

**Community
Development**



**501 Delta Ave
Marysville, WA 98270**

Planning Commission Meeting Minutes

February 27, 2024

CALL TO ORDER / ROLL CALL

Chair Leifer called the meeting to order at 6:30 p.m. noting the absence of Vice Chair Whitaker and Commissioner Andes who were sick.

Present:

Commissioners: Chair Leifer, Commissioner Kemp, Commissioner Zhu,
Commissioner Michal, Commissioner Jordan (online)

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

APPROVAL OF MINUTES

[February 13, 2024 Planning Commission Minutes](#)

Motion to approve the February 13, 2024 Planning Commission Minutes moved by Commissioner Kemp seconded by Commissioner Zhu.

AYES: ALL

NEW BUSINESS

[House Bill 1110 "Middle Housing" Overview](#)

Director Miller made the presentation on the Middle Housing (HB 1110) Middle Housing Ordinance and anticipated impacts to Marysville. She reviewed the middle housing bill history/overview and major middle housing requirements. Marysville is a Tier 2 city and will need to move to Tier 1 by December 2030. As a Tier 2 City the requirement is to allow two units per lot, four units per lot within 1/4 mile of a major transit stop, and four units per lot if one affordable unit is provided. She reviewed how unit density is calculated, various potential unit types, reduced parking requirements, vehicle access, carports, garages, and driveways.

Commissioner Kemp asked about design standards. Director Miller explained that is something staff would like to discuss with the Commission.

Commissioner Zhu asked what types of housing Marysville needs. Director Miller replied that Marysville needs a variety of housing types and ownership options.

Chair Leifer raised questions about the requirements and practicality of affordable units. There was some discussion on this topic. Director Miller noted it is not likely it would happen on a smaller scale. She discussed how the affordable unit might be tracked administratively.

Commissioner Michal wondered about the marketability of homes with smaller garages. Director Miller was not sure but thought that there was probably a market for smaller units with smaller garages.

Director Miller generally reviewed zoning, design review, lot coverage examples, and SB 5258 related to Unit Lot Subdivisions.

Chair Leifer asked if the Fire Chief has looked at this. Director Miller replied that the Fire District has not weighed in on this yet.

Commissioner Kemp asked if there is a minimum unit size. Director Miller explained that the unit size is regulated by the building code. Each unit has to have certain minimum components.

Commissioner Jordan asked if impervious surface regulations are also changing. Director Miller said that the stormwater regulations would still apply. There are new stricter state regulations that will also apply at the end of the year.

Director Miller reviewed HB 1337 related to Accessory Dwelling Units (ADUs). Staff will be looking at whether to count ADUs in the density or not.

Further Discussion:

Chair Leifer commented on the discrepancy between how the people who live in the community have historically decided they want things to be and how the legislature has decided that things should be. He expects it will be a painful adjustment. Director Miller acknowledged it could but pointed out that what staff thinks will actually happen is not as extreme as it may seem compared to what is already allowed.

PUBLIC COMMENTS

None

DIRECTOR'S COMMENTS

Director Miller asked if they would like a quarterly presentation on development updates around the city like she gives to City Council. The Commission was very interested in that. They were also interested in receiving copies of prior presentations.

She also gave an update on the removal of the old ARCO sign.

ADJOURNMENT

Motion to adjourn at 7:37 p.m. moved by Commissioner Kemp seconded by Commissioner Michal.

AYES: ALL

NEXT MEETING - MARCH 12, 2024