

**Community
Development**



**501 Delta Ave
Marysville, WA 98270**

**Planning Commission
Meeting Minutes**

April 8, 2025

CALL TO ORDER

Chair Leifer called the meeting to order at 6:38 p.m.

1) ROLL CALL

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

Absent: Commissioner Shanon Jordan

Staff: Planning Manager Chris Holland, Principal Planner Angela Gemmer

2) APPROVAL OF MINUTES

2.1 Approval of March 25, 2025 Planning Commission meeting minutes

March 25, 2025

Motion to approve the March 25, 2025 Planning Commission meeting minutes moved by Commissioner Jerry Andes seconded by Commissioner Gary Kemp.

AYES: ALL

3) AUDIENCE PARTICIPATION

None

4) PUBLIC HEARING

None

5) OLD BUSINESS

None

5.1 Middle Housing, Accessory Dwelling Unit, and Unit Lot Subdivision Amendments - Batch 2

Middle Housing, Accessory Dwelling Unit and Unit Lot Subdivision Amendments - Batch 2

Principal Planner Gemmer reintroduced the topic and gave a presentation on Middle Housing, Accessory Dwelling Units, and Unit Lot Subdivision Amendments. She discussed Unit Lot Subdivisions and Density; Density - Units per Net Acre vs. Units per Lot; and a Comparison of Single Family Zones. She reviewed other Batch 2 code amendments as listed in the memorandum. General clarification questions and answers followed about zoning, density calculations, lot sizes, and potential configurations.

Todd, Keller Williams, Marysville, said they currently have about 11 projects going in the City of Everett with HB 1137 and are excited to see how things work out in Marysville because they would prefer to be working here. He asked clarification questions about potential development options for different scenarios.

Commissioner Andes asked if major transit refers to the just the SWIFT lines. Principal Planner Gemmer confirmed this refers to Bus Rapid Transit. There was some discussion about the potential alignment and general layout of stops along 51st. Ms. Gemmer offered to bring back a representative from Community Transit for more information.

Principal Planner Gemmer requested feedback on Master Planned Senior Community level of density of 14 units/acre which is being proposed. Commissioners requested an example to get more clarity on this. Ms. Gemmer offered to bring back a proposed site plan for discussion. Staff will bring back more information related to alternative lot sizes at the next meeting also.

Principal Planner Gemmer noted that staff is proposing to remove single family as an allowance in R18 and R28 Multifamily Zones. Chair Leifer thought it made sense to preserve multifamily zones for their intended purpose. Other commissioners concurred.

Vice Chair Whitaker referred to pages 23 and 24 regarding rules for calculating bonus space and asked why disc golf was removed. Ms. Gemmer explained that it was a use they didn't want to necessarily encourage, but it is still allowed.

6) NEW BUSINESS

7) DIRECTOR'S COMMENTS

Principal Planner Gemmer reported that Jeff Wilson will be the Interim Community Development Director until a permanent one is found.

Todd from Keller Williams made a comment about the huge population increase expected in coming years and the desire by most people for houses. He would love to see more houses and not so many apartments. He spoke to the importance of doing it properly so it is still a nice place to live. Commissioner Miller expressed appreciation for his comments and perspective. He also commented that many people can't afford homes, and apartments are still an important housing option.

8) ADJOURNMENT

Commissioner Kemp requested an excused absence at the next meeting because he will be out of town.

Motion to adjourn the meeting at 7:37 p.m. moved by Commissioner Raymond Miller seconded by Vice Chair Brandon Whitaker.

AYES: ALL

The meeting was adjourned at 7:37p.m.

**Stacy Jones for
Laurie Hugdahl, Recording Secretary**

9) NEXT MEETING - April 22, 2025