

Community  
Development



501 Delta Ave  
Marysville, WA 98270

**Planning Commission  
March 11, 2025**

**CALL TO ORDER**

Chair Leifer called the meeting to order at 6:30 p.m.

**1) ROLL CALL**

**Present:** Chair Stephen Leifer, Commissioner Gary Kemp, Commissioner Jerry Andes, Vice Chair Brandon Whitaker, Commissioner John Ray

**Staff:** Principal Planner Angela Gemmer, Planning Tech Emily Tsan, Senior Planner Emily Morgan

**Absent:** Commissioner Shanon Jordan

**Excused:** Commissioner Raymond Miller

**2) APPROVAL OF MINUTES**

2.1 February 11, 2025 Planning Commission Minutes

**February 11, 2025 Planning Commission minutes**

**Motion** to approve the February 11, 2025 Planning Commission minutes as presented moved by Commissioner Gary Kemp seconded by Commissioner Jerry Andes.

**VOTE: Motion carried 5 – 0**

**3) AUDIENCE PARTICIPATION**

None.

**4) OLD BUSINESS**

4.1 Public Hearing: Garage Sale Clean-Up Code Amendments

## Garage Sale Code Amendment

Planning Tech Emily Tsan reviewed this item.

Chair Leifer asked about the change from six to three days. Principal Planner Gemmer explained this was essentially reconciling the temporary use code with this code.

Commissioner Andes asked if this would apply to commercial properties. Ms. Gemmer explained that an established commercial use could offer their parking lot up for an extended sale of 14 days.

Chair Leifer spoke to the value of garage sales for the purpose of keeping items out of the landfill. Ms. Gemmer acknowledged this and commented on other ways to meet those needs. Chair Leifer asked how often garage sales are a topic of concern by the public. Ms. Gemmer was not aware of any instances of complaints but recalled a couple examples of some problematic properties. Most people have good judgement with regard to this. Chair Leifer wondered why they wanted to limit someone's right to do this if they haven't had problems.

Commissioner Ray concurred, but noted he understood they don't want to have perennial garage sales. He asked if there is a permitting process if someone wants to have more than two garage sales. Ms. Gemmer thought they could use a special event permit. She noted that they could be more lenient if desired. Commissioner Ray spoke in support of this and asked about penalties. Ms. Gemmer reviewed the code enforcement process. Commissioner Ray thought people should be able to have a garage sale more than twice a year if needed without fear of penalties.

After some debate, there was consensus to allow flexibility by leaving it open to 12 days a year, not to exceed six days in a row. Ms. Gemmer noted they would continue the public hearing until March 25 and bring back an amendment reflecting the discussion.

**Motion** to table the garage sale clean-up code amendments and continue the public hearing to March 25 moved by Commissioner Gary Kemp seconded by Commissioner John Ray.

**VOTE: Motion carried 5 – 0**

## 4.2 Middle Housing Follow-up Discussion

### Middle Housing memo - second discussion

Principal Planner Gemmer reviewed this item.

Question 1: Should multiple single family residences be allowed on a lot? - There is some question still about whether a lot with a duplex would also have to allow a single family residence.

Staff wanted to bring this back to the Commission to clarify their intentions. Ms. Gemmer reviewed the requirements and some of the confusing aspects.

Commissioner Kemp noted that if a lot has four housing units on it, they are not really creating affordable housing because the lot would be much more expensive than a lot with a single family house on it. This appears to be in conflict with the goal of creating affordable housing. There was discussion about various ways these could be handled. Several commissioners expressed frustration about the requirements to have such small lots and housing crammed together. Commissioners appeared to be in favor of the conservative approach of allowing just one single-family house and two ADUs.

Ms. Gemmer then summarized previous discussion on questions posed by staff.

Question 4 regarding setbacks for ADUs - There was consensus to allow 10 feet for a single-story dwelling and 15 for a two-story ADU.

Question 5 – This refers to setbacks and dimensional standards ranging from statutory compliance only to adopting Commerce's suggested Middle Housing Model Ordinance. Staff is proposing to have the standard subdivision provisions generally applied. If people wanted a more flexible product they could use the Planned Residential Development standards. There was some discussion about developers' preference to maximize flexibility.

Chair Leifer asked about staff's preference. Ms. Gemmer thought they would be more flexible and end up with more housing under Commerce's standards, but citizens might be more concerned about the traffic and the character of the community with those standards.

Commissioner Ray asked about the demographics of who is buying certain types of middle housing. Ms. Gemmer thought they could ask the Alliance for Affordable Housing.

Vice Chair Whitaker thought that a balanced approach sounds good. Having open space is important so kids aren't playing on concrete all the time. He spoke in support of trying to preserve single family homes while also accommodating for growth with more dense housing along the corridors. There was general agreement that a balanced approach makes sense.

Question 7 - Which six of nine middle housing types should be allowed? The Commission was fine with what they had previously discussed.

## **5) NEW BUSINESS**

### **5.1 Forest Practice Application Process: an amendment to MMC Chapter 22D.050 Clearing, Grading, Filling, and Erosion Control**

## **PC Intro Memo**

## **DRAFT Proposed Amendment**

Senior Planner Emily Morgan reviewed this item to allow for a process where Class IV Forest Practice Applications (FPAs) are reviewed and issued by Community Development, rather than Washington State Department of National Resources (DNR). Chair Leifer spoke in support of handling this locally. Other commissioners agreed. General clarification questions and answers followed.

**Motion** to set a Public Hearing date for the Forest Practice Application Process for March 25, 2025 moved by Vice Chair Brandon Whitaker seconded by Commissioner Gary Kemp.

**VOTE: Motion carried 5 – 0**

### **6) DIRECTOR'S COMMENTS**

### **7) ADJOURNMENT**

**Motion** to adjourn the meeting at 8:06 p.m. moved by Commissioner Jerry Andes seconded by Commissioner Gary Kemp.

**VOTE: Motion carried 5 – 0**

The meeting was adjourned at 8:06 p.m.

*Stacy Jones* for  
Laurie Hugdahl, Recording Secretary

### **8) NEXT MEETING - March 25, 2025**