

Community
Development



501 Delta Ave
Marysville, WA 98270

**Planning Commission
Meeting Minutes
October 14, 2025**

CALL TO ORDER

Chair Leifer called the meeting to order at 6:30 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: Planning Manager Angela Gemmer

Excused: Commissioner Shanon Jordan

2) APPROVAL OF MINUTES

2.1 Approval of September 23, 2025 PC Minutes

September 23, 2025 PC meeting minutes

Motion to approve the September 23, 2025 PC minutes. moved by Commissioner Gary Kemp seconded by Vice Chair Brandon Whitaker.

AYES: ALL

3) AUDIENCE PARTICIPATION

None

4) PUBLIC HEARING

4.1 Tree Canopy Assessment Public Hearing

Memo re. Tree Canopy Assessment

Tree Canopy Assessment

Planning Manager Gemmer made the presentation regarding the Tree Canopy Assessment which will be attached as an appendix to the Comprehensive Plan. This monitors growth or decline in tree canopy over time (2015 to 2025). The assessment shows that there is a slight decline, but it is relatively stable. Staff is recommending that a goal be set of maintaining the current tree canopy until 2045 at which time a 2% target for increasing tree canopy is proposed.

Vice Chair Whitaker asked if the 2% increase is consistent with other municipalities. Planning Manager Gemmer explained that a lot of jurisdictions had not yet adopted tree canopy assessments last time she checked. She will follow up on this. She explained that maintaining the current tree canopy level is being recommended because of the large amount of development in the city.

Commissioner Ray asked if they plan to require more trees planted by developers. Planning Manager Gemmer described opportunities and requirements for replanting by developers.

Chair Leifer asked about the sensitivity of the tree canopy assessment tool. How big does a tree or group of trees have to be before it counts? Planning Manager Gemmer thought the tool was pretty sensitive so that if it is observable from the aerial imagery, it would be captured.

Vice Chair Whitaker noted that the trees that are newly planted will be much larger in 20 years. Planning Manager Gemmer concurred.

Commissioner Ray asked if all green plants are calculated or just foliage. Planning Manager Gemmer noted that somehow it distinguishes foliage because lawns are not calculated. She offered to check with GIS to clarify this.

Chair Leifer wondered about potential changes to landscaping requirements for developers. Planning Manager Gemmer did not anticipate any changes related to this since the spacing requirements for trees are already quite dense. Staff feels that the current requirements are appropriate.

Commissioner Andes asked how trees would factor into the unit lot subdivisions and smaller lots. Planning Manager Gemmer explained that yard tree requirements went away about a decade ago. Opportunities for individual property owners who want to plant trees may be a little more constrained because of lot sizes. Generally speaking, new trees will be a result of requirements related to critical areas mitigation, street trees, stormwater facilities, and open space tracts. Otherwise, it is mostly voluntary.

The public hearing was opened at 6:45 p.m., and public testimony was requested. Seeing none, the hearing was closed at 6:45 p.m.

Motion to close the public hearing at 6:45 p.m. moved by Vice Chair Brandon Whitaker seconded by Commissioner Gary Kemp.

AYES: ALL

Motion to recommend approval of the Tree Canopy Assessment to City Council for adoption by Ordinance moved by Vice Chair Brandon Whitaker seconded by Commissioner Jerry Andes.

AYES: ALL

- 5) OLD BUSINESS
- 6) NEW BUSINESS
- 7) DIRECTOR'S COMMENTS
- 8) ADJOURNMENT

Motion to adjourn the meeting at 6:47 p.m. moved by Commissioner Jerry Andes seconded by Commissioner Raymond Miller.

AYES: ALL

- 9) NEXT MEETING - October 28, 2025