

From: Angela Gemmer
Sent: Thursday, March 2, 2023 11:49 AM
To: 'Kristin Kinnamon'
Subject: RE: [External!] 51st Ave. rezone proposal - process questions

Hi Kristin,

Thank you for your comments. They will be part of the record.

The submittal has been routed to Public Works and the Washington State Department of Transportation for review. It's anticipated that the City's Traffic Engineering Manager will have comments on impacts to 51st Avenue NE and adjacent roads and intersections. The review comments for all impacted departments and agencies will be provided to the applicant to review and address.

The first public meeting will be a Planning Commission workshop where the proposal will be discussed and questions from the Planning Commission will be addressed. Typically public testimony is not taken at workshops; however, written comments from the public will be provided to the Planning Commission. After workshopping the proposal (this may be one or more meetings depending on the questions and the discussion), a Public Hearing will be set before the Planning Commission where public testimony will be received. At the Public Hearing, the Planning Commission will consider city staff's recommendation and any public testimony, and then formally make a recommendation on the proposal to City Council.

The proposal will then be discussed at the City Council workshop meeting (first meeting of the month). It would then typically be scheduled for the following City Council meeting for action; however, sometimes more meetings or a hearing are necessary (although typically a second hearing does not occur unless determined necessary by City Council).

The earliest this will likely be workshopped with the Planning Commission is the second meeting in March (although April is likelier). Planning Commission packets are available at the following link ([Public folder \(marysvillewa.gov\)](#)) and are usually ready late on Wednesday the week before the Planning Commission meeting.

Please let me know if you have any questions.

Thank you,



Angela Gemmer, Principal Planner
CITY OF MARYSVILLE
Community Development Department
501 Delta Avenue, Marysville, WA 98270
360.363.8240 or agemmer@marysvillewa.gov
Please note we have now relocated to 501 Delta Avenue.

From: Kristin Kinnamon <bikenbus@gmail.com>
Sent: Thursday, March 2, 2023 10:48 AM
To: Angela Gemmer <agemmer@marysvillewa.gov>
Subject: [External!] 51st Ave. rezone proposal - process questions

External Email Warning! Use caution before clicking links or opening attachments.

Dear Angela,

I have briefly reviewed the application for a Comprehensive Land Use Map Amendment by Toyer & Associates for 48 acres on 51st Avenue. This proposed change from light industrial to multifamily is very significant - in terms of traffic generation as well as employment and other goals for the Cascade Industrial Center.

Reading through the Environmental Checklist however was extremely disappointing. The applicant simply repeated "non project action" and put no work into assessing how this change will impact current and future city residents or workers.

What are the next steps in this process? Will the Planning Commission or City Council have a hearing? Will someone (city or applicant) provide some analysis of the impact of this proposed change? The traffic analysis cites 2,500 new weekday trips requiring \$1.5 million in additional mitigation (and for some reason assumes vehicles will only go north or west, not south). This is a huge change and the written documentation to date does nothing to justify it.

Sincerely,
Kristin Kinnamon
Marysville, WA

Kristin Kinnamon
Sharing Wheels Community Bike Shop, board member
McClinchy Mile Camano Climb, coordinator 2023

B.I.K.E.S. Club of Snohomish County, member
425-923-7868 (personal cell)