

City Council



1049 State Avenue  
Marysville, WA 98270

**Work Session  
May 2, 2022**

**Call to Order / Pledge of Allegiance**

The meeting was called to order by Mayor Nehring. He also led the assembly in the Pledge of Allegiance.

**Roll Call**

**Present:**

Mayor: Jon Nehring

Council: Councilmember Jeff Vaughan, Councilmember Tom King, Councilmember Mark James, Councilmember Kelly Richards, Councilmember Michael Stevens, Councilmember Steve Muller, Council President Kamille Norton

Staff: Finance Director Sandy Langdon, Chief Administrative Officer (CAO) Gloria Hirashima, Information Systems Analyst Mike Davis, Information Services Director Worth Norton, Parks & Recreation Director Tara Mizell, Community Development Director Haylie Miller, Communications Manager Connie Mennie, Public Works Director Jeff Laycock, Fire Chief Martin McFalls, Deputy City Attorney Burton Eggertsen, Asst. Police Chief Jim Lawless

**Approval of the Agenda**

**Motion** to approve the agenda moved by Council President Norton seconded by Councilmember Richards.

**AYES: ALL**

**Presentations**

A. Development Project Example

Director Miller provided a project update on a project called Kings Court, located east of 83rd Avenue NE and west of 87th Avenue NE within the Whiskey Ridge area. It is 21 acres with six different parcels zoned Whiskey Ridge Residential 4-8 Single Family High

Density. She reviewed the project timeline from May 2020 to present. Construction is currently underway with water and sewer services. Homes are expected to be built in the fall. She reviewed various other details related to the project.

Councilmember Vaughan asked about Road A. Director Laycock explained that it is still a local standard roadway to connect the two arterials. There was some discussion about reasons for the alignment.

Councilmember Richards asked if Road E goes through. Director Laycock replied that there will be future connection to the north and the south.

Director Miller reviewed some of the design regulations including a schematic of the street design in the neighborhood.

Councilmember Richards asked if there is a certain type of tree that has to be planted. Director Laycock replied that is something that they consider.

Councilmember Muller asked about the low-level lighting. Director Laycock explained there are certain streets that have identified pedestrian-style lighting. In these neighborhoods it's PUD lighting.

Director Miller reviewed expected traffic impacts of 1,142 average daily trips, 90 AM peak hour trips, and 121 PM peak hour trips. The developer was required to pay impact fees of \$6300/trip and do frontage improvements on 83rd Avenue NE, 87th Avenue NE, and internal plat roadways/alleyways.

Director Miller reviewed utilities for the site including a stormwater detention vault; water main extension into project and within 87th Avenue NE; and sewer main extension along 83rd Avenue NE, within the project, and within 87th Avenue N. The Mitigated Determination of Non-Significance (MDNS) was issued on September 18, 2020. She also discussed the application review process, bulk and dimensional standards, open space, landscaping, PRD (Planned Residential Development) decision criteria, and Whiskey Ridge design standards.

Councilmember Muller asked how school mitigations are going with Lake Stevens because Marysville is placing a lot of homes in an area serviced by them. Director Miller explained that Lake Stevens is following development activity very closely. She thought they were planning an extra elementary school in the future in the area to service this.

## B. Community Business Zone Discussion

Director Miller explained staff had identified a potential issue in the Community Business (CB) zone. The vision for this zone may have changed over time. It was intended to be more of a commercial center. There has been a shift by developers who want to do all multifamily or as little commercial as possible. There are several Community Business zones around town. Staff has been receiving inquiries about options doing multifamily developments in these zones. Staff has been administering

the code fairly restrictively at this point to require commercial on the first floor with multifamily on the top.

She explained that the Planning Commission reviewed four options to consider for the code:

1. Keep it as it is with the ground floor commercial.
2. Remove multifamily from this zone.
3. Reduce multifamily densities in the CB zone.
4. Reduce the max height of the multifamily buildings.

The Planning Commission recommended alternative 1. They ultimately were more interested in allowing the zone to be more flexible for residential. She stated that if the City ultimately wants commercial in this area, it might be best to hold the line and at least require it on the first floor.

Councilmember Muller agreed with not having residential on the first floor. He asked about using the first floor for community space on the ground floor which would be more flexible for the future. He also asked about proportional allocation of commercial where the amount of commercial required is based on the number of units. Director Miller replied that staff could come up with any sort of floor area ratio desired by Council.

Councilmember Stevens discussed Arlington's approach which allows commercial on the ground floor temporarily until commercial is feasible. He thinks they need to maintain some commercial space in this area to serve the area. He thinks there could be some flexibility on the ground floor for parking. He summarized he supports option 1 with some flexibility for developers.

Council President Norton would be in favor of Alternative 2 and removing multifamily use in this zone. This area is land that is prime for more commercial use. She would prefer that multifamily not be in this area.

Councilmember King asked for examples of commercial businesses that would be allowed in this zone. Director Miller explained it's pretty much anything that caters to the neighborhood.

Councilmember Stevens thought the Twin Lakes area should possibly be looked at differently than the other CB zones because of its location with freeway frontage. Director Miller indicated they could parse out the Twin Lakes area if desired by Council, but it would be best to do it in conjunction with the overall Comprehensive Plan update.

Councilmember Muller agreed that the Twin Lakes site should be looked at differently to encourage even more commercial. He asked about potential development in the area.

Director Miller stated there is a pre-application for a site south of Twin Lakes now. It would vest once a formal application is made. Deputy City Attorney Eggertsen indicated he would look into this topic and the vesting statutes. Councilmember Stevens asked

about the date for the next pre-application meeting. Director Miller indicated she could let the Council know. Councilmember Muller thought the area could potentially warrant a rezone. Staff indicated they would look into information and options for a rezone and/or possibly a potential temporary moratorium.

### **Approval of Minutes (Written Comment Only Accepted from Audience.)**

#### **Consent**

1. Approval of the April 13, 2022 Claims in the Amount of \$1,743,758.57 Paid by EFT Transactions and Check Numbers 154760 through 154913 with Check Number 154336 Voided
2. Approval of the April 20, 2022 Claims in the Amount of \$697,401.67 Paid by EFT Transactions and Check Numbers 154914 through 155022

#### **Review Bids**

3. Consider the Contract Award for 2022 Citywide Road Re-Striping

Director Laycock explained this is the standard annual striping contract.

Councilmember Richards asked about the City buying its own striper as had been discussed at the Council retreat. Director Laycock explained that staff is still considering that along with purchase of a crack seal machine. Those items will potentially be in front of Council for budget consideration next year in the budget review process.

#### **Public Hearings**

#### **New Business**

4. Consider the Water and Wastewater Contractor Agreement with Snohomish County Human Services Department

Finance Director Langdon explained this is a grant from Snohomish County to assist water and sewer customers based on income level.

#### **Legal**

#### **Mayor's Business**

Mayor Nehring:

- Thanks to staff and volunteers for a successful Clean Sweep event on Saturday.
- The first hybrid coffee klatch was held tonight. It went very well.

#### **Staff Business**

None

## **Call on Councilmembers and Committee Reports**

Councilmember Vaughan had no comments.

Councilmember James:

- He attended the Economic Alliance Snohomish County's Economic Forecast Annual Meeting where Mayor Nehring received an award.
- He also attended the Marysville Tulalip Chamber of Commerce meeting where Nate Nehring gave the State of the County address.
- He attended the ribbon cutting for Keep Dreams Alive.
- The Shred-a-thon event on Saturday was very well attended. He asked about numbers. Communications Manager Mennie reported that the food bank received \$1,600 in donations plus several boxes of food. The shredding trucks were almost full.

Tom King:

- He attended the coffee klatch.
- The open house and ribbon cutting for Keep Dreams Alive on Friday was well attended.
- The Human Services Grant Committee meeting will be on Wednesday to come up with the finalists.
- The Comeford Park sign was installed and looks great.
- Saturday's recycling event was great.

Councilmember Stevens let staff know about a letter missing from the water tower sign on 4th Street.

Councilmember Richards:

- He went to the SCT meeting last week where there was a briefing from Chris Collier on affordable housing.
- He attended the ribbon cutting on Friday afternoon.

Councilmember Muller said he enjoyed being able to get outside over the nice weekend and see all the people out working in their yards.

Council President Norton:

- She reported on the Public Safety Committee meeting last week. Call numbers are high now, and crime numbers have gone up in most categories. The City continues to have vacancies in the Police Department.
- She would like to encourage the Council to be part of sounding the alarm about what is happening with policing in the state in regards to some of the state legislation that was recently passed. It has become a critical situation. The County recently unanimously passed a letter asking the Governor to call for a special session to address some of these policing issues. She expressed a

desire to draw more attention to this issue by drafting a letter encouraging the governor to call for a special session to address public safety.

Councilmember Stevens was in favor of sending a strongly worded message down to Olympia. Councilmember King also spoke in support of that. He commended the Mayor's response to this topic at the coffee klatch. Councilmember Muller thought it needed to be more than a letter. He thought that there needs to be action from the constituents. Mayor Nehring agreed. Councilmember Muller suggested posting phone numbers on the website to make it easy for people to make phone calls. Councilmember James also was in support of writing a letter and encouraging public involvement. Council President Norton agreed with having a multi-pronged approach. Councilmember Vaughan noted that the citizens need to be educated on what is really happening. He is very concerned about the community and what is ahead. The citizens need to direct their concerns to Olympia and make their voices heard where this started. He expressed appreciation for Council President Norton's, Mayor Nehring's, and Chief Scairpon's leadership.

## **Adjournment**

**Motion** to adjourn moved by Councilmember Muller seconded by Council President Norton.

**AYES: ALL**

The meeting was adjourned at 8:18 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor  
Jon Nehring