

City Council



501 Delta Ave
Marysville, WA 98270

Work Session Minutes

October 6, 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, Councilmember Richards, Councilmember Muller, Councilmember Norton

Staff: City Administrator Jennifer Stapleton, Chief Scairpon, Communications Manager Connie Mennie, Engineering Services Director Jeff Laycock, IT Director Stephen Doherty, IT Services Supervisor Jeremiah Nyman, City Attorney Jon Walker, Planning Manager Angela Gemmer, Maintenance Services and Solid Waste Manager Skip Knutsen

Excused: Council President Stevens

Motion to excuse Council President Stevens moved by Councilmember Richards seconded by Councilmember Norton.

AYES: ALL

Approval of the Agenda

Motion to waive normal rules in order to take action on an item moved by Councilmember Richards seconded by Councilmember Muller.

AYES: ALL

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

AYES: ALL

Presentations

Public Comment

Discussion Items

1. Solid Waste Utility - Proposed Rate Revisions

Jon Greninger, Snohomish County Solid Waste Operations Manager, reviewed increased tonnage rates, discussed new rate implementation updates, legislative review items, and local project updates. He spoke about the value of city/county collaborations including SWAC (Solid Waste Advisory Committee) participation, education and outreach, and legislative support. Questions and answers followed regarding rate breakdowns, the waste export contract, and potential rate impacts from new and upcoming legislation.

Solid Waste Manager Skip Knutsen reviewed how Marysville will respond to increased expenditures and rates. Primary cost drivers include Snohomish County tipping fees, State B&O tax increase, and the recycling services contract with Waste Management. He discussed rate impact by service categories. Finally, the overall increase in revenues is 13.62%. The cumulative increase since the last rate adjustment is 8.12%. The rate revisions provide for full cost recovery of all new liabilities, including reserve for future capital outlay. There will be an adequate fund balance with an average reserve of 88 days. Questions and answers followed regarding specific rates for categories, food waste, and fees for bulky item pickups.

Snohomish County Presentation.pptx

City of Marysville - Proposed Rate Revisions.pptx

2. Northpoint MV2 UGA Expansion Comprehensive Plan Map Amendment

Memo and Exhibits 1 - 3 - NorthPoint MV2 UGA Expansion Comp. Plan Map Amendment

Exhibit 4 - Ordinance NorthPoint MV2 UGA Expansion Comp. Plan Map Amendment

Planner Manager Angela Gemmer made the presentation regarding the Northpointe MV2 UGA Expansion. The proposal is to update all impacted Comprehensive Plan maps. This would reflect the increased UGA, which was approved by Snohomish County Council, and update text in the Comprehensive Plan impacted by this change.

Councilmember Muller asked how it would become part of the CIC. Planning Manager Gemmer explained that the City would have to request expansion of the CIC boundaries by PSRC.

Councilmember King asked if everything south of that area and west of 67th Avenue would eventually be included. Planning Manager Gemmer thought eventually that would happen. Councilmember King asked about a specific neighborhood. Planning Manager Gemmer explained that the neighborhood did not want to be included.

Councilmember Condyles asked if it needs to be annexed before adding the area to the CIC. Planning Manager Gemmer will look into it.

3. Middle Housing Final Regulations and Associated Comprehensive Plan Amendments

Planning Manager Gemmer discussed Single Family Zone Consolidation, Middle Housing Exemption Areas, Preserving Land Capacity in Multi-Family Zones, Master Planned Senior Community Density, Height for Single Family, and Duplex Development in Multi-Family Zones. She highlighted development community concerns. Clarification questions and answers followed.

Council President Norton recommended exploring exemption of certain areas of the city because of parking issues. Planning Manager Gemmer explained they are exploring a parking study which would allow for more parking for middle housing than what the state says must be provided. The Planning Commission thought that would be a more appropriate mechanism. Staff will bring back more additional information on this.

Memo and Exhibit 1 re. Middle Housing Final Regulations

Exhibit 2 - Ordinance Middle Housing Comprehensive Plan Amendments

Exhibit 3 - Ordinance Middle Housing MMC Amendments

Exhibit 4 - MBA Middle Housing Letter

Exhibit 5 - City Middle Housing MBA Response Letter

4. Accessory Dwelling Unit Final Regulations

Planning Manager Gemmer reviewed this item regarding Accessory Dwelling Units (ADUs).

Councilmember King asked clarification questions related to administrative flexibility for the 1400 sf cap. Planning Manager Gemmer explained they could look at allowing something larger to accommodate industry standards for building standards or other factors.

Memo re. Accessory Dwelling Unit Final Regulations

Exhibit 1 - Ordinance Accessory Dwelling Unit Final Regulations

5. Unit Lot Subdivision Final Regulations

Planning Manager Gemmer reviewed Unit Lot Subdivisions recommendations from Planning Commission including a consolidated approach and development community concerns.

Councilmember Muller asked about the justification for the unit number cap. Planning Manager Gemmer explained it had to do with state law.

Councilmember Muller asked about lot coverage regulations related to ADUs. Planning Manager Gemmer explained state law would require that each ADU can be at least 1000 sf. She reviewed proposed ADU language.

Memo re. Unit Lot Subdivisions and Exhibit 2

Exhibit 1 - Ordinance Unit Lot Subdivisions

Exhibit 3 - MBA letter re. ULS Ordinance

Exhibit 4 - Letter from City to MBA re. ULS Ordinance

6. Tree Canopy Assessment

Planning Manager Gemmer reviewed the Tree Canopy Assessment, which is a new state requirement for the Parks Element of the Comprehensive Plan. Currently in 2025, 24% of the City is tree canopy. She reviewed this by neighborhood, by zone, and by parks. Given the rapid pace of development within the City, at this time a goal of maintaining tree canopy at 24% of the city overall is recommended, with a 2% increase in tree canopy to 26% recommended by 2045.

Council Richards asked if they have been promoting free trees that are available for planting from the County. Planning Manager Gemmer offered to look into it.

Councilmember James asked if there is a minimum requirement for tree canopy coverage. Planning Manager Gemmer did not think there was a minimum. She thought they were on par with other jurisdictions. Councilmember James thought it was good to know what the minimums are and where they come from. He wondered if there is anything the City can do to require new developments to replace trees that are lost. He also wondered about having a tree bank and encouraging trees through the community beautification grants. Planning Manager Gemmer explained that the tree canopy goal is up to each jurisdiction. Ms. Stapleton said they could look into changes with community beautification program grants to encourage tree planting. Planning Manager Gemmer

replied to other questions noting that replanting does occur, but it is hard to replace old growth.

Councilmember King asked about the white locate flags in the tree wells along State Avenue. Director Laycock replied that they will be replacing those trees.

Councilmember Muller acknowledged that trees are replaced to some degree with new development but asked how long it takes for trees to mature enough to be included in the canopy. Planning Manager Gemmer thought it would be a gradual process and take 10-15 years.

Councilmember Muller asked about income limitations for the free tree options.

Connie Mennie commented that the tree conservation program is still viable. It was promoted through city social channels and the newsletter. Her understanding is that the free trees are made available in neighborhoods where there is a deficit of trees, not necessarily by income. There is a big focus on the downtown area. She offered to look into the details with the Conservation District. Councilmember James recommended promoting this with signs and banners. Ms. Mennie indicated she would look into that. Councilmember James asked if the tree canopy was a snapshot in time. Planning Manager Gemmer replied that it is and captures whatever is going on the date the photo is taken.

Planning Manager Gemmer thanked GIS for all their support with this.

Memo re. Tree Canopy Assessment

Exhibit 1 - Tree Canopy Assessment Ordinance

Exhibit 2 - Tree Canopy Assessment

Approval of Minutes

Consent

Review Bids

Public Hearings

New Business

7. GMP Consulting Contract (Action Requested October 6, 2025)

Marysville CDD Consultant Contract.pdf

City Administrator Stapleton reviewed the contract with GMP consultants for community development consultant work for Jeff Wilson.

Councilmember Condyles asked about the timeline for hiring a new director. Ms. Stapleton said they are hopeful of having someone by the end of the year.

Motion to authorize the Mayor to sign and execute the consultant services agreement with GMP Consultants moved by Councilmember Richards seconded by Councilmember King.

AYES: ALL

Legal

Mayor's Business

- Thanks to all departments, especially Police and Public Works, for following up on items brought up at the coffee klatch.
- The City is also looking into and prioritizing some areas where there is illegal trespassing occurring.
- He noted that Largo Tents received an award from Association of Washington Businesses.
- He attended the mayors' convention in Wenatchee. One topic discussed was that some cities are having positive results using robo calls for utility billing issues.
- Mayors and Business Leaders for Public Safety discussed legislative priorities and public safety issues.
- There has been a lot of positive feedback about the new interchange.

Staff Business

City Attorney Walker stated the need for an Executive Session for one item to review the performance of a public employee for five minutes with no action.

Call on Councilmembers and Committee Reports

Councilmember Condyles:

- The new interchange is open and working well. Congratulations to Mayor Nehring for his work on this.
- He gave an update on the Snohomish County Tomorrow where they got an update from Community Transit on the Gold Line, the hazard mitigation plan, and tourism.
- He also reported on the Economic Development Committee meeting where they had an update on the Farmers Market, downtown development, and business license issuance.
- Happy Birthday to Councilmember Richards.

Councilmember James:

- Happy Birthday to Councilmember Richards.
- He is pleased with the new interchange.

- He loves the new sign ordinance. It seems to be working very well. He asked if the city has been getting any feedback on this. Ms. Mennie replied that there were initially a lot of questions, but after that it was pretty quiet.

Councilmember King:

- He agreed that the new interchange is nice.
- Public Works Committee meeting included an update on right of way maintenance, private frontage maintenance, and roadside memorials,
- Strawberry Festival Float went over to Leavenworth last weekend for the Autumn Festival with great weather and great crowds.

Councilmember Richards wished luck to those running in the election.

Councilmember Muller:

- He attended the candidate forum and was impressed with everyone's participation.
- He reported on the Economic Development Committee meeting.
- He went to the ribbon cutting for Kendall's new facility and was extremely impressed.

Council President Norton:

- Thanks to Planning Manager Gemmer for all her work on the ordinances.
- She is excited about the new interchange.
- She noted that the area under the 4th Street bridge is looking rough lately. Chief Scairpon offered to look into that.
- Happy Birthday to Councilmember Richards.

Adjournment/Recess

The meeting recessed at 8:46 p.m. for five minutes.

Executive Session

Council entered Executive Session at 8:48 for five minutes to review performance of a public employee with no action expected. There was one two-minute extension.

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

Reconvene

The meeting reconvened at 8:55 p.m.

Adjournment

Motion to adjourn the meeting at 8:55 p.m. moved by Councilmember Muller seconded by Councilmember Richards.

AYES: ALL

Approved this 27th day of October, 2025