

City Council



501 Delta Ave
Marysville, WA 98270

Work Session Minutes

April 7, 2025

Call to Order

Mayor Nehring called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Mayor Nehring led the Pledge of Allegiance.

Roll Call

Present:

Mayor: Jon Nehring

Council: Councilmember Condyles, Councilmember James, Councilmember King, Council President Stevens, Councilmember Richards, Councilmember Muller

Staff: City Administrator Jennifer Stapleton, City Attorney Jon Walker, Senior Planner Emily Morgan, Finance Director Jennifer Ferrer-Santa Ines, IT Director Stephen Doherty, Systems and Database Analyst Will Kaiser, Parks & Recreation Director Tara Mizell, Communications Manager Connie Mennie, Assistant Police Chief Lawless, Principal Planner Angela Gemmer, Asst. Planner Kathryn Bird

Excused: Councilmember Norton

Motion to excuse the absence of Councilmember Norton moved by Council President Stevens seconded by Councilmember King.

VOTE: Motion carried 6 - 0

Approval of the Agenda

Motion to approve the agenda as presented moved by Councilmember Muller seconded by Councilmember Richards.

VOTE: Motion carried 6 - 0

Presentations

- A. Proclamation Declaring April 21-25, 2025, Community Development Week in Marysville

PROCLAMATION Community Development Week 2025.pdf

Mayor Nehring read the proclamation into the record.

- B. Strategies 360 Legislative Update

Stephanie Wright from Strategies 360 made a presentation regarding legislative updates.

Discussion Items

- 1) Middle Housing and Accessory Dwelling Unit Code Amendments

Middle Housing and ADU memo and code amendments

Principal Planner Gemmer and Director Miller made the presentation regarding Middle Housing and Accessory Dwelling Unit Code Amendments. Director Miller reviewed major Middle Housing requirements, major transit stops, and a summary of "Batch 1" amendments. Principal Planner Gemmer reviewed details about the amendments including new unit types, definitions of unit lot subdivisions and density, units per net acre vs. unit per lot, consolidation of four existing single family zones into Neighborhood Residential, and a comparison of single family zones,

Clarification questions and answers followed regarding future SWIFT bus routes, impacts to Stevens PRD, and legal nonconforming lots.

- Staff asked Council what lot size they would be most comfortable with for standard subdivisions and PRDs:
- Councilmember Richards stated that his biggest concern is PRDs. He thinks they should consider making them the same as others, possibly 6,000 sf.
- Councilmember Muller expressed concern about being too restrictive with lot sizes because of the impact it might have on growth targets, single family homes, affordability. He requested more time to digest this information.
- Mayor Nehring suggested providing Council with the information about what the maximum lot size they could use and still meet all the targets. They can always go down from there. Principal Planner Gemmer noted that some middle housing

was already built into the land analysis. There was significant discussion about lot sizes and potential housing configurations.

- Councilmember Condyles commented that right now there is not really a market for duplexes. He agreed with Councilmember Muller about the lot sizes. He thinks they will see more ADUs in the future.

Ms. Gemmer suggested they could do a modest increase to try to moderate some of the potential impacts and come back with more information. She reviewed other proposed changes as discussed with the Planning Commission. Director Miller reviewed next steps. She summarized that staff will look at some calculations with lot sizes.

2. [Introduction of Proposed Code Amendment Regarding Forest Practice Permits](#)

[PC Recommendation](#)

[CC Introduction Memo with Draft Amendment](#)

[DRAFT Ordinance](#)

Senior Planner Emily Morgan introduced this item. She noted this would allow the City to process these applications rather than going through DNR. Clarification questions and answers followed. This will come back on the agenda for consideration next week.

3. [2025-2029 Community Development Block Grant \(CDBG\) Consolidated Plan and 2025 Annual Action Plan \(AAP\)](#)

[DRAFT 2025-2029 Con Plan Draft for 30-Day Comment.pdf](#)

[DRAFT ORD-CDBG 2025-2029 ConPlan.docx](#)

[Executive Summary.pdf](#)

Asst. Planner Kathryn Bird presented the Consolidated Plan and 2025 Annual Action Plan. There were no comments or questions.

Approval of Minutes

Consent

Review Bids

Public Hearings

New Business

Legal

Mayor's Business

Mayor Nehring:

- He and Jennifer Stapleton are working with Pinnacle and are hoping to have some kind of report by May.
- There is a ribbon cutting at 9:30 a.m. tomorrow for the new car wash on 116th.
- He thanked Haylie Miller for her service, noting it was her last meeting with the City. He commended her work and noted it has been a pleasure to have her with the City. He wished her well in her new ventures.

Staff Business

Director Miller expressed appreciation to everyone for the opportunity to work in Marysville. She has loved working here and will miss everyone and the city. She discussed achievements Community Development has made in the past four years and thanked them for their great work.

City Attorney Walker stated the need for an Executive Session for one item to review the qualifications of an applicant for public employment for five minutes with action expected.

Call on Councilmembers and Committee Reports

Councilmember Condyles:

- Snohomish County Tomorrow met last week and got updates from PSRC; discussed adding the Port of Everett and Port of Edmonds as members; had a presentation from County Council members on their daycare ordinances; and discussed PSRC's 2023 Household Travel Survey. He encouraged everyone to take a look at the survey which has a lot of interesting information.
- Last month Marysville's water tower was approved to be on the County Register of Historic Places. Thanks to Emily Morgan from Community Development for helping with that. The next step will be to get that on the National Register.
- It's been a pleasure working with Haylie Miller both on Council and at his day job. He commended Director Miller for her work with the City. He praised her great accomplishments over the past four years.

Councilmember James:

- Thanks to Haylie Miller for her service. He agreed that they have the best Community Development department, in part because of her.
- He reported that he attended a conference in Orlando with the Fire Board.

Councilmember King wished Haylie Miller good luck and encouraged her to come back and visit.

Council President Stevens:

- He reported on the Economic Development Committee meeting tonight. HASCO gave a presentation on the challenges and opportunities for developing affordable housing in Snohomish County.
- He congratulated Haylie Miller for her leadership and the rest of the team for their accomplishments. He agreed that he often hears how pleasant Marysville's Community Development department is to work with.

Councilmember Richards congratulated Haylie Miler and said she would be missed.

Councilmember Muller:

- He commended Haylie Miller for her wonderful accomplishments. He thanked Community Development staff for their great presentations tonight.
- He asked if the sidewalks out front would be completed by summer. Director Mizell replied that they would.
- He reported on Puget Sound Business Journal's article about Marysville's Gravitics landing a Space Force deal worth up to \$60 million.

Adjournment/Recess

Council recessed at 8:46 p.m. for seven minutes before reconvening at 8:53 p.m. in the the Executive Session

Executive Session

Council entered Executive Session at 8:53 p.m. for five minutes to discuss one item, review qualifications of applicant for public employment, with action expected.

- A. Litigation
- B. Personnel—one item, RCW 42.30.110(1)(g)
- C. Real Estate

Reconvene

The regular meeting reconvened at 8:58 p.m.

Motion to authorize the Mayor to sign and execute the Agreement with GMP Consultants for services of an Interim Community Development Director at the rate of \$139/hour and to sign and execute an Agreement with the Interim CD Director for mileage and temporary housing moved by Councilmember Muller seconded by Council President Stevens.

VOTE: Motion carried 6 - 0

Adjournment

Motion to adjourn the meeting moved by Council President Stevens seconded by Councilmember James.

VOTE: Motion carried 6 - 0

The meeting was adjourned at 9:00 p.m.

Approved this 28th day of April, 2025