

# COMPREHENSIVE PLAN MAP AMENDMENT RESPONSE FORM

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

**SECTION A**

**SECTION A MUST BE COMPLETED FOR ALL REQUESTED COMPREHENSIVE PLAN MAP AMENDMENTS**

**Indicate Requested Amendment:**       **Land Use Map Designation**     **Both Map and Text**

**If a change to the written text is proposed, indicate Element, Section, and Policy Numbers.**

Does not apply.

<b>Property address, location or description.</b>	5414 152nd Street NE Marysville, WA 98217	<b>Size (acres)</b>	48.01
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Land Use Designation	Existing	Proposed	Zoning	Existing	Proposed
	LI - Light Industrial	R18 Mult-Family Medium		LI - Light Industrial	R18 Mult-Family Medium

**How does the Comprehensive Plan land use map designation you are seeking relate to the designation and use of surrounding properties? Provide a map with this information.**

North		
Land Use Designation	Current Zoning	Current Use of Property
LI - Light Industrial	LI - Light Industrial	Approved for future industrial development
South		
Land Use Designation	Current Zoning	Current Use of Property
R4.5 Single Family Medium	R4.5 Single Family Medium	Single Family Homes
East		
Land Use Designation	Current Zoning	Current Use of Property
LI - Light Industrial & R4.5 Single Family Medium	LI - Light Industrial & R4.5 Single Family Medium	Vacant land, Strawberry Fields Athletic Complex, SF Homes
West		
Land Use Designation	Current Zoning	Current Use of Property
R18 Mult-Family Medium	R18 Mult-Family Medium	One residence, Soccer Fields Owned by School District

**SECTION B**

**SECTION B REQUIRES WRITTEN RESPONSES TO THE REZONE CRITERIA SET FORTH IN MMC 22G.010.440. PURSUANT TO MMC SECTION 22G.010.440, "A REZONE RECLASSIFICATION SHALL ONLY BE GRANTED IF THE APPLICANT DEMONSTRATES THAT THE PROPOSAL IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND APPLICABLE FUNCTIONAL PLANS AND COMPLIES WITH THE FOLLOWING CRITERIA" SET FORTH BELOW.**

**There is a demonstrated need for additional zoning as the type proposed. Please describe.**

The 2021 Snohomish County Buildable Lands Report indicated the City of Marysville (city limits only) had a total population capacity of 89,550 against a 2035 population target of 87,798. The initial 2044 population target, according to the CPPs adopted in February 2022, is 99,822 or a population deficit of 10,272 that will need to be accommodated through changes in existing zoning to allow for more housing. The proposed redesignation and rezone would create needed multi-family housing adjacent to an employment center and along a transit corridor (51st Ave NE).

**The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties. Please describe.**

The proposed reclassification is consistent and compatible with the R18 zoning to the west as that could develop in the future with apartments and potentially a school. Multi-family housing has been viewed as consistent and compatible with light industrial development where separated by roadways and other physical features. The R18 zoning would provide for a transition in land use from light industrial to the R4.5 medium density residential.

**There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification. Please describe in detail.**

The significant change in circumstances is the 2022 adopted of initial population targets showing the city has a deficit in zoning for housing. Further, the 2022 Competitiveness Report for Washington, issued by the Lt. Governor and the Joint Legislative Committee on Economic Development identified a chronic shortage of housing as a key economic development issue. Further, this study found there are only 1.06 housing units per household in the state versus an average of 1.14 nationally. The Seattle Times has reported the region is 81,000 units behind.

**The property is practically and physically suited for the uses allowed in the proposed zone reclassification. Please describe.**

The property is located adjacent to an employment center (the Cascade Industrial Center) which is expected to produce thousands of jobs. The proposed redesignation and rezone will create housing units near employment, reducing traffic congestion and commuting time. Further, 51st Ave NE is a transit corridor, providing service into the industrial center and to other employment areas regionally. The site, while adjacent to critical areas, can accommodate housing. The site had previously been identified for industrial development.

**SECTION C**

**SECTION C REQUIRES WRITTEN RESPONSES TO SUPPLEMENTAL QUESTIONS THAT ADDRESS THE NEED FOR, AND BENEFITS AND IMPACTS OF, THE PROPOSED LAND USE DESIGNATION CHANGE AND ASSOCIATED REZONE.**

**Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? Will the proposed land use designation be in the long-term best interest of the community?**

The proposed land use designation promotes workforce housing (apartments) adjacent to a growing employment center and along a transit corridor. This is consistent with the city's designation and a High Capacity Transit Community. The proposed land use designation will concentrate housing at the edge of the employment center versus location higher densities elsewhere that would otherwise have to drive through established single family neighborhoods to get to work. The proposal would be consistent with Comprehensive Plan Policies HO-3, HO-19, HO-33, HO-36, LU-2, LU-20, LU-24, LU-30, LU-34, and LU-46.

**What impacts would the proposed land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility between the subject property and surrounding properties and uses?**

The proposed land use designation should not impact other properties in the vicinity. The existing land use is light industrial and a redesignation to multi-family would serve as a more appropriate transition to the R4.5 designated areas. Compatibility is already contemplated within the zoning code, which would require setbacks, buffers, and landscaping between this redesignated site and adjacent residential (or industrial) areas.

**Would the proposed land use designation create the need for, or cause direct or indirect pressure for, a change in the land use designations of surrounding properties? If so, would the change in the land use designations for surrounding properties be in the long-term best interests of the community?**

No. The remaining light industrial areas will be developed as an industrial employment center and the adjacent R18 to the west is likely to match the proposed redesignation. There should be no pressure on the city to redesignate the property to the south as it consists of established single family neighborhoods.

**Describe the proposal's overall consistency with the 2015 Marysville Comprehensive Plan policies.**

The proposal is consistent with the 2015 Marysville Comprehensive Plan Policies as it locates multiple family development along arterial roads and near an employment center. See the LU and HO policies mentioned in the above analysis.

**SECTION D**

**SECTION D MUST BE COMPLETED WHEN A CHANGE TO THE TEXT OF THE COMPREHENSIVE PLAN IS NECESSARY IN ORDER TO SUPPORT THE PROPOSED CHANGE IN LAND USE DESIGNATION AND REZONE.**

**Indicate how the text of the Comprehensive Plan is proposed to be changed including the language that is proposed to be added or removed from the text.**

Not applicable.

**Is the proposed change to the Comprehensive Plan text intended to be the basis for a change to existing City regulations, to create new regulations, or to eliminate existing regulations? If the answer is 'yes', which regulations would be impacted, or what type of new regulations are proposed?**

Not applicable.

**Describe in detail the circumstances that have changed since the adoption of the most recent Comprehensive Plan update in September 2015 that warrant the change to the Comprehensive Plan text which you are seeking.**

Not applicable.

**Does the proposed change in policy promote a more desirable growth pattern or outcome for the community as a whole? Describe in detail.**

Not applicable.

**Is the proposed policy change consistent with, or does it conflict with, existing Comprehensive Plan policies or the policies of other plans? Explain in detail.**

Not Applicable.

*I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Unified Development Code, applicable Marysville Municipal Codes and Comprehensive Plan, and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.*

*I certify that the information on this form is true and correct and that the applicable requirements of the City of Marysville, RCW and the State Environmental Policy Act (SEPA) will be met. I grant permission for City employees, agents of the City and/or other agency officials to enter the subject property (if applicable), for the purpose of site inspection.*



**Owner or Owner's Authorized Agent**

Nathaniel Hagedorn, Authorized Person for NP Arlington MIC Industrial, LLC

1/31/23

**Date**