

Community
Development



501 Delta Ave
Marysville, WA 98270

**Planning Commission
October 22, 2024**

CALL TO ORDER

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

1) ROLL CALL

Present:

Commission: Chair Stephen Leifer, Commissioner Gary Kemp, Commissioner Jerry Andes, Commissioner Shanon Jordan, Commissioner Zebo Zhu (online), Vice Chair Brandon Whitaker, Commissioner Raymond Miller

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

Absent: None

2) APPROVAL OF MINUTES

2.1 October 8, 2024 Planning Commission meeting minutes

October 8, 2024 PC meeting minutes

Motion to approve the October 8, 2024 Planning Commission meeting minutes moved by Commissioner Raymond Miller seconded by Commissioner Jerry Andes.

AYES: ALL

3) AUDIENCE PARTICIPATION

None

4) OLD BUSINESS

4.1 2024 - 2029 School District Capital Facilities Plans for Lake Stevens and Lakewood School Districts

Memo and 2024 School District CFPs

Principal Planner summarized the school districts' Capital Facilities Plans (CFPs) noting that the Lake Stevens and Lakewood School Districts have submitted CFPs; however, only Lake Stevens is requesting school impact fees for 2025 – 2026. Due to declining enrollment, the Marysville School District has not submitted a CFP and will also not be requesting impact fees; however, the district furnished an Enrollment Forecast Memo. The plans for Lake Stevens and Lakewood have been reviewed for consistency with the Growth Management Act and impact fee calculations. They have also been reviewed by each of the respective district's board of directors. She reviewed proposed impact fees for the Lake Stevens School District. Alex VanDuine from the Lakewood School District was present to answer any questions. There were none. Commissioners stated their questions had been answered satisfactorily at the previous meeting.

Public Hearing:

The public hearing was opened, and comments were solicited. Seeing none, the hearing was closed.

Motion to recommend approval of the 2024 - 2029 School District Capital Facilities Plans for the Lake Stevens and Lakewood School Districts to City Council for adoption by Ordinance moved by Commissioner Gary Kemp seconded by Commissioner Raymond Miller.

AYES: ALL

5) NEW BUSINESS

5.1 SB 5290 Project Review Timeframes Code Amendment

Summary Memo

Proposed Amendments

SB 5290

Master Builders Assoc. Letter

Senior Planner Emily Morgan introduced SB 5290 regarding project review timeframes and reviewed proposed changes to the timeframes. Clarification questions and answers followed.

Motion to set a public hearing date for November 12, 2024 to consider the SB 5290 Project Review Timeframes Code Amendments moved by Commissioner Zebo Zhu seconded by Commissioner Shanon Jordan.

AYES: ALL

5.2 RCW 58.17.280 Subdivision Addressing Code Amendment

Summary Memo

E002 - Code Revision - CA24-004.pdf

E003 - Correspondence - CA24-004.pdf

Senior Planner Emily Morgan reviewed this code amendment which would add the requirement that house addressing be included and clearly shown on the face of the final plat or short plat.

Motion to set a public hearing date for November 12, 2024 to consider the RCW 58.17.280 Subdivision Addressing Code Amendments moved by Vice Chair Brandon Whitaker seconded by Commissioner Raymond Miller.

AYES: ALL

5.3 Code Amendments to Promote Consistency with 2024 Comprehensive Plan Update

Principal Planner Gemmer presented code amendments to promote consistency with the 2024 Comprehensive Plan Update.

- Eliminate the Conditional Use Permit (CUP) requirement for duplexes in the R-4.5 zone
- Eliminate the requirement that new mobile/manufactured homes parks in the R-4.5, R-6.5, and R-8 zones be approved through the Planned Residential Development process to streamline regulations and bring parity to how single-family residences are treated as required by state law
- Light Industrial – General Commercial Overlay - several amendments to clarify how this zone should be administered with regard to dimensional standard and uses that are allowed.

Clarification questions followed.

Code amendments for the 2024 Comprehensive Plan Update

Motion to consider the proposed code amendments promoting consistency between the Unified Development Code and 2024 Comprehensive Plan Update at the Public Hearing on November 12, 2024, moved by Commissioner Raymond Miller seconded by Commissioner Jerry Andes.

AYES: ALL

6) DIRECTOR'S COMMENTS

Director Miller stated she would share a presentation on development updates with the Planning Commission if there is time at the next meeting.

7) ADJOURNMENT

Motion to adjourn the meeting at 7:06 p.m. moved by Commissioner Raymond Miller seconded by Commissioner Gary Kemp.

AYES: ALL

8) NEXT MEETING - November 12, 2024

9) Minutes approved by Planning Commission on November 12, 2024.