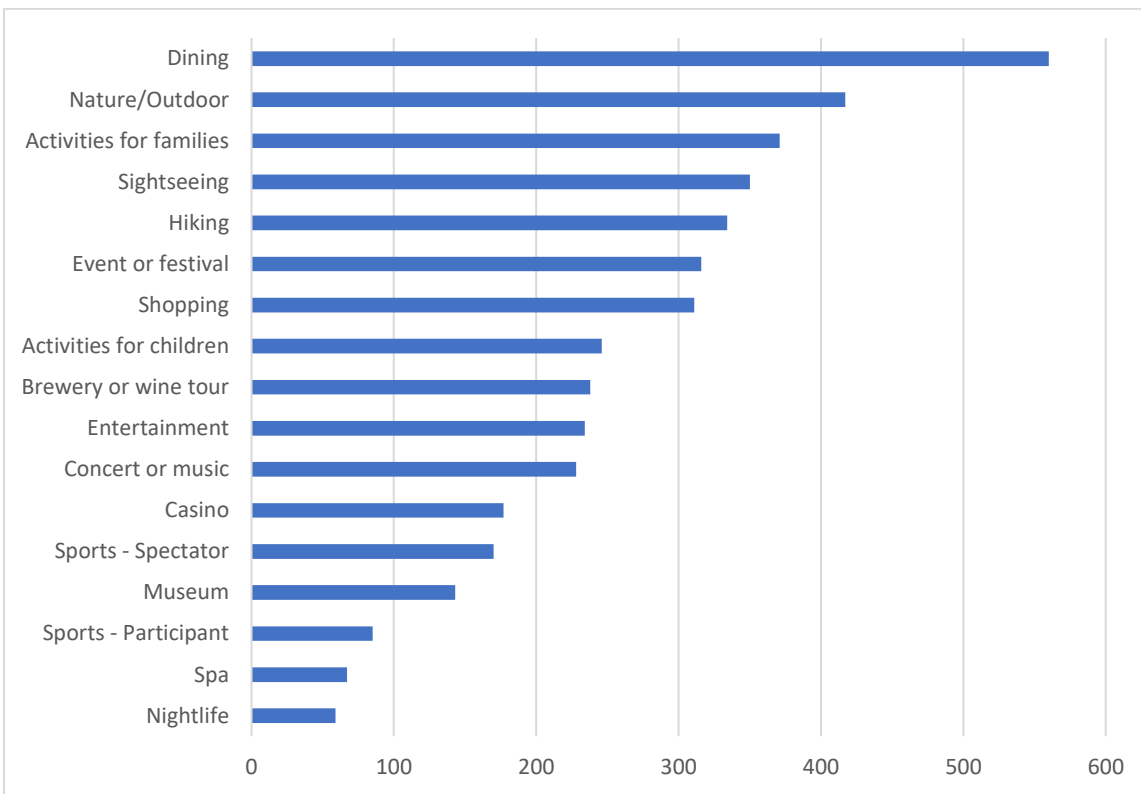
## 15. How would you rate Marysville's need for facilities or spaces to accommodate the following types of active recreational uses?

	High Need		Moderate Need		Low Need	
Walking/Hiking	422	66.0%	175	27.4%	42	6.6%
Swimming	321	51.7%	222	35.7%	78	12.6%
Play Areas – Playgrounds	288	47.2%	243	39.8%	79	13.0%
Musical performances	233	37.6%	296	47.7%	91	14.7%
Biking	240	39.0%	285	46.3%	91	14.8%
Play Areas – Spray Parks	271	42.3%	270	42.2%	99	15.5%
Cultural performances	204	33.1%	306	49.6%	107	17.3%
Aerobics/Fitness	183	29.4%	314	50.4%	126	20.2%
Art Classes	164	26.5%	317	51.2%	138	22.3%
Music Lessons	150	25.0%	293	48.9%	156	26.0%
Tennis	135	22.4%	299	49.6%	169	28.0%
Dance	111	18.3%	320	52.7%	176	29.0%
Basketball	140	23.9%	273	46.6%	173	29.5%
Baseball/Softball	148	24.9%	269	45.3%	177	29.8%
Volleyball	100	16.9%	305	51.7%	185	31.4%
Soccer	143	23.8%	244	40.7%	213	35.5%
Climbing	118	19.7%	261	43.6%	219	36.6%
Skateboarding	89	15.0%	282	47.4%	224	37.6%
Pickleball	120	19.8%	249	41.1%	237	39.1%
Ranges (archery, rifle)	145	23.8%	211	34.6%	253	41.5%
Weight room	89	14.9%	258	43.3%	249	41.8%
Football	78	13.2%	260	44.0%	253	42.8%
Golf	96	15.8%	224	37.0%	286	47.2%
Ice skating	105	17.5%	201	33.4%	295	49.1%

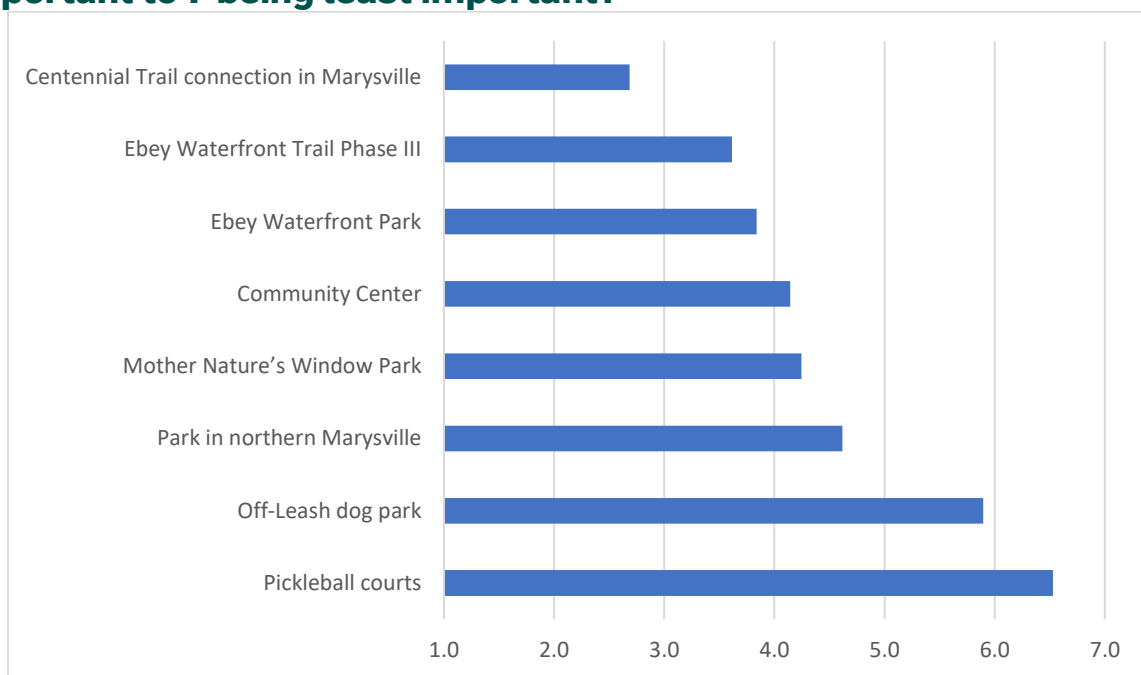
**16. How would you rate Marysville's need for facilities or spaces to accommodate the following types of passive recreational uses?**

	High Need		Moderate Need		Low Need	
Bike lanes along streets	259	40.7%	227	35.7%	150	23.6%
Bike trails – Paved	325	50.6%	241	37.5%	76	11.8%
Bike trails – Unpaved	152	24.4%	280	44.9%	192	30.8%
Boating – Hand launch	137	22.5%	275	45.2%	197	32.3%
Boating – Docks	142	23.4%	278	45.7%	188	30.9%
Community gardens	214	34.0%	285	45.3%	130	20.7%
Cultural/historic sites	201	32.5%	269	43.5%	149	24.1%
Nature trails	388	60.2%	221	34.3%	35	5.4%
Off-leash dog areas	170	27.1%	275	43.8%	183	29.1%
Picnic areas (shelters, tables)	215	34.4%	325	52.0%	85	13.6%
Walking and jogging trails – Paved	370	57.5%	219	34.0%	55	8.5%
Walking and jogging trails – Unpaved	271	42.7%	254	40.1%	109	17.2%
Wildlife viewing	299	46.7%	244	38.1%	97	15.2%

**17. When you have guests visiting you in town, what are things you go do with them?**



**18. Prioritize the following future projects in order from 1 being most important to 7 being least important?**



## 19. Is there anything else you would like to share about parks, culture and recreation in Marysville?

- A dedicated sports facility is needed. Is the community center going to be replaced with more sports activities with active classes instead of meeting rooms?
- A huge need for Pickleball courts
- Add several horseshoe pits at Jennings Park.
- Adding parks and recreation space will only be utilized if people feel safe. Many existing parks and trails go unused because of safety concerns. I also find it ironic that you ask my opinion on “nature and natural resources” when the City just torn down 5 acres of forest that could easily had been made into a park but put in 30 homes instead. I understand that is out of your control as the Parks Dept. but it’s frustrating to me as a 30 year resident of Marysville.
- After seeing the community pull together for an all-city graduation parade has it been mention that having more community involvement for graduation parties and other forms of celebration for the four schools would be appreciated.
- An expanded, more active community center would go a long way to removing the bedroom commuter feel of the town. Also, more trails for purposeful travel as well as recreation would be valuable.
- An Ice Rink and/or street hockey rink similar to the one at Forest Park an Everett would be amazing. The rinks all across Snohomish/King county are usually pretty busy
- Any group activities for the next year will be a probable no/unknown for the next year
- Appreciate all the hard work, effort, planning and thoughtfulness put in to your work each day to make this community a safe and fun place to grow up. Your commitment to bringing important cultural events to broaden the perspectives of our diverse community do not go unnoticed. Thank you for all of your hard work to meet the needs of our community.
- Appreciate being asked for feedback
- As I said, I do live in Arlington however I go to Marysville at least several days a week and I do most all of my shopping in Marysville. I wish you could bring back Senior Dances at the Opera House! Wish our present health concerns - when our state is in safer level - I wish we could have line dancing (no physical touch) and I'd wear a mask - wish for that at the Opera House. Thank you! I am a low-income senior, however I am very active.
- At Doleshel Park, it seems there could be a fenced in area for dogs. It's fenced on 2 sides already.
- Because schools are the used like parks it would be nice if these areas were coordinated with the parks Dept. to upgrade, beautify and maintain them.
- Been waiting for Mother Nature's Window to be (lightly) developed for some years now. It is a rare resource and one that will be cherished by families of all ages. Please move it forward.
- Being able to walk near nature and away from traffic has improved our health. Thank you for growing the trail system! Also, your parks and rec programs have been excellent.

We've enjoyed them for over 20 years.

- Better availability of fitness classes such as yoga and exercise for older adults. Session schedules typically don't accommodate those of us who still work.
- Better selection of music in the park. Hold it near the barn, so it can be easier to get to for our elders.
- Bring back Music in the Park with Social Distancing
- build some Pickleball courts, please
- Check out BlueZones.com
- City of Marysville does a great job with parks. Thank you for all that you do.
- Clean restrooms needed in the dinosaur park side at Jennings... Too far to walk with toddlers from dinosaur park to restroom near barn. Also, dirty bathrooms at Jennings in general. Great park besides that!!! Maybe a park ranger presence at Ebey and Jennings... Uncomfortable sometimes with people lurking around children's areas...
- Community center with a maker space
- Concert venues, disc golf, miniature golf, indoor public pool,
- Connecting Ebey waterfront trail to centennial trail #1
- Connect existing events with other organization for comprehensive community planned events
- Covered tennis courts?
- doing a very good job at present
- Don't like bums at Ebey, don't feel very safe there, so I wouldn't use any further improvements. Too many dogs in general, I would be more open to dog parks if dogs were restricted in other parks, its gotten ridiculous, I love pets in general, but there is just no place to go where there's not dog feces or someone who has a dog they can't control or?
- Due to safety, "No off leash dog park" at Parkside Way Park due to the private residents directly adjacent
- Ebey trail has been a lifesaver during the Covid epidemic. My family is so grateful for that beautiful trail that we have been walking almost every day.
- Ebey waterfront Trail is one of the best features of its type in Puget Sound. I'd sure like to see it completed. The City of Marysville must work to protect the world class views from that area. I would like to see a north south bike – pedestrian path through the area known as the MIC connecting to the Centennial Trail. A park celebrating the astounding views from that area would be a nice addition before it fills up with industrial facilities.
- Ensure each playground has swings.
- Ensure Kindermusik continues!
- Especially enjoy opera house programs. Fees for individual classes are sometimes too high.
- Events that start at 5 pm on a weeknight exclude many working adults.
- Excellent classes
- Existing parks need to be maintained better! And keep the homeless druggies out!!
- Fun playground equipment like zip-lines and climbing structures would be great along with traditional slide and swings etc.



- Good job so far
- good list of things
- Help promote historical museum signs in town
- historical museums
- Hope you keep the adult dance classes! They are great.
- However much I would like to see the completion of the Ebey trails and parks, I think making sure that what the city currently has can be properly maintained. This concern arises from my awareness that budgets may have to be reduced due to the financial impact of the pandemic and I think at this juncture maintaining and/or expanding social services has a higher priority than new or expanded parks.
- I am a wheelchair using. There needs to be more truly accessories trails and parks
- I appreciate all of the walking trails! Also the things like the Easter egg hunt.
- I appreciate how much hard work, time and thought is put into our community by parks and rec, thank you!
- I appreciate music programs at the Opera House. And enjoy nature walking hiking and biking.
- I appreciate the different ways they get the word out about their events. Social media, Signs and Banners, Flyers, print advertising, using the Chamber to help promote events. Awesome job!
- I appreciate the survey and a chance to respond
- I appreciate the work Marysville puts into the upkeep of the parks and program they offer.
- I appreciate your website with all the activities posted.
- I believe Marysville has a great opportunity to continue growing and being a friendly and safe city to live in. The parks are many and they require a heavy work crew to maintain. Consider adding more staff to fill this need.
- I believe there is a huge need for are pre teen, teen and young adults
- I enjoy Marysville's classes, parks and trails. Thank you for wanting to continue to improve the program.
- I enjoy most of the parks that Marysville offers. Homeless is a problem for the enjoyment of the parks though.
- I have really enjoyed the friendliness of all the staff.
- I like our parks dept. You are all doing a great job! :)
- I like what you do. Good job.
- I live in the Shasta Ridge development in South Marysville. The playground we currently have at Shasta Ridge Park is not very accommodating for children under the age of seven. Considering how many kids we have in this neighborhood that are young, several families would like a play structure better suited for a younger age group.
- I love Marysville, I love the parks. What a dreamy place to raise our family. Please continue to make the parks safe for moms with littles by having police patrol on bikes. I would love police on the Bayview trail, that trail can feel unsafe at times. Love how well maintained the parks are, thank you Marysville!
- I love the Opera House & have attended dozens of events there. The staff is amazing!

- I love the variety of activities offered and the ease of signing up/registering for activities. The office staff are very friendly and knowledgeable.
- I miss kickball. Mr. Dave Hall and his staff have done a fantastic job through the entirety of the time I coached youth soccer. A beneficial class/program might be a coach the coach program. Moreover, insuring that we invest in our park(s) staff in training and resources to promote and protect our environment and all of its inhabitants in order to secure an earth first habit for future generations. We are but borrowing these communal assets. We must be the best of stewards.
- I really enjoy when there is a historical place or information about the area to read and learn more posted.
- I think having more bike friendly areas would be great!!
- I think it would be a good idea to have a drive-in theater in Marysville
- I think it would be of benefit to the community to include art pieces from native and local artists to beautify and diversify our parks.
- I think the Parks department has done a good job adjusting to the growing community. Please continue to grow opportunities to recreate in Marysville with events at the Opera house, more classes for adults and connecting trails. We could really use both additional gym space and a community pool (whether in partnership with SD or on our own) that is reflective of the size of our community.
- I would like a nice park, trees, park benches, and a walking trail.
- I would like better paved areas where we can bike without having such deep steeps to connect to the new walking trail off of 4th
- I would like to add a Little Free Library at Comeford Park.
- I would like to attend the Opera House speaker series every month. However I have a 4-H commitment also on the 2nd Tues of the month. Could you please consider changing the Opera House series to another day of the month? I usually leave Lynnwood by 2PM to avoid traffic, and have a nice meal in Marysville, before arriving at the Opera House. Your Opera House is bringing new revenue to your businesses.
- I would like to see nonprofit Marysville area performing arts groups given free or low cost access to performance venues
- I would like to see Morse parks North of Marysville city limits.
- I would like to see safe bike/walk trail access to Everett
- I would love an aquatics center! Maybe as part of a community center?
- I would love to get a paved pump track for bikes. Some cities have done this and it's brining in lots of people and if done right can host actual races and events year round.
- I would love to see an outdoor pool or some type of water park. The spray parks are great for kids, but I'm an adult that loves swimming outdoors in the sun
- I would love to see some teen-friendly options other than skate parks.
- I would love to see someplace to play cornhole
- I would love to see the east and west sides of the Ebey Waterfront Trail connected via a pedestrian bridge on the south end!
- I would love to see the playgrounds cleaned and maintained more often, especially with covid 19. It would be great to be able to take our kids out and know they are safe

- I would really love to have community gardens.
- I've always appreciated how well kept our parks are. Thank you!
- Ice rink or swimming pool would be an amazing addition! Or just more walking trails. I see people on the Bayview trail everyday year round
- I'd love to see the opera house used more for presentations and the sharing of outdoor activities the community is involved in. Everybody to be engaged and somewhat active.
- I'm looking forward to the upcoming projects in Marysville! I'd love to have more running trails and bike lanes throughout town, as well as some community gardens :) Thank you!
- Invest in youth arts. Theatre, art, music
- It is great to see the demand for pickleball lessons and leagues. I tried to get into both but they were already filled. COVID is limiting but there are also a lot of players not trying to sign up since they are concerned about becoming infected. So demand is likely much higher in better times.
- It is very frustrating how bike lanes abruptly end along streets and roads. Make the city more bike friendly and safer for bike users. I'd do much more shopping on my bike.
- It's a very important part of the community for all ages.
- It's a beautiful place and so much that would make it more inviting for the future
- I've heard that Marysville is getting 2 Pickleball courts...where will they be located and when will they be ready...huge sincere thx
- Just keep the parks clean form graffiti homeless people drug use drug paraphernalia alcohol abuse smoking and maintained properly policed by the police regularly.
- Just to add that the park at Shasta ridge needs to be updated for all the families who live here. It has absolutely no function. Please, please update our park!
- Keep Mother Nature's Window as is... allow a place for the wildlife to live in Marysville without being outrun by people and actives.
- Keep the small traditional festivals, walking, and playing areas for all ages
- keep them free to users
- Keep up the good work
- Keep up the good work and thanks for thinking of future generations to have access to nature/parks
- Linking the Bayview Trail to Centennial Trail would give the city many miles of safe recreation.
- Looking forward to the community center reopening and continuing my dance classes
- Love all the great parks especially Deering Wildflower Trail.
- Love the events at the Opera House
- Love the flowers on state street
- Love the kids fishing at Jennings pond!
- Love the parks and trails and use them often. Looking forward to improvements and more open areas in the future. Our city is doing an awesome job!!!!
- Love the programs. Lots for young seniors to do
- Love them. Want more!! Especially North!
- maintain lawn at Shasta ridge

- Many cities have walking trails in their golf courses. Is the feasible for Marysville?
- Marysville has a great Parks and Recreation Department which gives Marysville a great image and sense of community. When we moved to Marysville we jumped right in on all of the program offerings we could. Please focus on another community center and waterfront development like other growing cities.
- Marysville has lots of parks for families. Thank you.
- Marysville has some nice trails but they are disconnected from each other. Connecting them would be really nice. Also, it is really difficult to bike around town because none of the east/west routes are safe especially with young children.
- Marysville has the best parks and recreation department. Kudos to you!!!
- Marysville Library a parks maintenance responsibility? It is our primary community resource. Last year the grounds were unkempt, littered and uninviting. The golf course has repair needs, especially a drainage problem near the 9th green creating a lake across the cart path!
- Marysville parks and rec softball league is played on embarrassingly bad field surfaces. I understand that they are owned by the school district, but they are going to cause a serious injury.
- Maybe an indoor water park or some sort of amusement park
- Maybe focus money on homelessness resources so they won't try to live in parks. People definitely use drugs in the park so I don't know. How often do you sanitize play equipment? Kids have so many germs. More trash cans on trails so people don't ditch dog bags and trash on the side.
- Maybe more for teens
- Miss the petting zoo
- More access to waterways in Marysville
- More adult sports and fitness classes including dance lessons. I only look at parks and rec because I don't want to join a gym. More outdoor choices please!
- More basketball and volleyball courts
- More classes like Qi Gong and Tai Chi and Mindfulness for seniors would be lovely
- More concerts in the park
- More large off leash dog parks
- more meditation, essential oils and cooking classes
- More music events.
- More opportunities for community involvement, particularly for all ages.
- More park benches on trails would be nice.
- More safe bike options, Please!
- More seating and tables in the sun and shade in parks and trails
- More things for adults, the kids have plenty!
- More trails for walking/biking safely even for elderly and disabled.
- More trees, less people
- Mother Nature's window should be preserved as the old growth forests that it is
- multi-cultural night

- My family is into gardening and crafts, I wish you had kept the farmers market for next year. I wish you had a plant/seed sale this year, or the next coming years.
- My family lives close to Shasta Ridge Park. There is a lot of kids in this area of 83rd Ave, especially with all the new housing. The “playground” at Shasta ridge is just horrible. I see my kids and other kids trying their best to have fun there but there’s no slide, no swings. I have never seen someone working out on the work out playground.
- My family loves walking trails, nature, and going to the park. I have two boys that are 6 and 7 that love going to the park. We would like a park that had more than just a kiddie swing and slide. Something to boost their imagination or to climb on. A park with taller slides, climbing structures, and more playground structures to choose from. Please keep the family activities coming! We enjoy outdoor movies, the Christmas activities, egg hunts, kids’ day at Asbery Park, etc.
- Need a good disc (Frisbee) golf course
- Need a pool. We swim at Marysville Pilchuck pool but there are no family changing rooms and no locking lockers so it doesn’t feel very safe.
- Need better parking and safety - too many break ins at Centennial Trail parking areas
- Need center just for seniors. I now use Lake Stevens. Need better public pool than YMCA and not in HS.
- Need for Pickleball courts and play for all ages
- Need more clogging opportunities.
- Need more disabled children activities!
- Need more garbage cans on trails
- Need more, keep up the good work and give the community more to do.
- Need safe play structures for children and those that are adaptive to children with special needs. Need a community center and a teen center.
- Need Sidewalk
- need to develop picnic (with covered areas) along Ebey trail
- Neighbor/citizen meeting/input to update before finalizing plans for Mother Nature's Window
- Nice work! Thanks for all you do :)
- Now I will make it a project to visit every one! You’ve got me curious!
- Obviously more off leash parks and places to walk your dogs. So many people have dogs that eves fenced in yard is not enough. It also is good for dogs and owners to socialize. If there was a way to create an off leas park for when it rains. (dreaming I know) The parks could use more equipment for younger children and places to sit for older folks.
- Offer online classes- exercise, some of the art classes
- Open Lakewood High School to pickleball. Develop a decent size archery range in the north end.
- Open the playgrounds. Little kid’s need to have a place to play!
- Outdoor volleyball court would be nice.
- Overall I think that the Park Dept. does a great job maintaining the facilities. We were involved in Scouting for many years and the staff was very accommodating and provided a great place to support that program.

- Overall we have great parks. The walking trails are great. We need a better offering of community gyms for basketball and volleyball
- Overall, we think you do a pretty good job. We love Marysville!
- Parking close to trails are very limited to parking in private developments in front of private houses. True it's a public space but homeowners frown when you park there & if you're a minority it makes you uneasy.
- Parks are important for being outside and our well-being.
- Partner with Red Curtain Foundation to support the performing arts in the community.
- Perhaps thinking about Zoom or online fitness or cultural programs or even classes. It might be awhile before we are able to participate in large groups due to Covid19.
- Playground behind Blvd. market on Sunnyside
- Please build permanent pickleball courts. Thanks
- Please consider having baby/toddler classes on weekends or evening times during the week.
- Please give the skate park some attention. The kids love it but it is not kept up well at all, encouraging certain unsavory types to hang out there and scare the kids away.
- Please keep as many trees as possible, and plant more when some are cut! It would be WONDERFUL to have more bike lanes connecting parks.
- PLEASE open playgrounds!!! If people are worried they can choose to stay away. Children are being horribly punished by you. We are forced FORCED to pay incredibly huge salaries to teachers and librarians who are doing nothing and yet the children cannot play on playgrounds!!!! Horrible!!!!!!!!!!!!!!
- Please open the playgrounds and put the swings back up. If we can all share a filthy porta-potty we can share playground equipment
- Please provide table tennis facilities. Such great exercise and fun for kids, adults and especially seniors! It's indoors, can maintain social distance easily, fun and a good workout, easy to maintain. Ping pong please!!
- Please reopen playgrounds! Covid 19 outdoor transmission rates are incredibly low!
- Please work harder to preserve native vegetation and open space, and reduce invasive plants in parks. Do NOT cut any trees in Mother Nature's Window! Allow citizens to help with invasive plant removal such as ivy pulls in Deering and Jennings Parks & MNW. As much as possible, leave natural areas intact to provide wildlife habitat, protect water quality, and enhance wildlife viewing opportunities.
- Please. Please. Please keep the homeless out of the parks! Please patrol the parks for illegal drug use and keep those people out. Nothing's worse than a child finding used needles
- Pride Parade
- Protecting the natural ecosystems is very important.
- Public restrooms at Comford Park are awful. Drug use, homeless, loitering.
- Really good job overall! Would love to see continued good maintenance, safety.
- Really need better spaces for exercise classes and we need a POOL!!
- Really need large, ac facilities for Zumba/dance/yoga classes
- Really wish there were tennis courts open and kayak launch spots

- reopening Mother Nature's Window soon and a park in north Marysville
- Restore Pilchuck tennis courts. Partner with Arlington to make the ultimate park (disc golf, mountain bike trails, picnic, walking trails) behind SAC at Arlington airport.
- Revamp downtown into a town center
- Safety is a number one priority for any parks projects.
- Sand volleyball courts
- Senior center
- Shasta Ridge Park needs to be updated with a much bigger and more accessible playground for all ages.
- Skate Park needs security. Sadly I won't take my kids there due to drug use. So scary
- Spray parks not on concrete!!!!
- State of the art pump track that would attract sponsored events. Tourist money!
- STEM outdoor and indoor activities to each kids to be innovative with nature and technology
- Stop rampant construction, stop cutting trees!
- summer music in parks, walking areas
- Take over the Boys and Girls Club
- Tell the city that a side walk the full length of 60th drive between Grove ST and 88th ST NE is important for walking and for wheelchairs.
- Tennis is a sport that people of all ages can play. The only courts in Marysville are on school property, and are not as accessible as city parks are.
- Thank you for all that we do have.
- Thank you for all the hard work you do for our community!
- Thank you for all you do for our community!
- Thank you for everything you do! We have recently moved to Lake Stevens but still prefer your parks and rec dept. we will continue utilizing your parks and activities.  
THANK YOU!
- Thank you for having them!
- Thank you for soliciting our opinions!
- Thank you for the work you all do. Please focus on walkable solutions (open space, maintained small parks, places to unwind)
- Thank you!
- Thank you!
- Thank you!
- Thank you!
- Thank you!!
- Thank you.
- Thanks for all you do
- Thanks for asking
- Thanks for keeping parks open during Covid!
- Thanks for the survey, Marysville has definitely grown and the things available to the people who live here also needs to grow!



- Thanks for trying your best and asking the public for their view.
- Thanks you for increased biking trails & lanes connections on roads for safe connections to trails) walking and biking trails REALLY need more that are in nature but NOT ISOLATED. As a woman that enjoys outdoors activities I have to go to Burke-Gilman trails for biking and Green Lake to exercise safely. Thank you for the opportunity to have input
- The city is doing an amazing job. Marysville looks great and has grown into an active community. Thank you
- The Department's policy over the last 3 months, with regard to playgrounds, is one of the single most demented things I've witnessed in this town. I'm disgusted.
- The need for pickle ball courts is growing every year.
- The overall maintenance of the parks as far as detail needs to be upped as far as I am concerned. If you go to the parks in Bellevue, Redmond, and Kirkland, they have a much higher standard landscaping than in this town. Things like weed eating around fences, e t c...
- The people of Marysville want more wooded and natural places to go. With woods being taken down everywhere, it seems like there is nowhere to go to feel away from the city.
- The streams that run through parks in Marysville need more help to maintain the salmon spawning habitat. Invasive plant removal, planting native riparian plants, Beaver control and stream blockage being the main issues.
- The survey could have been structured so I could have rated more items in the scale. It would only let me do a couple
- There are no good restaurants. There needs to be a maintained Disc golf course. Strawberry field is a joke and always was. Disc golf is a rapidly growing sport, it can be done by families. It's relatively inexpensive to get into buy a disc or two. It provides a walk in the park and exercise and competitive sport.
- There are too many homeless people out on the streets
- There is a good variety of athletic classes, but need more art related activities
- There should be an off leash dog park in or near Jennings Park
- They're an important quality of life.
- To bring back its natural habitat and a place for people to walk, bike, do water sports and gather.
- Too many unleashed dogs in Jennings Park currently.
- Trails and Opera House are wonderful new additions
- Want another splash park like Arlington please. Please open the community center without precautions. This is getting ridiculous and we all know it.
- Way more public art around Marysville, more interconnected network of paved bike lanes (and shoulders) to better and more safely intertie key spaces around Marysville, development of Mother Nature's Window, and opening up Ebey Waterfront Park for large public events when it won't conflict with boating/dock access. Having said that, Marysville has an outstanding parks department and staff that are keeping pace with the ever-changing recreational and cultural needs of residents and visitors. Bravo!

- We are in need of senior outdoor activities, especially Pickleball
- We have lived in a lot of places. Marysville has the best community feel and activity/events by far! Thank you for all the hard work!
- We haven't visited much because we didn't feel safe at Jennings Nature or Ebey Waterfront. People on drugs, needles and trash there. We didn't feel safe for ourselves or grandkids.
- We live in Granite, are 65+, moving to Sequim. No kids, no sports. Luv festivals, markets, we have 2 dogs. Wish luck on improvements, additions.
- We live in north Marysville. The closest park we know of is Jennings Park. It would be nice if there was a park closer for us to take our 5 year old.
- We need an all-family park in N. Marysville, not another sports park!
- We need disc golf
- We need more are that celebrated Black History and how Black People have made positive contributions to American Society.
- We need more pickleball courts as it is such a growing sport and is a great opportunity for senior participation
- We need quality tennis courts please!!! I currently drive to Lakewood or Arlington high schools. For covered courts I have to drive to Skagit College. There is a huge lack of courts. Thanks for asking
- We NEED some QUALITY tennis courts in Marysville BIG TIME!!
- WE NEED TO HAVE KEN BAXSTER ACTIVIES SET UP IN PARKS. SENIORS NEED TO SOCIALIZE.
- We take a lot of classes
- We think Marysville Parks have done a great job and look forward to more growth in the future!
- We used to go to popcorn in the park, but after 2nd time having equipment problems we stopped going, hopefully they got that fixed, we enjoyed going
- We want beach volleyball courts! Marysville schools have some of the worst volleyball teams. PNW is booming in the sport for men and women and we are dismally trailing. We have to drive 40 minutes North or South to get to a Beach Court in other communities. If we have 4 or more courts, it could generate income via Volleyball tournaments and rentals. Arlington Lake Stevens and Northern Everett would use our courts.
- We would like to be able to have a community table top tennis league & open play
- We would love to see rock climbing walls for the youth or a place they could go to develop these skills and learn. also a place to practice and learn gymnastics would be fabulous thank you for all you do for the community
- We'd love to see a disc golf course in Marysville! The ones around us are always busy so people are using!
- When meeting moms for mom park play dates I often suggest going to other towns parks. Parks that are more up to date as well as safer in terms of who hangs out at them. I would love to see Marysville update their playgrounds and parks!
- Would like turf Fields for soccer and Baseball at Strawberry.

- Would love a local Pump Track
- Would love the Ebey trails connected ASAP 👍
- Would love to have more parks and space In north Marysville the high school is not safe for young children to walk and track is often closed
- Would love to have some designated pickleball courts, as it is a popular sport for all ages.
- Would love to have some mountain bike trails
- Would love to see a pump track in Marysville
- Would love to see Powerline Trail completed faster (Marysville to Lake Stevens and Arlington) to Centennial Trail connector
- Would really like to see Jennings south part of there park safer and better maintained
- Would really like to see more walking trails. There are barely any and mostly along busy roads
- Yes there is zero environments in North Marysville
- Yes we need flag football, dance, soccer, basketball, baseball, swimming lesson, Spray Park open, city of Marysville classes for kids open. Healthy minds and body's kids learn from other children best. Please re think the mask for children and adults when wearing mask you breathe carbon monoxide from breathing your own air over and over not good for healthy lungs.
- Yes, I have been trying to rent the Baxter Center for a Family Party on December 19th and have no idea how to find out what your plans are for renting it out Teresa 206-406-9026
- Yes, the city put in those garden pits at the roundabout on 3rd St. There are weeds in them that the city is not maintaining. So when they go to seed the city is allowing them to spread weed seeds in the neighbor's yards. Besides being unattractive, they are a nuisance. If I lived in that area & my yard was manicured nicely, I be upset that the city has ignored those pits! If the city intended for those to be beautiful, they missed the mark! Gone by the wayside. I'm surprised no one has fallen or been injured in them.
- You are WASTING our tax \$ on those STUPID bike lanes! And all those ridiculous roundabouts and landscaping n 2nd and 3rd??? I've lived here 64 years and have never witnessed such IDIOTIC mismanagement!
- You do a great job maintaining the parks. Thanks for the great work you do!
- You do a great job of creating opportunities for community engagement! We are on Bayview Ridge Trail at least twice a week. We use our neighborhood Tuscany Park as much. Wish you would let the kids play at the park now and get rid of the orange plastic around the structures.
- You guys are doing a great job. Please keep pushing for more, Marysville needs it! (Overall, especially adults.)
- You've done a good job expanding the trails, bicycle lanes, and small neighborhood parks as the city has grown. Also, a growing & varied selection of activities, events and class offerings. Kudos!
- You're doing a great job!

**CITY OF MARYSVILLE**  
**Marysville, Washington**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON, AMENDING THE MARYSVILLE GROWTH MANAGEMENT COMPREHENSIVE PLAN, ORDINANCE NO. 3000, AS AMENDED, BY ADOPTING THE 2020-2025 PARKS, RECREATION, AND OPEN SPACE PLAN AS AN ELEMENT OF THE MARYSVILLE COMPREHENSIVE PLAN.**

WHEREAS, on September 15, 2015 the Marysville City Council adopted Ordinance No. 3000 adopting an updated Growth Management Comprehensive Plan (“Comprehensive Plan”) for the City of Marysville; and

WHEREAS, the State Recreation and Conservation Office requires cities to update their Parks, Recreation and Open Space Plan every six years in order to be eligible for grants; and

WHEREAS, the City last updated its Parks, Recreation and Open Space Plan in 2015 with the adoption of Ordinance 3000; and

WHEREAS, the Marysville Park, Culture, and Recreation Board reviewed and approved a proposed 2020-2025 Parks, Recreation and Open Space Plan on September 9; and

WHEREAS, in taking the actions set forth in this Ordinance, the City of Marysville has complied with the requirements of the State Environmental Policy Act, Ch. 43.21C RCW (SEPA), by on October 26, 2020 issuing Addendum No. 29 to the Marysville Comprehensive Plan DEIS, dated January 13, 2005, and FEIS, dated April 12, 2005 for the Comprehensive Plan amendments; and

WHEREAS, on September 23, 2020, the City submitted the proposed 2020-2025 Parks, Recreation and Open Space Plan to the State of Washington Department of Commerce for 60-day review in accordance with RCW 36.70A.106; and

WHEREAS, the Marysville Planning Commission was presented the proposed 2020-2025 Parks, Recreation and Open Space Plan on September 23, 2020; and

WHEREAS, the Marysville Planning Commission, after review of the proposed 2020-2025 Parks, Recreation and Open Space Plan, held a public hearing on October 13, 2020; and

WHEREAS, on October 13, 2020, the Planning Commission prepared and provided its written recommendation that the proposed 2020-2025 Parks, Recreation and Open Space Plan be approved by the Marysville City Council; and

WHEREAS, on November 23, 2020 the Marysville City Council reviewed the Planning Commission’s recommendation related to the proposed 2020-2025 Parks, Recreation and Open Space Plan.

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

Section 1. The City Council hereby amends the Marysville Growth Management Comprehensive Plan and Ordinance No. 3000, as previously amended, by adopting the 2020-2025 Parks, Recreation and Open Space Plan, attached hereto as **Exhibit A**. This amendment shall be included with the Comprehensive Plan filed in the office of the City Clerk and shall be available for public inspection.

Section 2: If any section, subsection, sentence, clause, phrase or work of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 3. 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 4. 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: \_\_\_\_\_  
CITY CLERK

Approved as to form:

By: \_\_\_\_\_  
JON WALKER, CITY ATTORNEY

Date of Publication: \_\_\_\_\_

Effective Date: \_\_\_\_\_

# *Index #7*

## CITY OF MARYSVILLE AGENDA BILL

### EXECUTIVE SUMMARY FOR ACTION

**CITY COUNCIL MEETING DATE: November 2, 2020**

<b>AGENDA ITEM:</b>	
CARES Act Funding Amendment	
<b>PREPARED BY:</b>	<b>DIRECTOR APPROVAL:</b>
Sandy Langdon, Finance Director	
<b>DEPARTMENT:</b>	
Finance	
<b>ATTACHMENTS:</b>	
CARES Act Funding Business Grants	
<b>BUDGET CODE:</b>	<b>AMOUNT:</b>
<b>SUMMARY:</b>	

In May, the City has entered into an agreement with the WA ST Department of Commerce to receive, through reimbursement, CARES Act funding to mitigate the effects of COVID-19. An estimated budget was created and approved along with the interagency agreement. Many of the community grant funds from the estimated budget have been distributed. Based on this experience and the continuing mitigation of COVID-19 the staff requests to adjust the budget to provide more business relief funding.

Below are CAREs Act Community Grants statics as of 10/29/2020:

#### **CARES Funding**

<b>Status as of 10/29/2020</b>	Applications	Pending	Approved	Amount	Program Amount
<b>Business Relief Grants</b>					1,050,000.00
Round 1 Rent (\$4,000) - Closed	50		47	164,680.00	
Round 2 Rent (up to 3 months) - Closed	8		8	83,273.12	
Round 3 (\$10,000)	91	2	85	800,000.00	
<b>Totals</b>	149	2	140	1,047,953.12	1,047,953.12
Amount Remaining					2,046.88
<b>Residential Rental Grants</b>					100,000.00
Round 1 (\$1,500) - Closed	48		26	28,500.00	
Round 2 (\$1,500)	70	18	23	59,294.00	
<b>Totals</b>	118	18	49	87,794.00	87,794.00
Amount Remaining					12,206.00
<b>Utility Grant</b>					25,000.00
Utility Grant (\$200/\$100)	156	23	121	23,300.00	23,300.00
Amount Remaining					1,700.00
<b>Grant Total Paid</b>	<b>423</b>		<b>310</b>	<b>1,159,047.12</b>	
<b>Grant Program Total</b>					1,175,000.00
<b>Grant Program Amount Remaining</b>					15,952.88



To address these concerns staff would like to propose to move \$250,000 from the Overtime and PPE/Sanitation/Screening line to Small Business Relief. The Small Business Relief program would continue to be used towards operations with a cap of \$10,000 with deadline of November 15<sup>th</sup>, on a first eligible-first served basis and have all applications reviewed for eligibility by Finance and recommendations forwarded to the Mayor for final award.

**RECOMMENDED ACTION:**

Staff recommends that Council authorize the Mayor to initiate and administer the Small Business Relief Program amendment, including approving final grant awards.

**RECOMMENDED MOTION:**

I move to authorize the Mayor to initiate and administer the Small Business Relief Program amendment, including approving final grant awards.

<b>ID</b>	<b>Submit</b>	<b>Business</b>	<b>Request</b>	<b>Payment Request</b>
15804	09/15/20	Under A Tree, Inc. dba Jeff's Texas Style BBQ	\$10,000	09/28/20
15813	09/15/20	What's Bloomin' Now Floral & More	\$10,000	09/23/20
15820	09/15/20	Quilceda Community Services	\$10,000	09/25/20
15821	09/15/20	Lasting Impressions, Inc.	\$10,000	09/25/20
15828	09/16/20	Nkomo Corp dba Earthwise Pet	\$10,000	09/25/20
15829	09/16/20	E&M Fitness LLC dba Fitness Evolution	\$10,000	09/23/20
15831	09/16/20	Trinity Salon and Spa	\$10,000	09/25/20
15833	09/16/20	Air Ductors Inc	\$10,000	09/23/20
15835	09/16/20	7 Lakes Gifts	\$8,000	09/28/20
15836	09/16/20	CJKCO, Inc. dba Marysville Awards	\$10,000	09/25/20
15838	09/16/20	Lakota Enterprises dba Gary's Gutter Service	\$5,000	09/28/20
15843	09/16/20	Panaderia el angel	\$10,000	09/25/20
15849	09/16/20	Oak Crest Unlimited, LLC	\$10,000	09/25/20
15860	09/17/20	caron and co restyle design, llc	\$9,800	09/25/20
15870	09/17/20	K-9 Villa, LLC	\$10,000	09/28/20
15871	09/17/20	Maldonado Agency Inc.	\$10,000	09/23/20
15880	09/18/20	Pohli, Inc.	\$10,000	09/28/20
15884	09/18/20	Bathroom Window, Inc.	\$10,000	09/25/20
15885	09/18/20	Puget Sound Security	\$10,000	09/23/20
15887	09/18/20	The Mane Idea LLC	\$10,000	09/25/20
15888	09/18/20	Mary E Beaudette bda Healing Factor Massage & Bodyworks	\$10,000	09/29/20
15891	09/18/20	Avance Admin & Tax, P.S.	\$10,000	09/25/20
15900	09/18/20	A.D.K. INC. dba Maxis Restaurant	\$10,000	09/25/20
15919	09/20/20	Simply Caketastic LLC	\$10,000	09/29/20
15933	09/21/20	RJCIV INC PS dba Health First Chiropractic	\$10,000	09/23/20
15954	09/22/20	North County Outlook Inc.	\$10,000	10/02/20
15976	09/23/20	Pegrum Holding LLC dba The Creamery Co.	\$10,000	10/02/20
15982	09/23/20	Impact Painting LLC	\$5,000	10/02/20
15993	09/24/20	Christine Monroe LMP PLLC	\$10,000	10/02/20
16003	09/25/20	PARTY SAFARI LLC; Marysville Skate Center	\$10,000	10/02/20
16004	09/25/20	Marysville Décor & Design Inc dba Abbey Van Dam Carpet & More	\$10,000	10/02/20
16008	09/25/20	DYNASTY CUT LLC	\$10,000	10/02/20
16039	09/28/20	LAKEWOOD NAIL & SPA LLC	\$10,000	10/02/20
16078	09/30/20	The WhistleStop Sweet Shop	\$10,000	10/09/20
16098	10/01/20	Duce Financial Services LLC dba Duce Taxes & Accounting	\$10,000	10/14/20
16182	10/07/20	A & E Insulation, Inc.	\$10,000	10/19/20
16201	10/08/20	Camp Ruff House LLC	\$10,000	10/19/20
16213	10/08/20	A1 Autoglass	\$10,000	10/19/20
16219	10/09/20	Jason Johns Agency, LLC	\$10,000	10/19/20
16271	10/13/20	Mechanical Firestop Services	\$10,000	10/19/20
16284	10/14/20	Shivani Kant dba Smile Marysville	\$10,000	10/21/20
16312	10/15/20	FLOORING DIRECT LLC	\$10,000	10/21/20
16334	10/16/20	Zhiqiang Chen Huaqiang dba GOOD TASTE	\$10,000	10/21/20
16337	10/16/20	Beijing Chinese Cuisine	\$10,000	10/21/20
16348	10/17/20	Northwest Digital Forensics	\$10,000	10/21/20
16353	10/17/20	D. Scott Stayner DDS PLLC	\$10,000	10/21/20
16386	10/19/20	Kirsten Jolly Hair Magic	\$10,000	10/21/20

16402	10/20/20	Oosterwyk's Dutch Bakery	\$10,000	10/21/20
16404	10/20/20	Arlington's Finest LLC dba 911 Driving School of Marysville	\$10,000	10/21/20
16407	10/20/20	Northwest Dance and Acro	\$10,000	10/21/20
16411	10/20/20	shelly willis Childcare,LLC	\$10,000	10/21/20
16413	10/20/20	ANNGELOU ADULT FAMILY HOME LLC	\$10,000	10/21/20
16415	10/20/20	Brandon J Stokes LLC	\$10,000	10/21/20
16419	10/20/20	Benevita Adult Family Home, Llc	\$10,000	10/21/20
16377	10/19/20	Symmetri Integrative Medical	\$10,000	10/21/20
16341	10/17/20	Gix-international llc	\$10,000	
16342	10/17/20	Marias little Star daycare	\$10,000	
16372	10/19/20	marysville sew & vac inc	\$10,000	
16393	10/20/20	Sound Remodel & Construction, Inc.	\$10,000	
16429	10/21/20	CJ Pizza brothers (Jet City pizza	\$10,000	
16439	10/22/20	Hair Bar, Inc	\$10,000	
16444	10/22/20	Dirk T. DeYoung, DDS, Ps	\$10,000	
16452	10/22/20	Caramelized sugar candy co llc	\$10,000	
16455	10/22/20	Harrad LLC	\$10,000	
16456	10/22/20	1st Daisy Days Adult Family Home	\$10,000	
16457	10/22/20	Blessed Child daycare	\$10,000	
16459	10/22/20	Beth's childcare	\$10,000	
16464	10/23/20	Maria Mercy Galama	\$10,000	
16470	10/23/20	Merisko Childcare LLC	\$10,000	
16471	10/23/20	The Competition ,LLC	\$10,000	
16475	10/23/20	Remedy Athletics LLC dba CrossFit Marysville	\$10,000	
16477	10/23/20	The Haven Care AFH	\$10,000	
16479	10/23/20	Dotson-Merisko LLC	\$10,000	
16483	10/23/20	Madison Jo Jones	\$10,000	
16485	10/23/20	Wit's End Bookstore LLC	\$10,000	
16493	10/24/20	VAN	\$10,000	
16498	10/25/20	MICHELLE APRIL RIPLEY dba BLONDE & BEYOND HAIR DESIGN	\$7,722	
16516	10/26/20	Puget Sound Detail LLC	\$7,780	
16519	10/26/20	Imagination Station Preschool and childcare	\$10,000	
16521	10/26/20	Marysville Hit Fitness LLC	\$10,000	
16529	10/27/20	Kallicott Landscaping LLC	\$10,000	
16534	10/27/20	Eberle Chiropractic Clinic	\$10,000	
16365	10/19/20	Ron Hart Property owner	\$10,000	
16539	10/27/20	Beautiful skin	\$8,000	

# *Index #8*

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

**CITY COUNCIL MEETING DATE: November 9, 2020**

<b>AGENDA ITEM:</b> PA 20-040 – Marysville, Lake Stevens, and Lakewood School Districts’ Capital Facilities Plan (CFPs)	<b>AGENDA SECTION:</b> New Business	
<b>PREPARED BY:</b> Amy Hess, Associate Planner	<b>APPROVED BY:</b> Allan Giffen, CD Interim Director	
<b>ATTACHMENTS:</b> 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		
	<b>MAYOR</b>	<b>CAO</b>
<b>BUDGET CODE:</b>	<b>AMOUNT:</b>	

**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.

<b>RECOMMENDED ACTION:</b> 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.
<b>COUNCIL ACTION:</b>



**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

<b>Marysville School District</b>	<b>2018 -2023 (current)</b>	<b>2020 - 2025 (proposed)</b>	<b>Difference</b>
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
<b>Lake Stevens School District</b>	<b>2018 - 2023 (current)</b>	<b>2020 - 2025 (proposed)</b>	<b>Difference</b>
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
<b>Lakewood School District</b>	<b>2018 - 2023 (current)</b>	<b>2020 - 2025 (proposed)</b>	<b>Difference</b>
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 Hoen<sup>1</sup>, Commissioner Kevin Johnson, Commissioner Jerry Andes<sup>2</sup>

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.

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<sup>1</sup> Commissioner Hoen had technical difficulties and was not able to vote.

<sup>2</sup> 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.

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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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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.

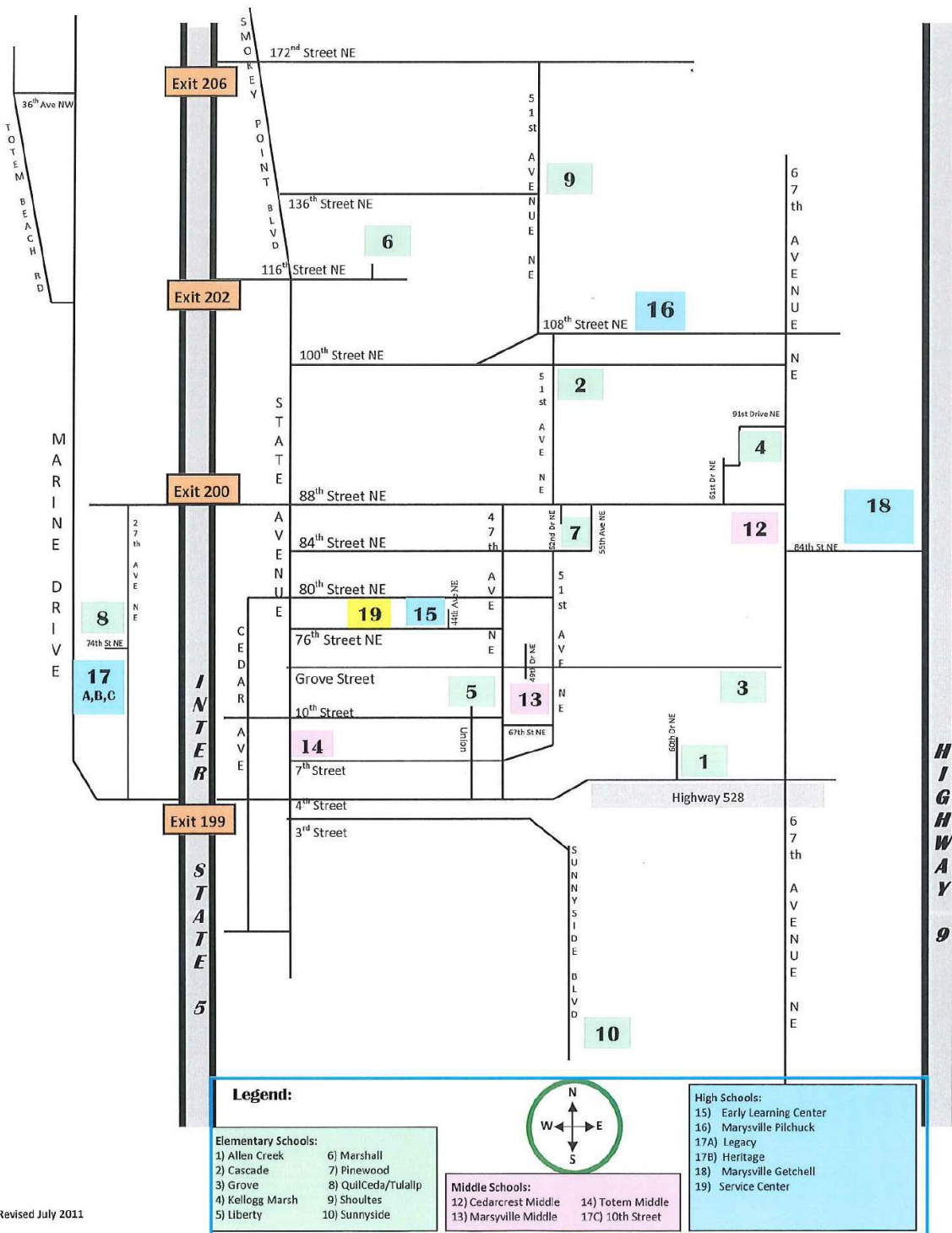
The District has experienced recent declines in enrollment, with a larger than expected decline in the 2019-2020 school year. The District intends to closely monitor enrollment particularly closely and will make adjustments as necessary should recent trends begin to reverse. While the District is not 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	<b>MINIMUM LOS# Elementary</b>	<b>REPORTED LOS Elementary</b>	<b>MINIMUM LOS Middle</b>	<b>REPORTED LOS Middle</b>	<b>MINIMUM LOS High</b>	<b>REPORTED LOS High</b>
	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	<b>MINIMUM LOS# Elementary</b>	<b>REPORTED LOS Elementary</b>	<b>MINIMUM LOS Middle</b>	<b>REPORTED LOS Middle</b>	<b>MINIMUM LOS High</b>	<b>REPORTED LOS High</b>
	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
<b>TOTAL</b>	<b>102.7</b>	<b>448,693</b>	<b>203</b>	<b>3,979</b>

\* 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
<b>TOTAL</b>	<b>63.2</b>	<b>322,567</b>	<b>98</b>	<b>2,450</b>

\* 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 10<sup>th</sup> 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
<b>TOTAL</b>	<b>160.4</b>	<b>522,033</b>	<b>136</b>	<b>3,400</b>

\* 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 10<sup>th</sup> 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
<b><i>SUBTOTAL</i></b>	<b>40</b>	<b>25</b>	<b>784</b>

<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
<b><i>SUBTOTAL</i></b>	<b>19</b>	<b>4</b>	<b>475</b>

<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
<b><i>SUBTOTAL</i></b>	<b>4</b>	<b>0</b>	<b>100</b>

<b><i>TOTAL</i></b>	<b>63</b>	<b>29</b>	<b>1,359</b>
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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 <sup>st</sup> Ave NE (under sale contract)	7.00
152nd Street Site	35.02
84 <sup>th</sup> Street NE Site – Parcel 1	20.67
84 <sup>th</sup> 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
<b>TOTAL (K-12)</b>	<b>13,153</b>

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**

	<b>2019*</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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**

	<b>2019*</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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**

	<b>2019*</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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**

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

## FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

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

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
<b>K-5 Sub-Total</b>	<b>5,152</b>	<b>5,126</b>	<b>5,125</b>	<b>5,146</b>	<b>5,079</b>	<b>4,845</b>		<b>4,852</b>	<b>4,796</b>	<b>4,715</b>	<b>4,699</b>	<b>4,688</b>	<b>4,643</b>
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
<b>6-8 Sub-Total</b>	<b>2,492</b>	<b>2,380</b>	<b>2,356</b>	<b>2,338</b>	<b>2,418</b>	<b>2,491</b>		<b>2,449</b>	<b>2,394</b>	<b>2,307</b>	<b>2,311</b>	<b>2,250</b>	<b>2,201</b>
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
<b>9-12 Sub-Total</b>	<b>3,417</b>	<b>3,336</b>	<b>3,216</b>	<b>3,159</b>	<b>3,015</b>	<b>2,862</b>		<b>2,816</b>	<b>2,890</b>	<b>3,019</b>	<b>2,959</b>	<b>2,955</b>	<b>2,932</b>
<b>DISTRICT K-12 TOTAL</b>	<b>11,061</b>	<b>10,842</b>	<b>10,697</b>	<b>10,643</b>	<b>10,512</b>	<b>10,198</b>		<b>10,117</b>	<b>10,080</b>	<b>10,041</b>	<b>9,969</b>	<b>9,893</b>	<b>9,776</b>

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
<b>Total</b>	<b>11500</b>	<b>11377</b>	<b>11299</b>	<b>11188</b>	<b>11208</b>	<b>11134</b>	<b>10885</b>	<b>10719</b>	<b>10647</b>	<b>10519</b>
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
<b>Total</b>	<b>10251</b>	<b>10132</b>	<b>10087</b>	<b>10113</b>	<b>10141</b>	<b>10256</b>	<b>10335</b>	<b>10373</b>	<b>10532</b>	<b>10648</b>
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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## 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 Plan<sup>1</sup>. 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:

<b>Element</b>	<b>See Page</b>	<b>/</b>	<b>Table</b>
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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

<sup>1</sup> See Appendix F of this CFP

In developing this CFP, the guidelines of Appendix F of the General Policy Plan<sup>1</sup> 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 9,200<sup>2</sup> 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.

<sup>1</sup> See Appendix G of this CFP

<sup>2</sup> 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. SCC<sup>3</sup>

\*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 District<sup>3</sup>. 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.

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<sup>3</sup> 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
<b>Elementary Total</b>	<b>104.7</b>	<b>360,491</b>	<b>154</b>	<b>13</b>	<b>3,468</b>	<b>4,843</b>		
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
<b>Middle School Total</b>	<b>40.0</b>	<b>176,697</b>	<b>57</b>	<b>8</b>	<b>1,402</b>	<b>1,942</b>		
Mid-High								
Cavelero Mid-High School	37.0	224,694	66	4	1,584	1,584	2007	Yes
<b>Mid-High Total</b>	<b>37.0</b>	<b>224,694</b>	<b>66</b>	<b>4</b>	<b>1,584</b>	<b>1,584</b>		
High Schools								
Lake Stevens High School	38.0	207,195	92	10	2,176	2,176	2019	Yes
<b>High School Total</b>	<b>38.0</b>	<b>207,195</b>	<b>92</b>	<b>10</b>	<b>2,176</b>	<b>2,176</b>		
<b>District Totals</b>	<b>219.7</b>	<b>969,077</b>	<b>369</b>	<b>35</b>	<b>8,630</b>	<b>10,545</b>		

\*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 <sup>2</sup> )
<b><u>ELEMENTARY SCHOOLS</u></b>			
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
<b><u>MIDDLE SCHOOLS</u></b>			
Lake Stevens Middle	11	297	9,856
North Lake Middle	9	243	8,064
Middle Schools Total	20	540	17,920
<b><u>MID-HIGH SCHOOL</u></b>			
Cavelero Mid-High	None		
Mid-High Total			
<b><u>HIGH SCHOOL</u></b>			
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.

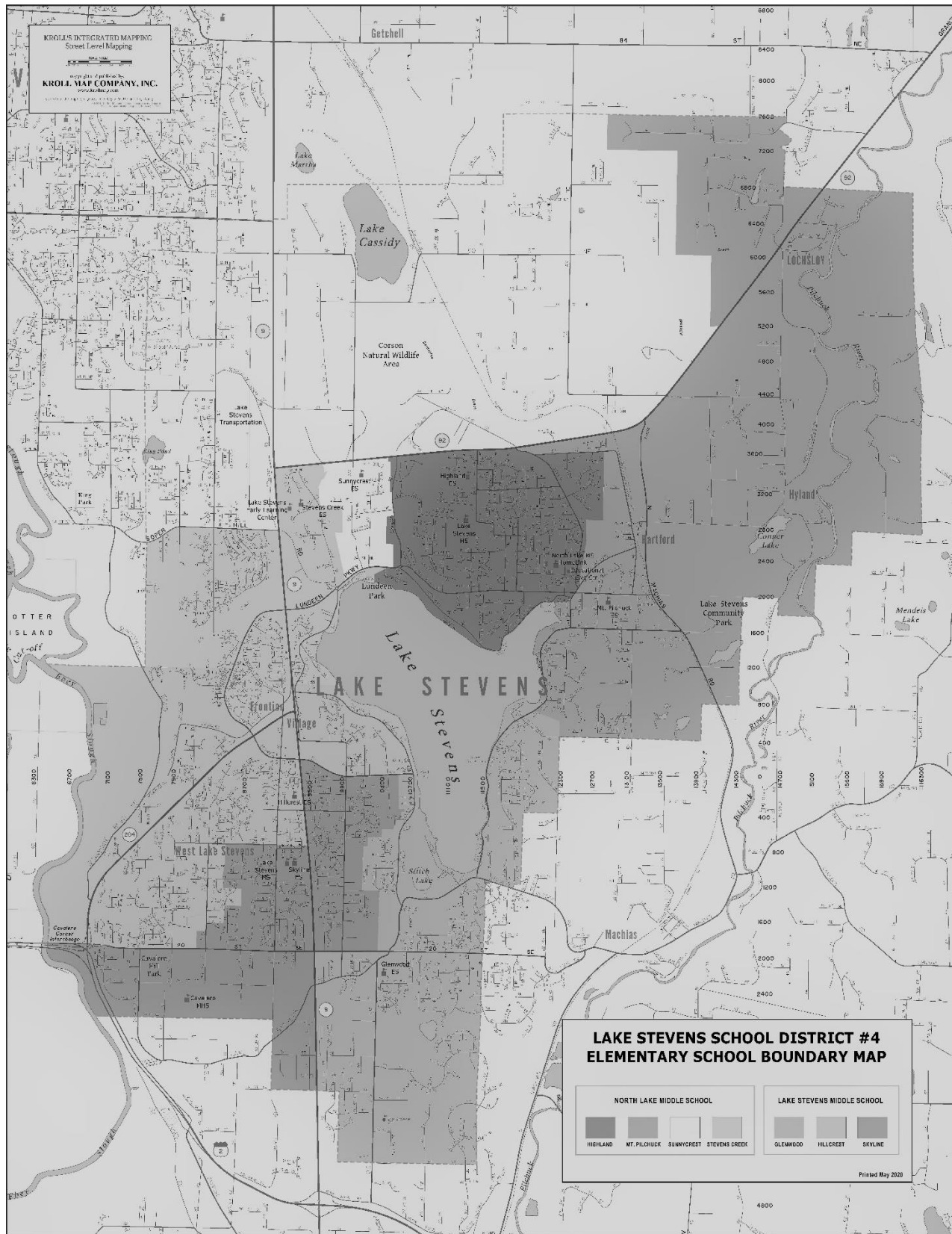
A parcel of approximately 23 acres located at 20th Street SE and 83rd Street. This property was donated to the School District for an educational facility. The property is encumbered by wetlands and easements, leaving less than 10 available acres. It is planned to be a future elementary school.

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

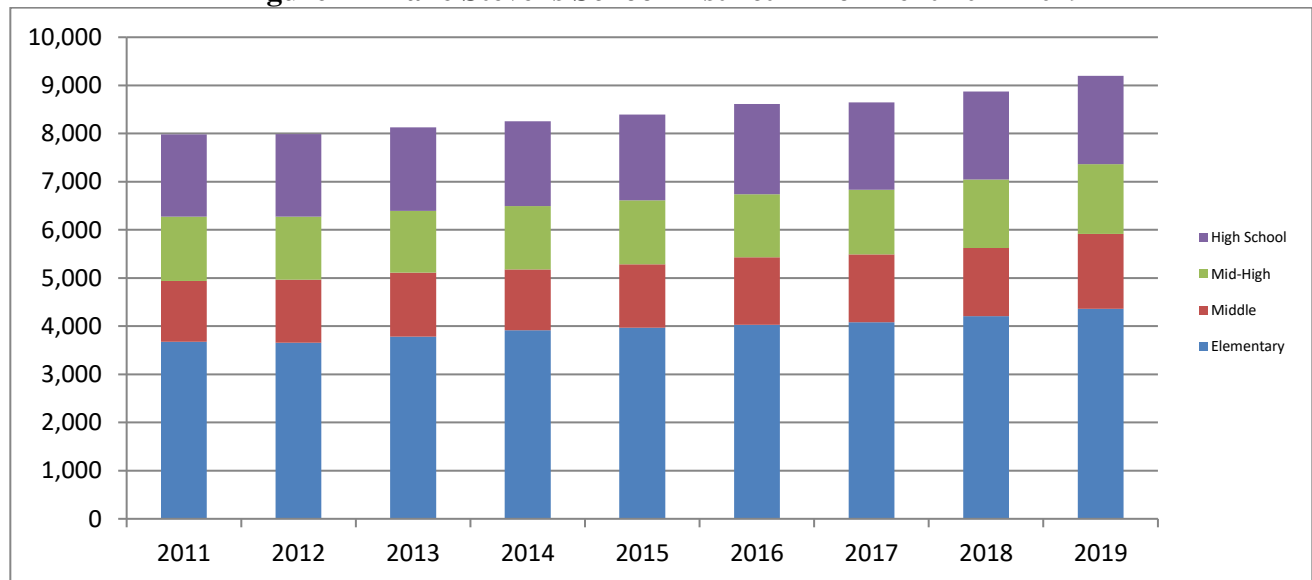


## SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

### ***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
<b>Elementary</b>	3,675	3,658	3,783	3,917	3,971	4,030	4,083	4,207	4,362
<b>Middle</b>	1,263	1,307	1,328	1,261	1,314	1,398	1,405	1,414	1,556
<b>Mid-High</b>	1,336	1,313	1,283	1,318	1,331	1,312	1,344	1,426	1,448
<b>High School</b>	1,711	1,709	1,732	1,757	1,776	1,871	1,814	1,828	1,834
<b>Total</b>	<b>7,985</b>	<b>7,987</b>	<b>8,126</b>	<b>8,253</b>	<b>8,392</b>	<b>8,611</b>	<b>8,646</b>	<b>8,875</b>	<b>9,200</b>

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

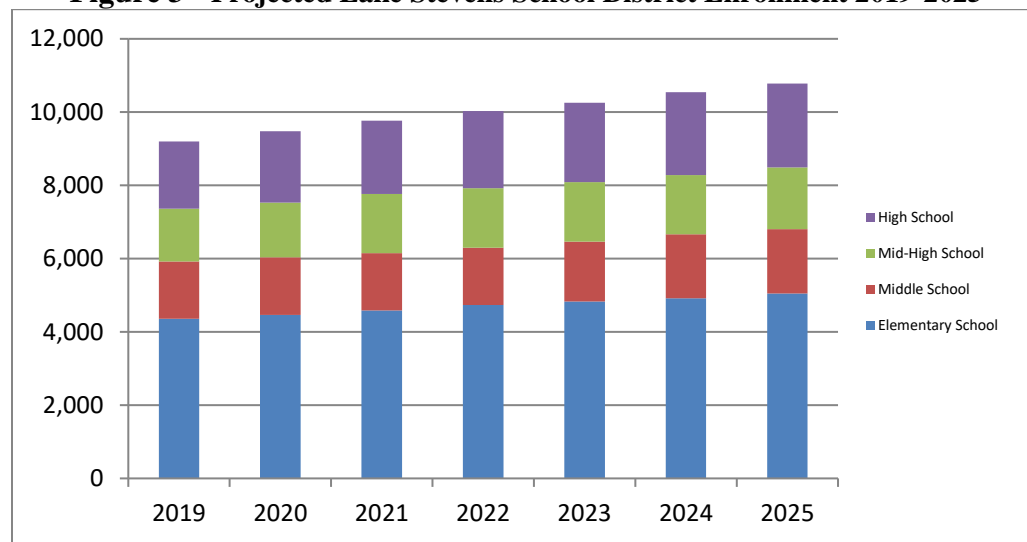
C) estimates future enrollments as a percentage of total population, which is tracked for past years, with assumptions being made for what this percentage will be in future years. Between 2010-2019, the average percentage was just under 20% (19.5%). For future planning, a modest increase of 20.5% was 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
<b>Total</b>	<b>9,200</b>	<b>9,479</b>	<b>9,769</b>	<b>10,026</b>	<b>10,257</b>	<b>10,544</b>	<b>10,776</b>

**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**

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

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**

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

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

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**

<b>2019</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High School</b>
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
<b>2020</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High School</b>
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
<b>2021</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High School</b>
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
<b>2022</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High School</b>
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
<b>2023</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High School</b>
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
<b>2024</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High School</b>
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)
<b>2025</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High School</b>
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**

<b>2020</b>					
<b>Student Generation Rates</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High</b>	<b>Total</b>
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

<b>2018</b>					
<b>Student Generation Rates</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High</b>	<b>Total</b>
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
<b>Growth-Related Capacity Percentage</b>	43.45%	56.13%	100.00%	100.00%
<b>Discount (Snohomish County, Lake Stevens and Marysville)</b>	50%	50%	50%	50%
<b>Student Factor</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High</b>
<b>Single Family</b>	0.362	0.116	0.094	0.125
<b>Multiple Family 1 Bedroom</b>	No data	No data	No data	No data
<b>Multiple Family 2+ Bedroom</b>	0.25	0.073	0.094	0.073
<b>Site Acquisition Cost Element</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High</b>
<b>Site Needs (acres)</b>	22			
Growth Related	9.6	0	0	0
<b>Cost Per Acre</b>	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
<b>Additional Capacity</b>	1100			
Growth Related	477			
<b>School Construction Cost Element</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High</b>
<b>Estimated Facility Construction Cost</b>	\$135,000,000	\$0	\$0	\$0
Growth Related	\$58,662,239	\$0	\$0	\$0
<b>Additional Capacity</b>	1650			0
Growth Related	716	0	0	0
<b>Current Facility Square Footage</b>	360,491	176,697	224,694	207,195
<b>Relocatable Facilities Cost Element</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High</b>
<b>Relocatable Facilities Cost</b>	\$130,044	\$130,044	\$130,044	\$130,044
Growth Related	\$56,508	\$72,987	\$130,044	\$130,044
<b>Relocatable Facilities Capacity/Unit</b>	25	27	27	27
Growth Related	10	15	27	27
<b>Existing Portable Square Footage</b>	49280	17920	0	0
<b>State Match Credit</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High</b>
<b>Cost Construction Allocation</b>	\$238.22	\$238.22	\$238.22	\$238.22
<b>School Space per Student (OSPI)</b>	90	117	117	130
<b>State Match Percentage</b>	40.0%	40.0%	40.0%	40.0%
<b>Tax Payment Credit</b>	<b>Elementary</b>	<b>Middle</b>	<b>Mid-High</b>	<b>High</b>
<b>Interest Rate</b>	2.44%	2.44%	2.44%	2.44%
<b>Loan Payoff (Years)</b>	10	10	10	10
<b>Property Tax Levy Rate (Bonds)</b>	0.00182	0.00182	0.00182	0.00182
<b>Average AV per DU Type</b>	<b>SFR</b>	<b>MF 1 Bdrm</b>	<b>MF 2+ Bdrm</b>	
	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**

<b>Housing Type</b>	<b>Impact Fee Per Unit</b>	<b>Discounted (50%) Impact Fee Per Unit</b>
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)
<b>TOTAL STATE MATCH CREDIT</b>										=	<u>\$3,104</u>	

**TAX PAYMENT CREDIT**

$\frac{((1 + \text{interest rate})^{10} - 1) \times \text{interest rate}}{(1 + \text{interest rate})^{10} - 1}$	2.44%	10	years to pay off bond	- 1]	/	$\frac{\text{interest rate}}{(1 + \text{interest rate})^{10} - 1}$	2.44%	x				
									0.00182	capital levy rate	x	
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
<b>FINAL IMPACT FEE PER UNIT</b>	<b>\$19,576</b>	<b>\$9,788</b>

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)
<b>TOTAL STATE MATCH CREDIT</b>										=	<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
<b>FINAL IMPACT FEE PER UNIT</b>	<b>\$0</b>	<b>\$0</b>

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)
<b>TOTAL STATE MATCH CREDIT</b>										=	<u>\$2,144</u>	

**TAX PAYMENT CREDIT**

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

**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>

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

**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**

<b>Lake Stevens</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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
<b>K-5 Headcount</b>	<b>4,362</b>	<b>4,466</b>	<b>4,585</b>	<b>4,737</b>	<b>4,831</b>	<b>4,918</b>	<b>5,049</b>
Grade 6	778	769	777	765	846	875	854
Grade 7	778	799	790	798	786	869	899
<b>6-7 Headcount</b>	<b>1,556</b>	<b>1,568</b>	<b>1,567</b>	<b>1,563</b>	<b>1,632</b>	<b>1,744</b>	<b>1,753</b>
Grade 8	709	802	824	814	822	810	896
Grade 9	739	697	789	810	800	808	796
<b>8-9 Headcount</b>	<b>1,448</b>	<b>1,499</b>	<b>1,613</b>	<b>1,624</b>	<b>1,622</b>	<b>1,618</b>	<b>1,692</b>
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
<b>10-12 Headcount</b>	<b>1,834</b>	<b>1,946</b>	<b>2,004</b>	<b>2,102</b>	<b>2,172</b>	<b>2,264</b>	<b>2,282</b>
<b>K-12 Headcount</b>	<b>9,200</b>	<b>9,479</b>	<b>9,769</b>	<b>10,026</b>	<b>10,257</b>	<b>10,544</b>	<b>10,776</b>

## **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 26<sup>th</sup> day of August 2020.

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

\_\_\_\_\_  
President

*[Handwritten signatures of Board members]*

**ATTEST:**

*[Handwritten signature of Superintendent]*

\_\_\_\_\_  
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 22<sup>nd</sup> Street NE  
 Lake Stevens, WA 98258  
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**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.

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**LAKEWOOD SCHOOL DISTRICT NO. 306**

**CAPITAL FACILITIES PLAN**

**2020-2025**

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**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.

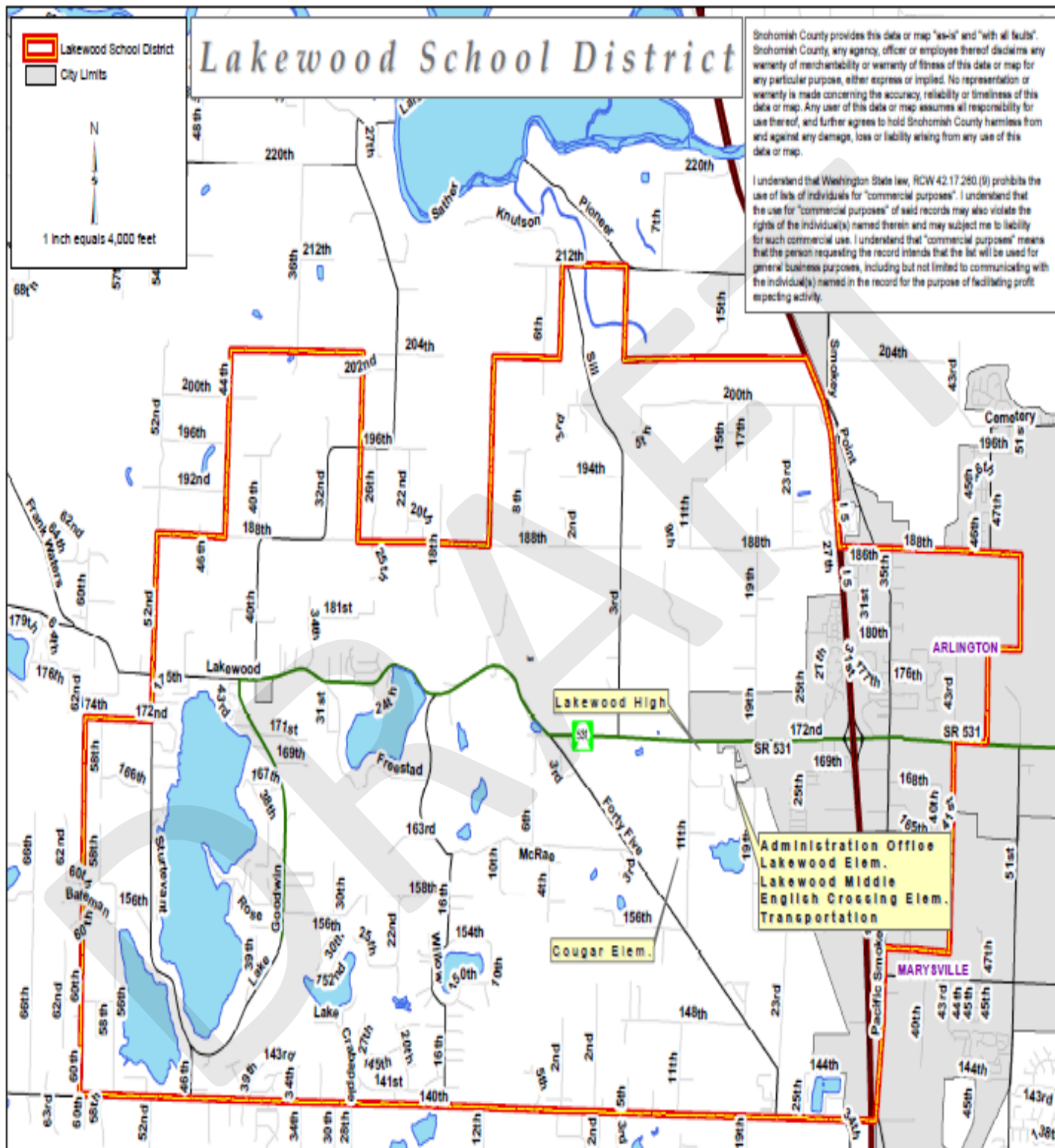
Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

### ***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 – 5<sup>th</sup> 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-5<sup>th</sup> Grade Special Education Resource Room Program
- K – 5<sup>th</sup> 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 – 5<sup>th</sup> Grade Special Education Resource Room Program
- K – 5<sup>th</sup> Grade Special Education Life Skills Program
- K – 5<sup>th</sup> Grade Counseling Services
- 3 – 5<sup>th</sup> 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
- 6<sup>th</sup> – 8<sup>th</sup> 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
- 9<sup>th</sup> – 12<sup>th</sup> 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**

<b>Elementary School</b>	<b>Site Size (Acres)</b>	<b>Building Area (Square Feet)</b>	<b>Teaching Stations</b>	<b>Permanent Capacity</b>	<b>Year Built or Remodeled</b>
English Crossing	*	41,430	20	403	1994
Cougar Creek	10**	44,217	22	444	2003
Lakewood	*	45,400	16	323	1958, 1997
<b>TOTAL</b>	*	<b>131,047</b>	<b>58</b>	<b>1,170</b>	

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

<b>High School</b>	<b>Site Size (Acres)</b>	<b>Building Area (Square Feet)</b>	<b>Teaching Stations</b>	<b>Permanent Capacity</b>	<b>Year Built or Remodeled</b>
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 11<sup>th</sup> 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**

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

<b>Middle School</b>	<b>Relocatable Classrooms</b>	<b>Interim Capacity</b>
Lakewood Middle	3	78
<b>SUBTOTAL</b>	<b>3</b>	<b>78</b>

<b>High School</b>	<b>Relocatable Classrooms</b>	<b>Interim Capacity</b>
Lakewood High	0	0
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>

<b>TOTAL</b>	<b>15</b>	<b>318</b>
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**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**

<b>Facility</b>	<b>Building Area (Square Feet)</b>
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**

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

\*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
<b>Elementary (K-5)</b>								
Total	0	0	0	0	28	24	9	
Growth Related	--	--	--	--	28	24	9	100%
<b>Middle School (6-8)</b>								
Total	0	0	0	0	0	42	42	
Growth Related	--	--	--	--	--	42	42	100%
<b>High School</b>								
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**

<b>Grade Span</b>	<b>Unhoused Students /Growth Related in Parentheses)</b>
Elementary (K-5)	9/(9)
Middle School (6-8)	42/(42)
High School (9-12)	112/(112)
<b>TOTAL UNHOUSED (K-12)</b>	<b>163/(163)</b>

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**

<b>Grade Span</b>	<b>2025 Unhoused Students /Growth Related in (Parentheses)</b>	<b>Relocatable Capacity</b>
Elementary (K-5)	9/(9)	240
Middle School (6-8)	42/(42)	78
High School (9-12)	112/(112)	0
<b>Total (K-12)</b>	<b>163(163)</b>	<b>318</b>

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**

	<b>Oct 2019*</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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**

	<b>Oct 2019*</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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**

	<b>Oct 2019*</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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
<b>Elementary School</b> Lakewood El Addition					\$4.0	\$4.0	\$8.00	X		X
<b>Middle School</b> 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
<b>High School</b>										
<b>Portables</b>			\$0.250	\$0.750			\$1.000			X
<b>Site Acquisition</b>			\$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
<b>Elementary</b>										
<b>Middle School</b>										
<b>High School</b>										
<b>District Operations Center</b>							\$3.0	X		
<b>District Office</b>							\$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.





**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\***

<b>Housing Type</b>	<b>Impact Fee Per Dwelling Unit</b>
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
<b>Snohomish/Lakewood(31306)</b>													
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
<b>K-5 Sub-Total</b>	<b>1,077</b>	<b>1,032</b>	<b>1,071</b>	<b>1,106</b>	<b>1,111</b>	<b>1,094</b>		<b>1,139</b>	<b>1,190</b>	<b>1,234</b>	<b>1,306</b>	<b>1,373</b>	<b>1,430</b>
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
<b>6-8 Sub-Total</b>	<b>529</b>	<b>551</b>	<b>570</b>	<b>572</b>	<b>577</b>	<b>652</b>		<b>645</b>	<b>641</b>	<b>610</b>	<b>615</b>	<b>630</b>	<b>646</b>
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
<b>9-12 Sub-Total</b>	<b>712</b>	<b>692</b>	<b>718</b>	<b>730</b>	<b>748</b>	<b>768</b>		<b>789</b>	<b>829</b>	<b>873</b>	<b>887</b>	<b>882</b>	<b>892</b>
<b>DISTRICT K-12 TOTAL</b>	<b>2,318</b>	<b>2,275</b>	<b>2,359</b>	<b>2,408</b>	<b>2,436</b>	<b>2,514</b>		<b>2,573</b>	<b>2,660</b>	<b>2,717</b>	<b>2,808</b>	<b>2,885</b>	<b>2,968</b>

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)\*\*\***

<b>Enrollment by Grade Span</b>	<b>Oct. 2019*</b>	<b>Avg. %age</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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
<b>TOTAL**</b>	<b>2,514</b>	<b>100%</b>	<b>2,552</b>	<b>2,590</b>	<b>2,628</b>	<b>2,666</b>	<b>2,704</b>	<b>2,743</b>

\*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
<b>K-5</b>	<b>1,094</b>	<b>1,103</b>	<b>1,138</b>	<b>1,163</b>	<b>1,198</b>	<b>1,194</b>	<b>1,179</b>	<b>1,222</b>	<b>1,223</b>	<b>1,230</b>	<b>1,256</b>
<b>6-8</b>	<b>652</b>	<b>634</b>	<b>621</b>	<b>608</b>	<b>643</b>	<b>712</b>	<b>747</b>	<b>754</b>	<b>759</b>	<b>749</b>	<b>791</b>
<b>9-12</b>	<b>768</b>	<b>790</b>	<b>826</b>	<b>895</b>	<b>919</b>	<b>925</b>	<b>962</b>	<b>936</b>	<b>981</b>	<b>1,072</b>	<b>1,068</b>
<b>K-12</b>	<b>2,514</b>	<b>2,527</b>	<b>2,584</b>	<b>2,667</b>	<b>2,760</b>	<b>2,831</b>	<b>2,888</b>	<b>2,912</b>	<b>2,963</b>	<b>3,052</b>	<b>3,115</b>

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 1<sup>st</sup> forecasts for each subsequent year. After SIS/HC adjustments. Prior to FTE adjustments.

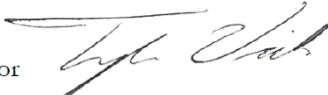
**APPENDIX B**


**STUDENT GENERATION FACTOR REVIEW**



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.

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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
<b>K-5</b>	<b>16</b>	<b>0.193</b>
<b>6-8</b>	<b>5</b>	<b>0.060</b>
<b>9-12</b>	<b>4</b>	<b>0.048</b>
<b>K-12</b>	<b>25</b>	<b>0.301</b>

**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
<b>K-5</b>	<b>10</b>	<b>0.033</b>
<b>6-8</b>	<b>2</b>	<b>0.007</b>
<b>9-12</b>	<b>3</b>	<b>0.010</b>
<b>K-12</b>	<b>15</b>	<b>0.050</b>

**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
<b>K</b>	9	0.015
<b>1</b>	9	0.015
<b>2</b>	8	0.013
<b>3</b>	7	0.012
<b>4</b>	3	0.005
<b>5</b>	2	0.003
<b>6</b>	11	0.018
<b>7</b>	7	0.012
<b>8</b>	9	0.015
<b>9</b>	13	0.021
<b>10</b>	7	0.012
<b>11</b>	10	0.017
<b>12</b>	8	0.013
<b>K-5</b>	38	0.063
<b>6-8</b>	27	0.045
<b>9-12</b>	38	0.063
<b>K-12</b>	103	0.170

**Summary of Student Generation Rates:**

Type	K-5	6-8	9-12	K-12
<b>Single Family</b>	0.193	0.060	0.048	0.301
<b>Multifamily 0-1</b>	0.033	0.017	0.010	0.050
<b>Multifamily 2+</b>	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								
<b>School Site Acquisition Cost:</b>									
((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
						<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>School Construction Cost:</b>									
((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
						<b>TOTAL</b>	<b>\$12,846</b>	<b>\$2,593</b>	<b>\$5,689</b>
<b>Temporary Facility Cost:</b>									
((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
						<b>TOTAL</b>	<b>\$12</b>	<b>\$3</b>	<b>\$16</b>
<b>State School Construction Funding Assistance Credit:</b>									
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
						<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tax Payment Credit:</b>									
							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							<b>\$5,727</b>	<b>\$1,705</b>	<b>\$2,423</b>
<b>Fee Summary:</b>									
				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			
<b>Fee (AS DISCOUNTED)</b>				<b>\$3,566</b>	<b>\$445</b>	<b>\$1,641</b>			

# *Index #9*

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

**CITY COUNCIL MEETING DATE: November 9, 2020**

<b>AGENDA ITEM:</b>	
Mobile/manufactured home park and RV park code amendments (PA20-015)	
<b>PREPARED BY:</b>	<b>DIRECTOR APPROVAL:</b>
Angela Gemmer, Senior Planner	
<b>DEPARTMENT:</b>	
Community Development	
<b>ATTACHMENTS:</b>	
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	
<b>BUDGET CODE:</b>	<b>AMOUNT:</b>
N/A	N/A
<b>SUMMARY:</b>	

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.

**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.

**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.



**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:**

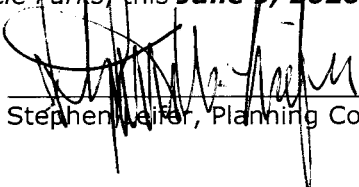
1. The Community Development Department held a public meeting to introduce the NON-PROJECT action Mobile/Manufactured Home Park Amendments and Recreational Vehicle Park Code to the community on March 10, 2020.
2. The proposal was submitted to the State of Washington Department of Commerce for 14-day 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
<b>Residential Land Uses</b>									
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	

<b>Specific Land Use</b>	<b>R-4.5</b>	<b>R-6.5</b>	<b>R-8</b>	<b>WR R-4-8</b>	<b>R-12</b>	<b>R-18</b>	<b>R-28</b>	<b>WR R-6-18</b>	<b>R-MHP</b>
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	
<b>Recreation/Cultural Land Uses</b>									
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
<b>General Services Land Uses</b>									

<b>Specific Land Use</b>	<b>R-4.5</b>	<b>R-6.5</b>	<b>R-8</b>	<b>WR R-4-8</b>	<b>R-12</b>	<b>R-18</b>	<b>R-28</b>	<b>WR R-6-18</b>	<b>R-MHP</b>
<b>Personal Services:</b>									
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	
<b>Health Services:</b>									
Medical/dental clinic					C	C	C	C	
Supervised drug consumption facility									
<b>Education Services:</b>									
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									
<b>Government/Business Service Land Uses</b>									
<b>Government Services:</b>									
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
<b>Business Services:</b>									
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

<b>Specific Land Use</b>	<b>R-4.5</b>	<b>R-6.5</b>	<b>R-8</b>	<b>WR R-4-8</b>	<b>R-12</b>	<b>R-18</b>	<b>R-28</b>	<b>WR R-6-18</b>	<b>R-MHP</b>
	C	C	C	C	C	C	C	C	C
<b>State-Licensed Marijuana Facilities:</b>									
Marijuana cooperative (48)									
Marijuana processing facility – Indoor only (48)									
Marijuana production facility – Indoor only (48)									
Marijuana retail facility (48)									
<b>Retail/Wholesale Land Uses</b>									
Forest products sales	P32	P32	P32	P32					
Agricultural crop sales	P32	P32	P32	P32					
<b>Resource Land Uses</b>									
<b>Agriculture:</b>									
Growing and harvesting crops	P34	P34	P34	P34					
Raising livestock and small animals	P35	P35	P35	P35					
<b>Forestry:</b>									
Growing and harvesting forest products	P34	P34	P34	P34					
<b>Fish and Wildlife Management:</b>									
Hatchery/fish preserve (33)	C	C	C	C					
Aquaculture (33)	C	C	C	C					
<b>Regional Land Uses</b>									
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
<b>Residential Land Uses</b>									
<b>Dwelling Units, Types:</b>									
Townhouse				P6	P				
Multiple-family	C4	P4, C5	P4, C5	P4, P6	P				
<a href="#">Manufactured home</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>		
Mobile home	P7	P7	P7	P7	P7	P7	P7		
<a href="#">Recreational vehicle</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>		
<a href="#">Tiny house or tiny house with wheels</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>	<a href="#">P7</a>		
Senior citizen assisted	P				C				P
Caretaker's quarters (3)	P	P	P	P	P	P	P	P	P
<b>Group Residences:</b>									
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
<b>Accessory Uses:</b>									
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
<b>Temporary Lodging:</b>									
Hotel/motel	P	P	P	P	P	P75			
Bed and breakfast guesthouse (1)									
Bed and breakfast inn (1)	P	P	P						
<b>Recreation/Cultural Land Uses</b>									
<b>Park/Recreation:</b>									
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
<b>Amusement/Entertainment:</b>									
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	
<b>Cultural:</b>									
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
<b>General Services Land Uses</b>									
<b>Personal Services:</b>									
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
<b>Health Services:</b>									
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									
<b>Education Services:</b>									
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
<b>Government/Business Service Land Uses</b>									
<b>Government Services:</b>									
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

<b>Specific Land Use</b>	<b>NB</b>	<b>CB (63)</b>	<b>GC</b>	<b>DC</b>	<b>MU (63)</b>	<b>LI</b>	<b>GI</b>	<b>REC</b>	<b>P/I</b>
Public storm water management facility	P	P	P	P	P	P	P		P
<b>Business Services:</b>									
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
<b>State-Licensed Marijuana Facilities:</b>									
Marijuana cooperative (69)									
Marijuana processing facility – Indoor only (69)									
Marijuana production facility – Indoor only (69)									
Marijuana retail facility (69)									
<b>Retail/Wholesale Land Uses</b>									
Building, hardware and garden materials	P47	P	P	P	P47	P76	P		
Forest products sales		P	P			P			

<b>Specific Land Use</b>	<b>NB</b>	<b>CB (63)</b>	<b>GC</b>	<b>DC</b>	<b>MU (63)</b>	<b>LI</b>	<b>GI</b>	<b>REC</b>	<b>P/I</b>
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		
<b>Manufacturing Land Uses</b>									
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		

<b>Specific Land Use</b>	<b>NB</b>	<b>CB (63)</b>	<b>GC</b>	<b>DC</b>	<b>MU (63)</b>	<b>LI</b>	<b>GI</b>	<b>REC</b>	<b>P/I</b>
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			
<b>Resource Land Uses</b>									
<b>Agriculture:</b>									
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		
<b>Forestry:</b>									
Growing and harvesting forest products						P			
Forest research						P			
Wood waste recycling and storage						C	C		
<b>Fish and Wildlife Management:</b>									
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	
<b>Mineral:</b>									
Processing of minerals						P	P		
Asphalt paving mixtures and block						P	P		
<b>Regional Land Uses</b>									
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**

<b>AGENDA ITEM:</b>	
Tiny home code amendments (PA20-015)	
<b>PREPARED BY:</b>	<b>DIRECTOR APPROVAL:</b>
Angela Gemmer, Senior Planner	
<b>DEPARTMENT:</b>	
Community Development	
<b>ATTACHMENTS:</b>	
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	
<b>BUDGET CODE:</b>	<b>AMOUNT:</b>
N/A	N/A
<b>SUMMARY:</b>	

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.

<p><b>RECOMMENDED ACTION:</b> Staff recommends that City Council affirm the Planning Commission’s recommendation and adopt the Tiny House Amendments by Ordinance.</p> <p><b>RECOMMENDED MOTION:</b> I move to adopt the Tiny House Amendments by Ordinance, and authorize the Mayor to sign said Ordinance.</p>
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**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



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AN OVERVIEW OF TINY HOUSES AND RECENT STATE LEGISLATION

# WHAT IS A TINY HOUSE?

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- 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

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# WHAT DOES THE RECENT STATE LEGISLATION REQUIRE AND ALLOW?

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- 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

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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 172<sup>nd</sup> and down to 156<sup>th</sup> 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)

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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**



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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)