

**Community
Development**



**501 Delta Ave
Marysville, WA 98270**

**Planning Commission
Meeting Minutes**

July 8, 2025

CALL TO ORDER

1) ROLL CALL

Present:

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

Staff: Principal Planner Angela Gemmer, Interim Community Development Director Jeff Wilson

2) APPROVAL OF MINUTES

2.1 Approval of June 24th Planning Commission minutes.

PC 06242025 MINUTES

Motion to approve the June 24th Planning Commission minutes moved by Commissioner John Ray seconded by Commissioner Gary Kemp.

AYES: ALL

3) AUDIENCE PARTICIPATION

4) PUBLIC HEARING

5) OLD BUSINESS

6) NEW BUSINESS

6.1 Unit Lot Subdivisions

There was some discussion about procedures for allowing public testimony and providing more structure around providing comments. There had been a suggestion by staff to have commissioners raise hands to be recognized to speak in order to be more easily identified on the audio recording; commissioners generally disagreed with this idea and were in favor of allowing things to proceed as they have been. There was consensus to continue to allow the conversations to flow organically but to be as orderly and respectful as they can.

There was consensus to allow public testimony tonight.

Todd Duitsman, Keller Williams Realty, Marysville, WA stated he is a huge proponent for home ownership. He wants to be involved in what unfolds in Marysville and has been very involved in projects in Everett. He feels it is important to allow development in a thoughtful way, especially with regard to middle housing. He thinks 1200 sf should be allowed for ADUs because it is a better size for most families and would allow more families to own homes. He is excited about unit lot subdivisions with 1200 sf homes with a possibility of 1500 sf (50% of the sf home in the front). He is also supportive of allowing two units behind duplexes. He is supportive of 10 feet between property line and foundation so there can be access to the backyard. He recommended allowing an overlay with a fee simple instead of making them condos. This would also open them up to ownership by veterans.

Principal Planner Gemmer clarified that unit lot subdivision allows a fee simple alternative to condominiums.

David Toyer, Toyer Strategic Advisors, spoke in support of unit lot subdivisions as an important tool to encourage ownership opportunities. They see it being done a lot in other communities. He feels unit lot subdivisions should be allowed for projects of unlimited sizes. It is an advantage to the city, and the size shouldn't matter since it doesn't change the density of what is allowed on the parcel.

Commissioner Andes asked for clarification about the 1500 sf recommendation for ADUs from Mr. Duitsman. Mr. Duitsman reviewed how this has worked on the ones they have done in Everett. He thinks it needs to be 1200 sf for a family to live in without being too cramped. If there is a 3000-sf home in the front, then a builder could do up to 1500 sf but it wouldn't be allowed to be any bigger.

Mr. Toyer commented that Woodinville recently recommended 1200 sf as a maximum to their Council. This allows ADU opportunities for smaller families.

Principal Planner Gemmer made the presentation on unit lot subdivisions. She reviewed state law and examples of various types of ULS's. Initially City Council was provided with the options of allowing unit lot subdivisions up to nine (9) unit lots, twenty (20) unit lots, or an unlimited number of unit lots, and recommended allowing unit lot subdivisions up to 20 unit lots. At the June 23rd City Council meeting, the Council adopted an Interim Ordinance on Unit Lot Subdivisions and directed staff to have Planning Commission

consider a higher allowance for unit lot subdivisions. With that direction in mind, the following options related to unit lot subdivisions were proposed for Planning Commission's review and consideration:

- Option A – Adopt an ULS code allowing for unit lot subdivisions up to 100 unit lots;
- Option B – Adopt an ULS code allowing for unit lot subdivisions up to 250 unit lots; or
- Option C – Adopt an ULS code that does not cap the number of unit lots that can be created through this process.

Ms. Gemmer noted that it appears the City will need to allow without a cap by July 27, 2027 anyway (see SB 5559).

Commissioner Kemp asked for clarification about how many units would be allowed. Ms. Gemmer explained it would still depend on underlying density. This would just enable the units to be owned by different owners without having to be condominiumized. It would not allow greater density. Chair Leifer commented that it depends on the parcel. 250 lots might make a lot of sense on the right size parcel. He was supportive of some kind of ratio or not having a limit on unit lot subdivisions and letting the other restrictions cover it. Ms. Gemmer noted that the proportional aspect occurs naturally because you are only allowed so many units on a property. She reviewed examples of why it would be beneficial for larger projects to be able to use unit lot subdivisions such as financing and less state regulation. Issues to consider if they want to go unlimited are how to deal with sanitation and also access. There was some discussion about access issues that would need to be addressed with Public Works and Fire. It was noted that it will be a moot point after 2027 when it will be unlimited.

After some discussion, there was consensus to support option C with no cap since it will be unlimited in 2027 anyway.

Memo re. Unit Lot Subdivisions

6.2 Comprehensive Plan Map Amendment to Reflect Northpointe MV2 UGA Expansion

Memo and Exhibits for Comp. Plan Amendments to Reflect Northpointe MV2 UGA Expansion

Principal Planner Gemmer reviewed this item regarding a Comprehensive Plan Map Amendment to reflect a proposed UGA expansion. There were no comments on this.

6.3 Middle Housing and Accessory Dwelling Units - Follow-up on Key Policy Items

Memo re. Middle Housing and Accessory Dwelling Unit Follow-up

Exhibit 4 - Memo re. Accessory Dwelling Unit Sizes

Exhibit 7 - Proposed Comprehensive Plan Map

Exhibit 8 - Proposed Zoning Map

Exhibit 9 - Middle Housing redlines

Principal Planner Gemmer recapped the discussion from the last meeting and followed up with discussion on items that needed further direction.

Policy Item 1

Questions on Policy Item 1 – Accessory Dwelling Unit Size Cap:

- Which size limit is preferred by Planning Commission (e.g. 1,200, 1,400, or 1,600)?
- Would Planning Commission like staff to craft an exemption for properties over one acre or with similar circumstances justifying a size increase?

Chair Leifer thought a percentage of the main house seems logical.

Mr. Duitsman noted that if it goes over 1500 sf it triggers an energy calculation that can increase the cost of the house by another \$20,000. Staying below the 1500 sf threshold helps to provide attainable housing.

Chair Leifer asked for clarification on what they are trying to do because that determines how large they should allow. He feels the percentages should be tied to the size of the original house.

Commissioner Miller thought if the lot size can handle it, larger ADUs should be allowed.

Commissioner Ray was supportive of a 1400 sf maximum to allow space for families to grow.

Vice Chair Whitaker summarized that they are trying to encourage continued home ownership and encourage new home ownership. Considering the high cost of construction, he was supportive of the 1400 or 1500 sf limit to keep it more affordable for families.

Mr. Toyer noted that if you have a big enough lot, you can do a unit lot subdivision and achieve bigger units. He thought the 1500 sf ADU was appropriate.

After some debate, there was consensus to recommend a 1400 sf cap with a 50% ratio allowed when the main house is over 2000 sf.

Policy Item 5 – Preserving Land Capacity in the R-12 and WR-R-6-18 Multi-family Zones

The Planning Commission previously expressed support for establishing minimum densities in the multi-family zones. The following are potential minimum densities that would help minimize impacts to land capacity:

- Option 1 – Minimum densities of 8 dwelling units (du)/acre in the R-12 and WR-R-6-18 zones, and 10 du/acre in the R-18 and R-28 zones.
- Option 2 – Minimum densities of 10 du/acre in the R-12 and WR-R-6-18 zone, and 12 du/acre in the R-18 and R-28 zones.

Question on Policy Item 5 – Which option above is preferred by Planning Commission?

Chair Leifer expressed concern about limiting this for a hypothetical property owner who has owned the property for years and might have plans to build a dream home. Ms. Gemmer discussed some potential options such as an exception for unique site circumstances or to allow the construction of a dwelling if that is of interest to the Commission. Chair Leifer spoke to the importance of the right to homeownership.

Mr. Duitsman commented on how the passage of the UGA caused the increase in home prices. It doesn't allow people to build on the land that they have.

Mr. Toyer raised a concern about restricting single family especially in locations that have very limited access and would be undesirable for high density apartments. He thinks there should at least be an exception in an area in north Marysville near 116th that staff was proposing to exclude from middle housing. Principal Planner Gemmer explained that issue has been corrected since it was inadvertently changed. She suggested that some language still needs to be crafted for some exception areas. The Commission seemed supportive of allowing some exceptions.

7) DIRECTOR'S COMMENTS

None

8) ADJOURNMENT

Commissioner Jordan thanked Mr. Duitsman and Mr. Toyer for showing up and commenting.

Motion to adjourn the meeting at 8:26 p.m. moved by Commissioner Shanon Jordan seconded by Commissioner Gary Kemp.

AYES: ALL

The meeting was adjourned at 8:26 p.m.

Stacy Jones for
Laurie Hugdahl, Recording Secretary

9) NEXT MEETING - August 12, 2025