

**Community
Development**



**501 Delta Ave
Marysville, WA 98270**

**Planning Commission
September 10, 2024**

CALL TO ORDER

Chair Leifer called the meeting to order noting the excused absences of Zebo Zhu and Shannon Jordan. He welcomed new commissioner, Raymond Miller.

ROLL CALL

Present:

Commissioners: Chair Steve Leifer, Commissioner Gary Kemp, Commissioner Jerry Andes, Vice Chair Brandon Whitaker, Commissioner Raymond Miller

Excused: Commissioner Zebo Zhu, Commissioner Shanon Jordan

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

APPROVAL OF MINUTES

July 22, 2024 PC minutes

July 22, 2024 PC meeting minutes

Motion to approve the July 22, 2024 Planning Commission meeting minutes moved by Commissioner Andes seconded by Commissioner Kemp.

AYES: ALL

AUDIENCE PARTICIPATION

None

OLD BUSINESS

1) DRAFT Utilities Element - 2024 Comprehensive Plan Update

DRAFT Utilities Element

Principal Planner Gemmer reviewed the Draft Utilities Element and highlighted revisions since the May meeting and next steps.

Chair Leifer asked if stormwater management fits under the Utility Element. Principal Planner Gemmer explained it could fit here or the Stormwater Comprehensive Plan. She was not sure when that was up for review. She noted that most of the standards come down from Ecology.

Chair Leifer expressed concern about massive fills he has noticed around town. When the mass transit projects die out there is going to be a tremendous impact on the cost of fill as well as the local road system. It will be a challenge for Marysville to compete with cities that don't have to do the fill because of the aquifer situation. He recommended re-evaluating the separation requirements and looking at alternatives. If Marysville can do something different, they should. Ms. Gemmer discussed DOE requirements and noted they would pass on Chair Leifer's comments to Public Works. Chair Leifer also cautioned that they need to be careful of overloading the grade. He added that from an engineering perspective, with consideration of the potential liquefaction of the soil, they should not be adding the weight of the fill to the sites. He also noted that the soil is impermeable because it is clay and silt, so builders end up just putting stopes in and running runoff down into the ground. This negates the separation aspect anyway.

Commissioner Andes pointed out that if they are building up on both sides of the road, they are ending up with a roadway that is essentially a canyon. Ms. Gemmer stated they would pass along concerns.

Vice Chair Whitaker referred to water service and capacity and asked if neighboring communities are sharing the same water source as Marysville. Ms. Gemmer explained a small part of the Tribes and a small part of Arlington are also served by the City's water system. Arlington may draw some of its water from the Stillaguamish River which is also a city water source.

2) DRAFT Land Use Element - 2024 Comprehensive Plan

DRAFT Land Use Element with exhibits

Principal Planner Gemmer reviewed this item. She discussed background and pointed out changes since the last time it came to the Planning Commission. She noted that staff had responded to comments made by Master Builders, and Master Builders is satisfied with the changes.

Vice Chair Whitaker asked for more information about the artwork. Ms. Gemmer explained there is an artist who did a sign for the Pinewood Neighborhood using a beautification grant. Staff also hired the artist to do artwork for the Comprehensive Plan

neighborhood section. If other neighborhoods are interested in having similar artwork for their neighborhood sign, they could apply for the beautification grant program.

Chair Leifer referred to Smokey Point and State Avenue uses and noted that industrial is already not happening there so he doesn't think certain types of retail should be restricted. Ms. Gemmer pointed out that the intent for the Light Industrial zone is for industrial uses and limited complementary, supporting retail uses. She reviewed some examples of these. Chair Leifer noted that this is some of the most highly visible property in the City of Marysville. It is a shame to restrict the uses so much when it doesn't seem like there will ever be industrial there.

3) **DRAFT Housing, Economic Development, Parks and Recreation, and Environment Elements - 2024 Comprehensive Plan Update**

Economic Development, Environmental, Housing, and Parks Elements

Principal Planner Gemmer reviewed this item noting that staff had been able to hire a graphic designer to improve the aesthetics of the Plan.

Vice Chair Whitaker asked about middle housing. Ms. Gemmer explained how they intend to wait until later in the process to adopt changes. The Housing and the Land Use elements note this approach. She explained that staff is considering a middle housing overlay. There was discussion about some recent interest in ADUs. Vice Chair Whitaker asked about the status of a lot near Grove Elementary. Director Miller explained it is a 12-lot PRD.

NEW BUSINESS

1) **DRAFT Public Services Element - 2024 Comprehensive Plan Update**

DRAFT Public Services Element

Principal Planner Gemmer reviewed the draft Public Services Element which provides an overview of public services, such as police protection, fire prevention and suppression, emergency medical services, education, library services, and human services provided to City of Marysville residents.

2) **Downtown Master Plan Flex zone permitted use and block frontage designation amendments**

DMP Flex and block frontage amendments

Director Miller reviewed the Downtown Master Plan (DMP) Flex zone permitted use and block frontage designation amendments. She discussed the background of the DMP Flex zone and the intention for the area. Staff is recommending a proposed amendment to allow residential above a ground floor commercial use in the Flex zone, and to apply a pedestrian-friendly block frontage for the portion of Beach Avenue located south of

Fourth Street. Staff is also recommending a height increase to 55 feet for this zone to improve flexibility and open up more options.

Chair Leifer asked about interest in the area. Director Miller indicated there has been some but not as much as they would like.

Vice Chair Whitaker asked about schools listed in residential zones. Ms. Gemmer explained that it is typical for schools in Marysville to be in residential zones.

Commissioner Kemp asked how many units the project was expected to have. Director Miller explained there is no maximum, but she thought this one was expected to have around 60 units.

Chair Leifer commented that in general with the DMP he thinks they should try to make the bar to entry as low as possible. Director Miller noted that she didn't think there would be any issues meeting minimum density requirements in the DMP. Staff will try to be as flexible with developers as possible with the exception of parking because this is already greatly reduced in the DMP.

Chair Leifer asked about the athletic complex/hotel plans. Director Miller commented that they are moving forward with the Shoreline Permit and getting the site filled. She noted that Public Works will be moving off the site soon. The sports complex site isn't funded yet. Things are on hold for now.

DIRECTOR'S COMMENTS

Director Miller had the following comments:

- She wished Commissioner Zhu and his family well with the addition of their new baby.
- She welcomed Raymond Miller to the Planning Commission.
- She noted there are a lot of projects coming up and a lot of work to do for the rest of the year and next year. She thanked everyone for their work.
- There should be an email coming out about a volunteer appreciation dinner in October.
- She responded to a question about electric car charging stations and incentives related to the energy code. There was some discussion about the significant increased costs for builders because of the energy regulations.

ADJOURNMENT

Motion to adjourn the meeting at 7:50 p.m. moved by Vice Chair Whitaker seconded by Commissioner Andes.

AYES: ALL

NEXT MEETING - September 24, 2024

Approved by Planning Commission on September 24, 2024.