

**Community
Development**



**501 Delta Ave
Marysville, WA 98270**

**Planning Commission
February 13, 2024**

1. ROLL CALL

Present:

Commission: Chair Steve Leifer, Commissioner Kemp, Commissioner Zhu (online), Commissioner Andes, Vice Chair Whitaker, Commissioner Michal, Commissioner Jordan

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

Chair Leifer called the meeting to order at 6:32 p.m. noting the presence of all commissioners except Commissioner Zhu¹.

2. APPROVAL OF MINUTES

January 9, 2024 Minutes

Motion to approve the January 9, 2024 Planning Commission minutes moved by Commissioner Andes seconded by Commissioner Kemp.

VOTE: Motion carried 6 - 0

3. AUDIENCE PARTICIPATION

None

4. NEW BUSINESS

Draft Utilities Element for 2024 Comprehensive Plan

Principal Planner Gemmer made the presentation regarding the Utilities Element of the 2024 Comprehensive Plan. There have been significant regulatory changes since the

¹ Commissioner Zhu arrived around 6:48 p.m. due to a family emergency.

last update. One of the biggest changes is the Washington State Clean Energy Transformation Act (CETA). She reviewed primary requirements of this Act and the main changes to the Utilities Element:

- Section 10.1 – A new introduction is provided that notes some of the major regulatory and market changes that utilities are responding to;
- Section 10.2 – Provides an updated overview of the City of Marysville's electricity purveyor, Snohomish County Public Utility District No.1. PUD's Strategic Plan, 2021 Integrated Resource Plan, and 2023 Integrated Resource Plan update were reviewed and the most relevant aspects of these documents were incorporated in this section. PUD's major energy sources, significant progress towards complying with Washington state's Clean Energy Transformation Act (CETA), and strategy for supplying future energy needs are detailed in this section;
- Section 10.3 – This section provides an overview of PSE'S natural gas system, the current regulatory environment, and the utility's energy needs. There are no major gas infrastructure projects proposed within the City for the planning period; however, PSE identifies ongoing gas system integrity work that may occur within the community.
- Section 10.4 – Various telecommunications providers serve the City. This section is updated to reflect new technologies and the different telecommunications purveyors currently serving the City.
- Section 10.5 – The Olympic Pipeline, an interstate pipeline system, runs through Marysville on its way from Blaine, Washington to Portland, Oregon. City staff has reached out to the Olympic Pipeline to inquire if they have any updates to their system which should be incorporated in this section. Current updates are limited to new information that is in the public domain.
- Section 10.6 – The goals and policies were reorganized and a few were consolidated with others. A new policy pertaining to coordination with PUD and PSE on electric vehicle infrastructure and electric vehicle charging stations was added (UT3.11).
- A policy regarding small cell wireless will also be added.

Discussion:

Chair Leifer referred to the option for a six-year delay for concurrency. Does that apply to all utilities? Principal Planner Gemmer thought it was just for traffic. The others need to be completed. Chair Leifer suggested defining that more clearly.

Chair Leifer referred to the efforts to get rid of natural gas and move to hydrogen. He asked if that is something that would be picked up at centralized plants and then distributed or if it would come from somewhere on a pipeline. Ms. Gemmer thought there would be a central area and then distributed. She indicated she would confirm with PSE.

Vice Chair Whitaker noted that the City of Everett wanted to eliminate natural gas. Is that something Marysville is considering doing? Ms. Gemmer said she has not heard of any policy considerations about that. She thought they were allowing independent utility

providers to do what they need to do to comply with state law. Vice Chair Whitaker asked if Snohomish PUD has enough capacity to handle all the growth on the south end of town. Ms. Gemmer did not have any information from them about future capacity projects.

Commissioner Kemp noted that PUD builds its own substations. With the increased electrical demand expected by 2035 he wondered if the City of Marysville would lease or sell property to the PUD so they have room to build the needed substations. Ms. Gemmer thought they privately purchase the land they need but offered to confirm.

Commissioner Michal referred to the zero emission vehicle requirements and asked if the infrastructure could withstand the additional demand. Ms. Gemmer said that Snohomish County PUD hasn't expressed any concerns about inadequacy.

Commissioner Zhu joined the meeting online around 6:48 p.m.

Commissioner Jordan noted there are portions of Marysville that have Cascade Natural Gas. Ms. Gemmer said staff would reach out to them to see if they have an Integrated Resource Plan.

Chair Leifer referred to the plan to only allow electric vehicles after 2035 and noted that car producers aren't necessarily following suit. He wondered if there is anything in the GMA that will force cities to put in things like charging stations. He wondered how staff is looking at this. Ms. Gemmer wasn't aware of any GMA requirements that require local jurisdictions to provide charging stations, but there are some new state building regulations that require electric vehicle charging capacity and designated parking spaces if the development is over a certain threshold. This is why Snohomish County PUD and PSE emphasize the importance of coordinating with the City so they are aware of when those buildings are going in. She thought there was some federal funding for electric vehicle infrastructure. Some car producers like Tesla are also putting in the infrastructure. At this point the charging stations seem to be handled at the federal and private level.

Commissioner Andes thought there was something in the Environmental Element that talks about electric charging stations. Director Miller explained it was a policy suggestion from the Climate Action Plan done by the consultant.

Commissioner Kemp noted that Marysville gets most of its power from BPA. Does staff know of any places in the county where there are plans to build another power distribution plant. Ms. Gemmer was not aware of any but indicated she would check.

Chair Leifer referred to the goal of placing infrastructure with an equity perspective. He said he had a hard time seeing how Marysville had zones where that would be an issue. It doesn't seem to be applicable in Marysville because it is such an integrated community. Ms. Gemmer thought that was probably accurate but noted that there are areas of downtown that have more risk of displacement based on the Housing Action

Plan. She thought this was a global way that PSE is looking at the issue and may not apply as much to Marysville. Chair Leifer said he noticed there was only a small difference on peak versus base load on gas. He wondered if this was true on electric loads as well. Ms. Gemmer said she would ask about the differential between the peak and the base load. Chair Leifer referred to the questions at the end of PSE's letter to the City and asked if the Planning Commission was expected to be part of answering those questions. Ms. Gemmer thought those applied to the energy purveyors. The City just needs to be able to support the policies.

Commissioner Zhu commented that in certain areas of the city 5G is not ideal. Are there any plans to improve this? Ms. Gemmer explained that 5G would ultimately be provided by the private telecommunications purveyors. The City has the required standards in place to allow them to pursue 5G. Director Miller added that the telecommunications companies are aware of where there are gaps, but it is difficult to locate cell towers.

Chair Leifer asked what happened to the small cell facilities code the Planning Commission worked on earlier. Director Miller explained they all seem to want their own towers and not to co-locate on other towers. Ms. Gemmer explained the reason they adopted the small cell wireless regulations was so the standards would be in place in case it does come.

5. DIRECTOR'S COMMENTS

Director Miller:

- She discussed a new requirement for background checks for all volunteers as part of the City's risk management strategy.
- Final guidance for the middle housing ordinance (HB 1110) was released by the State. Staff has been working through this and will provide an update on this and HB 1337 (ADU regulations) at an upcoming meeting.
- She noted that in addition to the Environmental Element, the City is required to update Critical Areas regulations. Staff is still working through stream buffers and wetland buffer increases, so implementation of this will probably be delayed until it is required next year and after the Comprehensive Plan Update. She generally discussed the changes in buffers.

6. CITY COUNCIL AGENDA ITEMS and MINUTES

7. ADJOURNMENT

Motion to adjourn the meeting at 7:17 p.m. moved by Commissioner Jordan seconded by Commissioner Michal.

AYES: ALL

8. NEXT MEETING – February 27, 2024