

**Community
Development**



**501 Delta Ave
Marysville, WA 98270**

**Planning
Commission
November 12, 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 Raymond Miller, Commissioner Zebo Zhu

Staff: Community Development Director Haylie Miller, Principal Planner Angela Gemmer, Planning Manager Chris Holland, Engineering Services Director Jeff Laycock, Transportation Engineering Manager Jesse Hannahs

Absent: Commissioner Shanon Jordan

APPROVAL OF MINUTES

October 22, 2024 Planning Commission Minutes

Motion to approve the October 22, 2024 PC meeting minutes moved by Commissioner Gary Kemp seconded by Commissioner Miller.

AYES: ALL

AUDIENCE PARTICIPATION

None

PUBLIC HEARING

4.1 2024 Comp Plan Update and Associated Code Amendments

Principal Planner Gemmer and Director Haylie Miller made the presentation on the 2024 Comprehensive Plan Update. Ms. Gemmer gave an overview of the document and explained that a major change in the plan is organizational. She reviewed various elements and chapters including the Land Use Element, Housing Element, and the Economic Development Element. Director Miller reviewed the Public Services Element, Parks and Recreation Chapter, Environmental Element, Transportation Element, Utilities Element, and the Capital Facilities Element. The Water, Sewer and Storm Comp Plans will be updated in 2025.

Questions and Comments:

Commissioner Kemp referred to the Housing Element and asked if the State considers mobile home parks affordable housing. Director Miller replied that mobile home parks are recognized as an existing affordable housing option that they want to try to keep available

Chair Leifer wondered if mobile home parks should be allowed in R6 or R8 to accomplish some affordable housing in these zones. Planning Manager Holland commented that all the mobile home parks in residential zones are already protected, and they are already allowed for additional densities. Chair Leifer wondered if the density should be increased to more than 8 per acre for new mobile home parks. Ms. Gemmer commented that the density increase was supposed to be 20% above the base density. She noted that the manufactured home park code is pretty old and could use an update.

Chair Leifer asked when they would start tracking greenhouse gases. Director Miller explained it is not required for Marysville until 2029, but they will likely start work on it in 2026 or 2027. The State would like cities to track vehicle trips and greenhouse gas emissions and seek to reduce those. Chair Leifer wondered how much of a burden this process would be on the city budget. Director Miller explained that would remain to be seen, especially if they are being asked to reduce greenhouse gases. It will be helpful to see how other cities deal with this next year.

Vice Chair Whitaker asked if non-motorized elements would be applied to some of the calculations for the Climate Change Element. Director Miller explained that non-motorized improvements would be applied to vehicle trips taken. Vice Chair Whitaker asked for more information about how the Complete Streets Policy in the Transportation Element applies to non-motorized improvements around the city. Transportation Engineering Manager Jesse Hannahs explained that it says the City will plan, design, and construct to meet the needs of all mobility types. Vice Chair Whitaker asked if the plan sets the priority project list. Mr. Hannahs explained that it doesn't but they try to fit each project into available grant or funding opportunities.

Commissioner Zhu commented that the sidewalks are not as protected as he thought they would be on the State Avenue extension from 100 to 116th. He stated that he

completely agrees with the written comments provided earlier by Kristin Kinnamon. He asked how they can ensure that future projects will apply to the policy in the code. Director Laycock explained they were severely limited on that project. It has to do with limitations with right-of-way, partners, and funding. Mr. Hannahs agreed that existing roadways that are developed have more challenges. Ideally, landscape separation is great, but it isn't always feasible or cost effective.

Director Miller commented that the mobile home requirement is 8 units per gross acre. It might be a good idea to take another look at this.

The public hearing was opened.

John Ray, 3910 100th Place NE, Marysville, asked for clarification about the projected population growth numbers and asked about the basis for the trend chart. Ms. Gemmer explained how this was shown on the chart. Mr. Ray asked why they need to grow. Ms. Gemmer explained that the state has a Growth Management Act which limits where growth can occur. They look at projected growth numbers and delegate what level of growth jurisdictions much accommodate. Mr. Ray asked what would happen if they don't. Ms. Gemmer explained the consequences of not complying with the requirements. Mr. Ray wondered if the City has any control over where they grow. Ms. Gemmer explained that the zoning map has been developed to address this. The City has to plan for the growth; they don't have to make it happen. She responded to questions about the discretion the City has and doesn't have with regard to density and Complete Streets and safety.

Mike Soderstrom, 10117 35th Drive NE, Marysville, asked about the current population. Ms. Gemmer explained it is just under 74,000.

Commissioner Comments and Questions:

Commissioner Miller asked how they comply with the ADA (Americans with Disabilities Act). Director Laycock replied explained that the City's ADA Transition Plan is available online which is specific to the City's right of way. Anytime there is a capital project, roadway project, or overlay they do replacements. He estimated that they replaced over 200 ramps this year with overlay projects.

Vice Chair Whitaker expressed support for doing what they can to break up the asphalt and concrete. He praised the waterfront trail along Sunnyside Blvd. that has been created in the south end.

Motion made by Commissioner Miller, seconded by Commissioner Kemp to close the public hearing at 7:35 p.m.

AYES: ALL

Commissioner Andes commended staff for the work they did on the Comprehensive Plan even though he had concerns about the State's requirements. Commissioner Miller concurred.

Motion made by Commissioner Miller, seconded by Vice Chair Whitaker, to forward the plan to the City Council with a recommendation for approval.

AYES: ALL

4.2 SB 5290 Project Review Timeframes Code Amendments

Planning Manager Holland reviewed the proposed project review timeframes code amendments. Chair Leifer commented that most of their questions had already been answered at the previous presentation with Emily Morgan. There were no additional comments or questions.

Public hearing was opened public comments were solicited. There were none.

Motion made by Commissioner Miller, seconded by Commissioner Andes, to close the hearing at 7:41 p.m.

AYES: ALL

Motion made by Commissioner Zhu, seconded by Commissioner Kemp, to forward this to City Council with a recommendation for approval.

AYES: ALL

4.3 RCW 58.17.280 Subdivision Addressing Code Amendment

Principal Planner Gemmer explained this would require that addresses be provided on final plat maps that are recorded with the Snohomish County Auditor's Office in order to be compliant with state law.

The public hearing was opened. Seeing no comments, the public hearing was closed.

Motion made by Commissioner Zhu, seconded by Commissioner Miller to close the hearing.

AYES: ALL

Motion made by Commissioner Miller, seconded by Vice Chair Whitaker, to forward this to City Council with a recommendation for approval.

AYES: ALL

NEW BUSINESS

Development Project Update

Director Miller gave an update on recent development projects and answered clarification questions. She will share another update at the next meeting to get the Planning Commission up to date.

Chair Leifer asked what is going on at the southeast quadrant of 172nd and Smokey Pt. Blvd. Planning Manager Holland wasn't sure, but noted it was an Arlington property. He offered to find out. Chair Leifer asked about another site north of the Verizon yard. Planning Manager Holland explained it is Premier Heavy Equipment.

Hearing Examiners Update

Director Miller reviewed proposed code amendments including hiring an additional hearing examiner and delegating the board of appeals to the hearing examiner.

Motion made by Vice Chair Whitaker, seconded by Commissioner Miller, to direct staff to set a public hearing for this item for December 10.

AYES: ALL

DIRECTOR'S COMMENTS

Director Miller expressed appreciation to everyone for their work on the Comprehensive Plan and for their participation in the process.

ADJOURNMENT

Motion to adjourn at 8:05 p.m. moved by Commissioner Kemp seconded by Commissioner Miller.

AYES: ALL

Minutes approved by Planning Commission on December 10, 2024.

NEXT MEETING - December 10, 2024