

**CITY OF MARYSVILLE**

**EXECUTIVE SUMMARY FOR ACTION**

**CITY COUNCIL MEETING DATE: July 6, 2015**

<b>AGENDA ITEM:</b> 2015 Comprehensive Plan Update Briefing	<b>AGENDA SECTION:</b> Presentations	
<b>PREPARED BY:</b> Angela Gemmer, Associate Planner	<b>APPROVED BY:</b>	
<b>ATTACHMENTS:</b> 1. Transportation Element – Presentation 2. 2015 Comprehensive Plan – Presentation		
	<b>MAYOR</b>	<b>CAO</b>
<b>BUDGET CODE:</b>	<b>AMOUNT:</b>	

**DESCRIPTION:**

Each Washington city and county is required by State law to periodically review and, revise its comprehensive plan and development regulations to ensure compliance with Chapter 36.70A RCW Growth Management. The entire Comprehensive Plan must be reviewed to see if changes are needed every eight years (major update). Cities within Snohomish County are required to complete their major update in 2015.

The focus of the Comprehensive Plan Update includes, but is not limited to, amendments to maps, figures and text to reflect current conditions and projected conditions/needs within the following elements of the Comprehensive Plan: 1 Introduction, 2 Vision – Marysville: Past, Present and Future, 3 Public Participation, 4 Land Use, 5 Housing, 6 Environmental, 7 Economic Development, 8 Transportation, 9 Parks and Recreation, 10 Utilities, 11 Public Facilities and Services, 12 Capital Facilities Plan, and 13 Glossary, and also concurrently rezoning of certain split-zoned and citizen identified properties.

The Comprehensive Plan and associated documents are located in the following link: [DRAFT 2015 Comprehensive Plan & SEPA Addendum](#).

<b>RECOMMENDED ACTION:</b> No Action required. Council briefing and PowerPoint presentations of 2015 Comprehensive Plan Update. Action is proposed to be taken at the July 27, 2015 Council Meeting
<b>COUNCIL ACTION:</b>



---

# CITY OF MARYSVILLE

## 2015 Transportation Element

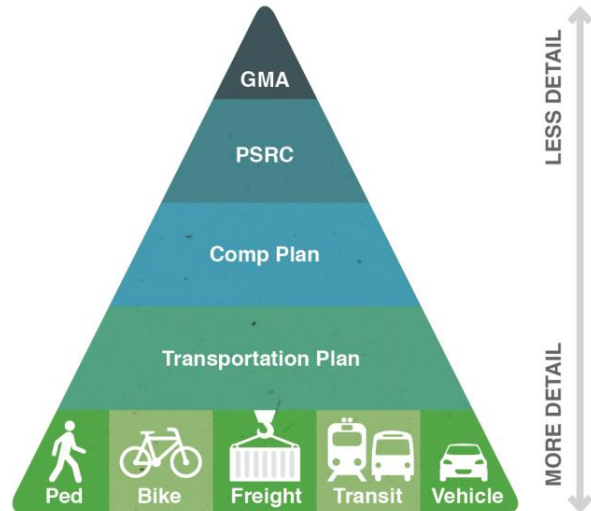
---

Presented by  
**transpogroup**   
WHAT TRANSPORTATION CAN BE.



## Transportation Element Objectives

- Support overall Comprehensive Plan and City vision
- Meet requirements of the Growth Management Act (GMA) and Vision 2040
- Refine pedestrian and bicycle system improvements
- Integrate and prioritize transportation improvements serving all modes
- Review and update transportation policies
- Revisit level of service standards/concurrency program
- Update transportation funding analyses and strategies





## Land Use Growth – 2014 to 2035

### Incorporates Subarea Plan Updates

- Downtown Master Plan
- Lakewood Subarea Plan
- Others

### City/UGA Total

- New employees – 20,500 (4.0% growth)
- New households – 15,300 (2.0% growth)

### Highest Growth Districts

- Employees: North Marysville, Arlington
- Households: Southeast Marysville

### Changes in forecasts since 2008 Element

#### Households

City annual growth  
reduced from  
**2.3% to 2.0%**

Much  
less growth  
in Lake Stevens

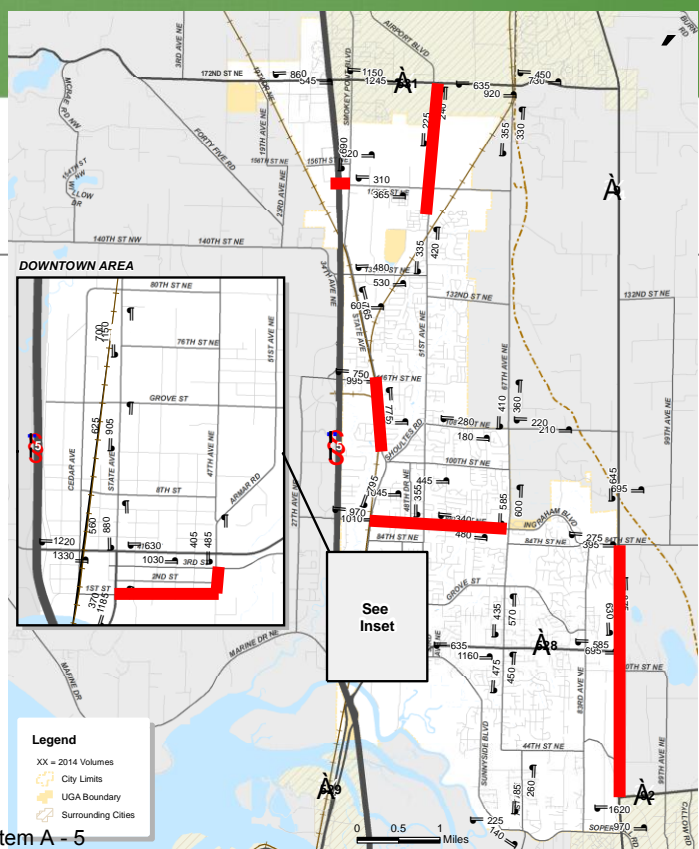
#### Employees

**15,700**  
**more jobs**  
(Marysville, Arlington,  
Lake Stevens, and  
County)

**More**  
**concentrated**  
in designated urban  
areas

## Analysis Focus Areas

- SR 9 Widening
- 88th Street NE Widening
- I-5/156th Street NE Interchange
- 51st Avenue NE (and 67th Avenue NE)
- State Avenue Widening
- Downtown Bypass
- **Pedestrian System Network**
- **Bicycle System Network**





# System Plans

- Highway and Streets
- Pedestrian System
- Bicycle System

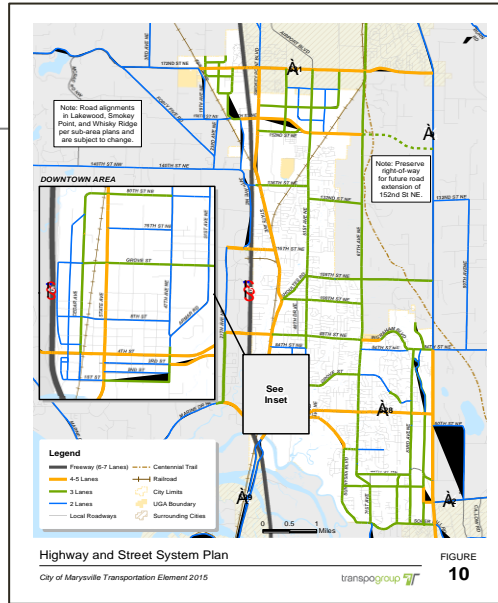
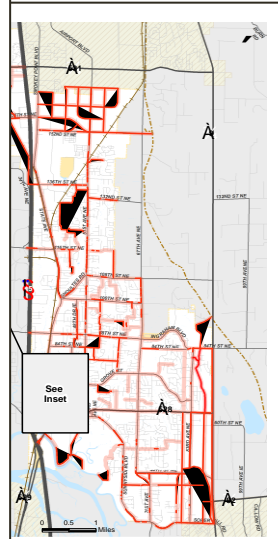
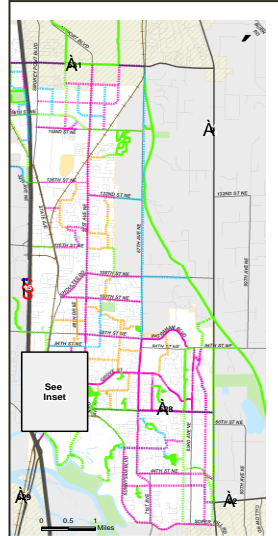


FIGURE 10



Priority Pedestrian System Plan  
City of Marysville Transportation Element 2015

FIGURE 14



Bicycle System Plan  
City of Marysville Transportation Element 2015

FIGURE 15



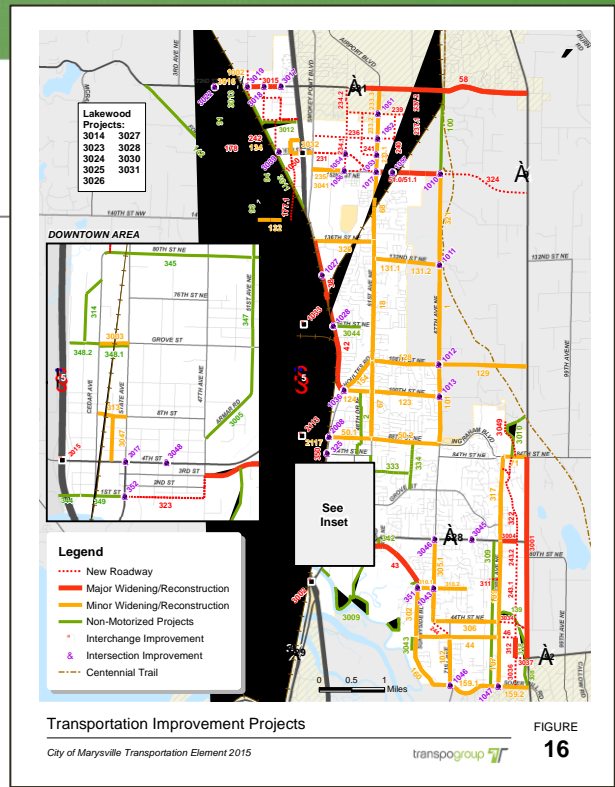
# Transportation Improvement Projects

## Project Types

- Intersections/Interchanges
- New Roadway
- Major Widening
- Minor Widening/Reconstruction
- Non-Motorized Projects
- Non-Motorized Projects
- Citywide Programs

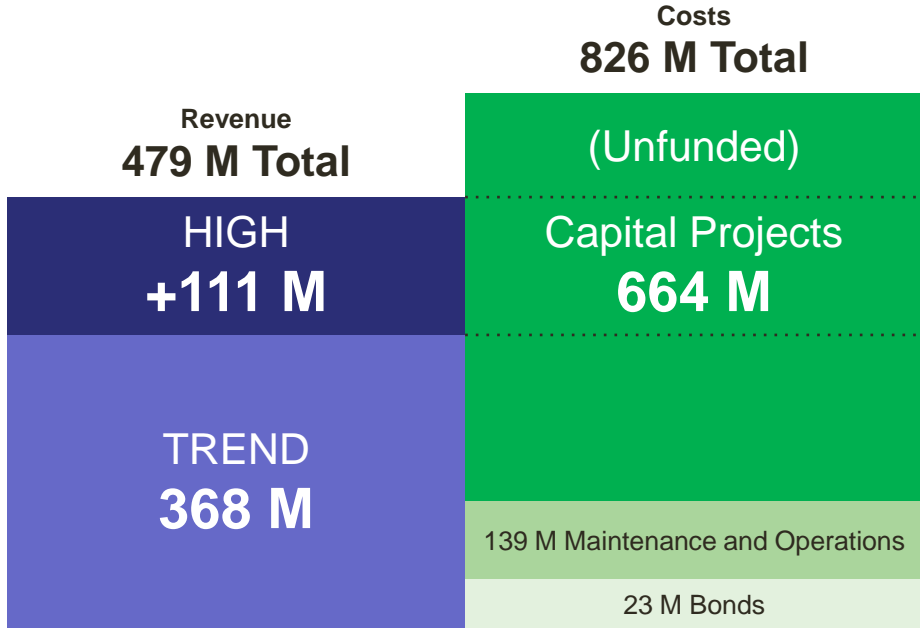
## Timeframe

- Short-Range (2015-2020)
- Mid-Range (2021-2026)
- Long-Range (2027-2035)





# Financing Program – Summary 2015 to 2035 (2015 Dollars)







## Planning Commission

- Presented April 28, 2015
- Comments/questions documented
- Follow-up analysis
- Addressed comments, updated Transportation Element
- Staff briefed the Commission on the FINAL Draft of the Transportation Element on June 9, 2015
- Public Hearing, June 30, 2015

### Comments from Planning Commission

Comment/Question	Response
State / 128th – Question about timing issues and shift changes at nearby employment	(Addressed at meeting) signal to be rebuilt as part of widening of State, which will reduce issues of shift changes
88/State – Cemetery impacts – project still needed; What about changing southbound curb lane to Right-turn only	Transportation Element includes Project #2008 to improve this intersection. The specific improvements are yet to be finalized, given the balance of cemetery impacts and needed capacity improvements. The problem with converting the SB curb lane is you reduce capacity for SB through movements, which competes directly with NB left-turns for green time. In other words, queues for the heavy NB left-turn traffic volumes will get worse if you convert the SB curb lane.
67th Avenue – why not have it be a key 5 lane north south arterial	(Addressed at meeting) Staff response – grade is an issue, and 51st is the key local north-south, and is more central
156th I/C – would be good so local traffic can use I-5 instead of State which is congested. Also maybe add context of State Widening will reduce congestion so traffic could use 156th IC instead of 116th	Discussed in Section 3.2.3 Plan Framework. WSDOT discourages short local trips on I-5.
Downtown Bypass – more definition of the RABs? – Also reduce traffic at 4th/state intersection	Based on the forecasted volumes, single lane roundabouts along 47th Ave NE (3rd St and 1st St) would be acceptable. See Section 3.2.2 for discussion.
116th/State – train crossing and signal timing – split phasing E/W – PC recommended going counterclockwise EB, NB, WB, SB – issue is NB left turn queues; also RR preemption is in place	Transportation Element includes Project #1028 to improve this intersection. Also, City staff was going to look at possible simple signal timing improvements.
SR 528 (83-87) – why not widened? The rest is.	(Addressed at meeting) Staff response – high cost, large fill, limited comments after Walmart made their improvements
More discussion on rail crossings	Discussed in Section 4.1.4 Rail Crossings. Includes discussion on strategy.
Signage from I-5 to Marysville – Everett has “4 Exits”	(Addressed at meeting) The City can work with WSDOT to increase the number of signs, consistent with WSDOT sign policies.
51st – why not a major 5 lanes all the way from 172nd to SR 528?	(Addressed at meeting) Staff response – The corridors of I-5, State Street/Smokey Point, and SR 9 are meant to be the longer distance, high volume routes. Also, widening 51st near the south end would impact a considerable number of residential

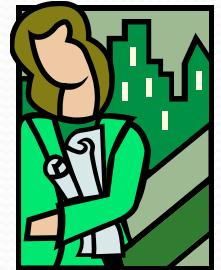


# 2015 Comprehensive Plan Update

## City Council Briefing

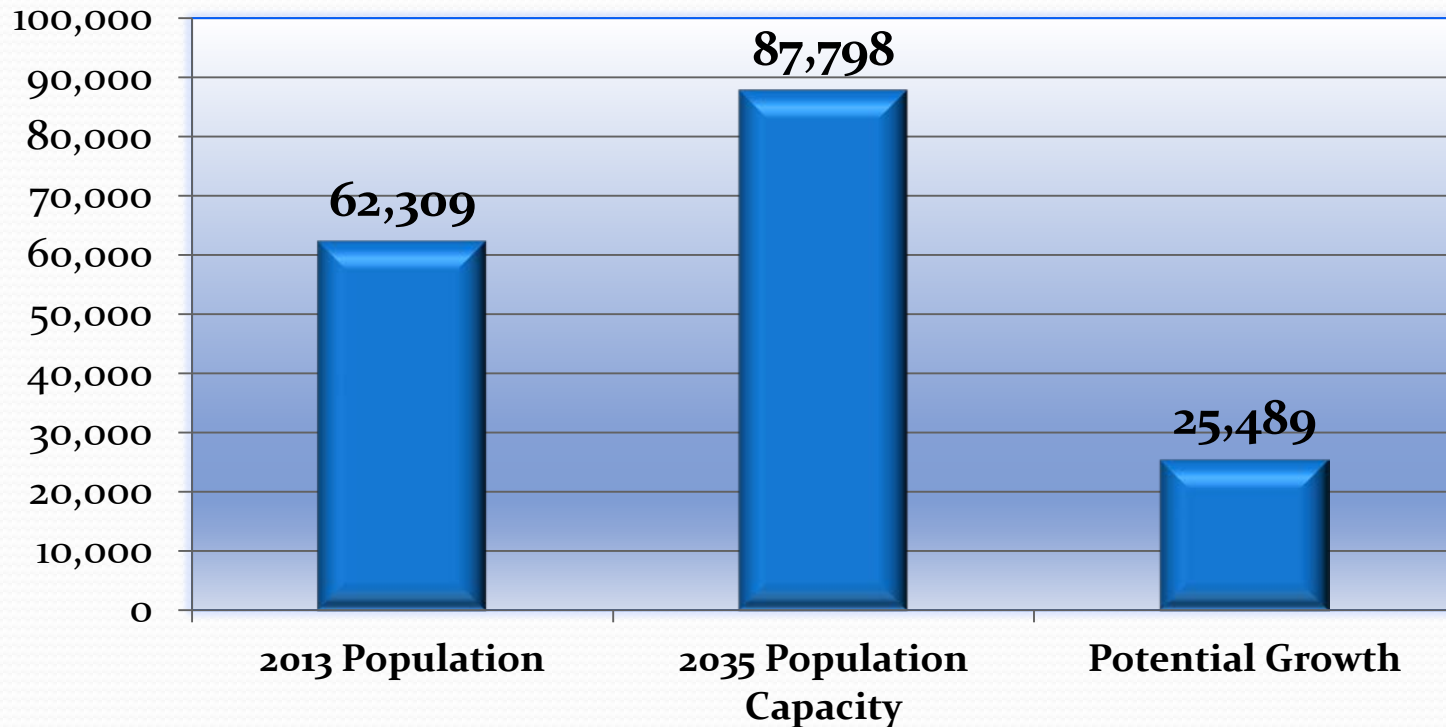
# What is a Comprehensive Plan and Why Is It Being Updated?

- ❖ A Comprehensive Plan is a document adopted pursuant to the Growth Management Act (GMA), Chapter 36.70A RCW, which provides land use designations, and goals and policies regarding land use, housing, the environment, capital facilities (water, sewer, stormwater), transportation, and utilities.
- ❖ GMA requirement. Foundation of local planning and land use regulations.
- ❖ Cities must periodically review. Major update required every 8 years.
- ❖ City must designate an urban growth area(s) (UGA) where urban growth should occur.
- ❖ Sufficient areas and densities designated to permit the urban growth that is projected to occur in the city for the next 20 year period.
- ❖ The 20 year period covered by the current update is 2015 to 2035.



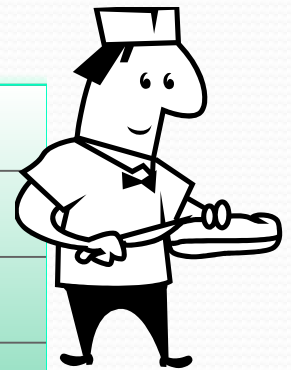
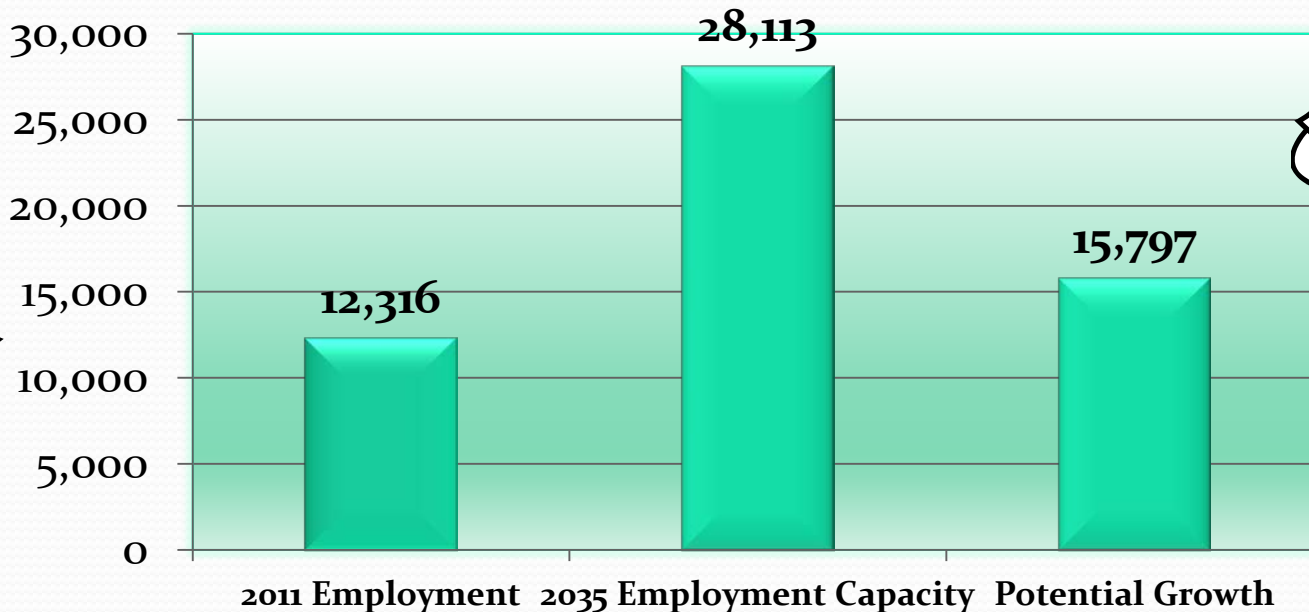
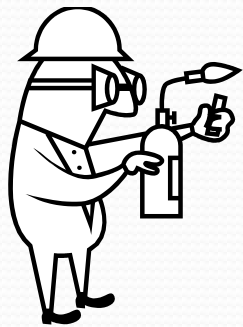
# Current Population and 2035 Potential Population

2013 UGA population is 62,309 people. City needs to accommodate a 2035 UGA population of 87,798 (i.e. 25,000 people or 41% population growth); however, this is only 7,367 more people in 2035 than were previously planned for by 2025.



# Current Employment and 2035 Potential Employment

2011 UGA employment estimate is 12,316 workers. City needs to accommodate 2035 employment of 28,113 people. The Smokey Point Master Plan area, which is slated as the City's major employment center, has capacity to accommodate 10,000 jobs (about 63% of growth in employment capacity). Other likely job growth areas are Lakewood and Sunnyside-Whiskey Ridge.

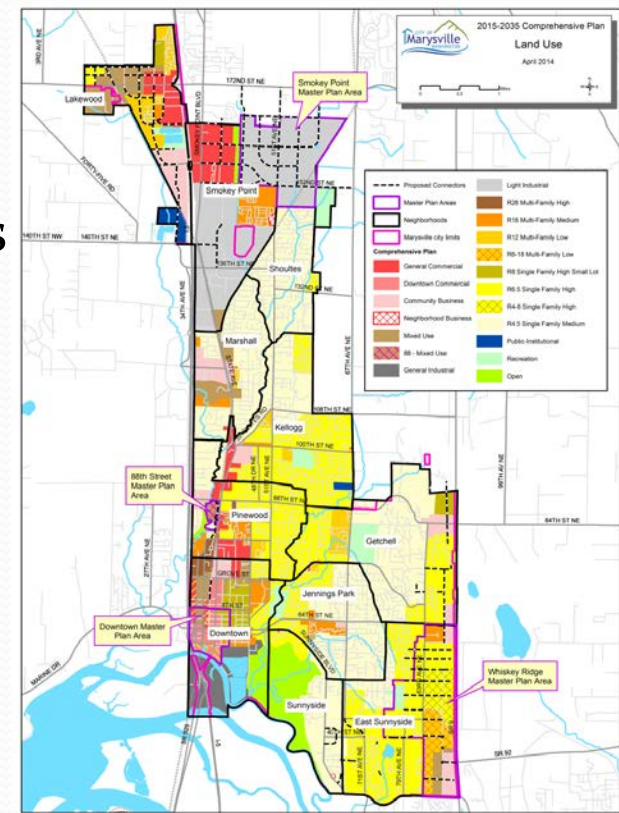


# 1.0 Introduction, 2.0 Vision, and 3.0 Public Participation

- **1.0 Introduction** Amendments are limited to a brief description of the 2015 update and references to the most recent version of plans which have been adopted such as the Water and Sewer Comprehensive Plans.
- **2.0 Vision – Marysville: Past, Present and Future** – Amendments consist of updates to reflect expansion of, and major changes within, the City from 2005 to 2015.
- **3.0 Public Participation** – Amendments consist of a new section which outlines the general public participation process for Comprehensive Plan amendments and a description of the public participation process for the current update.

# 4.0 Land Use Element - Amendments

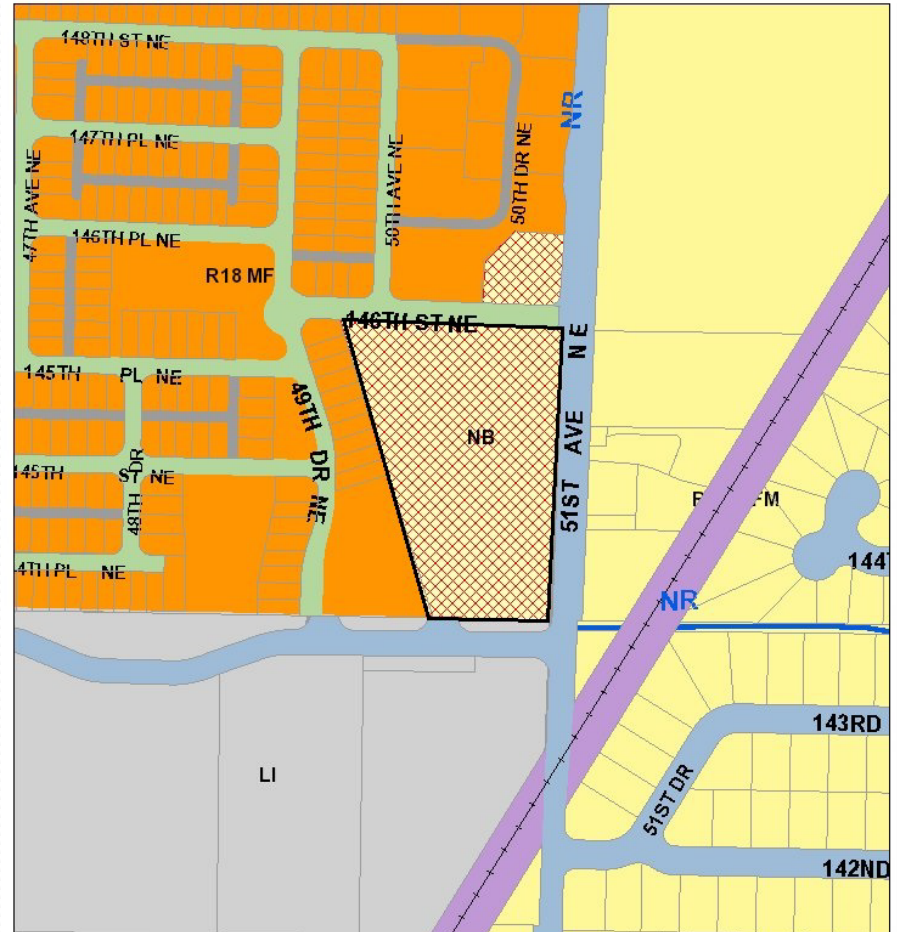
- **4.0 Land Use Element** – Establishes City’s character, quality and pattern for land uses. Amendments include:
  - Updating population and employment information to be consistent with PSRC’s Vision 2040 Regional Growth Strategy;
  - Updating maps and information on anticipated transportation, infrastructure, parks projects and amenities in each neighborhood;
  - Incorporating changes to State law;
  - No area-wide zoning changes or major policy changes are proposed. Total land to be rezoned is 69.4 acres (less than half a percent of the 13,527 acres of UGA.



# 4.0 Land Use Element – Citizen

## Rezone Request 2

- NW corner of 51<sup>st</sup> Avenue NE & 144<sup>th</sup> Street NE.
- Approx. 5.06 acres.
- Presently zoned Neighborhood Business.
- Request rezone to R-18 or R-28.
- Recommendation: rezone to R-18.



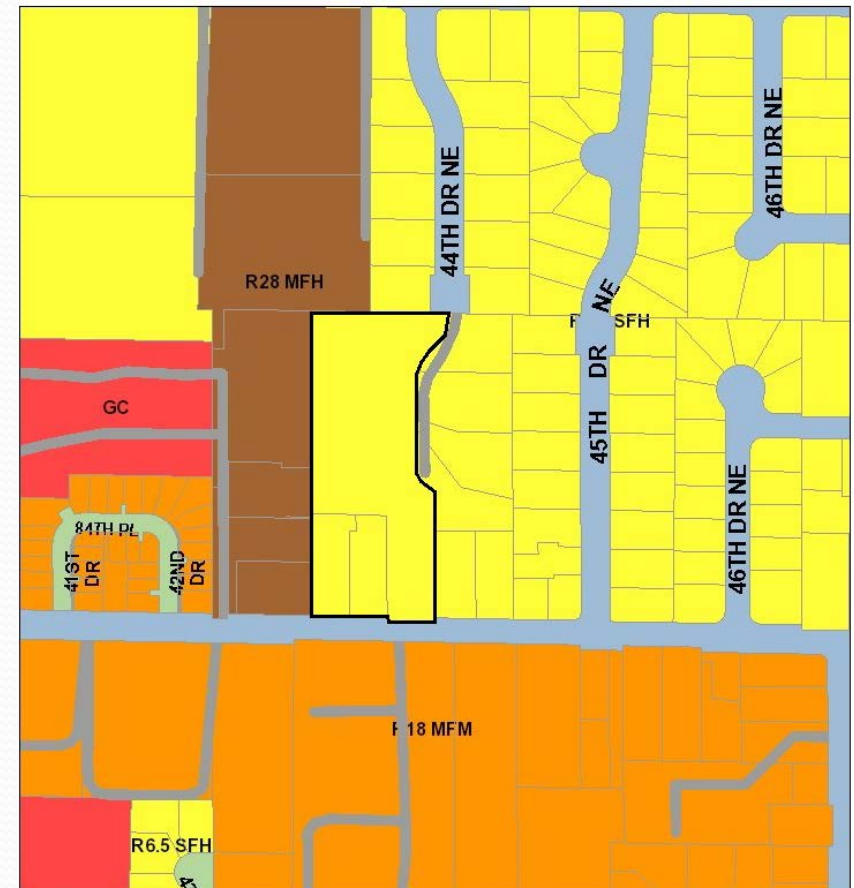




# 4.0 Land Use Element – Citizen

## Rezone Request 4

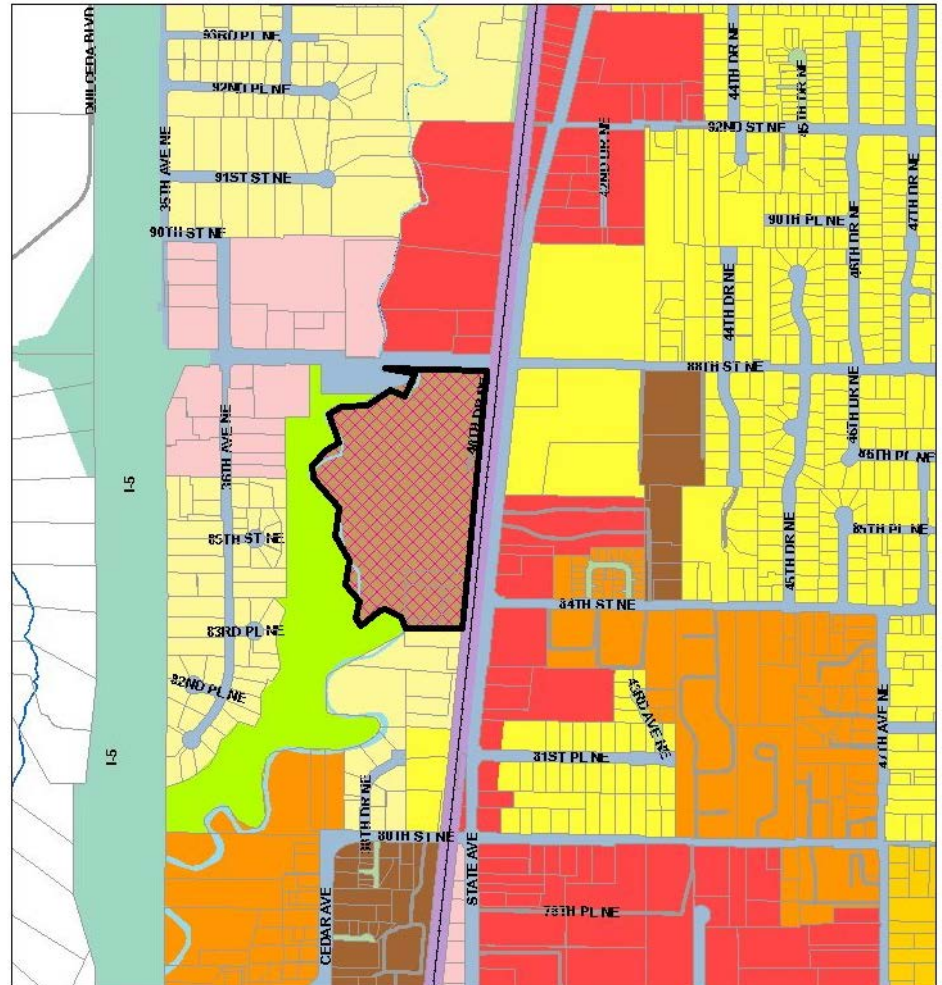
- 4321- 4407 84<sup>th</sup> Street NE
- East of State Avenue along north side of 84<sup>th</sup> Street NE.
- 3.5 acres (3 parcels).
- Presently zoned R-6.5 Single Family, High Density.
- Request rezone to R-18 or R-28.
- Recommendation: rezone to R-12.
- Surrounded by multi-family on west & part of north and single family zoning along rest of north and east.



# 4.0 Land Use Element – Citizen

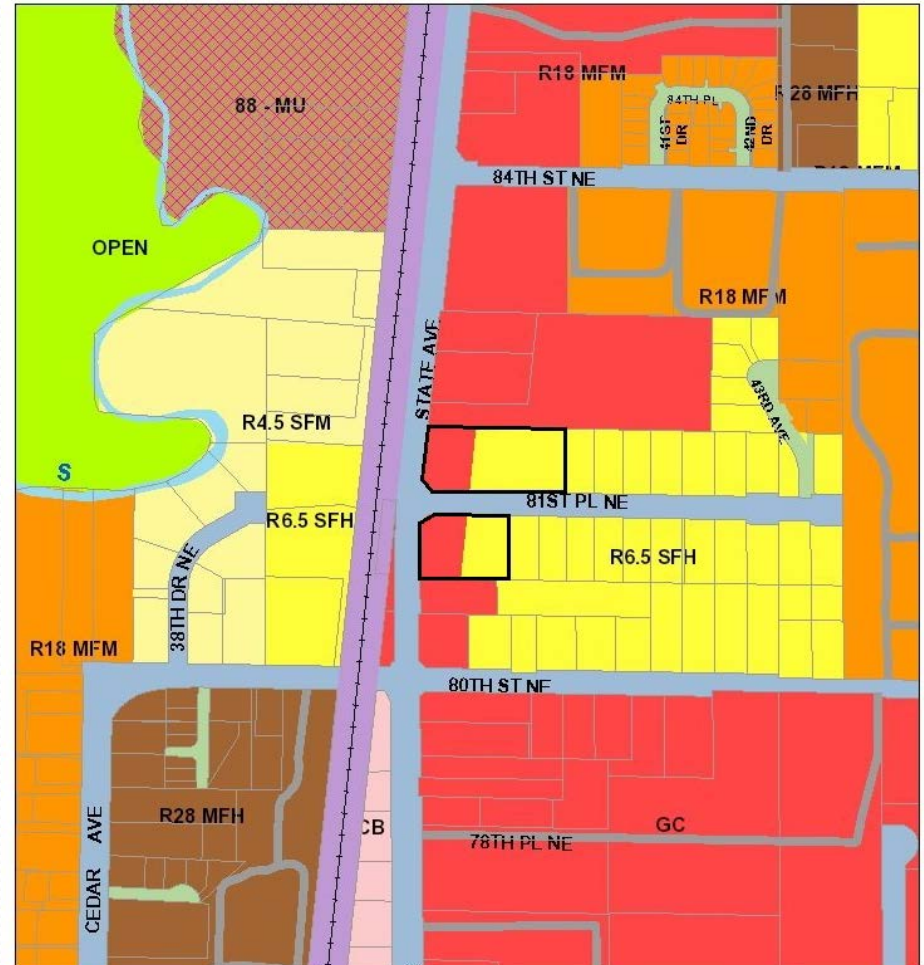
## Rezone Request 5

- 3824 88<sup>th</sup> Street NE
- Southwest corner of 88<sup>th</sup> Street NE and State Avenue/BNSF railroad.
- 23.18 acres (4 parcels)
- Bordered by single family to south and stream corridor to west.
- Presently zoned 88-MU (Mixed Use).
- Request rezone to R-28 Multi-family, High Density.
- Recommendation: retain 88-MU.



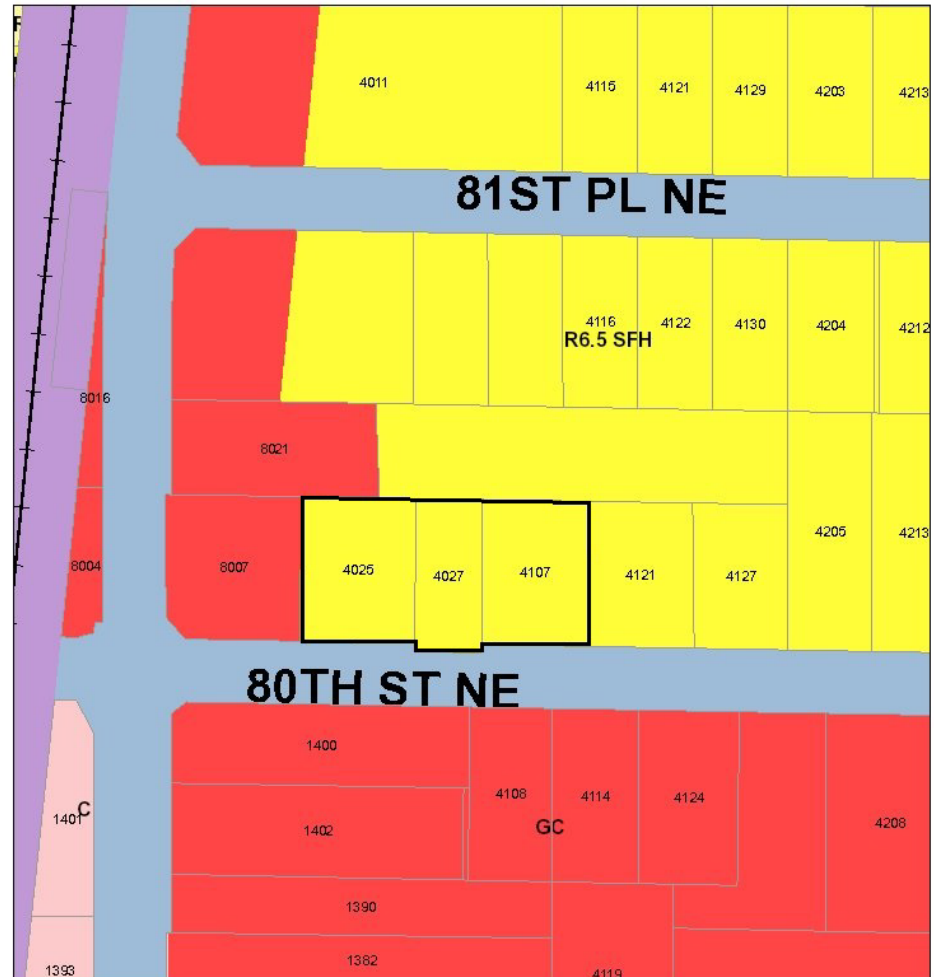
# 4.0 Land Use Element – Staff-Initiated Rezone 1

- 4011 81<sup>st</sup> Place NE.
- 2.24 acres (2 parcels).
- East side of State Avenue along 81<sup>st</sup> Place NE.
- Split-zoned with approx. 0.91 acres General Commercial (GC) and 1.33 acres R-6.5 Single Family, High Density.
- Entire north parcel church.
- Entire south parcel church annex/ assembly building.
- Recommendation: rezone both parcels to be entirely General Commercial.



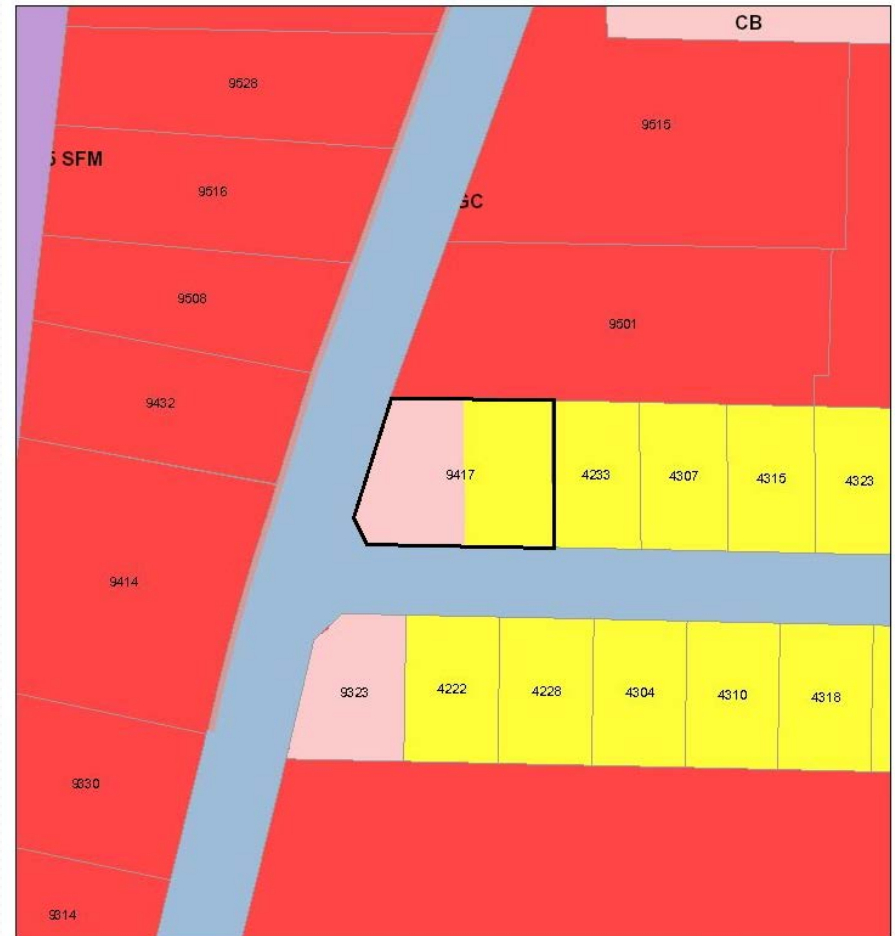
# 4.0 Land Use Element – Staff-Initiated Rezone 2

- 4025, 4027 & 4107 80<sup>th</sup> Street
- East of State Avenue along north side of 80<sup>th</sup> Street NE.
- 0.89 acres (3 parcels)
- 4025 80<sup>th</sup> Street NE – automotive repair shop and professional offices.
- 4027 80<sup>th</sup> Street NE and 4107 80<sup>th</sup> Street NE – professional offices.
- Recommendation rezone from R-6.5 to General Commercial.



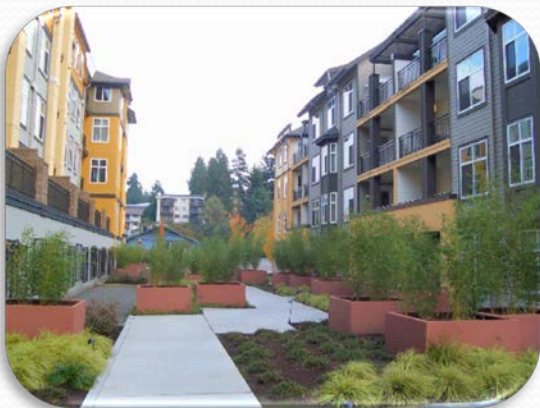
# 4.0 Land Use Element – Staff-Initiated Rezone 3

- 9417 State Avenue
- East side of State Avenue and north of 94<sup>th</sup> Street NE.
- 0.45 acres
- Split-zoned with approx. 0.24 acres zoned Community Business and 0.21 acres zoned R-6.5 Single Family, High Density.
- Developed with former bank/pharmacy.
- Recommendation: rezone entire parcel to Community Business.



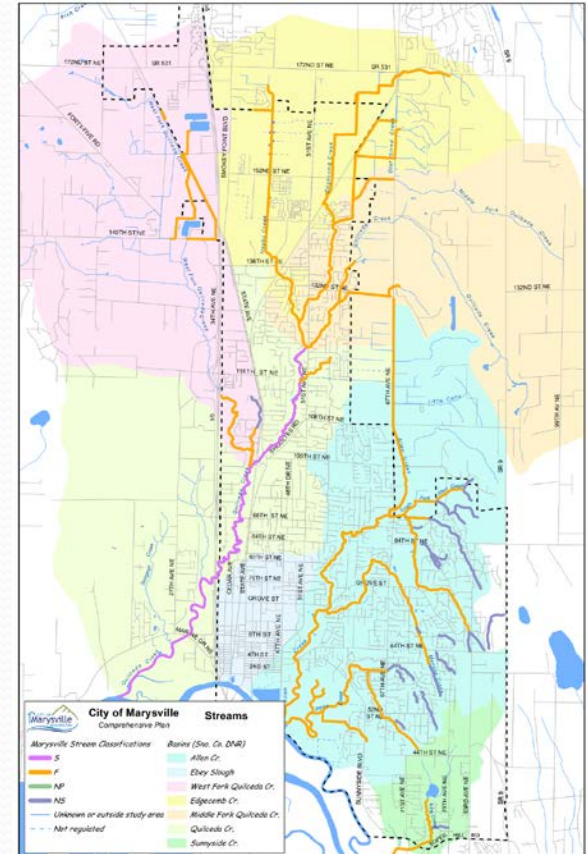
# 5.0 Housing Element

- **5.0 Housing Element** – Provides an inventory and analysis of existing household characteristics, housing stock and characteristics, projected housing needs, and goals and policies. Update incorporates the Housing Profile prepared by the Alliance for Housing Affordability that includes an updated:
  - Analysis of existing household characteristics and housing stock;
  - Housing inventory; and
  - Analysis of housing affordability.



# 6.0 Environmental Element – Amendments

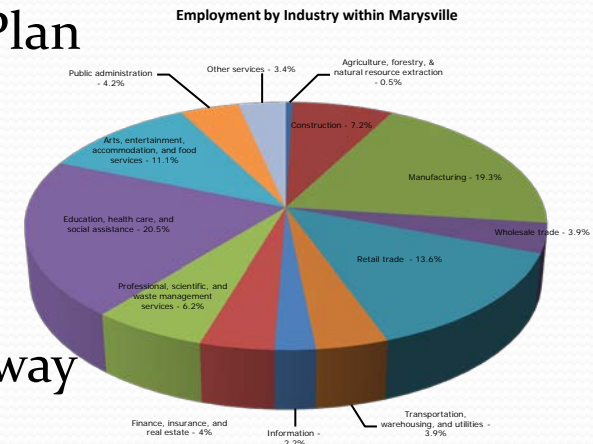
- **6.0 Environmental Element -** Foundation for the City's CAO, SMP, and other regulations. Amendments consist of incorporating strategies and policies that pertain to climate change.
- The climate change strategies and policies build off of City Council Resolution 2286.
- Maps also updated and minor text changes.





# 7.0 Economic Development Element – Amendments

- **7.0 Economic Development Element** – Analyzes City’s economy and “formulates... policies to move the community towards its goals.” Updates include:
  - Current employment estimates and 2035 targets;
  - Annexations, adoption of Smokey Point Master Plan and pursuit of Manufacturing Industrial Center with Arlington;
  - Completion of infrastructure projects and identification of infrastructure projects that facilitate development;
  - Major developments since 2005 such as the Gateway Shopping Center and Lakewood Crossing;
  - Current employment and wage information; and
  - Agency, entity, etc. name changes.



# 9.0 Parks and Recreation Element

## – Amendments

- **9.0 Parks and Recreation Element** – Direction to Marysville Parks and Recreation Department. Allows continued eligibility for Recreation Conservation Office (RCO) grants. Amendments:
  - Public participation and recreation survey background;
  - Structure of dept., budget, and associated bodies;
  - Inventory of parks and trails that reflect new and annexed parks and trails;
  - Individual park and trail descriptions including amenities, management issues, planned improvements, and capital facility priority score;
  - Supply and needs analysis. Strategies to meet needs;
  - Policies pertaining to open space and critical areas specifically new policies PK-23 through PK-40.



# 10.0 Utilities Element - Amendments

- **10.0 Utilities Element** – Covers infrastructure defined as utilities in the Growth Management Act (GMA): electricity, gas, telecommunications, and cable television. Amendments reflect changes since 2005, and infrastructure improvements through 2035.
- Electricity utility update provided by the Snohomish Public Utility District No. 1 (PUD) and the gas utilities update provided by Puget Sound Energy (PSE).
- Comprehensive background information on their respective utility;
- Utility’s goals and objectives;
- A description of how and where the utility operates;
- An overview of regulatory oversight;
- A description of existing facilities, and anticipated infrastructure needs generally and within the City of Marysville; and
- Conservation measures employed by the utility.



# 11.0 Public Facilities and Services Element

## – Amendments

- **11.0 Public Facilities and Services Element** – Police and fire protection and other governmental services are “public services”. Water, storm and sanitary sewer systems, streets and associated improvements are “public facilities.”
- Amendments consist of updating each section to reflect existing facilities and the facility, service, or infrastructure needs that are anticipated and which have been identified within existing plans. Specifically:
- The fire and police protection and library services reflect existing facilities and anticipated future needs;
- Incorporates 2014-2019 school capital facilities plans; 2009 Water Comprehensive Plan; 2011 Sewer Comprehensive Plan; 2009 Surface Water Comprehensive Plan; and
- Solid waste section reflects accounts currently served and anticipated needs for waste collection trucks and sanitation personnel when accounts in CMA are transferred from Waste Management to the City Sanitation Division in 2017.



# 12.0 Capital Facilities Plan and 13.0 Glossary

- **12.0 Capital Facilities Plan** – Amendments to the Capital Facilities Plan reflect the City’s capital construction and purchases for the six year period from 2015 to 2020. This generally includes any structures, improvements, pieces of equipment, or other major assets which are anticipated to be acquired within that timeframe.
- **13.0 Glossary** – Amendments consist of additional definitions pertaining to housing and housing affordability; recreation; and essential public facilities.



# Comprehensive Plan Chronology

- Planning Commission workshops October 14, 2014, November 12, 2014, November 25, 2014, December 9, 2014, January 13, 2015, January 27, 2015, April 14, 2015, April 28, 2015, May 12, 2015, and June 9, 2015.
- SEPA Addendum issued and 60-day Notice of Intent to Adopt Amendments sent to Department of Commerce on May 26, 2015.
- Planning Commission Public Hearing held June 30, 2015.
- City Council briefing July 6, 2015.
- City Council action July 27, 2015.
- Questions?