

City Council



501 Delta Ave
Marysville, WA 98270

Work Session

Minutes

May 5, 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, Councilmember Norton

Staff: City Administrator Jennifer Stapleton, City Attorney Jon Walker, Parks & Rec Director Tara Mizell, Chief Erik Scairpon, Interim Community Development Director Jeff Wilson, Finance Director Jennifer Ferrer-Santa Ines, Communications Manager Connie Mennie, Principal Planner Angela Gemmer, IT Director Stephen Doherty, Engineering Services Director Jeff Laycock, Cedarcrest General Manager Brandon Dale, I.S. Analyst Elliot Jacobson

Approval of the Agenda

Mayor Nehring noted staff is asking to remove the drone presentation tonight. Also, Stephanie Wright will try to be here in person for her presentation next week.

Motion to approve the Agenda without item A or item 3 moved by Councilmember Richards seconded by Councilmember Condyles.

AYES: ALL

Presentations

A. Strategies 360 Legislative Update

This item was removed from the agenda.

B. Update on Cedarcrest Golf Course

2024 Cedarcrest Annual Report.pdf

Brandon Dale, General Manager of Cedarcrest Golf Course, gave an update on the golf course. He reported that 2024 was a record breaking year that proved its potential for growth. He reviewed ways they created revenue in the winter as well as community engagement and player development activities. He discussed the importance of club culture and course operations excellence. Mayor Nehring thanked the Council for investing in the golf course over the last few budgets. Things are going much better down there. Mr. Dale reviewed weather challenges and course resilience. He announced that Premier recognized Cedarcrest as Course of the Year and him as Manager of the Year across all Premier courses. He gave an update on 2025 junior golf camps, tournament schedule, He summarized that 2024 was a great year, and 2025 looks bright. He thanked Tara Mizell and all the people that support the course. He responded to questions about the cross country program, the pro shop, and irrigation grids.

Councilmembers thanked Mr. Dale for the great report on the success of the golf course. Mayor Nehring thanked Mr. Dale for his leadership. Mike Fosnick from Premier (online) concurred that it was a great year. He commended Mr. Dale's leadership and his team's great work at the golf course. He thanked the City Council and Director Mizell for their support of golf in Marysville.

Discussion Items

1. Middle Housing - Major Policy Direction Discussion

Memo Middle Housing - Major Policy Direction Discussion

Principal Planner Angela Gemmer made a presentation on middle housing. She discussed the proposed timeline for code amendments, major middle housing requirements, middle housing types, and previous discussion with Council on this topic. She reiterated Council's direction about minimizing impacts of middle housing on residential areas without compromising the City's residential land capacity. She reviewed the most intensive, worse case scenarios for plats and PRDs. She noted that there will not be many situations where those could be achieved because of the circumstances on existing lots.

Discussion items:

Item 1 Discussion: Among the following four potential approaches to density, which is preferred?

- *Option 1 - retain existing single family lot sizes*
- *Option 2 - larger lot sizes in existing single family zones with increased density in multifamily zones*
- *Option 3 - moderate increase in PRD lot size and small increase in standard lot size*
- *Option 4 - moderate increase in PRD lot size and moderate increase in standard lot size*

She reviewed proposed lot sizes, changes to existing code, and implications for land capacity, pros, and cons of each option.

Councilmember King asked about triplexes and fourplexes. Ms. Gemmer explained when these would be an option. Councilmember King asked how detention ponds factor into these. Ms. Gemmer explained it would be the same as it is today.

Councilmember Condyles asked what does and does not encourage workforce/encourage housing. Ms. Gemmer explained it has to do with income tiers. Rental housing opportunities and multifamily/townhouse options provide more opportunities for workforce/affordable housing. Councilmember Condyles commented that he is leaning towards Option 3 because of his priorities of increasing capacity and being in alignment with state regulations.

Councilmember Norton asked if a fourplex could feasibly be placed on a 6000-sf lot under certain circumstances. Ms. Gemmer replied that it is possible, but they would be very small units. Councilmember Norton was curious about the impacts of making lots bigger and if they would be incentivizing larger developments. She asked about the potential difference in impacts between Options 3 and 4. Ms. Gemmer explained that Option 4 could potentially have a very slight capacity shortfall.

Councilmember Muller commented that development costs are pretty consistent regardless of how big the lot is. When they increase the lot size, they decrease the lot yield, and the developer has to spread out the costs. He thinks the impact would be that single family housing costs are increased or deterred altogether. He also referred to townhome developments in Mill Creek and Seattle as examples of what they are likely to see. He would like to see more modeling before they make a decision on this.

He also referred to HB 1337 that deals with single family homes with one attached ADU and a DADU. This would essentially allow three units on one lot. He wondered how this fits into all this. Ms. Gemmer explained the accessory dwelling bill mandates that the ADU and DADU would be required to be allowed if the lot is big enough. She noted that they provided a very high level analysis of the potential impacts of the options based on what they have seen over the past decade. She is confident that it is comparable to or

superior to the density analysis provided by Snohomish County Buildable Lands. Councilmember Muller said he was wondering more about the marketability of the different options. Ms. Gemmer agreed that this is important and also very hard to predict.

Councilmember Richards commented that he likes Option 3 or 4 because it will keep Olympia the happiest and will also get the City what it needs. He wondered about a modification of Option 3 with a standard subdivision at 5250 and the PRD at 4750.

Councilmember James spoke in support of Option 3. He commented on the interaction between the next topic (unit lot subdivision) and this. He asked about what public safety considerations have been explored for increased density like this. Ms. Gemmer replied that there is a per capita carry forward in the Comprehensive Plan related to growth allocations. There is a per capita amount of service for things like police and fire.

Council President Stevens was interested in Councilmember Richard's modification of Option 3. He commented on the importance of expressing to Community Transit how much of a miss it is that the BRT alignment stops short of crossing the freeway into Lakewood for the retail and residential density that is already there.

Mayor Nehring summarized that there seems to be a leaning of the Council toward Option 3 with a possibility of a mix between 3 and 4. He asked Ms. Gemmer to stress to the public in the open house that this is driven by the House Bills and not something conjured up by the City Council. He commended Ms. Gemmer on the excellent presentation. Ms. Gemmer recognized Director Laycock and City Administrator Stapleton for their work on this.

Item 2 Discussion: Should SFRs be prohibited in the higher density multifamily zones?

She explained that currently multifamily zones allow maximum flexibility. Allowing SFRs in multifamily zones undermines residential land capacity, limits workforce/affordable housing, misses the opportunity to leverage amenities, and creates disjointed development. Staff is recommending prohibiting single family in R-18 and R-28 zones. Actual density in some zones is less than capacity allocation. Staff also looked at minimum densities but prefers this option.

Councilmember Richards thought it would be helpful to see a map but he was fine with the staff recommendation.

Councilmember King asked if realtors have weighed in on this. Ms. Gemmer said they haven't reached out to them specifically, but thought there was a general interest by realtors in preserving single family density and capitalizing on middle housing, especially accessory dwelling units.

Councilmember Condyles asked for an estimate of how much land there is left that could be developed. Ms. Gemmer estimated but noted actual numbers are in the

Comprehensive Plan appendix. He also asked about expansions to non-conforming uses. Ms. Gemmer reviewed existing regulations related to non-conforming uses. He stated he was fine with the staff recommendation.

Council President Stevens said he was generally in agreement with the staff's recommendation. Councilmembers James and Muller concurred.

Item 3 Discussion: Should the City use the provisions in HB 1110 allowing the exclusion of up to 25% lots primarily dedicated to single family detached housing units from the middle housing requirements?

She reviewed criteria that this could not apply to areas at higher risk of displacement or areas where it would have a discriminatory effect or if 1/2 mile of major transit stop. If exclusion of 25% is desired, potential criteria could include access or railroad constraints, critical areas or floodplains, no sewer or poor water pressure, flooding or water quality issues, or areas with S-4.5 zoning. She responded to a question about impacts to capacity.

Councilmember Norton spoke in favor of this for those that don't have secondary access or railroad constraints.

Councilmember Muller thought this was a good idea for the area of constraints. He noted that sewer would be self-limiting. He asked if 1337 would still apply. Ms. Gemmer explained they would because they are separate statutes.

Councilmember Condyles liked the idea of doing this based on access. Clarification questions and answers followed.

Councilmember Muller said he wasn't too worried about developed properties because he thinks 1337 will impact those anyway. He wondered about applying this to 25% to undeveloped land capacity, especially along corridors. Ms. Gemmer thought there might be some legal challenges and land capacity issues with that.

Council President Stevens asked if the 25% applies to current lots or potential lots. Ms. Gemmer and Director Wilson thought it meant existing lots. Council President Stevens thought this was a tool that they could use.

Item 4 Discussion: What density should Master Planned Senior Communities be in Neighborhood Residential zone? Should a Conditional Use Permit continue to be required in the multifamily zones? Would City Council prefer to see the current level of density (about 8 du/net acre) maintained, match the middle housing allowance, or increased moderately to encourage senior housing (maybe 10-12 units per acre).

Clarification questions followed about age restrictions, other regulations, demand for senior communities, state regulations related to these, staff's recommendation for moderate increase.

Councilmember Richards spoke in support of increasing density.

Councilmember Stevens wondered why adjacent communities are seeing more of these. He asked if staff has an idea of why this might be. Ms. Gemmer explained some had specific criteria that didn't fit.

Councilmember Condyles asked if there have been any applicants that wanted to do a denser project. Ms. Gemmer did not recall any. He spoke in support of the increase in density in single family zones and the removal of the CUP requirement in multifamily zones.

2. Unit Lot Subdivisions - Policy Discussion

Memo Unit Lot Subdivisions - Policy Discussion

Ms. Gemmer made a presentation regarding unit lot subdivisions as it relates to new and anticipated state law. She reviewed examples of various types of unit lot subdivisions and state standards related to dimensional standards, common areas, parking, utilities, and review. She summarized opportunities and challenges with unit lot subdivisions.

Policy Direction: How many lots should be allowed in unit lot subdivisions at this time?

- *Option A - nine lots as required by state law*
- *Option B - moderately higher number of lots*
- *Option C - no cap on the number of lots*

Staff is recommending Option A.

Councilmember Condyles expressed frustration that they are creating a generation of renters. He thinks they should look at more than nine units because Marysville is already behind the curve on this because it offers ownership opportunities. He doesn't think it will encourage that much more density but there will be a benefit to the ownership opportunities. It's also coming in 2027, so they might as well just adopt it now. He recommends Option B with 20 units.

Councilmember Muller agreed that the density is coming regardless, and this would benefit homeowners.

Council President Stevens agreed with previous comments regarding Option B. He is a little concerned about things like access. Ms. Gemmer agreed and summarized a few issues they need to troubleshoot. Council President Stevens agreed with the desire to create opportunities for home ownership.

Councilmember James spoke in support of Option B.

3. Drones

Removed from agenda.

Mayor's Business

Mayor Nehring:

- He saw the Chicago performance by the high school students. It was amazing.
- He spoke at the Rotary Breakfast.
- He attended the fishing derby which was packed.
- There was a press conference last week for Sno911 which starts tomorrow.
- There will be two Government Affairs meetings on Thursday.
- He gave an update on state legislative results.

Staff Business

None

Call on Councilmembers and Committee Reports

Peter Condyles:

- The business summit at the Opera House last week was very well attended.
- 64th is looking great going up the hill.
- The Historical Society had a cleanup day at the Gail home last week. It will be open Memorial Day to Labor Day.
- Thanks to Principal Planner Gemmer for all her work.
- Happy Birthday to Councilmember King.

Mark James:

- Happy Birthday to Tom King
- Thanks to Angela. Her presentation was very thorough.
- The Marysville Business expo on Thursday was great.
- The Rotary dictionary handout to 3rd graders was completed.

Tom King:

- Last Wednesday he attended the free senior citizen lunch at the senior center.
- Saturday they took the Strawberry Festival float over to Wenatchee. It was a great event and great weather.
- He had someone ask about limiting the time that memorials are out on the street. Mayor Nehring explained there is no ordinance, but they have talked with some people who voluntarily shrunk it.

Michael Stevens:

- Great report on the golf course.

- Thanks to Angela for all the great information.
- He reported on the Economic Development meeting tonight.

Kelly Richards:

- Thanks to Angela for the great information.
- Thanks to Parks for the golf update.
- He attended the RAP ceremony last week. This is a great program for youth to get into the trades.
- Happy Cinco de Mayo.
- Happy Birthday to Tom King.
- He agrees they should probably look at some regulations related to memorials.
- Filing opened today. Good luck to all the candidates running.

Steve Muller:

- He reported on bad weather they are having on the east coast.
- He agreed that the RAP program ceremony was incredible.

Kamille Norton:

- She enjoyed the business summit last week. Thanks to everyone involved in putting that on.
- Thanks to Angela for the great information and the important discussion.
- Happy Birthday to Tom King.

Adjournment

Motion to adjourn moved by Councilmember Richards seconded by Council President Stevens.

AYES: ALL

The meeting adjourned at 9:16 p.m.

Approved this 9th day of June, 2025