



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

Notice is hereby given that an open record public hearing will be held before the Planning Commission on **Tuesday, August 12, 2025 at 6:30 PM** to consider the following proposals:

File Number: CA25-0003
Project Title: Unit Lot Subdivisions
Proponent: City of Marysville
Project Location: Non-project action. Standards apply city-wide.
Proposal: Amendments to the Marysville Municipal Code (MMC) to comply with Washington State's Engrossed Second Substitute House Bill 5258 pertaining to Unit Lot Subdivisions and adopting a new MMC Chapter 22G.095, Unit Lot Subdivisions. These regulations will replace the interim regulations adopted via Interim Ordinance 3350.

File Number: CA23-011
Project Title: Accessory Dwelling Unit Amendments
Proponent: City of Marysville
Project Location: Non-project action. Standards apply city-wide.
Proposal: Amendments to the Marysville Municipal Code (MMC) to comply with Washington State's Engrossed House Bill 1337 pertaining to Accessory Dwelling Units and amending MMC Title 22, Unified Development Code, by repealing MMC Chapter 22C.180, Accessory Structures, and adopting new MMC Chapters 22C.180, Accessory Structures and 22C.185, Accessory Dwelling Units. These regulations will replace the interim regulations adopted via Interim Ordinance 3351.

File Number: CA23-011
Project Title: Missing Middle Standards
Proponent: City of Marysville
Project Location: Non-project action. Standards apply city-wide.
Proposal: Amendments to the Marysville Municipal Code (MMC) and the 2024 Comprehensive Plan to comply with Washington State's Engrossed Second Substitute House Bill 1110 and Engrossed Substitute House Bill 2321 pertaining to Middle Housing and amending various impacted titles of the Marysville Municipal Code. These regulations will replace the interim regulations adopted via Interim Ordinance 3352.

An associated Comprehensive Plan Map Amendment and Rezone of the City's four (4) existing single-family zones (i.e. R-4.5, R-6.5, R-8, and WR-R-4-8) into two (2) zones: Neighborhood Residential 4.5 (NR-4.5) and Neighborhood Residential 6.5 (NR-6.5) is also proposed. A Comprehensive Plan Amendment is concurrently proposed to depict the Residential Mobile Home Park Zone on the Comprehensive Plan Map for existing mobile home parks with this designation (currently it is on the Zoning map).

File Number: CPA25-0002
Project Title: Northpointe MV2 UGA Expansion Comprehensive Plan Map Update
Proponent: City of Marysville
Project Location: Non-project action; however, subject property is located west of 67th Avenue NE, north of 162nd Street NE, and east of the BNSF railway
Tax Parcel Numbers: 31052700100400; 31052700100500; 31052700400200
Proposal: On December 4, 2024, the Snohomish County Council approved a 39-acre expansion to the Marysville Urban Growth Area (UGA) known as the Northpointe MV2 UGA Expansion. The proposed amendments are to maps and text within the 2024 Comprehensive Plan to reflect this UGA Expansion, and associated amendments to the Comprehensive Plan Map and Zoning Map to reflect this change. The property is proposed to be assigned a Comprehensive Plan Map Land Use Designation of Light Industrial (LI).

Staff Contact: Angela Gemmer, Principal Planner
360.363.8240 or agemmer@marysvillewa.gov

Public Hearing Location: 501 Delta Avenue (2nd Floor Council Chambers)

Public Comment Period: Written comments must be submitted to the contact person listed above by **4:30 PM** on **August 11, 2025**.

Document Availability: <https://www.marysvillewa.gov/1375/Digital-Records-Center> Planning Search – Type in File Number Listed Above

The Planning Commission meeting is a **hybrid** meeting which you are welcome to attend in person or via Teams. Anyone wishing to provide verbal public comment is requested to pre-register by contacting the Staff Contact for the agenda item outlined above by **4 PM** on **Monday, August 11, 2025**. Those providing verbal public comment will need to provide their name, address, e-mail and phone number for the public record.

Hybrid Meeting Link, Agenda and Packet:

<https://www.marysvillewa.gov/1366/Council-meeting-agendas-and-minutes>

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.