

**Community
Development**



**501 Delta Ave
Marysville, WA 98270**

Planning Commission Meeting Minutes

June 25, 2024

Call to Order / Roll Call

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

Present: Chair Leifer, Commissioner Kemp, Commissioner Zhu, Commissioner Andes, Vice Chair Whitaker, Commissioner Jordan

Excused Commissioner Michal

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

Approval of Minutes

May 14, 2024 Planning Commission Minutes

Motion to approve the May 14, 2024 Planning Commission Minutes as presented moved by Commissioner Kemp seconded by Commissioner Andes.

AYES: ALL

Audience Participation

None.

New Business

SSB 6015 Parking Regulation Amendments

Director Miller reviewed parking regulation amendments that are required by the State as listed in the memo from Planning Manager Chris Holland in the packet. Additionally, Department of Commerce requires the following which will be integrated:

- Affordable housing units with a quarter mile of a transit stop are not required to have more than one parking space per bedroom or .75 spaces per unit.

- If there is a housing unit development specifically for seniors or people with disabilities, the City is not allowed to impose minimum residential parking restrictions.
- With market rate multifamily units, no more than one parking space per bedroom or .75 spaces per unit next to transit would be required.

Next year with HB 1110, the City will be required to only require one space per unit on lots under 6,000 sf; two spaces per unit on lots over 6,000 sf, and no spaces for any unit within a .5-mile walking distance of a major transit stop.

Comments and Questions:

Chair Leifer commented how these things continue to flow from Olympia and change what has traditionally been the preference of the leadership of the city and most of the constituents. He asked if it is a given that infill will be allowed. Director Miller replied that it is mandatory to be allowed if the units can fit on the property and still address stormwater, parking, fire regulations, setbacks, etc. Clarification questions followed.

Commissioner Andes expressed concern that no one actually uses their garage for parking. Everyone parks in the driveway and on the street. Director Miller noted that if a developer is wanting to use the garage for their parking space and maximize the space, there is likely not a lot of overflow areas so they would actually have to use the garage. In some places, enforcement of parking restrictions in fire lanes may be required.

Motion to hold a public hearing sometime in July on the SSB 6015 parking regulation amendments moved by Vice Chair Whitaker seconded by Commissioner Kemp.

AYES: ALL

Draft Land Use Element - 2024 Comprehensive Plan Update

Principal Planner Angela Gemmer summarized sections of the draft Land Use Element and reviewed key changes as detailed in the packet and the presentation provided at the meeting. The proposed draft will be significantly shorter than the one in the 2015 Comprehensive Plan.

- Section 2.1 Introduction and details about components
- Section 2.2 Urban Growth Areas, annexation, and Areas of Future Influence
- Section 2.3 Land Use Inventory
- Section 2.4 Growth Targets
- Section 2.5 Future Land Use Map
- Section 2.6 The City's eleven neighborhoods, five Master Plan Areas, and one Center
- Section 2.7 Goals and Policies

Additional items which will be addressed in the subsequent draft:

- Additional discussion on the State Avenue Corridor and Community Transit's SWIFT Bus Rapid Transit (BRT)
- Some reconciliation of figures in Sections 2.3 and 2.4
- Summaries addressing: Essential Public Facilities (EPFs) siting criteria and process; the Small Farms Overlay; and the land capacity to address necessary affordable housing.
- Finalized Downtown and East Sunnyside - Whiskey Ridge Neighborhood descriptions;
- Significant updates to goals and policies as noted in section 2.7
- Complete appendices including the full capacity analysis and locational and siting criteria for commercial and industrial zones; and
- A brief summary of major drainage and floodplain considerations. This section will primarily point to other elements or functional documents.

Commissioner Zhu asked for more information about the neighborhood planning. Ms. Gemmer explained the intention is to look at historic neighborhoods and figure out needs and design elements common throughout the neighborhoods. Commissioner Zhu wondered if they are looking at functions in addition to form. He commented on the importance of walkability for a neighborhood. Is there something they can do to encourage small neighborhood corner stores that people can walk to? Ms. Gemmer noted that most neighborhoods have a spot of neighborhood business zoning, and not all neighborhoods have taken advantage of it. She reviewed the status of this in different neighborhoods.

Staff is working on the final chapters of the Comprehensive Plan, and then it will all come back to the Planning Commission for a public hearing, most likely in September.

Director's Comments

None.

Commissioner Comments

Commissioner Andes expressed frustration with technical issues related to the iPad. Director Miller agreed it has been a little difficult over the past few months. Staff is working on improving this as soon as possible. She demonstrated how this will work in the future.

Adjournment

Motion to adjourn the meeting at 7:16 p.m. moved by Commissioner Kemp seconded by Commissioner Jordan.

AYES: ALL

Next Meeting - July 9, 2024