



**PLANNING COMMISSION MEETING
TUESDAY, JUNE 23, 2026 — 6:30 PM
501 DELTA AVENUE
MARYSVILLE, WA 98270**

MINUTES

Call to Order

Chair Leifer called the meeting to order at 6:30 p.m., noting the absence of Commissioner Jerry Andes and Shannon Jordon.

Roll Call

Present:

Commission: Chair Stephen Leifer, Vice Chair Brandon Whitaker, Commissioner Terri Jones, Commissioner John Ray, and Commissioner Raymond Miller

Staff: Interim CD Director Angela Gemmer

Absent: Commissioner Jerry Andes, Commissioner Shannon Jordan

Approval Of Minutes

May 12, 2026: A motion was made and seconded by the Commissioners to approve the meeting.

Concern was expressed by the Commissioners regarding the brevity and transparency of the new minute-taking style. The Legal Department will attend a future meeting to provide more insight.

Audience Participation (for topics not on the agenda)

Public Hearing

New Business

Critical Areas Ordinance Update

Angela Gemmer, Interim CD Director, introduced the Critical Areas Ordinance Update.

Commissioners asked questions.

Middle Housing Parking Study

Angela Gemmer, Interim CD Director, introduced the Middle Housing Parking Study.

No questions from Comissoners.

Director's Comments

Departure of Mike Snook, former Building Official, and Jordan Sanchez, former Assistant Building Official.

Adjournment

The meeting ended at 7:40.

Next Meeting

July 14, 2026



Agenda Bill

AGENDA ITEM NO. 1.

DATE: June 23, 2026

SUBMITTED BY: Angela Gemmer, Planning Manager

PRESENTED BY: Angela Gemmer, Planning Manager

ITEM TYPE: Discussion Item

AGENDA SECTION: New Business

SUBJECT:
Critical Areas Ordinance Update

SUGGESTED ACTION:

SUMMARY:

The Washington State Growth Management Act (GMA) requires that all cities and counties designate and protect critical areas — including wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and critical aquifer recharge areas using Best Available Science (BAS). The City's critical areas regulations are required to be updated every 10 years. Staff is nearing completion of a draft of the Critical Areas Ordinance update, which is proposed to be presented to the Planning Commission on July 14th. For the June 23rd Planning Commission work session, staff will provide an overview of key requirements that need to be addressed, along with a summary of what other local jurisdictions have done to update their critical area regulations.

ATTACHMENTS:

None



Agenda Bill

AGENDA ITEM NO. 2.

DATE: June 23, 2026

SUBMITTED BY: Angela Gemmer, Planning Manager

PRESENTED BY:

ITEM TYPE: Discussion Item

AGENDA SECTION: New Business

SUBJECT:

Middle Housing Parking Study

SUGGESTED ACTION:

SUMMARY:

House Bill 1110, the Middle Housing statute, requires cities to allow middle housing (i.e., duplexes, triplexes, fourplexes, townhouses, etc.) in all residential zones. Currently, two dwelling units are required to be allowed on all lots, and up to four dwelling units when one dedicated affordable housing unit is provided. HB 1110 reduces the required parking for Middle Housing to only one parking space per dwelling unit on lots that are under 6,000 square feet and two parking spaces per dwelling units on lots that are over 6,000 square feet. This level of parking is less than what Marysville has historically required for duplexes and townhouses, which is three parking spaces per dwelling unit. The City is concerned that the lower levels of parking will create safety issues as the demand for parking in residential neighborhoods exceeds what HB 1110 is requiring. Consequently, the City had a parking study prepared to present these safety concerns and request that the City be allowed to continue to require three parking spaces per dwelling unit. The parking study was submitted to the Department of Commerce for review and approval in early June. Commerce is expected to respond to the City's request by September 2026. A brief overview of the parking study will be presented at the June 23rd Planning Commission meeting and is attached for reference.

ATTACHMENTS:

Marysville Middle Housing Empirical Parking Study