

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: November 23, 2020

AGENDA ITEM: PA 20-___ – City Council Resolution Relating to Future Land Use Permit Review for NorthPoint Development	AGENDA SECTION: New Business	
PREPARED BY: Allan Giffen, Interim Community Development Director	APPROVED BY: <i>Allan Giffen</i> , CD Interim Director	
ATTACHMENTS: 1. Resolution 2. Conceptual Development Plan		
	MAYOR	CAO
BUDGET CODE: Not applicable	AMOUNT: Not applicable	

DESCRIPTION:

NorthPoint Development is a national developer proposing to develop 426 acres for industrial use in the Cascade Industrial Center. 339 acres of this property assemblage is located in the City of Marysville.

NorthPoint would like to establish an understanding with the City regarding the administrative review of land use permits for their project. One method of doing so provided by State law is by use of a Development Agreement, under RCW Chapter 36.70B. At this time NorthPoint has not provided enough detail yet to consider a Development Agreement. However, it is important to NorthPoint’s capital partners to show progress at this time in establishing a positive working relationship with Marysville.

City staff have prepared the attached City Council Resolution in order to state principles that will be part of a future Development Agreement between the City and NorthPoint. The Resolution does not have the effect of an agreement, but does acknowledge the benefits the project will provide for the City and region, and expresses the City’s intent to work cooperatively with NorthPoint to prepare a future Development Agreement.

RECOMMENDED ACTION: Adopt Resolution of the City Council of the City of Marysville, Washington, Relating to Future Land Use Permit Review for NorthPoint Development.
COUNCIL ACTION:

CITY OF MARYSVILLE
Marysville, Washington

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARYSVILLE,
WASHINGTON, RELATING TO FUTURE LAND USE PERMIT REVIEW
FOR NORTHPOINT DEVELOPMENT**

WHEREAS, NorthPoint Development is a national industrial developer of more than 80 million square feet nationwide with interest in developing approximately 426 acres in the Cascade Industrial Center, which development shall be known as the Cascade Commerce Center; and

WHEREAS, NorthPoint has assembled 426 acres in the cities of Arlington and Marysville with plans to develop 339 acres in Marysville; and

WHEREAS, NorthPoint Development expects to invest in excess of four hundred million dollars (\$400,000,000) in this 426 acre industrial park over the next several years to construct approximately 4.1 million square feet of industrial space; and

WHEREAS, a project of this magnitude will result in substantial short-term and long-term economic benefits to the city and area taxing districts, including the Marysville School District, Marysville Regional Fire Authority, Sno-Isle Library System, and Snohomish County; and

WHEREAS, RCW 36.70B.170 through 36.70B.210 authorizes cities to enter into development agreements with property owners to govern the future development of real property, which such future Development Agreement is in the process of being developed between NorthPoint and the City of Marysville; and

WHEREAS, NorthPoint has requested that the City act to acknowledge the importance of a future Development Agreement as well as those principles by which it will administratively review development permits for the proposed project, and

WHEREAS, NorthPoint and the City acknowledge that environmental review under the State Environmental Policy Act (SEPA) is required to fully analyze potential environmental impacts and mitigation of impacts of a conceptual master plan for the proposed development before the City can approve a Development Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARYSVILLE that the following principles shall apply to the future administrative review of development permits for the proposed NorthPoint industrial development located in the Cascade Industrial Center:

1. The City Council acknowledges the economic benefits the community will realize from the planned development of the NorthPoint property located in the Cascade Industrial Center.
2. At the request of NorthPoint Development, a Development Agreement spelling out in detail the terms of agreement between the City and NorthPoint, as provided in RCW 36.70B.170 through 36.70B.210, will be presented for consideration by the City Council to formalize the principles stated in this Resolution.
3. The Development Agreement shall apply to the entire NorthPoint property ownership located within the Marysville corporate limits and as identified in the attached Exhibit A.
4. The Development Agreement shall be evaluated under the City's SEPA environmental review process as applicable before City Council authorizes the Mayor to execute the Development Agreement.
5. The development of land within the property will be vested to Land Use Standards of MMC Title 22C in effect at the time of City Council action approving the Development Agreement.
6. Unless otherwise specifically provided in the Development Agreement, the provisions of MMC Title 22D (City-wide standards) and 22E (Environmental Standards) will not be subject to vesting under the regulations in effect at the time of City Council action approving the Development Agreement.
7. The City will work with NorthPoint through the SEPA process to establish a road network, as depicted in Exhibit A, attached, or a revised road network if necessary based upon review of traffic engineering data.
8. The City will allow for adjustments, credits, reimbursement and cost recovery for public infrastructure improvements or other public amenity improvements made by NorthPoint in accordance with the provisions of applicable sections of the Marysville Municipal Code, or as may be spelled out in the future Development Agreement.
9. The City will allow for concurrent review of land use, civil and building permits and the issuing of early clear and grade permits, subject to acknowledgement by NorthPoint that any costs to NorthPoint caused by changes to civil or building plans as a result of changes required by the land use review shall be the responsibility of North Point and not the City.

10. The City agrees to support NorthPoint's efforts to obtain the necessary federal and state permits prerequisite to local approvals that will be required to complete the realignment and restoration of Edgecomb Creek.
11. The City agrees generally to cooperate with NorthPoint development to ensure the timely processing of local permits, approvals, and inspections.

ADOPTED by the City Council at an open public meeting this 23rd day of November, 2020.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

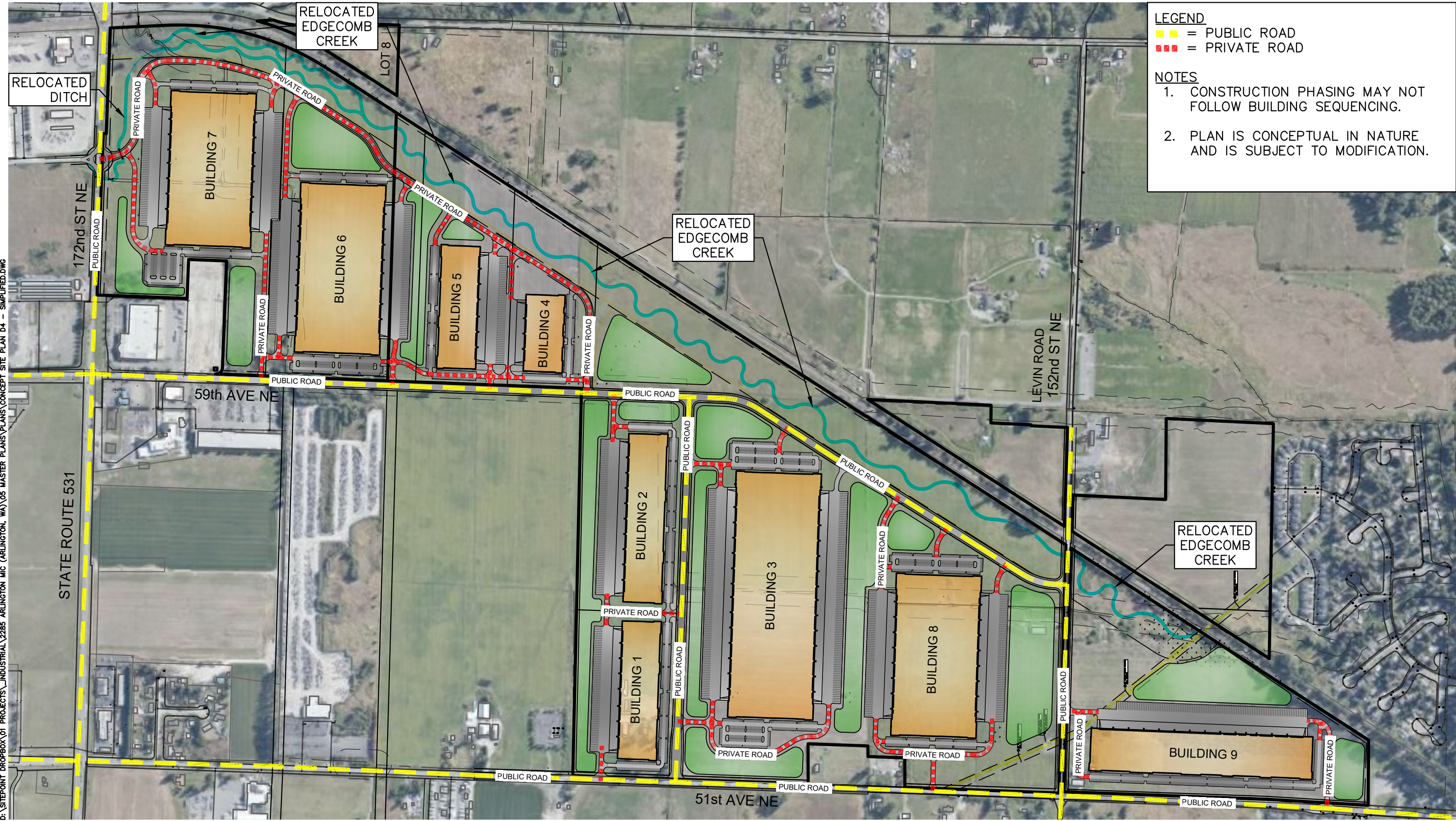
Attest:

By: _____
TINA BROCK, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

D:\SITEPOINT DROPBOX\01 PROJECTS\INDUSTRIAL\2285 ARLINGTON MIC (ARLINGTON, WA)\05 MASTER PLANS\PLANS\CONCEPT SITE PLAN D4 - SIMPLIFIED.DWG



LEGEND
 ■■■ = PUBLIC ROAD
 ■■■ = PRIVATE ROAD

NOTES
 1. CONSTRUCTION PHASING MAY NOT FOLLOW BUILDING SEQUENCING.
 2. PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION.