

Community
Development



501 Delta Ave
Marysville, WA 98270

Planning Commission Meeting Minutes

March 25, 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, Commissioner Shanon Jordan, Vice Chair Brandon Whitaker, Commissioner John Ray, Commissioner Raymond Miller

Staff: Community Development Director Haylie Miller, Principal Planner Angela Gemmer (via Zoom), Senior Planner Emily Morgan

2) APPROVAL OF MINUTES

2.1 Approval of March 11th Planning Commission meeting minutes

March 11, 2025 PC minutes

It was noted that the motion regarding tabling the garage sale discussion on page 2 should reflect that it was seconded by Commissioner Ray, not Commissioner Miller.

Motion to approve the March 11th Planning Commission meeting minutes as corrected moved by Commissioner Jerry Andes seconded by Commissioner Gary Kemp.

AYES: ALL

3) AUDIENCE PARTICIPATION

4) NEW BUSINESS

4.1 Volunteer for Community Development Block Grant (CDBG) Citizen Advisory Committee (CAC) Position

Director Miller reviewed this item. Commissioner Miller volunteered for the position.

5) PUBLIC HEARING

5.1 Forest Practice Applications Code Amendment

PC Hearing Memo with Draft Amendments

Senior Planner Emily Morgan presented this item. There were no comments or questions from commissioners.

The public hearing was opened at 6:35 p.m.

Russell Joe, Master Builders of King and Snohomish County, 335 116th Avenue SE, Bellevue, WA, spoke in support of this amendment. He believes it will help to lower the price of homes in Snohomish County and allow more families to buy homes.

The public hearing was closed at 6:39 p.m.

Motion to recommend approval of the Forest Practice Applications Code Amendments to City Council for adoption by Ordinance moved by Commissioner Gary Kemp seconded by Commissioner Raymond Miller.

AYES: ALL

6) OLD BUSINESS

6.1 Middle Housing and Accessory Dwelling Units - Part 1 of Code Amendments

Middle Housing and ADU memo and code amendments - part 1

Director Miller introduced this follow-up discussion on Middle Housing and Accessory Dwelling Unit code changes.

Exhibit 3: Definitions

Vice Chair Whitaker recalled that stacked flats was one of the items that the Planning Commission decided they were not interested in allowing, but it is listed in the definitions. Director Miller explained that was correct, but including the definition is required by the state.

Exhibit 4: Residential Zones

Director Miller reviewed the proposed amendments.

Commissioner Ray asked if some of the language is required by state. Director Miller indicated that it is.

Exhibit 5: Parking and Loading

Director Miller explained this has been amended to comply with state requirements.

Exhibit 6: Accessory Structures and Accessory Dwelling Units (ADUs)

Director Miller reviewed the cleanup amendments related to Accessory Structures. The ADU changes are to address state requirements.

Exhibit 7: Critical Areas Management

Principal Planner Gemmer reviewed this change.

Exhibit 8: Planned Residential Developments (PRDs)

Director Miller explained this would provide more flexibility for applicants.

Clarification questions and answers followed.

The Planning Commission agreed to take public comments.

Joe Long, Cornerstone Homes, 13805 Smokey Point Blvd, Suite 101, Marysville, WA 98271, spoke against counting the setbacks from the temporary cul-de-sac and not the property line because it could create an untenable building footprint. He spoke to the value of single family detached housing and recommended preserving it wherever possible.

Russell Joe, Master Builders of King and Snohomish County, 335 116th Avenue SE, Bellevue, WA, complimented staff and the Planning Commission for their work on this. He encouraged them to keep it simple. He also urged them to keep in mind that they are trying to set a vision for what housing looks like in Marysville. Master Builders is supportive of keeping the low parking minimums, especially when close to transit. They are also supportive of the 30' heights which will provide the opportunity to build three floors. Mr. Joe stated that he appreciates Marysville's efforts to support ADUs which provide affordable housing options. He asked them to look at the lot splitting issue. Guidelines from the state will be coming soon. He thinks middle housing should still be allowed on lots that have been split as long as they don't change the underlying zoning.

Chair Leifer asked about the market for three story structures. Mr. Joe explained that it is different for each city, but the market will determine what gets built. Mr. Long added that from a building and economic perspective it makes sense to be able to add an extra story.

Principal Planner Gemmer explained that the lot splitting language is mandatory verbiage from the State, but the State has not defined what lot splitting is yet.

Commissioner Ray asked about the requirement to plant trees in tot lots close to benches and picnic tables. Director Miller thought it provided a significant benefit to the public for a low cost. Principal Planner Gemmer concurred. She noted that it would help to provide a better product. Commissioner Ray expressed concern that this might be too nitpicky and encouraged them to keep it simple. Commissioner Miller thought that trees and greenery are a great addition to the environment.

Commissioner Jordan commented that it feels like they are putting the cart before the horse on the middle housing issues. He expressed concern about other agency requirements that add to the costs of housing such as DOE stormwater requirements and undergrounding requirements on the lots. Director Miller acknowledged that there are a lot of unknowns that will need to be monitored as they proceed.

7) DIRECTOR'S COMMENTS

Director Miller announced that this would be her last Planning Commission meeting as she has accepted a new position and will be moving to eastern Washington soon. She praised commissioners for their work and encouraged them to keep it up. Planning commissioners expressed appreciation to Director Miller for her professionalism and great personality, noting that she will be missed.

8) ADJOURNMENT

Motion to adjourn the meeting at 7:26 p.m. moved by Commissioner Shanon Jordan seconded by Commissioner Raymond Miller.

AYES: ALL

The meeting was adjourned at 7:26 p.m.

Stacy Jones for
Laurie Hugdahl, Recording Secretary

9) NEXT MEETING - April 8, 2025