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Joint Workshop  
Marysville Planning Commission  
Marysville City Council  
Minutes - June 8, 1993

Present: Dave Weiser, Mayor

00150

Councilmembers:

- Ken Baxter
- Otto Herman
- Mike Leighan
- Dave Mc Gee
- John Myers
- Donna Pedersen
- Donna Wright

Planning Commissioners:

- Rod Reed
- Bill Roberts
- Dave Voigt
- George Wilcox

Staff:

- Dave Zabell, City Administrator
- Gloria Hirashima, City Planner
- Eric Thompson, Associate Planner
- Lillie Lein, Recording Secretary

Mayor Weiser opened the meeting at 7:05 p.m. stating that the purpose of this workshop was to review the Land Capacity Analysis and go over the Employment Forecast Figures.

City Planner Hirashima began with the Land Capacity Analysis explaining that what the Planning Commissioners and City Council had before them was the draft document. She stated that this has been before the Planning Commission already and that they are through with their analysis of the draft. She continued by saying that at this workshop she would like to see the methodology used accepted and was looking for recommendations for reviewing the assumptions of the analysis.

She further stated that all cities in Snohomish County were in the process of establishing Urban Growth Areas. Also, Snohomish County is doing a Land Capacity Analysis for Marysville. In the County's analysis, only the unincorporated areas were included. This resulted in showing more than 100% vacant land available to meet population for the next 20 years.

City Planner Hirashima further stated that the City Planning Department did its own analysis which resulted in the draft now before them. The Economic Development Council had provided some funding for this study. In doing this study they generally

followed the guidelines of the Department of Community Development as well as looked at Snohomish County's methodology. In addition, she will be reviewing Marysville's Land Capacity Analysis with Steve Toy of Snohomish County.

Associate Planner Thompson continued by explaining the methodology used in the City's analysis. The study area analyzed was bordered by I-5, Steamboat Slough/Soper Hill Road, Highway 9, and 152nd Street N.E. Councilmember McGee asked who prepared the draft. City Planner Hirashima said it was prepared by herself and her staff. The Planning Commission did have one workshop on it.

Associate Planner Thompson said the method used by the City was to use the existing land use inventory prepared in 1989 on Assessor's quarter section maps, and updating this by utilizing information from aerial photography (taken in September of 1992), assessor's records, planning and building permits, and a windshield survey. This information was put into a data base originally prepared for the City's Transportation Plan. The data base segregated land use information into 70 Transportation Analysis Zones. Existing public purpose lands such as schools, parks, detention ponds, etc. were not included in the estimation of available land. Also, open space tracts and utility and access easements were not included. Vacant and redevelopable lands were consolidated when considering available acreage. Proposed public facilities were also subtracted out.

Associate Planner Thompson reviewed the assumptions used for both population and employment figures. To get population figures for the City the Interim Annexation Area was included. They used OFFSPRINGS occupancy rates from 1990. Councilmember Herman inquired what the occupancy rates were and Associate Planner Thompson stated they ranged from 86%-97% depending on the type of dwelling unit.

It was felt that a 20% reduction was appropriate for right-of-way and roads. Also, 14% for sensitive areas was subtracted from the available land supply. In addition, a 25-30% safety factor of additional land supply was calculated into capacity figures. This reduction is intended to account for market availability and under building factors in development.

Associate Planner Thompson also reviewed the method used to calculate the total acres available for development, including both vacant and partially utilized land. Planning Commissioner Reed asked to what extent did they allow for a possible duplex on a single family lot? Associate Planner Thompson said they did not include accessory increases for duplexes.

Councilmember Herman asked if the 14% figure for sensitive areas was exact. City Planner Hirashima explained that there has been some criticism of the maps which were used for their study. Although the maps may not have given the best information, it was felt that the 14% for sensitive areas was reasonable. Between the increase for duplexes and the decrease on wetlands, the two were probably a wash. Planning Commissioner Roberts also pointed out that the safety factor would help to bring these figures in line.

Councilmember Herman asked if they considered the possibility of on-site/off-site transfers not being used. City Planner Hirashima said they did not consider this. There were not any case histories to us. Also, if only using case histories, you get only the best case scenarios. Planning Commissioner Roberts agreed that case histories would not be accurate because you would not see critical type properties included. City Planner Hirashima reiterated that because case histories were weighted, it was felt that use of the maps was best.

Planning Commissioner Wilcox asked if individual tax parcels were used. Associate Planner Thompson said yes. Councilmember Wright asked about underdeveloped land and City Planner Hirashima explained that the safety factor would cover owners who don't wish to sell their property.

Councilmember Pedersen asked what the current zoning was. City Planner Hirashima stated that it was residential. Councilmember Herman asked about those property owners who wanted to keep livestock and how that would affect the analysis. City Planner Hirashima said there would always be those who will want to live on 2-3 acres in the middle of the City. She stated that Snohomish County had a market feasibility factor included right off the top of their analysis. Marysville chose to include all in the safety factor which accounts for why there is a wide range.

In regard to employment figures, Associate Planner Thompson said that Consultant Peter Hasopolous did a windshield survey whereby he rated every 4th house for quality and included such factors as jobs per acre. City Planner Hirashima had Art Day look at the ratios and initially he felt the figures were high. Associate Planner Thompson said Everett jobs per acre were similar. Mayor Weiser asked if Art Day found the figures on the last page of the draft high and City Planner Hirashima said yes. But added that if they were unable to get a good standard they could do their own study.

Mayor Weiser questioned the critical area factor of 3.5% and Planning Commissioner Roberts said that figure was going through preliminary plats only. Mayor Weiser asked if Snohomish County used assessor rolls and City Planner Hirashima said that

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she understood there was a 15% variance factor using the assessor rolls. She said Marysville has a good count of existing land use. Planning Commissioner Roberts noted that the County used 15% for right of way and he felt that 20% was more accurate. City Planner Hirashima stated that an analysis of approved plats showed an 18% figure for right of way. She said the increase accounted for new roads. Mayor Weiser felt the two figures were not too different. City Planner Hirashima agreed saying the difference was in the method used.

Planning Commissioner Roberts commented on under building stating that on small parcels that figure would be fairly significant. He thought the County's figure of 13% should be higher.

City Planner Hirashima passed out worksheets and maps used to determine the employment figures for Marysville. Marysville's analysis used (1) City limits; (2) the proposed urban area as designated by the Comprehensive Plan; and (3) the interim annexation area. The total vacant and partially used residential land was 3,535 acres. The population forecast figures were produced by the Planning Staff using figures for the growth management act; vision 20/20; and the Snohomish County model.

Mayor Weiser noted that many cities have not finished their land use study. These figures are only targets because a lot of assumptions were made to arrive at them. Some cities have not accepted these figures for various reasons. They are generally in agreement on urban population and unincorporated areas but are undecided on where the population will go. Planning Commissioner Roberts noted that it is difficult to determine land use without population figures. Mayor Weiser said there is a letter coming out from Snohomish County Tomorrow asking cities to come back with figures of what they think they can accommodate. City Planner Hirashima said Marysville was farther along than many other cities.

City Planner Hirashima explained the method used to arrive at figures. She said they had reduced areas they know will be used for public areas, i.e., schools, parks, fire stations, etc. Councilmember McGee inquired as to the method for taking out schools. City Planner Hirashima said they included sites the school district foresees for probably the next 20 years. Associate Planner Thompson added that they only considered what is proposed in the growth area. Any existing public areas were not figured in. City Planner Hirashima said they did not include schools on 152nd but did include Dues Berry Farm. She said they have come to an agreement with the County for that area. They also used a 44%-64% overall reduction factor for City limits.

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The County's study showed 18,215 people for vacant land which Marysville's study showed 10,000 - 14,000. City Planner Hirashima felt it would be worthwhile to sit down with the County and review figures. She felt the difference was due to the method used to arrive at figures. Planning Commissioner Reed pointed out that it can sometimes take a year for new figures to show up on assessor files.

City Planner Hirashima said that the forecast showed the need to accommodate 14,321 people; 17,000 - 24,000 was close to targets versus holding capacity. Mayor Weiser asked how they came up with 14,321 and City Planner Hirashima said the population was projected by vision 20/20. She said the population targets will have to go through the Snohomish County Tomorrow process and that they would probably see targets shift.

Councilmember Baxter said he did not see anywhere where they took into account the fact those surrounding areas who don't have infrastructure to support growth. He pointed out that Marysville was the only City who already has infrastructure in the ground and that it would accommodate more than 14,000. Mayor Weiser said the figures were based on what would be if cities would or could put in infrastructure. The whole idea is to concentrate people in urban growth areas/not promote urban sprawl. Councilmember Baxter felt this was telling people they can't have large parcels in urban growth areas. He didn't think it would work and felt they needed to listen to the demands of the public.

Mayor Weiser asked if existing zoning or proposed zoning was used and City Planner Hirashima stated that the proposed comprehensive plan designations in the Interim Comprehensive Plan were utilized for the capacity analysis. Planning Commissioner Roberts felt this was high. Associate Planner Thompson said all density areas use an average. City Planner Hirashima said they used interim plan figures. Snohomish County used existing figures from old 1982 Comp Plan and used 4 dwelling units per acre. Marysville used 3.5-5.5 per acre. Planning Commissioner Roberts felt the interim plan lacked multi-family units - too many single family. He felt they needed to take into consideration more multi-family units for affordable housing. Councilmember Baxter asked what constituted affordable housing when houses were selling at all prices. Planning Commissioner Roberts responded that they needed to look at salaries because there is a breaking point. Councilmember Leighan noted that the difference was in first time buyers being able to purchase a home. Planning Commissioner Roberts stated that market availability was the focus in Marysville.

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City Planner Hirashima said the interim plan population figures showed:

Single Family	17,991 persons
Additional Multi-Family/Duplexes	51
Potential New Multi-Family	2,635
Potential Mobile Homes	130

Dwelling Units:

Single Family	6,941
Multi-Family	1,612
Mobile Homes	86

Mayor Weiser said what he is hearing is that neighborhoods don't want to see multi-family housing; they want to remain single family. Planning Commissioner Roberts noted that maybe areas like Lynnwood will retain higher percentages of multi-family units.

City Planner Hirashima continued on with the Summary of Residential Holding Capacity for the City limits stating that their figures showed a holding capacity of 7,865 - 10,034 and the County projected 5800 total population increase. Mayor Weiser asked if the overall figures were fairly consistent and City Planner Hirashima said there were some differences due to methodology noting there was still a gap of about 30%.

Marysville showed the holding capacity for the City's proposed urban growth area including within the City limits to be about 20,000. The County's projection was 14,021. If you count part of the population included in the rural areas, the 14,000 figure will go up somewhat but there is still a variation of about 30%. Councilmember Herman asked how you can compare Marysville with the County. City Planner Hirashima explained that you minus the existing population from the projected holding capacity. Councilmember Pedersen asked if it was being assumed that everyone who is here now will stay. Did they account for moves or deaths, etc.? Planning Commissioner Roberts explained how migration and mortality was accounted for in the population modeling.

The meeting was stopped at 8:30 p.m. for a brief break. It resumed at 8:38 p.m.

The meeting continued with a discussion of employment holding capacity. The County showed the Interim Annexation Area to have a net 3,266 jobs by the year 2012. Marysville's study showed 5,084-7,528 jobs. Mayor Weiser asked if the size of the parcel was considered and City Planner Hirashima replied that they used the interim plan of what is out there now. They do not see any increase in commercial land. Councilmember Pedersen inquired about the difference between the County and City

studies. City Planner Hirashima explained that there were areas that differed in the two. One area was changed from industrial to residential. The new plan would show a net decrease in jobs because they show less commercial land.

City Planner Hirashima asked if there were any questions. There were none but Mayor Weiser commented that given the difference of doing window surveys as opposed to using assessor's maps, the City analysis was probably more accurate and stated that he had no problems with the capacity analysis.

Councilmember McGee asked what kind of a survey could be done to get a better handle on jobs and City Planner Hirashima said they could (1) research state and local standards for jobs/acre or (2) survey existing businesses. Mayor Weiser asked if we changed towards an employment center would the figures change accordingly?

Councilmember Pedersen felt the figure for sensitive areas may be too low and asked if there was any other way to do analysis. City Planner Hirashima said Planning Aide Cheryl Dungan reviewed approved plats. The percentage was about 18%. She pointed out that they were limited because not many plats have gone through the sensitive areas ordinance. Eric Thompson said the maps were partially based on aerial pictures and soil. City Planner Hirashima said they could revisit wetlands adding that they have not yet applied buffers. Councilmember Pedersen noted that the approved plats were not involved in buffer zones.

City Planner Hirashima stated that they could look again at jobs per acre and the safety factor. Although they can't account for wetlands through a technical factor they could possibly cover it through the safety factor. In completing the E.I.S. on the Comp Plan they need to discuss how these figures enter into the Interim Comp Plan. Snohomish County Tomorrow is pushing to get the land use plan down so they can concentrate on urban growth which needs to be complete by October. Planning Commission Roberts felt there was a political disagreement over distribution of numbers and asked how they could conclude their plan until those issues were resolved. Mayor Weiser said they were suppose to plan for 20 years but could go further. At the last Snohomish County Tomorrow Steering Committee meeting they agreed on the need to sit down and come to an agreement on these numbers.

Councilmember Baxter asked if the boundaries wouldn't have to be able to accommodate the numbers. Councilmember Pedersen asked if Councilmember Baxter was suggesting we have more capacity than they are giving us. Councilmember Baxter said yes that the City was planning for infrastructure for area they say Marysville won't have. If you plan infrastructure only for the area they are giving and there is

an error in the plan than you won't have the infrastructure later when you need it. City Planner Hirashima stated that the problem is looking at a 20 year growth plan when infrastructure needs a longer plan. She suggested devising a second plan for future growth after 20 years. Councilmember Baxter did not feel that planning in stages would be very successful. City Planner Hirashima added that another problem is that a longer plan of 40-50 years might require collection of mitigation fees at a rate which may not be used for 40-50 years. City Administrator Zabell noted that the diameter of the outfall line is much larger than is now needed for RUSA and would not have to be replaced in 10-20 years. The same is true for the water pipeline. It should be good for the next 50 years.

Councilmember Baxter felt that Marysville is being treated like other cities who are not planning far enough ahead. He felt that Marysville should be treated like Seattle. Mayor Weiser felt that planning for growth would not affect infrastructure planning. City Administrator Zabell disagreed. Planning Commissioner Roberts stated that Marysville would have to use growth management numbers to justify infrastructure planning. City Administrator Zabell elaborated by stating that if Marysville wanted to put in infrastructure in excess of growth management numbers, the E.I.S. would not hold up.

City Planner Hirashima felt that using the Marysville methodology gave greater variance. She stated that she would like to see direction on phasing plans or establishing growth areas. Planning Commissioner Roberts felt that Marysville needed to shrink boundaries to justify the numbers or go to Snohomish County and get higher numbers to match boundaries. He did not think that the process would proceed unless the numbers match the boundaries. He continued stating that the State growth management act isn't compatible with utilities reiterating that they needed to find a solution; most likely shrink boundaries or increase numbers. Councilmember Baxter felt that Marysville would need to argue that it will cost Marysville citizens too much this way.

Planning Commissioner George Wilcox was excused from the meeting at 9:26 p.m.

City Planner Hirashima stated that study area versus interim area causes huge differences. She stated that they should probably establish a larger area if Marysville has the infrastructure to support it. A discussion of boundaries followed. General consensus was to follow the Interim Comprehensive Plan Boundary (City) and extending it somewhat at 152nd to 67th South to 108th East to Highway 9.



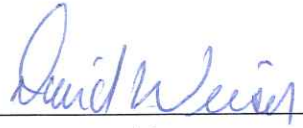
City Planner Hirashima stated that with these guidelines she would be finalizing the Land Capacity Analysis. One issue is employment figures. She stated that they needed to consider citizen concern for more industry on 116th in their review.

Mayor Weiser said the Council wanted her to look at the triangle south of Leifer's stating that it was mixed use. Also the area around Janshaw's and 116th. City Planner Hirashima said the 116th area was an issue in itself. Mayor Weiser asked about the area 83rd - 69th between 84th and 64th. City Planner Hirashima said in an alternative analysis this area would be designated multi-family. Mayor Weiser would like it looked at as commercial feeling that its proximity to Highway 9 makes it an area more conducive to commercial than residential adding that access should be off 64th or 84th.


City Planner Hirashima said her staff would be reviewing the Land Capacity Analysis keeping in mind tonight's concerns and discussions. The meeting was adjourned at 9:55 p.m.

**NOTE: These minutes were approved by the Planning Commission - 7/13/93.**

Accepted by the Marysville City Council this 26<sup>th</sup> day of July, 1993.

  
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Mayor

  
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City Clerk

  
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Lillie Lein, Recording Secretary