

Community  
Development



501 Delta Ave  
Marysville, WA 98270

**Planning Commission**  
**Meeting Minutes**  
**August 12, 2025**

**CALL TO ORDER**

The meeting was called to order at 6:31 p.m.

**1) ROLL CALL**

**Present:**

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

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

Excused: Commissioner Shanon Jordan

**2) APPROVAL OF MINUTES**

2.1 Approval of July 8th Planning Commission minutes.

**PC 07082025 MINUTES.pdf**

**Motion** to approve the July 8th Planning Commission meeting minutes moved by Commissioner Gary Kemp seconded by Vice Chair Brandon Whitaker.

**AYES: ALL**

**3) AUDIENCE PARTICIPATION**

None

**4) PUBLIC HEARING**

#### 4.1 Comprehensive Plan Map Amendment to Reflect Northpointe MV2 Urban Growth Area (UGA) Expansion

Principal Planner Gemmer reviewed the map amendment to reflect MV2 Urban Growth Area Expansion that was approved late last year by Snohomish County. There were no questions or comments.

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

Nick Van Dam, 11924 67th Avenue NE, Arlington, asked if the City is going to maintain the road into 67th Avenue.

Principal Planner Gemmer said it is her understanding that part of the UGA expansion includes the right of way which is 67th Avenue. This was determined by Snohomish County. The access will be via 67th Avenue; however, there is a robust grid of roads planned for the Smokey Pt. Master Plan.

Public hearing was closed at 6:38 p.m.

#### **Memo and Map Amendments - Comprehensive Plan Amendment to Reflect Northpointe MV2 UGA Expansion**

#### 4.1 Comprehensive Plan Map Amendment to Reflect Northpointe MV2 Urban Growth Area (UGA) Expansion

**Motion** to recommend approval of the Comprehensive Plan Map Amendment to reflect the Northpointe MV2 Urban Growth Area (UGA) Expansion to City Council for adoption by Ordinance moved by Commissioner Gary Kemp seconded by Commissioner Raymond Miller.

**AYES: ALL**

#### 4.2 Unit Lot Subdivision Regulations - Public Hearing

#### **Memo and Unit Lot Subdivision Amendments**

Principal Planner Gemmer reviewed this item and noted staff is recommending continuing the public hearing until September.

**Motion** to continue the public hearing on the Unit Lot Subdivision regulations to the September 23<sup>rd</sup> Planning Commission meeting at 6:30 p.m. moved by Vice Chair Brandon Whitaker seconded by Commissioner Raymond Miller.

**AYES: ALL**

#### 4.3 Accessory Dwelling Unit Regulations - Public Hearing?

Principal Planner Gemmer reviewed key changes on the Accessory Dwelling Unit (ADU) regulations changes:

- Elimination of owner occupancy requirement
- Allow 2 ADUs accessory to a single-family residence
- ADUs are allowed to be at least 1000 sf. For homes over 2000 sf, the ADUs may be 50% of the square footage of the principal home with a cap of 1400 sf.
- Rear yard setbacks may be reduced to 15 feet for 2-story and 10 feet for a 1-story structure
- An allowance added for conversion of an existing residence to ADU provided that the existing residence does not exceed 100 sf more than the allowance for an ADU.

The Commission was generally supportive of the changes.

The public hearing was opened at 6:51 p.m.

Todd Duitsman, 7312 53rd Avenue NE, Marysville, WA praised the work of the Planning Commission. He commented on the importance of DADUs in order to provide more opportunity for home ownership.

Russell Joe, Master Builders, 335 116th Avenue SE, Bellevue, spoke in support of the work the Planning Commission has done. He discussed examples of ADUs he has noticed in his neighborhood in Issaquah and responded to clarification questions.

The public hearing was closed at 6:59 p.m.

### **Memo and Accessory Dwelling Unit Amendments**

Commissioner Ray asked if there is anything that says ADUs have to be attached or detached. Ms. Gemmer explained that state law says cities have to allow both. Commissioner Ray asked about separation requirements. Ms. Gemmer reviewed these.

**Motion** to recommend approval of the Accessory Dwelling Unit final regulations to City Council for adoption by Ordinance moved by Commissioner Gary Kemp seconded by Commissioner Jerry Andes.

**AYES: ALL**

#### **4.4 Middle Housing Regulations - Public Hearing**

Principal Planner Gemmer reviewed proposed middle housing regulations related to HB 1110 which requires cities to allow six of nine middle housing types and allow 2 or 4 units per lot depending on location and if there is dedicated affordable housing. She highlighted middle housing exemption areas and options for preserving land capacity in the multi-family zones. Two options have been provided; staff is requesting the Planning Commission's preference. Another change is the elimination of the CUP for MPSC in multi-family zones while providing a modest density incentives in NR-4.5 zone and NR-6.5 zones.

Heights for single family and duplex developments in multi-family zones are proposed to be increased to 35 feet for single family and duplexes in multi-family zones. Setbacks would be increased by five feet or heights reduced to 30 feet when adjacent to single family residential zoning. Ms. Gemmer also reviewed single family zone consolidation of four single family zones into two zones (NR-4.5 and NR-6.5). The functionality of the R-8 zone for when single family and duplexes are built in multi-family zones and for residential when critical areas on-site density transfer is proposed, is built back into the code.

The public hearing was opened at 7:10 p.m.

Russell Joe, Master Builders, 335 116th Avenue SE, Bellevue, spoke to the benefits that middle housing will provide to the community. He complimented the Planning Commission on their forethought to include the Master Planned Senior Community densities in there. Overall, Master Builders is very supportive of the work the City has done on this.

The public hearing was closed at 7:13 p.m.

**Memo and Exhibit 1 - Middle Housing final regulations**

**Exhibit 2 - Final Middle Housing regulations**

**Exhibit 5 - Comprehensive Plan Map**

**Exhibit 6 - Zoning Map**

**Exhibit 7 Comprehensive Plan text and map amendments**

**Exhibit 8 - Conceptual Minimum Density Illustration**

**Motion** to recommend approval of the Middle Housing regulations to City Council for adoption by Ordinance moved by Vice Chair Brandon Whitaker seconded by Commissioner Raymond Miller.

**AYES: ALL**

**5) OLD BUSINESS**

**6) NEW BUSINESS**

**7) DIRECTOR'S COMMENTS**

Director Wilson commended the Planning Commission and staff for their work. Commissioners also expressed appreciation to staff for their work, especially Principal Planner Gemmer.

**8) ADJOURNMENT**

**Motion** to adjourn the meeting at 7:16 p.m. moved by Vice Chair Brandon Whitaker seconded by Commissioner Gary Kemp.

**AYES: ALL**

**The meeting was adjourned at 7:16 P.M.**

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

**9) NEXT MEETING – September 9, 2025**