

**Written Responses to Rezone Criteria set forth in MMC Section 22G.010.440**

**The applicant is requesting a rezone of a portion of development area, approximately 9.63 acres of the total project area, from CB (Community Business) to R-12 MFL (Low Density Multiple Family).**

(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;

**Applicant response:**

**The proposed rezone of 9.63 acres of land zoned CB to R-12 MFL would result in more land that is zoned for residential uses and will ultimately assist the city in reaching their 2035 population growth target and housing target. The City of Marysville's 2015 Comprehensive Plan sets the City's 2035 population growth target at 87,798 people and housing growth target at 32,936 housing units. The 2020 census found that the City had a population of 70,714, and the Washington State Office of Financial Management (OFM) estimates that there were 25,723 housing units in the City in 2020. This means that by approving the rezone, it would help the City provide enough land to accommodate 17,084 more people and 7,213 households without expanding its Urban Growth Area (UGA).**

**Additionally, in the greater Puget Sound region, 2 million people will be moving to the four-county metropolitan region by 2050. Many Snohomish County UGAs have already exceeded their anticipated 2035 growth targets and are expected to continue to grow at a similar pace. There is also a housing affordability crisis, with median home prices in Snohomish County up almost 24 percent from 2020 to 2021 amid rising prices regionwide. Large employers, including those in the high-tech industry, are expected to continue adding thousands of jobs in central business districts and regional growth centers alike. The rapidly developing Cascade Industrial Center, located across I-5 to the east of this area, will bring thousands of jobs to the area, underscoring the great need for additional housing in the area.**

**Lastly, there is a clear and defined need for the rezone because it would provide additional housing and housing types that the City needs. Several sources, both regionally and locally, have fully documented this need for more units and a variety of types of housing. These include:**

- a. City of Marysville Comprehensive Plan – Land Use Element. Planning Area 11: Lakewood Neighborhood.**
- b. City of Marysville Comprehensive Plan – Housing Element. Goal 1. HO-4, HO-8, HO-12, HO-24, HO-28.**
- c. Lakewood Neighborhood Master Plan**

- d. **Snohomish Countywide Planning Policies. Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. Also, see Objectives HO 1.B and 1.D.**
- e. **Housing Affordability Regional Taskforce (HART) Report and Five-Year Action Plan.**
- f. **PSRC VISION 2050. Housing. A range of housing types ensures that healthy, safe, and affordable housing choices are available and accessible for all people throughout the region.**

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

**Applicant response: The proposed rezone would be compatible with uses and zoning of the surrounding properties. Properties directly to the north of the proposal are already zoned R-12, a portion of which is included in the overall development proposal for the 10 Degrees site. The rezone would allow the proposal to be developed with varying types of housing units using the Planned Residential Development (PRD) code (MMC 22G.080). Additionally, there is a clearly defined boundary on one side of the proposal, the BNRR rail line and the city limit boundary, which follows the rail line.**

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

**Applicant response: There has been no significant physical changes to the property, but the City's plans for how the property should be developed have changed. For instance, the City adopted the Lakewood Neighborhood Master Plan, which requires a road network on the property that is more consistent with a residential development in the R-12 than a commercial development in the CB zone. Also, the 156<sup>th</sup> St Overpass has recently been constructed, and the City anticipates the construction of a 156th Street/I-5 Interchange, both of which will provide access to the property and facilitate the added demand.**

**It is also worth noting that the project proposal is within Planning Area 11: Lakewood Neighborhood, as defined in the Marysville Comprehensive Plan. The Lakewood Neighborhood is designated as an area to accommodate a variety of housing types, including those proposed as part of this development (single-family and townhomes). While the rezone would change the defined area from commercially-zoned properties to residential, the proposed change is very small and consists of only 9.63 acres of the 740 buildable acres in the Lakewood Neighborhood (Table 4-68. Lakewood Neighborhood Land Capacity, 2011-2035).**

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

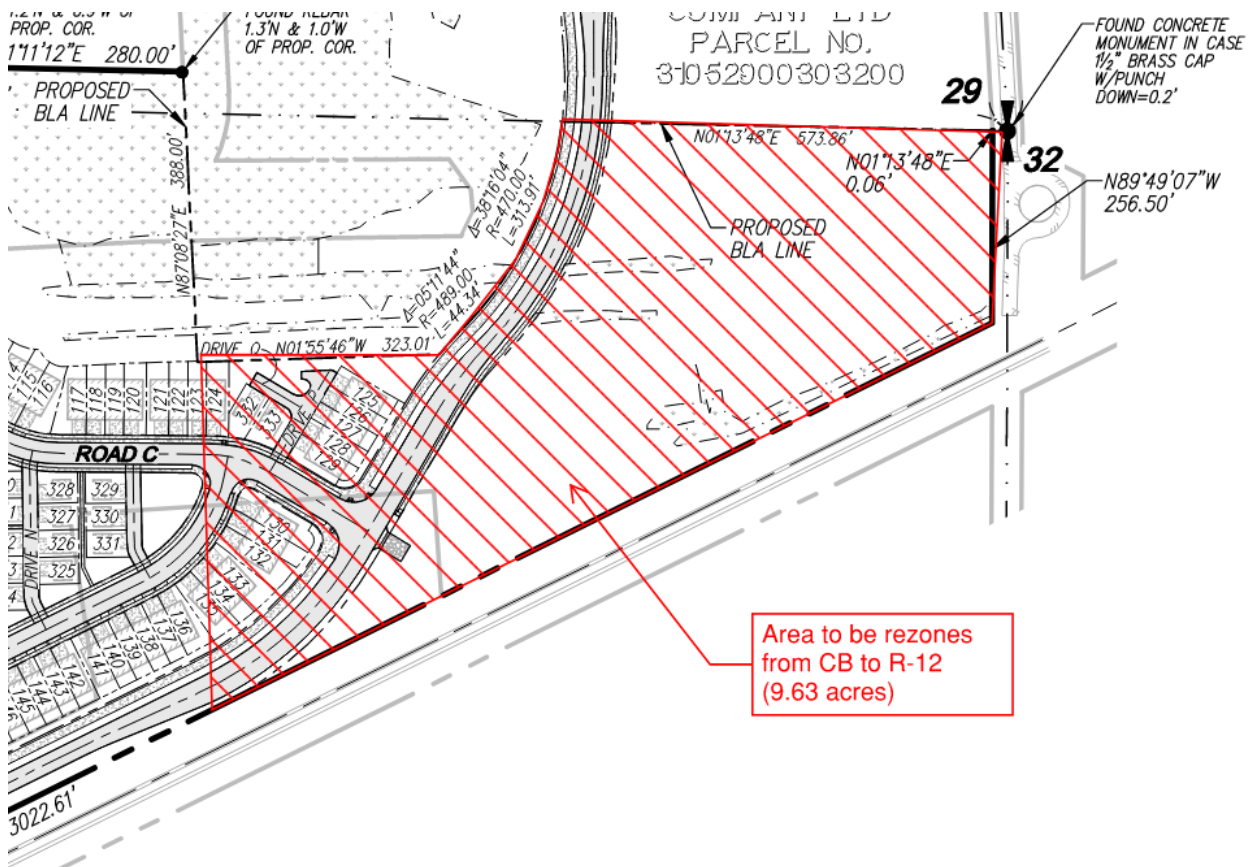
**Applicant response: As demonstrated in the responses above, the property to be rezoned is both practically and physically suited for uses allowed in the proposed zone, which is low-density multiple family. As part of the PRD proposal for the entire site, there will be 166 attached townhome units and 167 detached single-family units. This**

includes 11 townhomes and 2 single-family homes within the 6.69-acre proposed rezone area. The proposal will be consistent with the City of Marysville’s Subdivision Code (MMC 22G.090) and Planned Residential Development Code (MMC 22G.080). All proposed uses are permitted in the R-12 zoning.

(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;

**Applicant response:** The zoning and comprehensive plan map district boundary lines, as currently shown, do not follow any existing property boundary. Instead, they follow the same latitude line of the southernmost property line of Gissberg Twin Lakes Park, extending westward to the BNRR line. The rezone, as proposed, would change the boundary to extend southward and reach the southernmost existing property line that parallels the 156<sup>th</sup> St NE alignment.



Also, the rezone would provide a better transition between the R-12 zone and the CB zone. Currently, there is no visual transition between the R-12 zone and CB zone, but with the rezone, the critical areas along with the proposed zoning boundaries would provide a natural break between development in the two zones. This is beneficial because it ensures commercial and residential uses do not directly border each other.

(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

**Applicant response: As previously noted in earlier responses, the proposed zoning district, R-12, would support the development of the proposed PRD, which includes 166 attached townhomes and 167 detached single-family units. It would also support the vision of the Lakewood Neighborhood Master Plan, which promotes a variety of housing options, enhanced wetland and stream buffers, natural and neighborhood-oriented open spaces, and improved multi-modal connectivity, eventually allowing for connections between 156<sup>th</sup> St NE and 172<sup>nd</sup> St NE.**

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

**Applicant response: As previously noted, the proposed land use change will only affect 9.63 acres and is therefore under the 10-acre threshold established in code.**