

City Council



501 Delta Ave
Marysville, WA 98270

**Work Session
December 1, 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, Council President Stevens, Councilmember Richards, Councilmember Muller, Councilmember Norton

Staff: City Attorney Jon Walker, City Administrator Jennifer Stapleton, Chief Scairpon, Assistant Parks Director Dave Hall, Finance Director Heide Brillantes, Consultant Jeff Wilson, IT Director Stephen Doherty, IS Analyst Elliott Jacobson, Communications Manager Connie Mennie, Building Official Mike Snook

Excused: Councilmember King

Motion to excuse Councilmember King moved by Councilmember Richards seconded by Councilmember Muller.

AYES: ALL

Approval of the Agenda

Motion to approve the agenda moved by Councilmember Muller seconded by Councilmember Condyles.

AYES: ALL

Presentations

Discussion Items

1. Development of Pre-Approved Accessory Dwelling Unit (ADU) Program

Consultant Jeff Wilson made the presentation regarding the development of a permit-ready ADU program as a way to make the ADU permitting process run as efficiently as possible. He reviewed existing ADU regulations and state requirements. Development of a program would require Community Development to issue an RFP to hire an architect or designer to develop a set of pre-approved plans. There was some discussion about participating in a consortium of surrounding cities to work on a collaborative approach to developing a program with the benefit of distributing program development costs. Mr. Wilson reviewed a range of examples from Renton of pre-approved plans.

Questions for discussion:

- Should the city take an active role in developing pre-approved ADU plans?
- If we develop pre-approved ADU plans, should we pursue just on behalf of Marysville, or look to partner with surrounding cities?
- What should our goal be to roll out a pre-approved ADU plan program? Late 2026 and try and utilize existing budget? 2027 and budget as part of the next biennial budget process?
- Should we focus on floor plan sizes in the 500-1000 square foot range?

Councilmember Muller commented on other jurisdictions like Salt Lake City that have gotten rid of ADU and DADU codes altogether because they had become too cumbersome. They ended up allowing building to square footage and height restriction standards along with design standards. They have been happy with the results. Mr. Wilson explained limitations that Washington faces that other areas might not such as strict stormwater control and impervious surface standards. Councilmember Muller cautioned against being too restrictive and cautious with the regulations.

Councilmember Condyles liked the idea and the examples given from Renton. This seems to make development of ADUs more accessible for people that do not have development experience. He wondered what percentage of applicants might choose to opt for pre-approved plans. Mr. Wilson was not sure, but it appears that people are happy with it. Councilmember Condyles wanted more information about all permit fees in order to come up with a reasonable price for the plans. Councilmember Condyles was interested in the consortium idea if it was not time prohibitive. He also liked the range of sizes provided by Renton, although he thought the majority would be at the upper end.

Councilmember Norton asked about potential time savings for applicants. Building Official Mike Snook thought it might take a week at the most to process everything with

a significant savings in staff time. She also was supportive of the consortium idea for a regional approach and cost sharing.

Councilmember Richards asked how long approval of an ADU would take if it was not pre-approved. Mr. Snook estimated 2-3 weeks. Councilmember Richards asked how pre-approved plans would mesh with current design requirements to match the existing homes. Mr. Snook thought it mainly would have to do with the exteriors. Councilmember Richards suggested getting in touch with Renton to use their plans.

Councilmember James asked for clarification about architect costs. Mr. Wilson explained that there are different approaches. Typically, there is a fee plus royalties. There was some discussion about how a consortium could defray some of the costs.

Council President Stevens asked about other review costs aside from the plan review costs. Mr. Wilson explained that it would be up for discussion. Council President Stevens said he would be interested in data from Renton about what sizes are used the most. He would also be interested in checking with the architect who designed Renton's plans. Mr. Wilson indicated they could include them in the invitation to an RFP.

Staff will return for another workshop before proceeding.

2. Sports Complex, Public Works Relocation and Waterfront Redevelopment Discussion

[Marysville_Economic_Impact_Analysis___Market_Study_Report.pdf](#)

[Marysville WA_Financial Model 3.28.2025 \(002\).pdf](#)

City Administrator Jennifer Stapleton gave an update on the Waterfront Redevelopment & Sports Center discussion. She reviewed the status and timeline of improvements at the Interfor site and the Public Works/East Riverwalk site as well as potential impacts of the lagoon or a wastewater treatment plant. She also reviewed options for the West Trunk Lift Station. General questions and answers followed regarding location, timelines, and improvements.

City Administrator Stapleton discussed the Sports Center Economic Impact Analysis and Market Study which confirms market viability catering to sports tourism but demonstrated insufficient operational returns to attract full private investment. Direct capital and operational subsidies would be required. Pinnacle believes that public ownership is a more viable option. Because it is a utility-owned site, funding mechanisms need to be carefully considered. Economic impact estimates and potential funding sources, especially Tax Increment Financing (TIF), were also reviewed.

Council Considerations/Discussion Points:

- Public Investment Commitment
- Public Engagement (Sports Center Specific or Waterfront Vision; Parks Master Plan 2026)

- TIF Interest

Council President Stevens commented on his declining enthusiasm for the large size of the potential sports facility and the large parking area that would be required. He is supportive of creating a more robust park system in that area via the Parks Master Plan. Coupled with the right type of housing and other potential redevelopment, he believes this would be a better investment and entryway to the city.

Councilmember Norton also expressed concern about whether this is the best use for the waterfront. She is not comfortable with investing a large amount of public money in a sports facility. She concurred with Council President Stevens. She expressed support for looking into TIF as a way to recoup investments. She also thought that there needed to be more discussion about how to best serve the community with the waterfront area.

Council President Stevens spoke in support of completing the work with the consultant in order to be able to move forward.

Councilmember Muller agreed that the sports center would have been an outside community resource. He spoke in support of looking into a more community-oriented project.

Councilmember Condyles suggested reconsidering the name Riverwalk because it has not been well received by the community and doesn't seem to adequately describe the area. He also is not in favor of pursuing the sports facility as they have received more information. He likes some of the other ideas that have been discussed. He compared the area to Bellingham's Boulevard Park and suggested using that as a model for what could be done in that area to emphasize the benefit of the waterfront. He suggested discussing this more at the Council retreat. He is interested in looking into TIF further, especially for the downtown area.

Councilmember James concurred with other comments and was supportive of coming up with more community-focused plan for the area.

City Administrator Stapleton reviewed the 2026 timeline for project readiness. Mayor Nehring thanked Council for the feedback and staff for the presentations.

Approval of Minutes

Consent

Review Bids

Public Hearings

New Business

Legal

Mayor's Business

There are a lot of fun activities coming up this weekend with Merrysville for the Holidays.

Staff Business

None

Call on Councilmembers and Committee Reports

Councilmember Condyles noted that the Snohomish County Tomorrow General Assembly is coming up and would be a good meeting for councilmembers to attend.

Councilmember James:

- Thanks to the presenters tonight.
- He is looking forward to festivities coming up.
- He is excited about looking into possibilities for the waterfront area.

Council President Stevens:

- He thanked staff for the presentations.
- He was supportive of changing the name for the Riverwalk area to something else.

Councilmember Richards:

- He is looking forward to Saturday.
- He enjoys seeing the lights around town.
- Thanks to staff for the presentations.

Councilmember Muller:

- He is excited about moving forward on the waterfront area and the retreat to discuss this more.
- He is disappointed to miss Merrysville for the Holidays this year.

Councilmember Norton expressed appreciation for the presentations tonight and the great discussions. She is looking forward to more discussions.

Adjournment/Recess

Executive Session

Reconvene

Adjournment

Motion to adjourn the meeting at 9:06 p.m. moved by Councilmember Norton seconded by Councilmember Muller.

AYES: ALL

Approved this 5th day of January 2026.