

**ADDENDUM NO. 23
TO THE FINAL ENVIRONMENTAL IMPACT
STATEMENT FOR THE CITY OF MARYSVILLE
COMPREHENSIVE PLAN**

**NON-PROJECT Action
2015 GMA Comprehensive Plan
& Development Regulations Update**

Prepared Consistent with the
Washington State Environmental Policy Act of 1971,
Chapter 43.21C Revised Code of Washington,
Chapter 197-11 Washington Administrative Code, &
Marysville Municipal Code Title 22



**COMMUNITY DEVELOPMENT DEPARTMENT
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Date of Issuance: May 26, 2015

FACT SHEET

File Number: PA13-020 (2015 Comprehensive Plan Update)
PA04-024 (FEIS)

Project Title: 2015 GMA Comprehensive Plan and Associated Development Regulations Update.

Proposed Action: NON-PROJECT action known as the 2015 Comprehensive Plan Update which consists of amendments to the City of Marysville's Comprehensive Plan and development regulations consistent with the requirements of the Growth Management Act (GMA) and RCW 36.70A.130(5)(a), Puget Sound Regional Council's Vision 2040 Regional Growth Strategy, and Snohomish County's Countywide Planning Policies.

Purpose of the FEIS Addendum: The purpose of this addendum is to add information and analysis relating to the NON-PROJECT action amendment known as the 2015 Comprehensive Plan Update which is an update to the existing Comprehensive Plan as required by RCW 36.70A.130(5)(a), and associated development regulations. This information expands upon previously identified significant impacts of the alternative to the Marysville Comprehensive Plan DEIS, dated January 13, 2005, and FEIS, dated April 2005, but does not substantially change the analysis.

No additional significant impacts beyond those identified in the FEIS are expected to occur. Revisions to the proposal may be considered during the public hearing process. No additional programmatic action level environmental review will be required to the extent that the existing environmental documents listed in this addendum or other published documents have analyzed such changes.

This addendum is being issued in accordance with WAC 197-11-625. Additional changes to the proposal may be considered during the public hearing process. The adopted environmental documents listed in this addendum meet the City of Marysville's environmental review needs for the current proposal.

Description of Proposal: NON-PROJECT action amendment to the City of Marysville Comprehensive Plan. Proposed revisions include updates to maps, figures and text 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
- 13 Glossary

Updates to the Unified Development Code are also proposed to reflect changes to State law. A summary of changes proposed in each element of the Comprehensive Plan and changes proposed to the Unified Development Code are described below:

1 Introduction

Amendments to the Introduction are limited to a brief description of what is covered with the 2015 update and a reference to the most recent version of plans which have been adopted such as the most current Water and Sewer Comprehensive Plans.

2 Vision – Marysville: Past, Present and Future

Amendments to the Vision – Marysville: Past, Present and Future primarily consist of an update to reflect the expansion of, and major changes within, the City from 2005 to 2015.

3 Public Participation Element

Amendments to the Public Participation Element are limited to a new section which outlines the public participation process for amendments to the Comprehensive Plan.

4 Land Use Element

Amendments to the Land Use Element primarily consist of updating population and employment information to be consistent with the Puget Sound Regional Council's Vision 2040 Regional Growth Strategy; updating maps to be consistent with the Urban Growth Area, city limits, zoning changes that have occurred, and adopted/proposed master plans; incorporating changes to State law which have occurred since 2005; updated information on anticipated transportation and infrastructure improvements; and parks and other amenities in each neighborhood planning area. No area-wide zoning changes or major policy changes are proposed.

Proposed rezones are limited to three citizen-initiated rezone requests, and six staff-initiated rezones which consist of parcels which are either split-zoned or inappropriately zoned given the existing land use. The cumulative acreage of land which is proposed to be rezoned is approximately 69.4 acres which is less than half a percent of the 13,527 acres which comprise the City's Urban Growth Area; therefore, no additional environmental impact beyond those considering in the FEIS are anticipated with these rezones.

5 Housing Element

Amendments to the Housing Element primarily consist of incorporating the Housing Profile prepared for Marysville by the Alliance for Housing Affordability which consists of an updated:

- Housing inventory;
- Analysis of existing household characteristics and housing stock;
- Analysis of housing affordability.

Certain sections of the current Housing Element, such as the section on special needs housing and services and the housing goals and policies, are proposed to be retained with minimal changes.

6 Environmental Element

Amendments to the Environmental Element primarily consist of updating the Environmental Resource Strategies and Environmental Goals & Policies sections of the Environmental Element to include strategies and policies that pertain to climate change. The climate change strategies and policies proposed for the Comprehensive

Plan build off of Resolution 2286, which was enacted by City Council on May 10, 2010, and established "a strategy to manage and reduce energy and fuel consumption and greenhouse gas emissions". Changes to the rest of the Environmental Element are limited to updated maps to reflect information that has been made available since the last update, and minor text changes such as incorporating updated agency and entity names.

7 Economic Development Element

Amendments to the Economic Development Element primarily consist of incorporating updates to reflect:

- Current employment estimates and 2035 employment targets;
- Annexations that have occurred since 2005 and the resulting expanded city boundaries;
- Adoption of the Smokey Point Master Plan and the joint pursuit of a Manufacturing Industrial Center (MIC) with the City of Arlington, and identification of these areas and plans as economic strengths;
- Completion of infrastructure projects and identification of infrastructure projects which will facilitate economic development;
- Major developments which have occurred since 2005 such as the Gateway Shopping Center on 116th Street and Lakewood Crossing south of 172nd Street;
- Provision of senior housing within the City and other types of senior housing which may be constructed;
- Current employment and wage information to reflect more recent economic conditions, and to compare the City's position in these areas relative to Snohomish County and the State of Washington. These changes are contained in a new appendix – Appendix A: Marysville Employment and Wage Background Summary, 2013; and
- Agency, entity, etc. name changes

8 Transportation Element

Amendments to the Transportation Element primarily consist of the following:

- An updated assessment of existing conditions including key changes in the transportation system, travel patterns, congestion, and safety;
- Travel forecasts and alternatives including:
 - Incorporated annexations, subarea plans, and SR 529 IJR completed since last plan;
 - Land use differences between City and PSRC population and employment projections specifically projections for the Downtown and Lakewood Neighborhoods;
 - Adjusted land use forecasts for outside the City to match PSRC updated 2035 forecasts; and
 - Reevaluation of the 88th Street corridor, SR 9, the 156th interchange, 1st Street bypass, and other major projects.
- Updates to transportation system plans and projects including:
 - Roadway project changes and priorities;
 - Enhanced definition of pedestrian system plan projects and priorities;

- Updated project cost estimates; and
- Expanded definition of bicycle system plan projects and priorities.
- Transportation funding changes/comparison to project costs; and
- Minor updates to policies, including addressing regional Vision 2040 policies.

9 Parks and Recreation Element

Amendments to the Parks and Recreation Element include:

- Public participation and Parks and Recreation Survey background;
- Information on the organizational structure of the Parks and Recreation Division, budget, and associated bodies (e.g. Parks and Recreation Advisory Board);
- Inventory of parks and trails that reflect new parks and trails, and parks assumed through annexation;
- Individual park and trail descriptions including amenities, management issues, planned improvements, and capital facility priority score;
- Inventory of Snohomish County parks, school and private facilities available for recreation;
- Supply and needs analysis, and strategies for meeting supply; and
- Policies pertaining to open space and critical areas specifically the addition of policies PK-23 through PK-40.

10 Utilities Element

Amendments to the Utilities Element primarily consist of updating information on utilities infrastructure and services to reflect changes that have occurred since 2005, and infrastructure improvements that are anticipated for the current planning period (2015 to 2035). These changes include updates to sections pertaining to the electricity utility provided by the Snohomish Public Utility District No. 1 (PUD) and the gas and electricity utilities provided by Puget Sound Energy (PSE). PUD and PSE provided written comments that provide an update to:

- The comprehensive background information on their respective utility;
- The 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 Public Facilities and Services Element

Amendments to the Public Facilities and Services Element primarily consist of updating each section to reflect existing facilities and the facility, service, or infrastructure needs that are anticipated within this planning period and which have been identified within existing plans. Specifically:

- The fire and police protection and library services sections have been updated to reflect existing facilities and anticipated future needs;
- The section on schools has been updated to incorporate the student population projections and facilities needs identified in the recently adopted school district 2014-2019 capital facilities plans;

- The section on water reflects the current water system and capital facility improvements identified in the 2009 Water Comprehensive Plan;
- The section on sewer reflects the current sewer system, condition of facilities, and needed capital facility improvements that have been identified in the 2011 Sewer Comprehensive Plan;
- The section on stormwater reflects existing facilities, areas where there are surfacewater problems such as flooding or substandard facilities, and capital facility improvements identified in the 2009 Surface Water Comprehensive Plan; and
- The section on solid waste reflects the solid waste accounts currently served and anticipated needs for waste collection trucks and sanitation personnel when the accounts within the Central Marysville Annexation area are transferred from Waste Management to the City Sanitation Division in 2017.

12 Capital Facilities Plan

Amendments to the Capital Facilities Plan reflect the City's capital construction and purchases for the six year period (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 Glossary

Amendments to the Glossary are limited to some additional definitions pertaining to housing and housing affordability; recreation; and essential public facilities.

Unified Development Code

The proposed amendment(s) also include revisions to the Marysville Municipal Code (MMC), as follows:

- MMC 22C.020.060 Permitted Uses;
- MMC 22C.010.070 Permitted Uses – Development Conditions;
- MMC 22D.020.090 Impact fee accounts and disbursements;
- MMC 22D.020.100 Impact fee refunds;
- MMC 22D.040.050 School impact fee;
- MMC 22D.040.060 Impact fee accounting; and
- MMC 22D.030.070 Determination and fulfillment of road system obligations.

Proposal Location: City-wide.

Lead Agency: City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270

Required Approval: City of Marysville Council – Ordinance Adoption

Circulation and Comment: This addendum, or notice of availability, is being sent to all recipients of the previously issued FEIS as required by WAC 197-11-625. **No comment period is required for this addendum under WAC 197-11-502(8)(c).**

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Date of Issuance: May 26, 2015

Responsible Official: Gloria Hirashima
Position: CAO/Community Development Director
Address: 80 Columbia Avenue
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Signature:  _____

Tentative Date of Implementation: July or September 2015

Public Hearings: Review of the proposed NON-PROJECT action amendments to the Marysville Comprehensive Plan are scheduled to occur at a public hearing before the Marysville Planning Commission on June 23, 2015, and at a subsequent briefing and public meeting before the Marysville City Council in July or September 2015.

Documents: The DRAFT 2015 Comprehensive Plan update can be accessed via the City of Marysville website <http://marysvillewa.gov/> and navigating to the Community Development Department homepage. In addition, hard copies of the DRAFT 2015 Comprehensive Plan update may be reviewed or purchased at the Community Development Department, located at 80 Columbia Avenue, Marysville, WA 98270.