

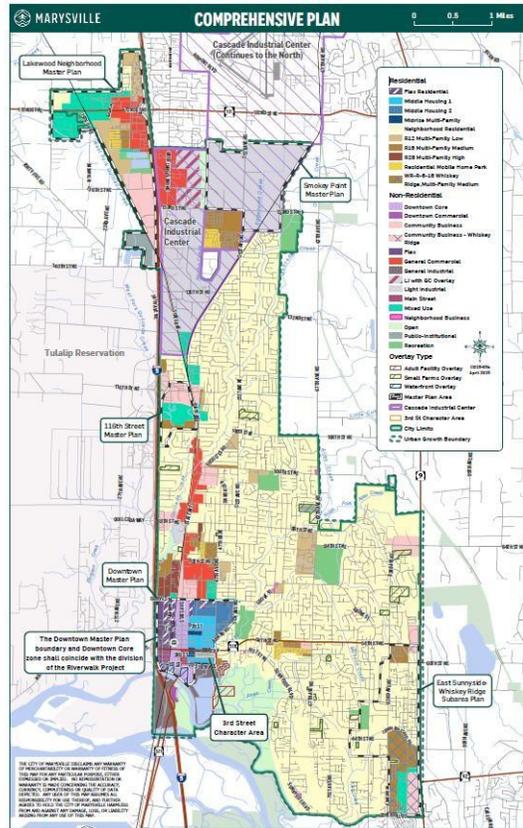
NOTICE OF APPLICATION

- File Number:** CA23-011
- Project Title:** Washington State Middle Housing and Accessory Dwelling Unit Amendments
- Project Description:** In response to mandated State requirements related to the requirement that Middle Housing be allowed within all zones primarily designated for residential within cities state-wide (House Bill 1110), State-mandated Accessory Dwelling Unit amendments (House Bill 1337), and State-mandated Unit Lot Subdivision amendments (HB 5258), the City proposes the following changes: Missing Middle, Accessory Dwelling Unit, and Unit Lot Subdivision Code Amendments and Associated Comprehensive Plan Map Amendment and Rezone of the City's existing single-family zones to a Neighborhood Residential (NR) Zone. A Comprehensive Plan Amendment is concurrently proposed to depict the Residential Mobile Home Park Zone on the Comprehensive Plan Map for existing mobile home parks with this designation (currently it is on the Zoning map).
- Proponent:** City of Marysville Community Development Department
- Project Contact:** Angela Gemmer, Principal Planner
- Project Location:** The Middle Housing and Accessory Dwelling Unit Code Amendments apply city-wide. The associated rezones to Neighborhood Residential (NR) apply to the properties in Marysville that are currently zoned primarily for single family homes specifically the R-4.5, R-6.5, R- 8, and WR-R-4-8 zones. The Comprehensive Plan Map Amendment to depict the Residential Mobile Home Park zone on the Comprehensive Plan Map applies to the existing mobile home parks that currently have the Residential Mobile Home Park zone designation on the Zoning Map (i.e. Crystal Tree Village, Emerald Hills Estates, Glenwood Mobile Estates, and La Tierra). The Residential Mobile Home Park zone is intended to encourage preservation of the identified Mobile Home Parks.
- Date of Completeness:** April 10, 2025

NOTICE IS GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL AND THAT THE CITY OF MARYSVILLE, BEING LEAD AGENCY FOR THE FOLLOWING NON-PROJECT ACTION, EXPECTS TO ISSUE A DNS FOR THIS NON-PROJECT ACTION UTILIZING THE OPTIONAL DNS PROCESS OUTLINED IN WAC 197-11-355:

The proponent is proposing State Environmental Policy Act (SEPA) review and approval for the following NON-PROJECT ACTION consisting of amendments to the 2024 Comprehensive Plan and the Marysville Municipal Code (MMC) to address the Washington State Legislature's House Bill (HB) 1110 known as the Middle Housing statute, House Bill 1337 known as the Accessory Dwelling Unit statute, and House Bill 5258 known as the Unit Lot Subdivision statute. These State laws require that the City of Marysville:

- Allow two (2) dwelling units on all lots primarily designated for residential, and four (4) dwelling units on all lots primarily designated for residential when the property is either within ¼ mile of Community Transit’s Bus Rapid Transit (which is expected to arrive in the City around 2029), or when one designated affordable housing unit is proposed (HB 1110).
- Allow six of nine Middle Housing types in all zones primarily designated for residential. The six housing types that are proposed to be allowed are duplexes, triplexes, fourplexes, townhouses, courtyard apartments, and cottage housing. Not proposed are fiveplexes, sixplexes, and stacked flats (HB 1110).
- Reduce parking for Middle Housing uses to zero (0) parking spaces per unit for units located within ¼ mile of Bus Rapid Transit, one (1) parking space per unit for lots that are equal to or under 6,000 square feet, and two (2) parking spaces per unit for lots that are over 6,000 square feet.
- Allow two accessory dwelling units accessory to single family residences (HB 1337).
- Allow Unit Lot Subdivisions of Middle Housing and townhouses (HB 5258). This enables these housing types to be subdivided onto their only fee simple unit lots and must be allowed up to 9 units; however, an alternate number of units may ultimately be selected by the City.



To address the requirements of HB 1110, HB 1337, and HB 5258 various supporting Comprehensive Plan and MMC amendments are needed. The most significant of these changes is the Comprehensive Plan Map Amendment and Rezone of the R-4.5 Single Family Medium Density, R-6.5 Single Family High Density, R-8 Single Family High Density Small Lot, and WR-R-4-6 Whiskey Ridge, High Density Single Family into a new zone called Neighborhood Residential (NR) (see map change to the right). This change is proposed due to the State’s requirement that Middle Housing density be calculated as units per lot rather than units per acre. An amendment is also proposed to add the Residential Mobile Home Park (R-MHP) designation, which is currently on the City’s Zoning Map, to the Comprehensive Plan Map so that the maps match.

Drafts of the proposed Comprehensive Plan and Marysville Municipal Code amendments are available by following the instructions below:

Document Availability: Please visit the following webpage:
<https://www.marysvillewa.gov/1388/Middle-Housing-State-HB-1110>

PLEASE NOTE THAT THE PUBLIC HEARING THAT WAS ORIGINALLY SCHEDULED FOR WEDNESDAY, MAY 28, 2025 HAS BEEN CANCELLED AND WILL BE RESCHEDULED. DETAILS OF THE FUTURE PUBLIC HEARING WILL BE CONTAINED IN A SEPARATE NOTICE WHEN THE HEARING DETAILS ARE FINALIZED.



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

Public Comment Period: Written comments must be submitted to the contact person listed below by **5:00 PM on May 12, 2025**.

This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

For project information or to become a party of record, please contact:

Angela Gemmer, Principal Planner (360) 363-8240 or agemmer@marysvillewa.gov