



**CITY COUNCIL WORK SESSION
MONDAY, APRIL 6, 2026 — 7:00 PM
501 DELTA AVENUE
MARYSVILLE, WA 98270**

AGENDA

To listen to the meeting without providing public comment:

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/29183429449985?p=Gvrc8twB15fSB5KfD6>

Meeting ID: 291 834 294 499 85

Passcode: 8i6sd6sN

Call to Order

Pledge of Allegiance

Roll Call

Approval of the Agenda

Presentations

Discussion Items

1. Waiving Capital Improvement Charges for Affordable Housing
2. Frontage Improvement Amendment Pertaining to Accessory Dwelling Units
3. Quiet Zone Project Update
4. 2027-2028 Biennial Budget Fiscal Planning and Sustainability

Approval of Minutes (Written Comment Only Accepted from Audience)

Consent

Review Bids

Public Hearing

New Business

Legal

Mayor's Business

Staff Business

Call on Councilmembers and Committee Reports

Adjournment/Recess

Executive Session

Reconvene

Adjournment

Special Accommodations: The City of Marysville strives to provide accessible meetings for people with disabilities. Please contact the City Clerk's office at (360) 363-8000 or 1-800-833-6384 (Voice Relay), 1-800-833-6388 (TDD Relay) two business days prior to the meeting date if any special accommodations are needed for this meeting.



Agenda Bill

AGENDA ITEM NO. 1.

CITY COUNCIL AGENDA ITEM REPORT

DATE: April 6, 2026

SUBMITTED BY: Emily Morgan, Senior Planner

PRESENTED BY: Emily Morgan, Senior Planner

ITEM TYPE: Discussion Item

AGENDA SECTION: Discussion Items

SUBJECT:

Waiving Capital Improvement Charges for Affordable Housing

SUGGESTED ACTION:

SUMMARY

Recently, the City of Marysville partnered with the Housing Alliance for Snohomish County (HASCO) on a Department of Commerce Connecting Housing to Infrastructure (CHIP) grant for the Leonard Crossing Apartments (FKA Copper at Marysville) located on the corner of Grove Street and Cedar Avenue. To comply with the CHIP grant conditions, the City of Marysville needs to add code provisions that allow for waiving, either in whole or partially, the fees associated with connecting to public utilities for affordable housing projects. The CHIP grant will later reimburse the City for the capital improvement charges that were waived.

RCW 35.92.380 allows cities to waive utility (capital) improvement charges (i.e. connection or hookup fees) for developments proposing affordable housing. These waivers would be eligible only for nonprofit organizations, public development authorities, housing authorities, or local agencies that provide emergency shelter, transitional housing, permanent supportive housing, or affordable housing as defined in RCW 35.92.385.

See supplemental memo attached for more information along with the draft code language.

ATTACHMENTS:

CC Intro Memo REVISED - CA26-0001, Ordinance Draft -Waiving UICs - jw edit 4-2-2026

MEMORANDUM

DATE: April 6, 2026
TO: City Council
FROM: Emily Morgan, Senior Planner
RE: **Waiving capital improvement charges for affordable housing - CA 26-0001**
ATTACHED: DRAFT Amendments to [MMC 14.07, FEES AND CHARGES](#)
CC: Jennifer Stapleton, City Administrator
Angela Gemmer, Planning Manager

SUMMARY OF AMENDMENT

Recently, the City of Marysville partnered with the Housing Alliance for Snohomish County (HASCO) on a Department of Commerce Connecting Housing to Infrastructure (CHIP) grant for the Leonard Crossing Apartments (FKA Copper at Marysville) located on the corner of Grove Street and Cedar Avenue. To comply with the CHIP grant conditions, the City of Marysville needs to add code provisions that allow for waiving, either in whole or partially, the fees associated with connecting to public utilities for affordable housing projects. The CHIP grant will then reimburse the City for the waived capital improvement charges.

RCW [35.92.380](#) allows cities to waive utility (capital) improvement charges (i.e., connection or hookup fees) for developments proposing affordable housing. These waivers would be eligible only for nonprofit organizations, public development authorities, housing authorities, or local agencies that provide emergency shelter, transitional housing, permanent supportive housing, or affordable housing as defined in RCW [35.92.385](#)

Affordable housing means residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:

- For rental housing, capped at 60 percent of the median household income adjusted for household size for Snohomish County per Housing and Urban Development standards; or
- For ownership housing, capped at 80 percent of the median household income adjusted for household size for Snohomish County per Housing and Urban Development standards.

Staff respectfully requests that the City Council adopt the proposed regulations by Ordinance at the April 13, 2026, City Council meeting.

MMC 14.07.085 Waiving capital improvement charges for affordable housing.

- (1) The city administrator, or designee, may grant a waiver of capital improvement charges set forth in MMC 14.03.010 for new affordable housing units as allowed by RCW 35.92.380.
- (2) For purposes of this section, the meaning of “affordable housing” in RCW 36.70A.030 as now enacted or subsequently amended or recodified is adopted by reference.
- (3) To qualify for the waiver, the developer shall submit an application to the community development director for consideration by the city prior to application for building permit.
- (4) The following factors will be considered in a decision to grant, partially grant, or deny a waiver:
 - (a) The applicant is a nonprofit organization, public development authority, housing authority, or other local agency that provide emergency shelter, transitional housing, permanent supportive housing, or affordable housing as described in RCW 35.92.385;
 - (b) The public benefit of the specific project;
 - (c) The extent to which the applicant has sought other funding sources;
 - (d) The financial hardship to the project of paying the capital improvement charges;
 - (e) The impacts of the project on public facilities and services;
 - (f) The consistency of the project with adopted city plans and policies relating to affordable or low-income housing; and
 - (g) The availability of outside grant funds to reimburse the utility for the waived capital improvement charges.
- (5) The determination of the city administrator shall be a final decision with respect to granting a waiver for capital improvement charges.
- (6) A waiver granted under this subsection must be conditioned upon requiring the developer to record a covenant approved by the community development director that prohibits using the property for any purpose other than for affordable housing. At a minimum, the covenant must address price restrictions and household income limits for the affordable housing, and require that, if the property is converted to a use other than for affordable housing as defined in the covenant, the property owner must retroactively pay the applicable capital improvement fees in effect at the time of any conversion. Covenants required by this subsection must be recorded with the Snohomish County auditor.

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, AMENDING CHAPTER 14.07 OF THE MUNICIPAL CODE REGARDING WAIVING CAPITAL IMPROVEMENT CHARGES FOR AFFORDABLE HOUSING AS ALLOWED BY RCW 35.92.380.

WHEREAS, RCW 35.92.380 allows cities to waive utility improvement charges (i.e. capital improvement charges, or connection or hookup fees) for developments that are proposing low-income housing; and

WHEREAS, these waivers would be eligible only for nonprofit organizations, public development authorities, housing authorities, or local agencies that provide emergency shelter, transitional housing, permanent supportive housing, or affordable housing as defined in RCW [35.92.385](#); and

WHEREAS, allowing for capital improvement charge waivers would further State of Washington and City of Marysville goals pertaining to the provision of affordable housing

WHEREAS, during the public meeting on [April 6, 2026](#), the City Council discussed the proposed amendments to Chapter 14.07 of the Marysville Municipal Code; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. Adoption of MMC 14.07.085. A new municipal code section, Section 14.07.085 MMC, is hereby adopted as set forth in **Exhibit A**.

SECTION 2. Projects which have submitted a building permit prior to the ordinance codified in this section taking effect and which do not have an occupancy permit may apply after the effective date of the ordinance codified in this section, but prior to receiving an occupancy permit.

SECTION 23. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION 34. Corrections. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

SECTION 45. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this ____ day of _____,
2026.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
CHARI TABER, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____
(5 days after publication)

EXHIBIT A

MMC 14.07.085 Waiving capital improvement charges for affordable housing.

(1) The city administrator, or designee, may grant a waiver of capital improvement charges set forth in MMC 14.03.010 for new affordable housing units as allowed by RCW 35.92.380.

~~(2) For purposes of this section, the meaning of “affordable housing” in RCW 36.70A.030 as now enacted or subsequently amended or recodified is adopted by reference. “Affordable housing” means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:~~

~~(3) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or~~

~~(4)(2) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.~~

~~(5)(3) To qualify for the waiver, the developer shall submit an application to the community development director for consideration by the city prior to application for building permit. Projects which have submitted a building permit prior to the ordinance codified in this section taking effect and which do not have an occupancy permit may apply after the effective date of the ordinance codified in this section, but prior to receiving an occupancy permit.~~

~~(6)(4) The following factors will be considered in a decision to grant, partially grant, or deny a waiver:~~

(a) The public benefit of the specific project;

(b) The extent to which the applicant has sought other funding sources;

(c) The financial hardship to the project of paying the capital improvement charges;

(d) That the applicant is a nonprofit housing developer;

(e) The impacts of the project on public facilities and services; and

~~(f) The consistency of the project with adopted city plans and policies relating to low-income housing;~~

~~(f)~~(g) The availability of outside grant funds to reimburse the utility for the waived capital improvement charges.

~~(7)~~(5) The determination of the city administrator shall be a final decision with respect to granting a waiver for capital improvement charges.

~~(8)~~(6) A waiver granted under this subsection must be conditioned upon requiring the developer to record a covenant approved by the community development director that prohibits using the property for any purpose other than for affordable housing. At a minimum, the covenant must address price restrictions and household income limits for the affordable housing, and require that, if the property is converted to a use other than for affordable housing as defined in the covenant, the property owner must retroactively pay the applicable capital improvement fees in effect at the time of any conversion. Covenants required by this subsection must be recorded with the Snohomish County auditor.



Agenda Bill

AGENDA ITEM NO. 2.

CITY COUNCIL AGENDA ITEM REPORT

DATE: April 6, 2026

SUBMITTED BY: Angela Gemmer, Planning Manager

PRESENTED BY: Angela Gemmer, Planning Manager

ITEM TYPE: Discussion Item

AGENDA SECTION: Discussion Items

SUBJECT:

Frontage Improvement Amendment Pertaining to Accessory Dwelling Units

SUGGESTED ACTION:

SUMMARY

In May 2023, Washington State adopted House Bill 1337, which established new standards for accessory dwelling units. HB 1337 indicates that “a city or county may not require public street improvements as a condition of permitting accessory dwelling units.” Currently, frontage improvements are required for residential, commercial, industrial, and other development that generates new traffic trips during the weekday PM peak hours of 4 and 6 pm. While accessory dwelling units generate PM peak hour trips, to ensure consistency with HB 1337, MMC Section 12.02A.090, Frontage improvements, needs to be amended to exempt accessory dwelling units from the requirement to construct frontage improvements. This change is reflected in the attached code amendment.

At the April 6th City Council work session, staff respectfully request that the City Council review the proposed amendment and provide direction. Action is proposed for the April 13th City Council meeting.

ATTACHMENTS:

Memo re. Frontage Improvement Amendments for Accessory Dwelling Units, DRAFT
Ordinance Frontage Improvement Amendments for Accessory Dwelling Units



MEMORANDUM

DATE: April 6, 2026

TO: City Council

FROM: Angela Gemmer, Planning Manager

SUBJECT: Frontage Improvement Amendment Pertaining to Accessory Dwelling Units

ECC: Jennifer Stapleton, City Administrator
Nick Zornes, Community Development Director
Jeff Laycock, Engineering Services Director

Exhibit 1: DRAFT Ordinance Amending Frontage Improvement Code

In May 2023, Washington State adopted [House Bill 1337](#), which established new standards for accessory dwelling units. HB 1337 indicates that “a city or county may not require public street improvements as a condition of permitting accessory dwelling units.” Currently, frontage improvements are required for residential, commercial, industrial, and other development that generates new traffic trips during the weekday PM peak hours of 4 and 6 pm. While accessory dwelling units generate PM peak hour trips, to ensure consistency with HB 1337, MMC Section 12.02A.090, *Frontage improvements*, needs to be amended to exempt accessory dwelling units from the requirement to construct frontage improvements. This change is reflected in the attached code amendment.

At the April 6th City Council work session, staff respectfully request that the City Council review the proposed amendment and ask questions. Action is proposed for the April 13th City Council meeting.

**CITY OF MARYSVILLE
Marysville, Washington**

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARYSVILLE,
WASHINGTON, AMENDING CHAPTER 12.02A, STREET DEPARTMENT CODE, OF
THE MARYSVILLE MUNICIPAL CODE TO EXEMPT ACCESSORY DWELLING UNITS
FROM FRONTAGE IMPROVEMENTS.**

WHEREAS, MMC 12.02A.090, Frontage improvements required, currently require frontage improvements for most residential dwelling units; and

WHEREAS, Washington State House Bill 1337 indicates that a City or County may not require public street improvements as a condition of permitting accessory dwelling units; and

WHEREAS, to comply with State law, the City must amend MMC 12.02A.090 to exempt accessory dwelling units from the requirement to construct frontage improvements; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON,
DO ORDAIN AS FOLLOWS:**

SECTION 1. Marysville Municipal Code Section 12.02A.090 is amended as set forth in **Exhibit A.**

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION 3. Corrections. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

SECTION 4. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this ____ day of _____, 2026.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
CHARI TABER, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____
(5 days after publication)

DRAFT

Exhibit A

12.02A.090 Frontage improvements required.

(1) The term “frontage improvements” as used in this section shall refer to the construction, reconstruction or repair of the following facilities along the full abutting public street frontage of property being developed:

- (a) Curbs, gutters and sidewalks;
- (b) Storm drainage facilities including LID facilities and/or underground facilities;
- (c) Patching the street from its preexisting edge to the new curb line;
- (d) Overlayment of the existing public street to its centerline;
- (e) Construction of new streets within dedicated, unopened right-of-way.

All such frontage improvements shall be constructed to city specifications.

(2) Property owners shall be required to construct frontage improvements along the full abutting public street frontage of property which is developed as provided in subsection (3) of this section; provided, that overlayment of an existing public street to its centerline shall not be required for single-family or middle housing development generating two p.m. peak hour trips or less for the project.

(3) Frontage improvements shall be constructed as follows:

- (a) Formal plats: frontage improvements shall be completed prior to recording the final plat, or may be bonded pursuant to the provisions of Chapter [22G.090](#) MMC;
- (b) Short plats: frontage improvements shall be completed prior to recording the final short plat, or may be bonded pursuant to the provisions of Chapter [22G.090](#) MMC;
- (c) Unit lot subdivisions: frontage improvements shall be completed prior to recording the final unit lot subdivision, or may be bonded pursuant to the provisions of Chapter [22G.090](#) MMC;
- (d) Construction of a townhouse, multifamily dwelling unit, business, commercial or industrial building: frontage improvements shall be completed prior to occupancy of the building;

(e) Construction of a single-family residence, middle housing unit as defined in MMC [22A.020.140](#), or other residential unit that results in one or more p.m. peak hour trip(s), or alterations to a single-family residence, middle housing unit, or residential property to include additional unit(s) that result in one or more p.m. peak hour trips: frontage improvements shall be completed prior to occupancy of the structure, provided the following exceptions apply:

(i) An existing lot in an existing residential subdivision, short plat, or binding site plan where the lots are fully developed and frontage improvements were constructed to the standard in effect at the time of final plat recording;

(ii) An existing lot (greater than one acre) where there are no frontage improvements meeting city standards constructed within 200 feet of the lot or identified through approved plats, and development potential exists for future development. At the discretion of the public works director or designee, frontage improvements may be reduced or deferred until the entire parcel is developed;

~~or~~

(iii) Replacement of an existing single-family residence or middle housing unit, where there are no frontage improvements constructed within 200 feet of the lot. Frontage improvements may be waived, providing construction of the new dwelling unit is completed within 12 months of the demolition of the existing unit; or

(iv) The construction of accessory dwelling units.

~~(iv)~~ (iv) The granting of an exception to construct frontage improvements as outlined in subsections (3)(e)(i) through (3)(e)(iii) ~~(iii)-(iv)~~ does not waive the property owner's requirement to dedicate right-of-way as established in MMC [12.02A.110](#);

(f) Construction of any additions, alterations or repairs to a business, commercial or industrial building that result in an increase in pedestrian or vehicular traffic within any 12-month period: frontage improvements shall be completed prior to occupancy;

(g) Development of a project requiring a binding site plan: frontage improvements shall be completed prior to occupancy;

(h) Development of a new mobile/manufactured home park, or an enlargement or an increase in density to an existing mobile/manufactured home park: frontage improvements shall be completed prior to occupancy;

(i) Any change in the occupancy classification of an existing building or structure on the property that results in an increase in pedestrian and/or vehicular traffic within any 12-month period: frontage improvements shall be completed prior to occupancy.

(4) The public works director or designee shall have authority to grant administrative variances from any of the requirements of this section pursuant to MMC [12.02A.120](#). Such variances shall be conditioned upon the property owner signing a contract providing for the construction of the frontage improvements at a future time. Said contract shall include, but not be limited to, the making of a cash deposit with the city in an amount equal to the estimate of the city engineer of the cost of said improvements, including design cost, plus an administrative overhead fee of 15 percent. No other form of payment or security shall be authorized. In the event the frontage improvements are not constructed by the property owner within five years of the grant of a variance, the cash deposit shall be forfeited to the city. If said frontage improvements are constructed by the property owner at the request of the city within five years of the grant of a variance, said cash deposit shall be refunded to the property owner less the 15 percent overhead fee. Said contract shall be subject to the approval of the city attorney and shall contain such other provisions as are necessary to effectuate the future construction of such frontage improvements. The refusal of a property owner to enter into such agreement or to post a cash amount as specified herein shall be a basis to deny a variance request and shall require the construction of such frontage improvements in accordance with subsections (1) through (4) of this section.

The council authorizes the mayor to review, execute and sign contracts for deferred construction of curbs, gutters and sidewalks pursuant to this chapter.

Any party aggrieved by a decision of the public works director or designee may appeal the decision pursuant to MMC [12.02A.120\(4\)](#).



Agenda Bill

AGENDA ITEM NO. 3.

CITY COUNCIL AGENDA ITEM REPORT

DATE: April 6, 2026

SUBMITTED BY: Jeff Laycock, Engineering Services Director

PRESENTED BY: Jeff Laycock, Engineering Services Director

ITEM TYPE: Discussion Item

AGENDA SECTION: Discussion Items

SUBJECT:

Quiet Zone Project Update

SUGGESTED ACTION:

SUMMARY

A presentation will be provided by staff to update the Council on the Quiet Zone project, including past progress, next steps and associated timeline and updated cost projections.

ATTACHMENTS:

None



Agenda Bill

AGENDA ITEM NO. 4.

CITY COUNCIL AGENDA ITEM REPORT

DATE: April 6, 2026

SUBMITTED BY: Heide Brillantes, Finance Director

PRESENTED BY: Heide Brillantes, Finance Director

ITEM TYPE: Discussion Item

AGENDA SECTION: Discussion Items

SUBJECT:

2027-2028 Biennial Budget Fiscal Planning and Sustainability

SUGGESTED ACTION:

SUMMARY

Finance will present the current six-year General Fund financial outlook and facilitate discussion of long-term financial considerations and scenarios to inform the 2027-2028 biennial budget.

ATTACHMENTS:

None