

# 2025 Community Development Legislative Agenda

PROPOSED AMENDMENT	ESTIMATED DATE FOR INITIAL DRAFT
<p><b>Washington State Middle Housing - House Bill 1110</b></p> <ul style="list-style-type: none"> <li>Update Title 22, Unified Development Code, to comply with State Middle Housing Bill.</li> <li>This bill requires Tier 2 cities (which Marysville is) to allow 2 units per lot for lots zoned primarily for residential and 4 units per lots when one affordable housing unit is provided or for properties within ¼ mile of a major transit stop</li> <li>It also requires that cities allow 6 of 9 specified Middle Housing types (i.e. duplex, townhouse, cottages, etc.)</li> <li>Visit this webpage for more information: <a href="#">Middle Housing (WA State House Bill 1110)   Marysville, WA - Official Website</a></li> </ul>	February 2025
<p><b>Critical Areas Ordinance Updates</b></p> <ul style="list-style-type: none"> <li>Update Critical Areas Ordinance to ensure compliance with current Department of Ecology guidance on wetland and stream buffers.</li> <li>Add Critical Aquifer Recharge Area provisions.</li> <li>Ensure Best Available Science is current.</li> <li>Clarify performance and maintenance bond requirements.</li> <li>Add language vesting critical areas reports for 5 years consistent with federal standards.</li> <li>Clarify retaining wall setback expectations.</li> </ul>	4 <sup>th</sup> quarter of 2025
<p><b>Update Title 22 to incorporate any required State legislative changes.</b></p> <ul style="list-style-type: none"> <li>Details on each code change will be separately provided as drafts are prepared.</li> </ul>	Throughout 2025
<p><b>Boundary Line Adjustments</b></p> <ul style="list-style-type: none"> <li>Amend BLA code to be more concise and address public improvement criteria.</li> </ul>	February to March 2025
<p><b>Forest Practice Permits</b></p> <ul style="list-style-type: none"> <li>Adopt local Forest Practice Permit standards to locally process these permits rather than having the Department of Natural Resources process them.</li> </ul>	March 2025
<p><b>Single Story Patio Covers</b></p> <ul style="list-style-type: none"> <li>Amend the code to reduce the setback for attached single story patio covers from 20 feet to 5 feet to apply the same setback for attached single story accessory structures as for detached single story ones.</li> </ul>	March 2025
<p><b>Update Comprehensive Plan maps, and Comprehensive Plan and Zoning Maps. Anticipated changes include:</b></p> <ul style="list-style-type: none"> <li>The minor Northpointe UGA Expansion approved by Snohomish County;</li> <li>The inclusion of the Residential Mobile Park designation on the Comprehensive Plan map (currently this is on the Zoning map only. It applies to 4 residentially zoned Mobile Home Parks); and</li> <li>Make other amendments, if any, that may be necessary because of the State's Middle Housing Bill (HB 1110).</li> </ul>	May 2025

<p><b>Amend the code to address various State laws pertaining to condominiums and townhouses including:</b></p> <ul style="list-style-type: none"> <li>· Impact fee amendments to ensure impact fees are assessed at a rate proportional to the impact;</li> <li>· Unit lot subdivisions; and</li> <li>· Lot splitting.</li> </ul>	May 2025
<p><b>Accessory dwelling units (HB 1337 regulations)</b></p> <ul style="list-style-type: none"> <li>· Omit owner occupancy requirement</li> <li>· Allow 2 units per lot</li> </ul>	May 2025
<p><b>Codify Docketing Process</b></p> <ul style="list-style-type: none"> <li>· Establish a process in code for processing Comprehensive Plan amendment requests. The docket would formally establish the land use related legislative changes that are proposed for the year.</li> </ul>	End of 2025
<p><b>Sanitation and recycling closure standards</b></p> <ul style="list-style-type: none"> <li>· Consolidate and resolve any inconsistencies among the sanitation and recycling closure standards.</li> </ul>	End of 2025
<p><b>Nonconforming uses and structures</b></p> <ul style="list-style-type: none"> <li>· Simplify and streamline the current nonconforming uses and structures provisions to enhance clarity and usability.</li> </ul>	End of 2025
<p><b>State Environmental Policy Act (SEPA) Exemptions</b></p> <ul style="list-style-type: none"> <li>· Exempt certain project types from SEPA review (as allowed by State SB 5412) to streamline permitting and reduce costs.</li> <li>· Ensure that any conditions typically captured with SEPA are codified, notably traffic impact fees, so that all projects are appropriately conditioned.</li> </ul>	End of 2025
<p><b>Modify traffic concurrency process</b></p> <ul style="list-style-type: none"> <li>· Modify traffic concurrency process to require a concurrency determination prior to formal land use submittal to ensure applicants are aware of the road improvements that will be needed in order to construct a development.</li> </ul>	End of 2025
<p><b>Planned Residential Development (PRD) Auto Court Standards</b></p> <ul style="list-style-type: none"> <li>· Amend the paving requirements in the PRD code and the Engineering Design and Development Standards (EDDS) so that the expectations for decorative paving of auto courts in PRDs are consistent in both standards.</li> </ul>	Timing to align with EDDS updates. Likely end of 2025.
<p>* Please note: all activities and dates are subject to change. For current Planning Commission agendas, please visit the following webpage: <a href="#">Meeting Agendas and Minutes - City of Marysville, WA</a></p>	

**AMENDMENTS**

The Legislative Agenda will be amended as needed.

