

**Community
Development**



**501 Delta Ave
Marysville, WA 98270**

**Planning Commission
July 22, 2024**

CALL TO ORDER

Chair Leifer called the meeting to order at 6:30 p.m.

ROLL CALL

Present:

Commission: Chair Steve Leifer, Vice Chair Brandon Whitaker, Commissioner Gary Kemp, Commissioner Jerry Andes, Commissioner Kristen Michal, Commissioner Shanon Jordan,

Staff: Community Development Director Haylie Miller, Principal Planner Angela Gemmer

Excused: Commissioner Zebo Zhu

APPROVAL OF MINUTES

June 25, 2024 PC meeting minutes

PC Minutes - June 25, 2024

Motion to approve the June 25, 2024 PC meeting minutes moved by Commissioner Gary Kemp seconded by Vice Chair Brandon Whitaker.

AYES: ALL

AUDIENCE PARTICIPATION

None

OLD BUSINESS

1. Parking and Loading (SSB 6015) Code Amendments Public Hearing

Parking and Loading (SSB 6015) - Memo and Code Amendments

Director Miller made the staff presentation and reviewed proposed code amendments which include incorporation of Substitute Senate Bill SSB 6015, RCW 36.70A.620, and RCW 19.27.540. Clarification questions and answers followed related to electric vehicle charging requirements. Director Miller will follow up on a question from Chair Leifer about specific amp requirements.

Commissioner Kemp asked if the state is providing any kind of rebate or refund to contractors who are having to install these given there is an extra cost. Director Miller was not sure but indicated she would follow up. She thought there was some sort of rebate program.

The public hearing was opened at 6:43 p.m.

Public Testimony: None

The public hearing was closed at 6:43 p.m.

Motion to recommend approval of the Parking and Loading (SSB 6015) Code Amendments to City Council for adoption by Ordinance moved by Vice Chair Brandon Whitaker seconded by Commissioner Jerry Andes.

AYES: ALL

2. DRAFT Land Use Element - 2024 Comprehensive Plan Update

DRAFT Land Use Element with exhibits

Principal Planner Gemmer presented amendments to the 2024 Comprehensive Plan Draft Land Use Element.

- Section 2.1 – There was an addition of a footnote detailing documents where water quality and quantity, and drainage, flooding, and stormwater runoff are addressed.
- Section 2.3 – There was an update to Figure 2.3 to highlight only those parcels with development or redevelopment potential.
- Section 2.5:
 - Addition of maps showing where residential, commercial, industrial, and public-institutional/recreation/open designations are located
 - Permitted and prohibited use, and development standards were consolidated into Appendix 4
 - "Retail uses are permitted on properties within the Light Industrial zone if located within 500 feet of and with access to Smokey Point Boulevard. The concern that was previously expressed was that this hadn't been implemented in the previous municipal code. 65% of the current retail or wholesale uses are currently allowed in Light Industrial for properties abutting Smokey Point Blvd./State Avenue. About 35% of the uses are not

allowed. The question for Planning Commission is whether the additional 35% of uses that are not allowed should be included.

- Section 2.6 - The discussions of the various Neighborhoods and Master Plan Areas have been shortened. Descriptions of the State Avenue Corridor and Community Transit's Bus Rapid Transit service have been added. Maps pertaining to the Arlington Airport have been added.
- Section 2.7 - There has also been a significant overhaul of goals and policies to eliminate redundancies where possible. Goals and policies responsive to Puget Sound Regional Council's requirements for land use elements have also been added.

Ms. Gemmer requested feedback on whether the Planning Commission supports looking at expansion of the retail uses in the Light Industrial zone and properties abutting Smokey Point Blvd/State Avenue.

Commissioner Whitaker commented that some of the uses that are not currently allowed do not seem like the best uses for the Light Industrial zone. He would lean toward not allowing the extra 35% in that zone.

Commissioner Michal asked if there has been a request for those businesses in that area. Ms. Gemmer replied that there has only been a request for a hobby store. Commissioner Michal noted there are a lot of other places in the city where they could locate. Ms. Gemmer concurred.

Chair Leifer said he would agree with Vice Chair Whitaker if they were talking about 51st or anywhere inside the heart of the industrial zone. However, he feels that the Smokey Point Blvd./State Avenue area fits into a different category than all the other parcels in the industrial zone due to its visibility. This is a critical pathway for people on their way home. If the SWIFT bus routes come into fruition, they will be on State Avenue/Smokey Point Blvd. It seems like that would be another reason to have those types of businesses along that route.

Director Miller gave an update on Community Transit's (CT) recent presentation to the City Council last week. There was general discussion about potential alignments and future improvements that could be needed. There was a question about who will pay for the right-of-way acquisition for widening the road if it goes up Shoultes Road to the CIC. Commissioner Andes noted that in Lynnwood they have seven lanes for the SWIFT route, and the right lane is used strictly for buses and right turns. Director Miller explained that CT is pursuing federal funding. She thought CT indicated they would just start with two lanes and retrofit it over time. She expects there will be years of planning going into this. Commissioner Andes wondered about traffic congestion issues. Director Miller encouraged anyone interested to provide comments to CT.

Chair Leifer reiterated the support he has voiced multiple times over the years for a major boulevard from the airport to 1st Street on 51st with four or five lanes. Director Laycock has informed him that this is not possible because the area from 100th up to

136th is too problematic to widen. He was surprised that the SWIFT route could potentially plan to widen this area if Director Laycock is correct in his analysis.

Chair Leifer asked for more information about Essential Public Facilities. Principal Planner Gemmer explained this had been put into the Utilities Element and will come to the Planning Commission when that element comes back.

Director Miller said staff can check with PSRC to see if a change in retail would impact the CIC designation. She is not sure if there is a good reason to add more retail uses there because of other places where retail can go. She feels strongly about preserving the CIC and industrial uses there. She requested more direction from the Planning Commission on this subject.

Commissioner Michal noted that 65% of uses are permissible in Light Industrial along Smokey Point Blvd/State Avenue already. Ms. Gemmer agreed and clarified that most retail uses are not allowed in Light Industrial in general. Commissioner Michal spoke in support of the staff recommendation. Commissioner Kemp concurred. Vice Chair Whitaker recalled a PC meeting a while ago about allowing residential and light industrial in the CIC. They had discussed the importance of maintaining the CIC and declined that request. There already appears to be a good balance out there. Maintaining and preserving some of that industrial property makes sense.

Chair Leifer commented that if you are going to have anything out there besides light industrial, why restrict it at all? Why not let the free market prevail? He referred to a previous presentation about potential apartments on 51st in the CIC. He expressed frustration about information presented during that process that contradicted what they had been told by staff about the manufacturing center designation. Principal Planner Gemmer indicated that staff might have a different perspective on the information presented in that presentation. Chair Leifer expressed concern that properties past 128th had been pushed into the CIC zone when they didn't need to be. Director Miller explained that the designation for tax incentive purposes and the designation for zoning/job ratios purposes are different considerations. Just because they can eliminate area in the CIC and still keep the designation, do they really want to do that from a zoning standpoint? She still supports their stance on the zoning for the sake of the residents and job goals.

DIRECTOR'S COMMENTS

- There will be no meetings in August.
- September through the end of the year will be filled with Comprehensive Plan update information.
- She will bring back info about energy and Community Transit for the next meeting.
- Thank you to Commissioner Michal for her service to the PC over the past four years. Commissioner Michael expressed appreciation for the opportunity to

serve. Other commissioners also thanked her and praised her work on the Planning Commission.

ADJOURNMENT

Motion to adjourn at 7:30 p.m. moved by Commissioner Kristen Michal seconded by Commissioner Shanon Jordan.

AYES: ALL

NEXT MEETING - September 10, 2024

Approved by the Planning Commission on September 10, 2024.