COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270 ◆ (360) 363-8100

MEMORANDUM

DATE: April 19, 2023

TO: Planning Commission

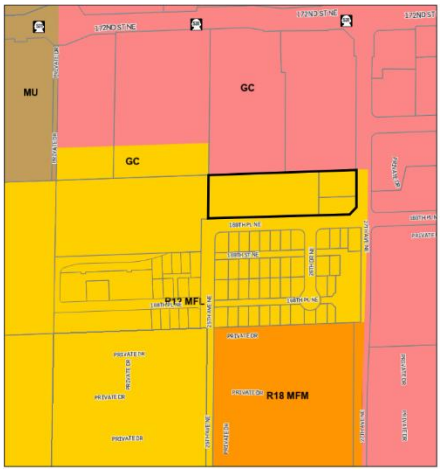
FROM: Angela Gemmer, Principal Planner

SUBJECT: Mavis-Undi Comprehensive Plan Map Amendment & Rezone CPA23-002

CC: Haylie Miller, Community Development Director
Chris Holland, Planning Manager

Exhibit 1 Land Use Application
Exhibit 2 Project Narrative
Exhibit 3 Comprehensive Plan Map Amendment and Response Form
Exhibit 4 Title Report – Mavis
Exhibit 5 Title Report – Undi
Exhibit 6 SEPA Environmental Checklist
Exhibit 7 Remote sensing critical areas map
Exhibit 8 Vicinity map
Exhibit 9 Trip Generation Analysis
Exhibit 10 Technical Review Comments with Citizen Comments Attached

As part of the 2023 Comprehensive Plan Amendment docket, Kevin Mavis and Shale Undi (owners) filed a request for the NON-PROJECT action Comprehensive Plan Map Amendment and Rezone of approximately 2.64 acres from R-12 Multi-family, Low Density (R-12). The request was filed for 2517 and 2621 169th Place NE (Assessor's Parcel Numbers (APNs) 31052900200700, 31052900202000, and 31052900202100). The rezone area is located at the northwest corner of the intersection of 169th Place NE and 27th Avenue NE.



The rezone is requested as the applicant contends that the existing R-12 zoning is not compatible with surrounding land uses, particularly the commercially-zoned property to the north, and that the rezone affords a small, but proactive adjustment to the zoning before incompatible development occurs. While staff appreciates the applicant's argument, staff is not supportive of a rezone from R-12 to GC without a project action being concurrently proposed. The subject property was originally zoned R-12 to provide a transition from the GC zone to the north and the residential neighborhood to the south. Many uses in the GC zone would likely garner staff's support for the property to be rezoned; however, there are many other uses that are allowed in the GC zone which would not be desirable at this location given the potential to adversely impact the neighboring residential uses. Staff has provided examples of uses that would likely be

supported at this location, and advised the applicant that a rezone request from R-12 to GC could be submitted anytime during the year without requiring a concurrent Comprehensive Plan map amendment given that the adjacent zoning is GC and the requested rezone area is under 10 acres. Staff has recommended that the applicant submit a proposal through the pre-application process so that feedback can be provided on the proposal prior to incurring the time and expense associated with preparing a formal land use application.

The affected neighboring property owners were notified of the NON-PROJECT action rezone as required by MMC Section 22G.010.090. One citizen provided a letter on behalf of the Lakewood Meadows Association expressing concerns regarding a rezone from R-12 to GC without knowing what the proposed development would be and what impacts it would have on the adjacent residential uses (see pages 61 – 68 of **Exhibit 10**). Staff spoke with the citizen regarding their concerns and has added them as a party of record for this proposal to ensure that they have an opportunity to follow the process and provide input as desired.

Staff may present this material to Planning Commission at subsequent workshop(s) and recognizes that tonight's agenda is full and, therefore, does not expect the Commissioners to complete a full review of the work shop materials for this introductory work session.

EXHIBIT 1

LAND USE PERMIT APPLICATION

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

FOR AGENCY USE	Date:	File:	Fee: $

SITE INFORMATION								
Site Address	2517 and 2621 169TH PL NE, 16924 27TH AVE NE			**APN**(s)	Kevin Mavis - 31052900200700 Shale Undi - 31052900202000 and 31052900202100			
Legal Description (abbreviated)	NW 29 T31N R 5E			**Section**	29	**Township**	31N	**Range** 5E
Comprehensive Plan	R12 Multi- Family Low	**Zoning**	R12 Multi-Family Low	**Shoreline Environment**			N/A	
Water Supply	**Current**: City of Marysville	**Proposed**: City of Marysville		**Sewer Supply**	**Current**: City of Marysville	**Proposed**: City of Marysville		
Present Use of Property	Existing property use is 1 single-family home and vacant property that is currently forested.							

	OWNER	APPLICANT	CONTACT
Name	Kevin Mavis, Shale Undi	Same as Owner	Clay White
Address	PO Box 2175		20210 142nd Ave NE
City, State, ZIP	Snohomish, WA 98291		Woodinville, WA 98072
Phone (home/office)			425.806.1869
Phone (cell)			
E-mail	Kevin Mavis - kandmhomes@outlook.com Shale Undi - shale@undiproperties.com		cwhite@ldccorp.com

PROJECT INFORMATION				
Type of Application	☐ **Single-family**	☐ **Multi-family**	☑ **Commercial**	☐ **Other**
Permits Needed from Marysville (check all that apply)	☐ **Annexation** ☐ **Major Mod.** ☐ **Prelim. Plat** ☐ **Shoreline CUP** ☑ **Comp. Plan Amendment**	☐ **BSP** ☐ **Conditional Use** ☐ **Minor Mod.** ☐ **Prelim.Short Plat** ☐ **Shoreline Variance**	☐ **BLA** ☐ **Critical Areas** ☐ **Rezone** ☐ **SEPA** ☐ **Multi-family Site Plan**	☐ **Comm. Site Plan** ☐ **Grading** ☐ **PRD** ☐ **Shoreline** ☐ **Variance** ☐ **Other**
List Any Other Permits Needed (State/Federal)	Unknown at this time			
Detailed Project Description	The Mavis/Undi Property project proposes a Comp Plan Map amendment be performed on 3 parcels near the Smokey Point shopping center in Marysville WA.			

I certify that I am the owner or owners 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 and other applicable Marysville Municipal Codes 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 application 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 necessary, for the purpose of site inspection.

Owner/Owner's Authorized Agent **Date**

MARYSVILLE
WASHINGTON

LAND USE PERMIT APPLICATION

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

FOR AGENCY USE	Date:		File:		Fee: $	
SITE INFORMATION						
Site Address	2517 and 2621 168TH PL NE, 16924 27TH AVE NE		APN(s)	Kevin Mavis - 310529000200700 Shale Undi - 310529000202000 and 310529000202100		
Legal Description (abbreviated)	NW 29 T31N R 5E		Section	29	Township 31N	Range 5E
Comprehensive Plan	R12 Multi-Family Low	Zoning R12 Multi-Family Low	Shoreline Environment	N/A		
Water Supply	Current: City of Marysville	Proposed: City of Marysville	Sewer Supply	Current: City of Marysville	Proposed: City of Marysville	
Present Use of Property	Existing property use is 1 single-family home and vacant property that is currently forested.					

	OWNER	APPLICANT	CONTACT
Name	Kevin Mavis Shale Undi	Same as Owner	Clay White
Address	PO Box 2175		20210 142nd Ave NE
City, State, ZIP	Snoqualmie, WA 98291		Woodinville, WA 98072
Phone (home/office)			425.806.1869
Phone (cell)			
E-mail	Kevin Mavis - [illegible] Shale Undi - [illegible]		cwhite@idccorp.com

PROJECT INFORMATION

Type of Application	☐ Single-family	☐ Multi-family	☑ Commercial	☐ Other
Permits Needed from Marysville (check all that apply)	☐ Annexation ☐ Major Mod. ☐ Prelim. Plat ☐ Shoreline CUP ☑ Comp. Plan Amendment	☐ BSP ☐ Conditional Use ☐ Minor Mod. ☐ Prelim.Short Plat ☐ Shoreline Variance	☐ BLA ☐ Critical Areas ☐ Rezone ☐ SEPA ☐ Multi-family Site Plan	☐ Comm. Site Plan ☐ Grading ☐ PRD ☐ Shoreline ☐ Variance ☐ Other
List Any Other Permits Needed (State/Federal)	Unknown at this time			
Detailed Project Description	The Mavis/Undi Property project proposes a Comp Plan Map amendment be performed on 3 parcels near the Smokey Point shopping center in Marysville WA.			

I certify that I am the owner or owners 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 and other applicable Marysville Municipal Codes 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 application 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 necessary, for the purpose of site inspection.

Kevin Mavis — 1-17-2023
Owner / Owner's Authorized Agent — **Date**

Shale Undi — 1-18-2023

EXHIBIT 2

LDC Surveying Engineering Planning

Mavis/Undi Comprehensive Plan Land Use Designation change and associated Rezone

Prepared by:

LDC Surveying Engineering Planning

20210 142nd Ave NE
Woodinville, WA 98072
(425) 806-1869

January 27, 2023

City of Marysville
Community Development Department
80 Columbia Avenue
Marysville, WA 98270

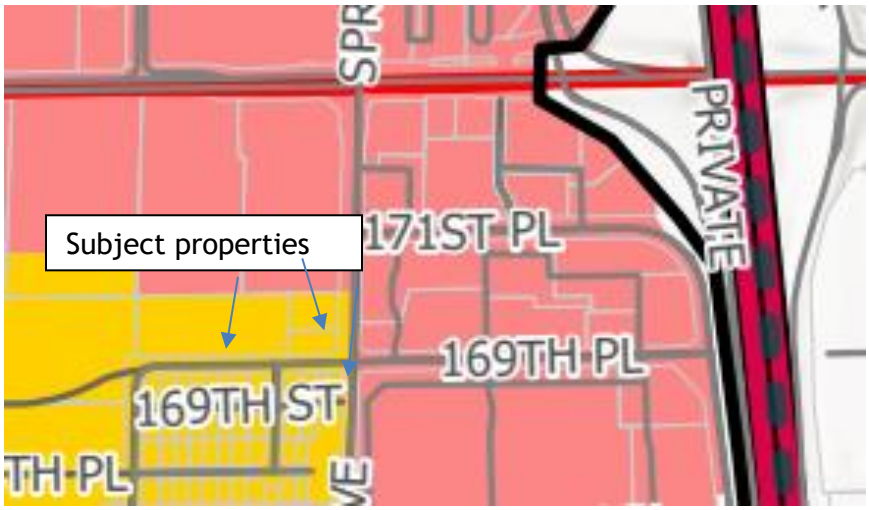
RE: Mavis/Undi Property Comprehensive Plan Land Use Designation change and associated Rezone

Project overview and Site Description

The Mavis/Undi properties are proposing a Comprehensive Plan land use designation change and associated rezone on 2.64 acres located within the City of Marysville. The proposal would move the properties from a residential to commercial land use and zoning designation, which is further described in this narrative.

The purpose behind this request is very simple. The current land use and zoning for the properties is not compatible with surround land uses especially the commercial property to the north. The change to a commercial designation will increase compatibility between neighboring properties and provide a natural break point between zones. This is an opportunity to make a small, but proactive adjustment to the land use and zoning map before incompatible development occurs. The current and proposed land use designation and zoning is as follows:

Current Comprehensive Plan Land Use Designation	Proposed Comprehensive Plan Land Use Designation	Current zoning	Proposed zoning
R12 Multi-Family Low	General Commercial	R12 Multi-Family Low	General Commercial



The request includes three separate parcels under two separate ownerships. Two of the parcels are currently vacant and the third currently has one single family residence on the site.

Tax Parcel Number	Current use	Address	Owner	Acres
31052900200700	One single family home	2517 169TH PL NE	Kevin Marvis	1.94 ac
31052900202000	Vacant	16924 27TH AVE NE	Undi Development LLC	.43 ac
31052900202100	Vacant	2621 169TH PL NE	Undi Development LLC	.27 ac

The following Comprehensive Plan Land Use designation and zoning for parcels surrounding the site:

	North	East	South	West
Comp Plan Designation	GC – General Commercial	GC – General Commercial	R12 Multi-Family Low	R12 Multi-Family Low
Zoning Designation	GC – General Commercial	GC – General Commercial	R12 Multi-Family Low	R12 Multi-Family Low
Current Use	Vacant	Commercial	Single-family residential	Vacant

Response to rezone and supplemental questions

The following provides written responses to the rezone criteria set forth in MMC 22G.010.440 and demonstrates that the proposal is consistent with the comprehensive plan and applicable functional plans.

<u>Section B - Rezone criteria</u>

a. There is a demonstrated need for additional zoning as the type proposed;

   Response: The Mavis/Undi properties are located approximately 600ft from State Route 531 and 1000ft (based on road distance) from the entrance to Interstate-5 in the heart of the Lakewood Neighborhood. The site is surrounded by General Commercial properties on the north and east and is currently separated from existing residential developments by 169th Place NE.

   As residential development continues to occur within the city, additional General Commercial lands are necessary. This is particularly important for properties located immediately adjacent to the state highways and freeways and adjacent to residential areas where people can walk to neighboring services. According to the Office of Financial Management (OFM), the City of Marysville added over 3,400 new homes between 2010-2020. There are several new residential developments south of this site which are currently in permitting and development or which have recently come online.

Additional commercial services will be necessary to serve those developments. In addition, the currently zoning land use and zoning is inconsistent with surrounding uses.

The properties just north of the site are zoned General Commercial and front SR 531. This site will eventually develop with commercial uses, like Costco and Target, which are adjacent to these properties. Having Multi-family low density zoning backing up to General Commercial zoning which fronts a state highway does not provide compatibility of uses. This proposal would provide that.

b. The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties;

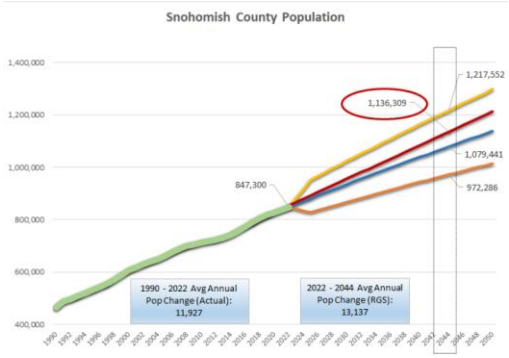
Response: Surrounding uses include Best Buy, Target, Hobby Lobby, Dicks Sporting Goods, Buffalo Wild Wings, Starbucks, Chipotle, Mor Furniture, just to name a few. In addition, this site directly abuts General Commercial property which front SR 531. This site will develop similarly to the other commercial sites in the area. Building new residential which backs up to very urban commercial uses and/or a parking lot does not make any sense for this area. This proposal would provide a natural break between uses with 169th Place.

General Commercial property abutting Mavis/Undi properties.

Mavis/Undi properties

Natural break with residential properties – 169th Place

c. There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification;



Response: There are significant changes which have and will occur in the City of Marysville and Snohomish County over the next 20 years. According to information provided by Snohomish County and OFM, Snohomish County growth will exceed 230,000 people by 2044.

The City of Marysville population increased by 31.7% between 2010-2020 per OFM and 23.7% on the employment side during the same time. Circumstances have changed. The city will be planning for nearly 30,000 new residents between 2020-2044. To support that growth, the city will be planning for nearly 18,000 new jobs during the same period of time. The city has and is currently seeing substantial residential growth south of the Mavis/Undi site. Providing opportunities for jobs and services within walking distance to residential areas makes great sense. This small adjustment of land from residential to commercial will recognize and show the city is adjusting as growth is occuring.

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

Response: As noted under question B, the site is located immediately adjacent to existing commercial uses and directly abuts commercial property which will be developed in the future and create incompatibilities with residential uses. The site has great access, there are no critical areas, and this change provides a natural road buffer between zones which currently does not exist.

<u>Section C – Supplemental questions</u>

a. 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?

Response: The proposed land use designation will promote a more desirable land use pattern for the community as a whole and be in the long-term best interest of the community. The following outlines responses to both questions:

a. This proposed land use change and rezone will provide a better natural break between zoning designations.
b. This proposed land use change and rezone will avoid incompatible/undesirable uses from being placed immediately adjacent from each other.
c. The proposed land use change and rezone will avoid underdevelopment of a site located within 600ft of SR 531 and 1000ft from I-5.

d. This proposed land use change and rezone will provide opportunities for commercial uses which are separated from residential uses but located within walking distance from a large amount of residential growth occuring within a ½ mile of these properties. While General Commercial is focused on auto-oriented uses, this has changed with the amount of nearby residential development. This proposal strikes the correct balance and needs for the community.

b. 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?

Response: The proposed land use change and rezone would avoid undesirable impacts to adjacent properties and help enhance compatibility between uses in the area. This site is small but could provide an opportunity to provide neighborhood businesses that could serve the surrounding community. As noted above, there is already substantial new residential growth south of the site. Having a 169th as a natural zoning break between uses will help ensure that there is use compatibility and the proposed zoning is a value add to the city and Lakewood Neighborhood.

c. 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?

Response: The proposed land use designation would not create the need for, or cause direct or indirect pressure for, a change in the land use designations of surrounding properties. Most of the surrounding properties are already developed or zoned General Commercial. This change is being proposed to increase compatibility and create zoning that fits the community to a greater extent than the current zoning.

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

Response: This proposal is consistent with the 2015 Comprehensive Plan policies. The site directly abuts General Commercial zoning which in total exceeds the Land Use Element focus on sites with 5+ acres. This proposal assists with job/housing balance, recognizes the needs for services for new residential development, reduces land use conflicts, and helps to promote a healthy economy for the city.

This change provides consistency with:

- Land Use Goal 3. Promote a healthy economy by improving the jobs to housing ratio.
- Land Use Goal 8. Foster pedestrian accessibility and urban planning approaches that promote physical activity.
- LU-4 - Encourage growth that will transform Marysville from a residentially dominated community to one that provides a balanced, though not equal, proportion of both residences and employment. This will include the Marysville-

Arlington Manufacturing Industrial Center (MIC) and the Smokey Point Master Plan Area as a major employment center.

- LU-11 - Reduce reliance on the private automobile and promote physical activity, and encourage suitable combinations and locations of land uses, such as employment, retail, and residences, including mixed use development.
- Land Use Goal 23. Provide for adequate commercial development to serve increased population in the Marysville area by enhancing the function of the area as a vital and major community business, trade, and living center, and by providing opportunities for highway, auto-oriented and pedestrian-oriented commercial development, and neighborhood convenience shopping facilities.
- LU-59 - Allocate sufficient commercial land to meet projected demand and need.
- LU-60 - The pattern and scale of commercial developments should be suitable to their location and the population they will serve.
- LU-69 Minimize land use conflicts through proper location and appropriate design.

EXHIBIT 3

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.

Not Applicable, Proposed Change is to Map

Property address, location or description.	2517 and 2621 169TH PL NE, 16924 27TH AVE NE		**Size (acres)**	2.64 Acres	
Land Use Designation	**Existing**	**Proposed**	**Zoning**	**Existing**	**Proposed**
	R12 Multi-Family Low	General Commercial		R12 Multi-Family Low	General Commercial

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**
General Commercial	General Commercial	Vacant
South		
Land Use Designation	**Current Zoning**	**Current Use of Property**
R12 Multi-Family Low	R12 Multi-Family Low	Single Family Residence
East		
Land Use Designation	**Current Zoning**	**Current Use of Property**
General Commercial	General Commercial	Misc Commercial
West		
Land Use Designation	**Current Zoning**	**Current Use of Property**
R12 Multi-Family Low	R12 Multi-Family Low	Single Family Residence

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 Mavis/Undi properties are located approximately 600ft from State Route 531 and 1000ft (based on road distance) from the entrance to Interstate-5 in the heart of the Lakewood Neighborhood. The site is surrounded by General Commercial properties on the north and east and is currently separated from existing residential developments by 169th Place NE.

As residential development continues to occur within the city, additional General Commercial lands are necessary. This is particularly important for properties located immediately adjacent to the state highways and freeways and adjacent to residential areas where people can walk to neighboring services. According to the Office of Financial Management (OFM), the City of Marysville added over 3,400 new homes between 2010-2020. There are several new residential developments south of this site which are currently in permitting and development or which have recently come online. Additional commercial services will be necessary to serve those developments. In addition, the currently zoning land use and zoning is inconsistent with surrounding uses.

The properties just north of the site are zoned General Commercial and front SR 531. This site will eventually develop with commercial uses, like Costco and Target, which are adjacent to these properties. Having Multi-family low density zoning backing up to General Commercial zoning which fronts a state highway does not provide compatibility of uses. This proposal would provide that.

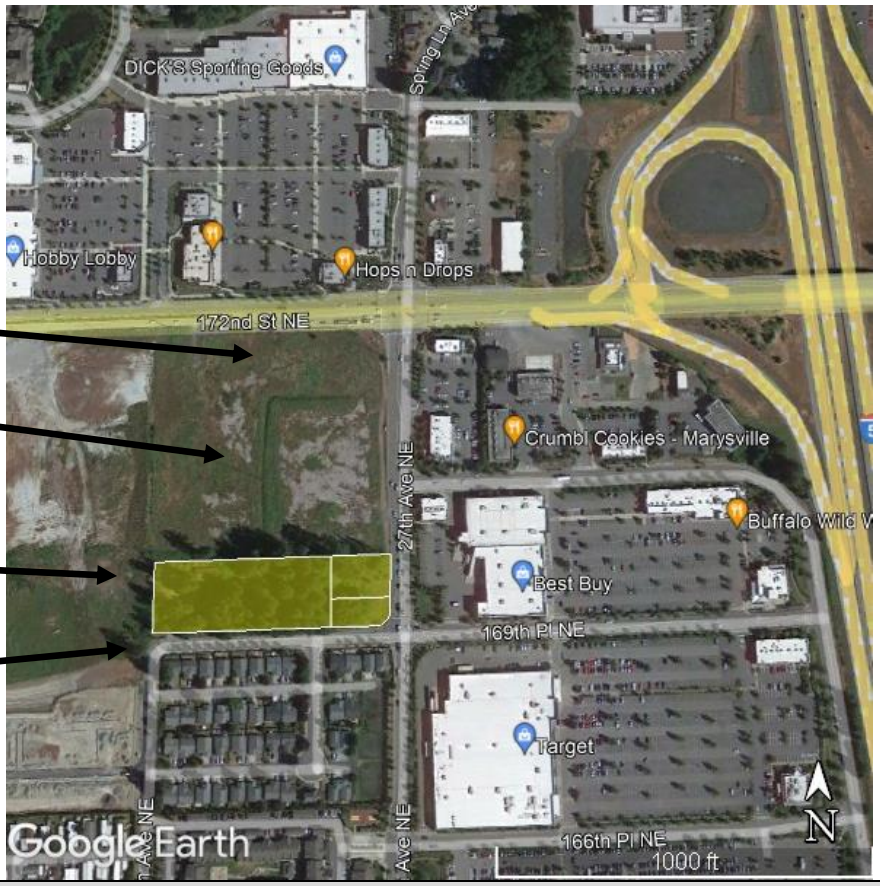
The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties. Please describe.

Surrounding uses include Best Buy, Target, Hobby Lobby, Dicks Sporting Goods, Buffalo Wild Wings, Starbucks, Chipotle, Mor Furniture, just to name a few. In addition, this site directly abuts General Commercial property which front SR 531. This site will develop similarly to the other commercial sites in the area. Building new residential which backs up to very urban commercial uses and/or a parking lot does not make any sense for this area. This proposal would provide a natural break between uses with 169th Place.

General Commercial property abutting Mavis/Undi properties.

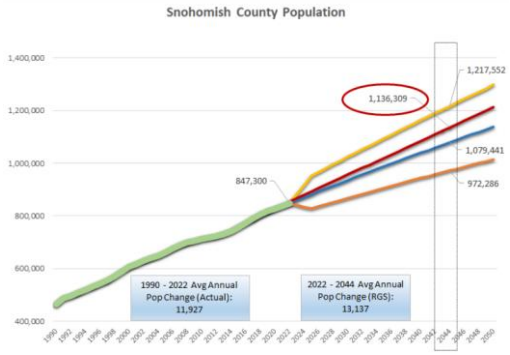
Mavis/Undi properties

Natural break with residential properties – 169th Place



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.

There are significant changes which have and will occur in the City of Marysville and Snohomish County over the next 20 years. According to information provided by Snohomish County and OFM, Snohomish County growth will exceed 230,000 people by 2044.



The City of Marysville population increased by 31.7% between 2010-2020 per OFM and 23.7% on the employment side during the same time. Circumstances have changed. The city will be planning for nearly 30,000 new residents between 2020-2044. To support that growth, the city will be planning for nearly 18,000 new jobs during the same period of time. The city has and is currently seeing substantial residential growth south of the Mavis/Undi site. Providing opportunities for jobs and services within walking distance to residential areas makes great sense. This small adjustment of land from residential to commercial will recognize and show the city is adjusting as growth is occurring.

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

As noted under question 2 of section B, the site is located immediately adjacent to existing commercial uses and directly abuts commercial property which will be developed in the future and create incompatibilities with residential uses. The site has great access, there are no critical areas, and this change provides a natural road buffer between zones which currently does not exist.

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 will promote a more desirable land use pattern for the community as a whole and be in the long-term best interest of the community. The following outlines responses to both questions:

a. This proposed land use change and rezone will provide a better natural break between zoning designations.
b. This proposed land use change and rezone will avoid incompatible/undesirable uses from being placed immediately adjacent from each other.
c. The proposed land use change and rezone will avoid underdevelopment of a site located within 600ft of SR 531 and 1000ft from I-5.
d. This proposed land use change and rezone will provide opportunities for commercial uses which are separated from residential uses but located within walking distance from a large amount of residential growth occuring within a ½ mile of these properties. While General Commercial is focused on auto-oriented uses, this has changed with the amount of nearby residential development. This proposal strikes the correct balance and needs for the community.

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 change and rezone would avoid undesirable impacts to adjacent properties and help enhance compatibility between uses in the area. This site is small but could provide an opportunity to provide neighborhood businesses that could serve the surrounding community. As noted above, there is already substantial new residential growth south of the site. Having a 169th as a natural zoning break between uses will help ensure that there is use compatibility and the proposed zoning is a value add to the city and Lakewood Neighborhood.
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?
The proposed land use designation would not create the need for, or cause direct or indirect pressure for, a change in the land use designations of surrounding properties. Most of the surrounding properties are already developed or zoned General Commercial. This change is being proposed to increase compatibility and create zoning that fits the community to a greater extent than the current zoning.
Describe the proposal's overall consistency with the 2015 Marysville Comprehensive Plan policies.
This proposal is consistent with the 2015 Comprehensive Plan policies. The site directly abuts General Commercial zoning which in total exceeds the Land Use Element focus on sites with 5+ acres. This proposal assists with job/housing balance, recognizes the needs for services for new residential development, reduces land use conflicts, and helps to promote a healthy economy for the city. This change provides consistency with: • Land Use Goal 3. Promote a healthy economy by improving the jobs to housing ratio. • Land Use Goal 8. Foster pedestrian accessibility and urban planning approaches that promote physical activity. • LU-4 - Encourage growth that will transform Marysville from a residentially dominated community to one that provides a balanced, though not equal, proportion of both residences and employment. This will include the Marysville-Arlington Manufacturing Industrial Center (MIC) and the Smokey Point Master Plan Area as a major employment center. • LU-11 - Reduce reliance on the private automobile and promote physical activity, and encourage suitable combinations and locations of land uses, such as employment, retail, and residences, including mixed use development. • Land Use Goal 23. Provide for adequate commercial development to serve increased population in the Marysville area by enhancing the function of the area as a vital and major community business, trade, and living center, and by providing opportunities for highway, auto-oriented and pedestrian-oriented commercial development, and neighborhood convenience shopping facilities. • LU-59 - Allocate sufficient commercial land to meet projected demand and need. • LU-60 - The pattern and scale of commercial developments should be suitable to their location and the population they will serve. • LU-69 Minimize land use conflicts through proper location and appropriate design.

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.
No text amendment proposed
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?
No text amendment proposed
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.
No text amendment proposed
Does the proposed change in policy promote a more desirable growth pattern or outcome for the community as a whole? Describe in detail.
No text amendment proposed
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.
No text amendment proposed

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 _____ **Date** _____

No text amendment proposed
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.
No text amendment proposed
Does the proposed change in policy promote a more desirable growth pattern or outcome for the community as a whole? Describe in detail.
No text amendment proposed
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.
No text amendment proposed

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.

Kevin Maas — 1-17-2023

Owner or Owner's Authorized Agent — **Date**

1-18-2023

EXHIBIT 4

SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500140510

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Kevin Mavis and Beverly Mavis

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Brent Aune
Authorized Officer or Agent

ISSUING OFFICE:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$34.65

Effective Date: January 19, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Kevin Mavis and Beverly Mavis, a married couple.

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 310529-002-007-00

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THE FOLLOWING DESCRIBED TRACTS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0°27'8" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 191.19 FEET TO THE NORTHERLY MARGIN OF A PRIVATE ROAD; THENCE SOUTH 87°22'33" WEST ALONG THE NORTHERLY MARGIN OF SAID PRIVATE ROAD A DISTANCE OF 185 FEET; THENCE NORTH 0°27'28" WEST A DISTANCE OF 191.21 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 87°24'33" EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 0°27'08" EAST ALONG THE QUARTER LINE 884.80 FEET TO A POINT ON THE WEST CENTER LINE OF 169TH STREET NORTHEAST; THENCE SOUTH 87°22'33" WEST A DISTANCE OF 665.95 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, SAID POINT BEING KNOWN AS POINT "A" IN PARCEL B OF THAT CERTAIN DECLARATION OF EASEMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1882807, SAID POINT "A", ALSO BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN;

THENCE FROM SAID POINT "A" PROCEED NORTH 87°22'33" EAST 665.95 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 0°27'08" ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, A DISTANCE OF 442.37 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF JOHNSON TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 17, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
(SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29);

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0°07'57" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 443.03 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION LYING WITHIN THE PLAT OF LAKEWOOD MEADOWS RECORDED UNDER AUDITOR'S FILE NUMBER 200110175002.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public
   Purpose: ingress, egress and utilities
   Recording Date: July 19, 1966
   Recording No.: 1882807

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Snohomish County
   Purpose: Electric transmission and/or distribution line
   Recording Date: June 17, 1968
   Recording No.: 2036462
   Affects: A portion of said premises

4. Notice of Rural Utility Service Area, and of Liability to the City of Marysville for Utility Assessments and Charges and the terms and conditions thereof:

   Recording Date: August 12, 1982
   Recording No.: 8208120212

5. Consent to Dedication of Easement and Indemnity Agreement and the terms and conditions thereof:

   Recording Date: October 17, 2001
   Recording No.: 200110170141

6. A deed of trust to secure an indebtedness in the amount shown below,

   Amount: $243,000.00
   Dated: May 1, 2009
   Trustor/Grantor: Kevin D, Mavis and Beverly D. Mavis
   Trustee: Northpoint Escrow and Title
   Beneficiary: Mortgage Electronic Registration Systems Inc
   Recording Date: May 11, 2009
   Recording No.: 200905110902

   A substitution of trustee under said deed of trust which names, as the substituted trustee, the following

   Trustee: Northwest Trustee Services
   Recording Date: September 4, 2014
   Recording No.: 201409040237

SCHEDULE B
(continued)

Various recorded assignments of the beneficial interest under said trust deed as listed below.

Assignor: Branch Banking and Trust Company
Assignee: Specialized Loan Servicing LLC
Recording Date: September 17, 2019
Recording No.: 201909170212

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $364,000.00
Dated: June 26, 2018
Trustor/Grantor: Kevin D. Mavis and Beverly D. Mavis
Trustee: Napa River Insurance Services Inc.
Beneficiary: Hudson Insurance Company
Recording Date: July 9, 2018
Recording No.: 201807090018

8. The Company's liability for this report is limited to $1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B

EXHIBIT 5

Chicago Title
Everett, WA 98201
Main Phone: (425)259-8205

Commitment for Title Insurance

Title Officer: Commercial Unit
Email: Everett.CU@ctt.com
Title No.: 500140332

Property Address:

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

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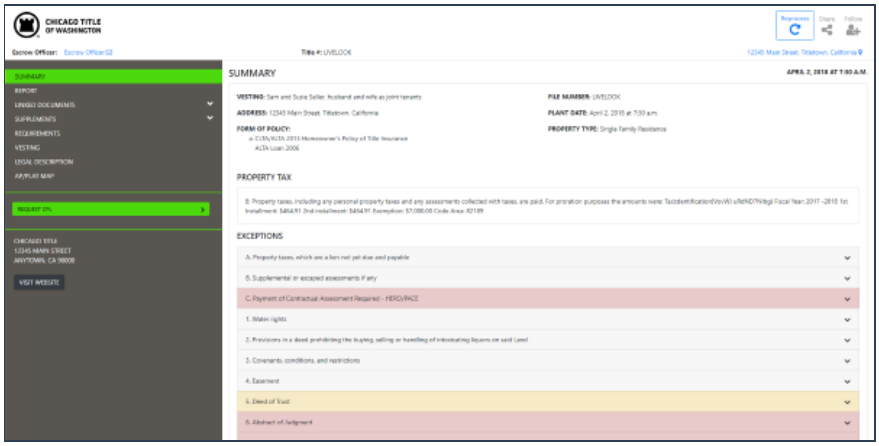


Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500140332

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Undi Development LLC, a Washington limited liability company

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Lee Kessler
Authorized Officer or Agent

ISSUING OFFICE:
Title Officer: Commercial Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (855)394-4817 Main Phone: (425)259-8205 Email: Everett.CU@ctt.com

SCHEDULE A

Liability	Premium	Tax
$0.00	$0.00	$0.00

Effective Date: January 12, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Undi Development LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 310529-002-020-00 and 310529-002-021-00

Parcel A:

That portion of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 29, Township 31 North, Range 5 East of the Willamette Meridian, in Snohomish County, Washington, described as follows:

Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter of the Northwest quarter;
thence South 0 ° 27'08" East along the quarter line, 191.19 feet to the Northerly margin of private road;
thence South 87 ° 22'33" West along the Northerly margin of said private road, 185 feet;
thence North 0 ° 27'28" West 191.21 feet to the North line of said Southeast Quarter of the Northeast Quarter of the Northwest quarter;
thence North 87 ° 24'33" East 185 feet to the Point of Beginning;
Except the North 115 feet thereof; and

Except that portion conveyed to the City of Marysville by deed recorded under Auditor's File No. 201308130639.

Situate in the County of Snohomish, State of Washington.

Parcel B:

That portion of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 29, Township 31 North, Range 5 East of the Willamette Meridian, in Snohomish County, Washington, described as follows:

The North 115 feet of the following described tract:
Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter of the Northwest quarter;
thence South 0 ° 27'08" East along the quarter line, 191.19 feet to the Northerly margin of private road;
thence South 87 ° 22'33" West along the Northerly margin of said private road, 185 feet;
thence North 0 ° 27'28" West 191.21 feet to the North line of said Southeast Quarter of the Northeast Quarter of the Northwest quarter;
thence North 87 ° 24'33" East 185 feet to the Point of Beginning;

Except that portion conveyed to the City of Marysville by deed recorded under Auditor's File No. 201308130639, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

SCHEDULE B

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.

2. Right to enter the Land to make repairs and to cut brush and trees which constitute a menace or danger to the electric transmission line located in the street or road adjoining said Land, as granted by instrument:

   Recording Date: January 22, 1967
   Recording No.: 2008956
   In Favor of: Public Utility District No. 1 of Snohomish County
   Affects: Parcels A, B and other property

3. Right to enter the Land to make repairs and to cut brush and trees which constitute a menace or danger to the electric transmission line located in the street or road adjoining said Land, as granted by instrument:

   Recording Date: June 17, 1968
   Recording No.: 2036462
   In Favor of: Public Utility District No. 1 of Snohomish County
   Affects: Parcel A

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on survey:

   Recording No: 200012185002
   Affects: Parcels A and B

5. City of Marysville Recovery Contract No. 262 including the terms, covenants and provisions thereof

   Recording Date: August 29, 2005
   Recording No.: 200508290545

6. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by a survey recorded under Auditor's File No. 200510115098:

   A.) Fence on North portion of Parcel B encroaches on Northerly adjacent property
   B.) Shed on North portion of Parcel B encroaches 1.0' on Northerly adjacent property
   C.) End of 4' high dilapidated cedar port and barb wire fence that continues South into Parcel B

7. Relinquishment of access to State Highway Number 531 and of light, view and air by Deed:

   Grantee: State of Washington
   Recording Date: September 29, 2008
   Recording No.: 200809290141

SCHEDULE B
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Washington, Department of Transportation
Purpose: Highway slopes
Recording Date: September 29, 2008
Recording No.: 200809290142
Affects: Northerly and Easterly portions of Said premises

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County and Verizon Northwest Inc.
Purpose: Underground and/or overhead electric transmission and/or distribution system
Recording Date: November 26, 2008
Recording No.: 200811260537
Affects: Portions of Said premises and other property

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Marysville
Purpose: Temporary construction easement
Recording Date: August 13, 2013
Recording No.: 201308130640
Affects: Portion of Parcels A and B

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201712265004

12. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $3,750,000.00
Dated: November 29, 2006
Trustor/Grantor: Undi Development LLC
Trustee: Chicago Title Insurance Company
Beneficiary: Roland O. Undi and Geraldine A. Undi, husband and wife
Recording Date: December 19, 2006
Recording No.: 200612190922
Affects: Parcels A, B and other property

Said deed of trust has been partially reconveyed/released by instrument

Recording Date: September 29, 2008
Recording No.: 200809290144

The land described in said partial reconveyance/release is as follows:
That portion conveyed to the State of Washington

SCHEDULE B
(continued)

Said deed of trust has been partially reconveyed/released by instrument

Recording Date: July 29, 2013
Recording No.: 201307290140

The land described in said partial reconveyance/release is as follows:
That portion conveyed to the City of Marysville

13. The Company's liability for this report is limited to $1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B

EXHIBIT 6

ENVIRONMENTAL REVIEW (SEPA) APPLICATION CHECKLIST

MARYSVILLE WASHINGTON EST. 1891
Community Development Department ◆ 80 Columbia Avenue ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 651-5099 FAX ◆ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Paper copies of the following application materials will not be accepted. Electronic copies of all application materials are required in order to review and determine if the application is complete. Please email a request to landusesubmittals@marysvillewa.gov and a link will be provided to upload the application materials; a file number will be provided with your upload link. Please email city staff at landusesubmittals@marysvillewa.gov when the upload is complete to ensure timely processing of your submittal (the system does not generate a notice).

Washington State Environmental Policy Act, RCW 43.21C

Washington State Administrative Code, WAC 197-11-960 Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:** [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and/or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process, as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and

"property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

NOTE: The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments

Submit the original checklist form and one of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan
3. Conceptual building elevations
4. Conceptual vehicle maneuvering diagram (when applicable)

Submit the following when appropriate:

1. Wetland Delineation
2. Geotechnical Reports
3. Fisheries Study

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.

Correspondence

Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant.**

Application Format

The application will only be accepted if the original form is used.

Fees

There is a nonrefundable application fee for all environmental checklists:

Residential (1-9 lots or dwelling units) $350.00
Residential (10-20 lots or dwelling units) $500.00
Residential (21-100 lots or dwelling units) $1,000.00
Residential (greater than 100 lots or dwelling units)..... $1,500.00
Commercial/Industrial (0 to 2 acres)..... $350.00
Commercial/Industrial (2.1 to 20 acres) $750.00
Commercial/Industrial (greater than 20 acres) $1,500.00

Pre-application Conference

Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre-application conference may be waived.

The pre-application conference must be conducted prior to the submittal of the environmental checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing

The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals

Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable $500 Administrative Appeal fee to be submitted with appeal.

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]

Mavis/Undi Comprehensive Plan Land Use Designation change and associated Rezone

2. Name of applicant: [help]

Kevin Mavis and Shale Undi

3. Address and phone number of applicant and contact person: [help]

PO Box 2175, Snohomish, WA 98291

Contact Person:
Clay White
Director of Planning
LDC Inc.
425.806.1869
20210 142nd Ave NE
Woodinville, WA 98072

4. Date checklist prepared: [help]

January 2023

5. Agency requesting checklist: [help]

The City of Marysville

6. Proposed timing or schedule (including phasing, if applicable): [help]

January 2023 Application Submittal
Application to be processed in 2023.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

There are no critical areas onsite. Please see attachment A, which depicts sritical areas mapped by Snohomish County and the National Wetland Inventory.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

There are currently no applications for governmental approval that would directly affect the properties covered by this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The Mavis/Undi Comprehensive Plan Land Use Designation change and associated Rezone is proposing to change 2.64 acres from R12 Multi-Family Low to General Commercial.

Current Comprehensive Plan Land Use Designation	Proposed Comprehensive Plan Land Use Designation	Current zoning	Proposed zoning
R12 Multi-Family Low	General Commercial	R12 Multi-Family Low	General Commercial

Tax Parcel Number	Current use	Address	Owner	Acres
31052900200700	One single family home	2517 169TH PL NE	Kevin Marvis	1.94 ac
31052900202000	Vacant	16924 27TH AVE NE	Undi Development LLC	.43 ac
31052900202100	Vacant	2621 169TH PL NE	Undi Development LLC	.27 ac

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

Site addresses: 2517 and 2621 169TH PL NE, 16924 27TH AVE NE. Abbreviated site legal description: T31N R5E S29 NW

B. ENVIRONMENTAL ELEMENTS [HELP]

1. Earth

a. General description of the site [help]
(***bold/italicize***): ***Flat***, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [help]

The steepest slope on the site is approximately 0-3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The project site soils are reported as Custer fine sandy loam by USDA Web Soil Survey and noted to be "Prime farmland if irrigated and drained".

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

There are no surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

This is a non-project action. Filling, excavation, and grading activities would take place as part f a future land use application.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

This is a non-project action. There is potential for erosion onsite during the construction phase. Due to the flat nature of the site, significant erosion is unlikely. Onsite temporary erosion control measures will be taken to mitigate the potential threat of any erosion during storm events. Following construction, erosion potential would be decreased upon revegetation.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

This is a non-project action. Impervious surface area of the future project will be determined upon future construction application.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

This is a non-project action. However, temporary measures to control erosion could include sedimentation ponds, filter fences, and diversion swales. Permanent measures could include landscaping, piping, and armoring of outfall areas when future construction takes place.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

This is a non-project action; therefore, no emissions would come from this proposal. During the future construction activities there could be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be from exhaust from vehicle traffic. The increase in automobiles associated with the development would contribute CO, NO, and SO2 emissions to the ambient air.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

This is a non-project action. Vehicle emissions from traffic on nearby roadways might be the primary off-site source of air pollution that could affect a future proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

This is a non-project action. Should future construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emission impacts should be negligible because of standards regulated by Washington State Department of Licensing.

3. Water

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

According to the National Wetlands Inventory, there is a wetland located approximately 170 feet south of the project site. This mapped wetland appears to have been located at the site of a currently existing residential development and was likely filled in or no critical area existed. Snohomish County records show potential for the presence of wetlands on-site via remote-sensing-base wetlands maps. No critical areas are identified on or near the project site by the City of Marysville. Please see attachment A.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

This is a non-project action. However, the site will not require work over, in, or adjacent to waters.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

This is a non-project action. No fill or dredge is expected. Fill will be assessed as part of a future project.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

This is a non-project action. No surface water withdrawals are expected.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

No, per FEMA flood panel 53061C0390F this project site is not intersected by any 100-year floodplains.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No. This is a non-project action. No discharges of waste materials into any surface waters are anticipated.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

No. This is a non-project action. No withdrawals or discharges of waste materials into any ground waters are anticipated.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

This is a non-project action. Any future developments would discharge waste via City of Marysville sewer and be reviewed for compliance with city requirements.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

This is a non-project action. Future development on the project site would have runoff primarily from rainfall on the site itself, no significant flow is expected from any adjacent property. Runoff from roofs, roads, driveways, and walkway surfaces will be captured and routed to onsite water quality and infiltration facilities in compliance with city regulations.

2) Could waste materials enter ground or surface waters? If so, generally describe.

[help]

This is a non-project action. Any future development will be evaluated in order to meet city, state, and federal regulations if a proposal proposes materials entering ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. It is not anticipated that any future development will alter or otherwise affect the drainage patterns in the vicinity of the project site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. All adopted development and engineering requirements imposed by the City to control hydrologic impacts on adjacent properties will be incorporated into plans associated with future developments on the project site.

4. Plants [help]

a. ***Bold/Italicize*** the types of vegetation found on the site: [help]

deciduous tree: alder, maple, aspen, ***other***
evergreen tree: ***fir***, cedar, ***pine***, other
shrubs
grass
pasture
crop or grain
Orchards, vineyards or other permanent crops.
wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
water plants: water lily, eelgrass, milfoil, other
other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

None. This is a non-project action. Vegetation type and amount of clearing for any future development will be determined later.

c. List threatened and endangered species known to be on or near the site. [help]

There are currently no known threatened or endangered plant species onsite.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

No landscaping is included in this proposal, this is not a project action.

e. List all noxious weeds and invasive species known to be on or near the site.

None known. Himalayan Blackberry appears to be present on the project site.

5. Animals

a. ***Bold/Italicize*** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, ***songbirds***, ***other***:
mammals: deer, bear, elk, beaver, ***other***:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help]

According to the WDFW PHS online, no species listed as threatened or endangered occur on or in the immediate vicinity of this site.

c. Is the site part of a migration route? If so, explain. [help]

All of western Washington is covered by the Pacific Flyway Migration Route. This is one of the four major North American migration routes for birds, especially waterfowl. It extends from Alaska and Canada to Mexico and South America.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

There are no proposed measures to preserve or enhance wildlife currently. This is a non-project action.

e. List any invasive animal species known to be on or near the site.

There are no invasive species known on this site.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electric and/or natural gas will likely be primary sources of energy for future development.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

The inclusion of energy conservation will be decided on future developments later.

7. Environmental health

d. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

There are no known or possible contaminates or health hazards onsite.

1) Describe any known or possible contamination at the site from present or past uses.

There are no known or possible contaminates onsite.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals/conditions onsite that may impact any future developments on the project site.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. No hazardous chemicals are planned to be stored, used, or produced.

4) Describe special emergency services that might be required.

This non-project action will not require special emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. There are no environmental health hazards associated with this project.

e. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

Noise influences near the project site will be generated from the adjacent housing development to the south and the commercial development to the east (and north when development takes place). Noise sources will include local traffic in the residential neighborhood and heavier traffic along 27th Ave NE. It is not expected that noise will influence any future proposal

2) What types and levels of noise would be created by or associated with the project on

a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

This is a non-project action; it will not result in the creation of any additional noise. Any future developments that occur at this project site will be required to meet city and state requirements for noise.

3) Proposed measures to reduce or control noise impacts, if any: [help]

This is a non-project action; however future developments at this project site will limit noise impacts consistent with the provisions of MMC Chapter 6.76.

8. Land and shoreline use

f. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The project site currently has a single-family home on one lot, and two lots that are undeveloped and forested. The land uses surrounding the proposed project site are as follows:

	North	East	South	West
Comp Plan Designation	GC – General Commercial	GC – General Commercial	R12 Multi-Family Low	R12 Multi-Family Low
Zoning Designation	GC – General Commercial	GC – General Commercial	R12 Multi-Family Low	R12 Multi-Family Low
Current Land Use	Vacant	Commercial	Single-family residential	Vacant

g. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

There is no known history or evidence of past use as working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The proposal will not impact or be impacted by any surrounding working farm or forest land.

h. Describe any structures on the site. [help]

31052900200700 has 1 single-story 3-bedroom home which was constructed in 1971.

i. Will any structures be demolished? If so, what? [help]

This is a non-project action. Future development could result in the removal of the existing single family home.

j. What is the current zoning classification of the site? [help]

The project site currently is zoned R12 Multi-Family Low.

k. What is the current comprehensive plan designation of the site? [help]

The project site has a Comprehensive land use designation of R12 Multi-Family Low.

l. If applicable, what is the current shoreline master program designation of the site? [help]

Not applicable. There is no shoreline master program designation on the site.

m. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

Neither the City of Marysville nor Snohomish County have identified any part of the project site as a critical area. See attachment A.

n. Approximately how many people would reside or work in the completed project? [help]

This is a non-project action. Future people residing on the site would depend on the development being proposed.

o. Approximately how many people would the completed project displace? [help]

Assuming 2.53 persons per household (per U.S. Census results for Washington State) future developments on the project site could potentially displace 3 people.

p. Proposed measures to avoid or reduce displacement impacts, if any: [help]

This is a non-project action. There are currently no proposed measures to avoid or reduce displacement impacts.

q. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The proposed project would be compatible with the existing and projected land uses in its neighborhood. The parcels which it directly abuts to the north and east are zoned General Commercial while the residential zoning south of the project site is separated by the 169th Pl NE. The neighboring residential neighborhood is already insulated from the project site as all the houses face away from 169th Pl NE and have fences, street trees, and a lush planter strip providing separation and shelter. Conversely, any future residential developments on the proposed project site would be forced to directly abut General Commercial land uses without any major ROW to shelter them and allow for separation of uses.

r. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, ifany:

There are no proposed measures to reduce or control impacts to agricultural and

forest lands of long-term commercial significance because there are none in the immediate vicinity.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

This is a non-project action. There are no residential units being proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

Future developments on the project site could potentially remove 1 middle-income dwelling unit.

c. Proposed measures to reduce or control housing impacts, if any: [help]

This is a non-project action. All required traffic, park, and school impact fees will be paid in full, if required, for any future development.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

This is a non-project action; height of any future developments is unknown currently. However, any future developments on the project site will need to comply by the commercial dimensional regulation found in MMC 22C.020.080

b. What views in the immediate vicinity would be altered or obstructed? [help]

This is a non-project action; it is unknown what views may be obstructed by any future developments on the project site.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

This is a non-project action. Future developments on the project site may reduce or control aesthetic impacts through the observance of building setbacks, open space, and provision of ornamental and native landscaping.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

This is a non-project action. It is unknown what light and glare might be produced by future developments on the project site.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

This is a non-project action. It is unknown whether future developments on this project site will have negative impacts due to light or glare.

What existing off-site sources of light or glare may affect your proposal? [help]

Light from the neighboring residential development, the commercial shops and parking lots to the east, and automobile traffic on 27th Ave NE will likely be the only light or glare that could potentially impact the proposed development.

c. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. No special measures to reduce or control light and glare impacts are proposed nor are they expected to be necessary.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

The site is roughly 3,000ft northeast from the Gissberg Twin Lakes park, 4,000ft east of Lakewood High school sports fields, 1.3 miles south west of the Arlington Airport which hosts several annual fly-in events, and 2.7 miles west of Gleneagle Golf Course.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

The project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

There are no proposed measures to reduce or control impacts on recreation in this project.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

The one structure on the project site is 52 years old, it is not reported as an eligible structure.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

There are no known landmarks, features, or other evidence of Indian or historic use on site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

Site walks and consultation of Washington State's Department of Archology and Historic Preservation's WISAARD Online GIS map were used to assess the potential impacts to cultural and historic resources on or near the project site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. Construction would be temporarily halted should evidence of historic archeological, scientific, or cultural importance be discovered. Local tribes would be notified.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

The site receives access from both 169th St NE and 27th Ave NE. 27th Ave NE provides access to 172nd St NE (WA-531) which provides access to I-5.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

Smokey Point is served by Community Transit. There is a bus stop approximately 900 feet north of the project site that is served once every hour.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

This is a non-project action. No parking spaces will be removed or added at this time. Parking for future developments on the project site will be assessed at the time of land use permitting.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

This is a non-project action. No frontage improvements will be required. Future developments on the project site will likely be required to provide frontage improvements on portions of 169th Pl NE and 27th Ave NE.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

Arlington Airport is located approximately 1.7 miles east of the project site; this airport is not served by any transport service. There is a train track 3,000 feet west of the project site, but the nearest train station is 10 miles away in Stanwood.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

This is a non-project action. A traffic memo outlining possible transportation differences between the current and proposed zoning is included as attachment C.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the project will not interfere with the movement of agricultural or forest product.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

Future development on the project site will pay all traffic impact fees before the building permits are issued. In addition, any future develop would be required to mitigate project transportation impacts.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

This is a non-project action. Any future developments on the project site would place additional demands on public services; however, facilities are generally in place to handle these additional demands due to the development of the surrounding parcels.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

None currently. Future developments on the project site will be required to pay impact fees which will help the City of Marysville mitigate any adverse results of said developments.

16. Utilities

a. ***Bold/Italicize*** utilities currently available at the site: [help]

Electricity
natural gas
water
refuse service
telephone
sanitary sewer
septic system
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

The proposed utilities are water, sanitary sewer, telephone, cable, trash service, and electric power.

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Print name of signee: Clay White

Position and Agency/Organization: Director of Planning, LDC

Date Submitted: 1/27/23

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   This non-project action would allow future general commercial development of the project site to occur. At the time of redevelopment, water discharge and air emissions could occur. Noise associated with existing general commercial activities could increase. Any development activities would be required to meet any local, state, and federal regulations addressing these issues and impacts would depend on the use being proposed.

   Proposed measures to avoid or reduce such increases are:

   Water discharge would be treated as part of the onsite stormwater system treatment and air emissions would be required to meet state air emission standards. All future development would be required to meet the regulations in effect at the time of complete application.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Impacts would depend on the future development proposed. However, given site conditions, it is unlikely that there would be any impacts to plants, animals, fish, or marine life.

   Any future developments would be required to meet any local, state, and federal regulations.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   Future development will be subject to the City of Marysville code requirements for open spaces and landscaping. Projects would also comply with all critical area, NPDES, shoreline or other regulations in effect at the time of project submittal.

3. How would the proposal be likely to deplete energy or natural resources?

   It is not anticipated that future development would require more energy and natural resources for construction and continued use.

   Proposed measures to protect or conserve energy and natural resources are:

   Energy conservation and reduction of natural resource usage would be assessed at

the time of development.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   Any development proposed near an environmentally sensitive area would be required to comply with regulations in place at the time such as critical areas and stormwater regulations.

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   Compliance with development regulations required by the City. Other measures may take place as part of individual applications.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   The proposed project would change the land use present at the project site. Currently the sites land use is single-family rural and vacant. The current land use designation is R12 multi-family low. The proposed zone change would have the existing land use designation changed to General Commercial. This change is compatible with existing land use plans because the land use on the parcel directly north of the project site which it shares the same block with, is General Commercial. This would create a more cohesive and logical pattern of land use in the neighborhood, and many uses allowed within the General Commercial zone are complimentary to neighboring residential developments.

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   To avoid impacting existing land use plans this project, and future development on the project site, will work with the City of Marysville to ensure public facilities and infrastructure are adequate for potential proposed developments as required by code. Facilities and infrastructure that may be considered for adequacy include but are not limited to: utilities, roads, frontage improvements, traffic, open space, and aesthetics. Additionally, comments from the public and other concerned agencies will be considered throughout the permitting process to include concerned stakeholders in the development process. The site is not located within shoreline jurisdiction.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   Given the site currently only has one single family home, future development would most likely increase demands on transportation and public services. However, any future development will be required to meet with city and state requirements to ensure a development mitigates future impacts.

   Proposed measures to reduce or respond to such demand(s) are:

Future developments on the project site will be required to pay impact fees which will help the City of Marysville mitigate any adverse results of said developments. In addition, any future development will be required to meet and mitigate any project impacts as prescribe by city, state, or federal regulations.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts with local, state, or federal laws or requirements for the protection of the environment are anticipated.

Attatchment A

EXHIBIT 7

Mavis/Undi Property
Data Retreived from Snohomish County SCOPI

Attatchment B Vicinity Map

Mavis/Undi Property **EXHIBIT 8**

EXHIBIT 9

MEMORANDUM

To: Jesse Hannahs, PE, City of Marysville

From: Brad Lincoln, PE BJL

Subject: Mavin/Undi Comprehensive Plan Map/Rezone

Trip Generation Analysis

Date: January 25, 2023

Project: 090223005

Kimley-Horn and Associates, Inc. has been retained to provide a trip generation analysis to evaluate the potential change in trip generation which could result from a comprehensive plan and zoning change from the existing R12 zoning to the proposed comprehensive plan and zoning designation of General Commercial. The Mavis/Undi Comprehensive Plan Map/Rezone includes three parcels (31052900200700, 3105290020200, and 31052900202100) totaling 2.64 acres. The site is located in the northwest corner of 27th Avenue NE at 169th Place NE. A site vicinity map is shown in Figure 1.

Figure 1: Site Vicinity Map

The Mavis/Undi Comprehensive Plan Map/Rezone site is currently zoned "R12 Low Density Multi-Family" and the proposal is to rezone the parcel to "General Commercial." It is anticipated that the site will have access to 169th Place NE, regardless of the zoning. However, a General Commercial zoning would likely have internal connectivity to adjacent parcels with commercial zoning.

1. TRIP GENERATION – CURRENT ZONING

The current zoning of "R12 Low Density Multi-Family" would allow up to 48 multifamily units with density incentives. The units would be anticipated to be in 3 story buildings. The trip generation calculations for the existing zoning are based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 11th Edition (2021)* for ITE Land Use Code 220, Multifamily Housing (Low-Rise). The weekday trip generation calculations for the existing zoning are summarized in Table 1.

Table 1: Trip Generation Summary – Existing Zoning

R12 Zoning 48 Units	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	In	Out	Total	In	Out	Total	In	Out	Total
Generation Rate	6.74 trips per Unit			0.40 trips per Unit			0.51 trips per Unit		
Splits	50%	50%	100%	24%	76%	100%	63%	37%	100%
Trips	162	162	324	5	15	20	15	9	24

The 48 multifamily units under the existing zoning would be anticipated to generate approximately 324 weekday average daily trips with approximately 20 weekday AM peak-hour trips and approximately 24 weekday PM peak-hour trips.

2. TRIP GENERATION – PROPOSED ZONING

The proposed zoning of "General Commercial" would allow for approximately 35,000 square-feet (SF) of retail space, based on an assumption of 30% building coverage. The trip generation calculations for the proposed zoning are based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 11th Edition (2021)* for ITE Land Use Code 822, Strip Retail Plaza (<40k). Additionally, a 40% pass-by reduction has been applied based on data published by ITE for similar land uses. This 40% pass-by reduction would also likely include crossover trips from adjacent residential units. The weekday trip generation calculations for the proposed zoning are summarized in Table 2.

Table 2: Trip Generation Summary – Proposed Zoning

General Commercial 35,000 SF Retail	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	In	Out	Total	In	Out	Total	In	Out	Total
Generation Rate	54.45 trips per 1,000 SF			2.36 trips per 1,000 SF			6.59 trips per 1,000 SF		
Splits	50%	50%	100%	60%	40%	100%	50%	50%	100%
Trips[1]	572	572	1,144	30	20	50	69	69	138

[1] Includes a 40% pass-by reduction based on data for similar uses.

The 35,000 SF of retail space under the proposed zoning would be anticipated to generate approximately 1,144 weekday average daily trips with approximately 50 weekday AM peak-hour trips and approximately 138 weekday PM peak-hour trips.

3. IMPACTS OF PROPOSED ZONING

The proposed zoning would potentially generate 820 additional weekday daily trips with 30 additional weekday AM peak-hour trips and 114 additional weekday PM peak-hour trips. The City of Marysville evaluates the traffic impacts of a development based on analysis of intersections impacted by 25 or more peak-hour trips. The current zoning would not result in 25 peak-hour trips being generated and therefore analysis of surrounding intersections would not typically be required. The proposed zoning would result in several City of Marysville intersections being impacted by 25 peak-hour trips, including:

- 27th Avenue NE at 169th Place NE
- 27th Avenue NE at SR-531/172nd Street NE
- Smokey Point Boulevard at 156th Street NE
- Smokey Point Boulevard at 152nd Street NE

The only intersection that has been close to operating below LOS D is 27th Avenue NE at SR-531/172nd Street NE. However, future roadway connections identified in the Lakewood Neighborhood Master Plan would help divert traffic from this intersection. Additionally, the approval of this rezone would not outright approve a 35,000 SF retail use on these parcels. A full traffic impact analysis would be required as part of the land use application and impacts would need to be fully evaluated and mitigated, if necessary.

The difference in traffic mitigation fees has also been evaluated. The current traffic mitigation fees are $6,300 per PM peak-hour trip for residential uses and $2,220 per PM peak-hour trip for commercial uses. The change in traffic mitigation fees with the proposed zoning are summarized in Table 3.

Table 3: Change in Traffic Mitigation Fees

Zoning	Land Use	Size	PM Peak-Hour Trips	Fee per Trip	Traffic Mitigation Fee
Existing R12 Low Density Multi Family	Residential Multifamily	48 units	24	$6,300	$151,200
Proposed General Commercial	Commercial Retail	35,000 SF	138	$2,220	$306,360

The proposed zoning would result in approximately $155,000 in additional traffic mitigation fees, assuming there are not applicable credits for roadway improvements.

EXHIBIT 10

EST. 1891
MARYSVILLE
WASHINGTON

COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ◆ Marysville, WA 98270◆ (360) 363-8100

March 24, 2023

Clay White
20210 142nd Avenue NE
Woodinville, WA 98072

Re: Mavis-Undi Rezone – *Technical Review 1*
CPA23002

Dear Clay,

Thank you for your submittal. After preliminary review of the above-referenced proposal, the Planning Division has the following comments:

1. The Planning Division is not in support of the proposed re-designation of the subject properties from R-12 Multi-family, Low Density to General Commercial (GC) without an accompanying concurrent project action. Submittal of a rezone with a concurrent project action would afford Planning Division staff and citizens the opportunity to review and comment on the proposed layout of the site, compatibility of proposed uses with surrounding residential uses, traffic impacts and necessary improvements, and appropriate conditions to mitigate potential impacts of the rezone (e.g. increased buffering, location of service areas, etc.).

   In our experience, rezone proposals that accompany project actions are likelier to result in projects in the near term. The Planning Division has processed several speculative rezones over the years which have not progressed to projects. Some of these rezones have been followed by subsequent requests to revert to the prior zoning which is not the best use of applicant or staff time and resources.

2. The R-12 Multi-family, Low Density zoning of APNs 31052900200700, 31052900202000, and 31052900202100 was established to provide a transition to the single family Lakewood Meadow Condominium to the south. The Lakewood Meadow Condominium neighborhood provided a comment letter (attached) which outlines concerns regarding potential uses, buffering, access, and other items which cannot be addressed without an accompanying project action.

3. Planning Division staff recommends that the applicant withdraw the current application (the fees would be refunded less the cost of advertising and the limited staff time), and submit a pre-application when a proposal for the site is being considered. Through the pre-application process, staff and impacted agencies can review and provide feedback on the proposal and rezone. Staff can then advise the applicant on whether the rezone would be supported or not along with anticipated mitigation conditions. Rezones to the contiguous zoning designation for rezone areas under 10 acres can be submitted anytime during the year (see comment number 5 below for additional direction). Should the applicant prefer to continue with the current rezone request, Staff anticipates recommending that the Planning Commission provide a recommendation of disapproval of the request to City Council given the unknowns about the intended use of the property.

4. Planning Division staff has consistently received feedback from the Lakewood community that there is a need for a grocery store in the area. Additional retail, general personal services, and restaurants would also likely be well-received uses in this location. Gas stations, tire stores, and auto repair shops in this location would not be supported as part of a rezone request given anticipated incompatibility with the adjacent residential uses.

5. Since the proposed rezone is under 10 acres, an application can be submitted any time during the year to rezone the property to the General Commercial (GC) zone without applying for a Comprehensive Plan map amendment. The rezone request would need to be accompanied by a project action.

   In order for the proposed rezone to be approved, compliance with the standards set forth in MMC Section 22G.010.440, *Rezone criteria*, must be demonstrated, as follows:

   (1) A zone reclassification shall be granted only if the applicant demonstrates that the proposal is consistent with the comprehensive plan and applicable functional plans and complies with the following criteria:

      (a) There is a demonstrated need for additional zoning as the type proposed;

      (b) The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties;

      (c) There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification;

      (d) The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

   (2) Property at the edges of land use districts can make application to rezone property to the bordering zone without applying for a comprehensive plan map amendment if the proponent can demonstrate:

      (a) The proposed land use district will provide a more effective transition point and edge for the proposed land use district than strict application of the comprehensive plan map would provide due to neighboring land uses, topography, access, parcel lines or other property characteristics;

      (b) The proposed land use district supports and implements the goals, objectives, policies and text of the comprehensive plan more effectively than strict application of the comprehensive plan map; and

      (c) The proposed land use change will not affect an area greater than 10 acres, exclusive of critical areas.

6. Pursuant to MMC Section 22A.010.090(5), *Hearing Examiner*. The hearing examiner shall review and act on site-specific rezones (with final approval by ordinance of the City Council). This provision, and comment number 7 below, apply if a future site specific rezone with a concurrent project action is submitted.

7. Pursuant to MMC Section 22G.010.450(1), *Rezone and review procedures*, a rezone requires a two-step approval process:

   (a) The preliminary plan and rezone application are considered together through the formal rezone process; and

(b) A final plan is reviewed administratively after the rezone has been approved. No development permits shall be issued until a final plan has been approved by the city.

Enclosed please find comments from other departments, agencies and the public. After you have had an opportunity to review the comments, please let me know if you would like to set up a meeting to discuss them further. If you have any questions, please contact me at 360.363.8240 or by email at agemmer@marysvillewa.gov.

Sincerely,

Angela Gemmer

Angela Gemmer
Principal Planner

cc: Haylie Miller, Community Development Director
Chris Holland, Planning Manager

From: Brooke Ensor
Sent: Thursday, February 23, 2023 12:29 PM
To: Angela Gemmer
Cc: Matthew Eyer
Subject: Mavis-Undi Comp. Plan Amendment and Rezone CPA23002

Angela,
There are no surface water comments on this rezone.

Thank you!

Brooke Ensor
City of Marysville
NPDES Coordinator
Office: 360-363-8288
Cell: 425-754-8480

From: Mike Snook
Sent: Friday, February 10, 2023 11:28 AM
To: Angela Gemmer
Cc: Jordan Sanchez
Subject: PA23-002 Mavis-Undi Comp. Plan Amendment (CPA23002)

Follow Up Flag: Follow up
Flag Status: Completed

Hi Angela,

I have no comments at this time.

Thank you,

Michael Snook, CBO
Building Official
CITY OF MARYSVILLE – Community Development Department
501 Delta Avenue, Marysville WA 98270
360.363.8210
msnook@marysvillewa.gov

February 20, 2023

Ms. Angela Gemmer, Senior Planner

Department of Community Development

City of Marysville

80 Columbia Avenue

Marysville, WA 98270

RE: Mavis-Undi Comp Plan Amendment and Rezone

Request – File# CPA 23-002

Dear Ms. Gemmer:

Because this request is not project specific, it is difficult to anticipate it's future eventual use in light of all of the current residential development in our area.

IF PROPERTY REMAINS R-12:

1. How many housing units would be available on this site?
2. Where would the ingress/egress locations be on 169th Place NE?
3. What would the sidewalk/landscaping requirements be for that development?

IF PROPERTY REZONES TO GC:

1. Is it planned to be combined and developed with GC property north to 172nd Street NE?
2. If this property is not combined with development to the north, would a retail mall strip be the likely use and if so would it include restaurant(s)?
3. Are there any plans for a service station for this property?

WHAT ARE THE FUTURE MEETING DATES(SCHEDULE) FOR 2023 COMP PLAN AMENDMENTS?

I look forward to your reply and appreciate your service to our City.

Respectfully submitted,

Jerry

Jerald L. (Jerry) Osterman
Past President Lakewood Meadow Association
2605 169th St. NE
Marysville, WA 98271
josterman2@frontier.com
360-654-0144

Miss

C: Kerri Davis, President, Lakewood Meadow Association

2528 169th Pl. NE
kerricb@hotmail.com
425. 681.3221

February 20, 2023

Ms. Angela Gemmer, Senior Planner

Department of Community Development

City of Marysville

80 Columbia Avenue

Marysville, WA 98270

RE: Mavis-Undi Comp Plan Amendment and Rezone

Request – File# CPA 23-002

Dear Ms. Gemmer:

Thank you for advising me of this proposal and providing the opportunity to respond as I have concerns. My home was built and purchased in 2002 as part of Lakewood Meadow Plat which is located just south of 169th Place NE adjacent to the subject property. These properties were annexed into the City of Marysville in 2005. As President of our home owners association (43 homes), I met with City Staff, Planning Commission, Mayor/Council to present our neighborhood concerns of compatible adjacent zoning. The present zoning of R-12 was eventually established south of a horizontal line from the north edge of the subject property from 27th Ave NE westerly to the railroad tracks. The existing R-12 zoning is reflected in the Lakewood Neighborhood Master Plan Zoning Map approved by Marysville City Council in March of 2017(copy enclosed). There was a February 2022 Smokey Point Retail Development proposal (copy enclosed) showing development which would not require the subject property to be rezoned. A major concern is that the rezone proposal does not describe any proposed development for us to evaluate or respond to. What I do know is that the thickness of pavement on 169th Place NE will not provide a barrier to any noise, traffic, visual issues that may arise by virtue of development of the subject property.

Respectfully submitted for your consideration,

Jerry

Jerald L.(Jerry) Osterman

Past President Lakewood Meadow Association

2605 169th St. NE

Marysville, WA 98271

Josterman2@frontier.com

360-654-0144

C: Kerri Davis, President, Lakewood Meadow Association

Enclosures: Lakewood Meadow Plat Map

Project Vicinity Map

Lakewood Master Plan Zoning Map

Smokey Point Retail Proposal Map

Notice of Application

Land Use Permit Application

LDC Report

Kimley Horn Trip Generation Analysis

MAVIS/UNDI PROPERTY - REZONE REQUEST

FIRST AMENDMENT
LAKEWOOD MEADOW CONDOMINI
SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

tchment B Vicinity Map

Undi Property

Zoning

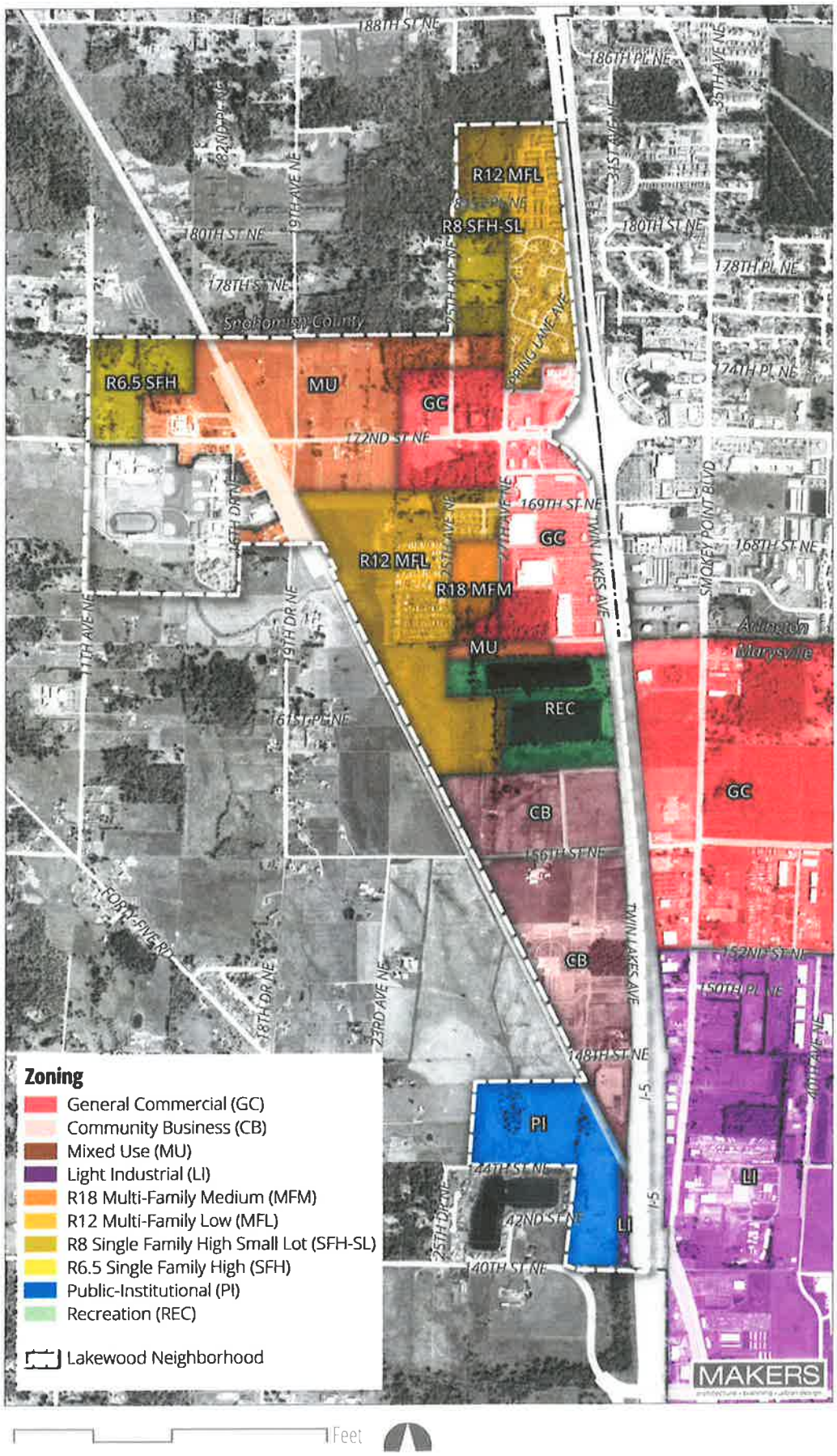


Figure 1. *Existing zoning in the Lakewood neighborhood.*

SMOKEY POINT RETAIL DEVELOPMENT

02 172ND ST NE | MARYSVILLE, WA

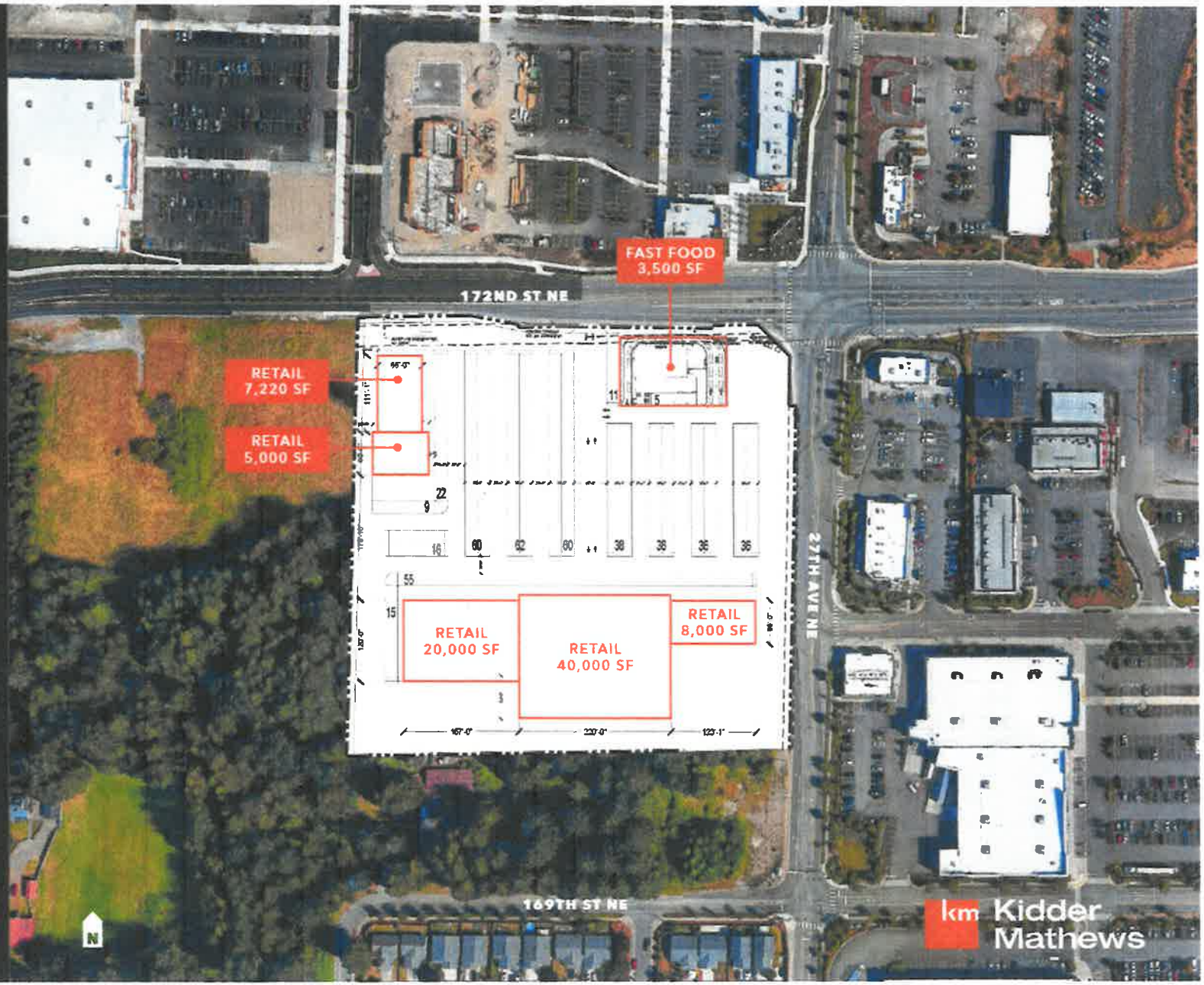
REF: MARKETING PROPOSAL
KIDDER MATHEWS
LISTING ID: 25061119
2/15/22

Traffic Counts

7,503
TH AVE NE - 172ND ST NE

2,953
2ND ST NE - I-5

1,539
N - 172ND ST NE



DER.COM