



June 29, 2022

Haylie Miller
Community Development Director
80 Columbia Ave
Marysville, WA, 98270

Director Miller,

Attached you will find the documents necessary to initiate a rezone of three parcels at 8703 and 8719 NE 60th Street NE in the Whiskey Ridge Subarea. The three parcels total 10.01 acres, however once critical areas are subtracted (3.11 acres), the total becomes 6.9 acres. Given that with the subtraction of the critical areas this site is under 10 acres, this project qualifies as a rezone without a concurrent comprehensive plan amendment as defined in Marysville Municipal Code Chapter 22G.010.440.

These parcels, referred to as the Brodie Property, are currently zoned Community Business Whiskey Ridge, and are the only parcels zoned as such in the Whiskey Ridge Subarea. This proposal is to rezone the property to R-18, which is what the land directly to the west is zoned and developed at. This change would not be out of character for the subarea, or for this part of the city. Below is how this proposal meets the rezone criteria defined in MMC 22G.010.440 (1), and its consistency with the Marysville Comprehensive Plan.

1. There is a demonstrated need for additional zoning as the type proposed.
Housing continues to be an issue in the Puget Sound Region, and the supply is simply not keeping up with the demand. Marysville has been reclassified by the Puget Sound Regional Council as a high-capacity transit community, which means it and other cities zoned alike will be responsible for taking on 50% of the region's growth between now and 2050. Given how Marysville has already been developed within the UGA extensively, the city will need to look at new options to keep that growth steady to meet these expectations, and one of the tools in the city's toolbelt is rezoning land that is not being used for its intended purpose. These parcels are zoned for community business, and given the proximity to Highway 9, SR 528, and the Walmart shopping center this made sense. However there has been little interest to developers in developing it commercial, and given the restraints with city owned property, and church owned property taking access from SR 528, it is unlikely that a developer will take on a commercial project here.
2. The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties.
The parcel that borders this site to the west is currently zoned R-18. These zones border each other with no boundaries natural or manmade. The parcels directly south of the Brodie property is zoned R 6.5, however these parcels are separated by 60th Street NE, which acts as a barrier between higher density development closer to SR 528, and lower density development that is consistent throughout most of Whiskey Ridge along 83rd Ave NE.
3. There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification.
The Puget Sound housing crisis was not nearly as severe in 2015 when the Marysville Comprehensive Plan was last updated. Additionally, since that update development in the Whiskey Ridge subarea has increased significantly, but these parcels have seen very little interest from business or developers given the current zoning. Even as Walmart moved in across the street, and thousands of new residents moved into areas surrounding it, this property has continued to sit empty, and that speaks to the need for zoning change.
4. The property is practically and physically suited for the uses allowed in the proposed zone reclassification.
Yes, this property is flat and clear of any large obstructions that would prevent development.

Compliance with MMC 22G.010.440(2)(a)-(c)

(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;

Applicants Response: The adjoining land use designation to the west of the site (R-18) would provide for a more effective transition point between neighborhoods. The proposed land use district will allow for extension of the R-18 zone to Highway 9, which creates a local boundary for the district as that is also the boundary for the UGA. Neighboring land uses to the North, zoned CBWR will not allow future commercial development to effectively develop to the north of the subject parcels (those two parcels consist of a city owned parcel with water tower and a church that has been there for decades – churches are not easy to relocate because of zoning conditions in many locations). The zoning to the south of the site is R-6.5 – Single Family High. The proposed rezone site is restricted by the 3.11 acres critical area which encompassed the western third of the site and the fact that the sight slopes from the east to the west. In addition, the Highway 9 ROW borders the site to the east and no direct access is allowed by WSDOT since Highway 9 is a limited access highway. Along the northeast corner for site is the City of Marysville water which encompasses approximately 4.52 acres and runs along the proposed rezone north property for an approximate distance of 400-feet. Access is limited to the site to the south from 60th St NE as well. The site is essentially in a pocket all to itself thus making residential use of the site more compatible with other adjoining land uses.

(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

Applicants Response: Yes, the proposal is consistent with LU-2, ensuring that population growth and the provision of services will continue to take place inside the urban growth area (note that no expansions to the Marysville UGA are proposed for 2024, but the City must take on a much higher population target). Further, the proposal is consistent with LU-24 as it locates additional residential development proximate to highways (SR 528, Highway 9) and arterials (83rd Ave NE, Ingraham Blvd, and 67th Avenue NE) to get to employment centers in Everett, as well as the development Manufacturing Industrial Center in north Marysville and Arlington (a job center expected to employ over 20,000 workers). In addition, see response below under Consistency with the Marysville Comprehensive Plan.

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

Applicants Response: The site area is 10.01 acres, however exclusive of the critical areas the site is 6.9 acres. Critical area for the site is 3.11 acres or 135,366 sf.

Consistency with the Marysville Comprehensive Plan

LU-2 Limit population and employment growth and the provision of services to Urban Growth Areas. Districts outside of Urban Growth Areas should remain rural in character.

This area is within the urban growth area.

LU-8 Require growth to occur in manner that will not overburden the natural systems of the planning area such as, but not limited to, the Snohomish River Delta, Quilceda and Allen Creeks' corridors and tributaries, wetlands, forested areas and other environmentally sensitive areas.

A rezone amendment, and any future development on this site would not overburden any natural systems and would not negatively affect any environmentally sensitive areas.

LU-20 Housing densities should be determined by community values, development type and compatibility, proximity to public/private facilities and services, immediate surrounding densities, and natural system protection and capability.

This site borders properties that are zoned and developed at R-18 standards making any rezones here compatible with the land that directly borders it.

LU-22 Accommodate demand for urban-density living and services only within Urban Growth Areas.

This site is within the urban growth area.

LU-23 Urban level facilities and services must be provided prior to, or concurrent with, development to mitigate the subsequent impacts of resident populations. These services include, but are not limited to, water, adequate sewage treatment, schools, and roads. Where appropriate, it also includes transit and parks and recreation. Concurrency is generally defined as financial commitment or strategies to complete improvements within six years of development.

These parcels are within the service area for Marysville water and sewer. Given the expansion that is currently taking place of sewer service in the Whiskey Ridge neighborhood, any development on this site would not overburden the system. Additionally, this site is within the Marysville School District, and near two transit lines that can take residents into Marysville, or to the Lake Stevens Station to routes going to other parts of the region.

LU-24 Distribute higher densities in appropriate locations. Locate in residential areas where they will not detract from the existing neighborhood character. Locate near employment and retail centers, and to transportation corridors as appropriate.

The neighborhood that borders these parcels to the west is already zoned and developed at R-18 standards. Any development that was to take place on this site if rezoned would act as a continuation of that neighborhood and not detract from existing neighborhood character.

LU-27 The development of single and multi-family neighborhoods on wetlands, creek corridors, or steep slopes is prohibited as defined by the Critical Areas Ordinance. The development of single and multi-family neighborhoods adjacent to wetlands, creek corridors, or steep slopes should incorporate methods to mitigate the impacts of such development on these critical areas.

This site is not near wetlands, creek corridors, or steep slopes. Any development on this site would not have any impacts on critical areas.

LU-28 New or expanded single and multi-family development must provide improved streets and sidewalks within the development and to the nearest street.

Any development on this site would meet all city standards as they relate to improved streets and sidewalks.

LU-40 Encourage high quality development that creates a desirable place to live and that also provides for affordable housing.

One of the most effective ways to create affordable housing is to build more housing units and to expand the stock available to buyers and renters.

LU-42 Allow and encourage uses that support increased densities but maintain the single family character and minimize the impact on the existing neighborhoods, such as duplexes and accessory units.

A rezone of these parcels to a higher density would help the city to meet these goals of supporting housing at an increased density. If rezoned this property could fit substantially more units on it, while not detracting from the existing neighborhood that is already developed at that level.

If you have any questions, please don't hesitate to reach out.

Thank you

Peter Condyles
Senior Project Manager