

**PLANNING COMMISSION REGULAR MEETING MINUTES**

Community/Senior Center  
1808 Main Street, Lake Stevens  
Wednesday, May 02, 2012

CALL TO ORDER: 7:00 pm by Chair Hoult

MEMBERS PRESENT: Pam Barnett, Jennifer Davis, Janice Huxford, Gary Petershagen, and Sammie Thurber

MEMBERS ABSENT: Dean Franz

STAFF PRESENT: Planning and Community Development Director Rebecca Ableman, Senior Planner Russ Wright and Planning/Public Works Coordinator Diane 'Scotty' Swift

OTHERS PRESENT:

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**Excused absence:** Commissioner Petershagen made a motion to excuse Commissioner Franz, motion seconded by Commissioner Huxford. Motion passed 6-0-0-1.

**Guest business:** None

**Public Hearing:** None

**Minutes:** None

**Discussion Items:**

1a. Subarea Plan Update – Senior Planner Wright recapped the joint Planning Commission / City Council meeting and requested feedback from commissioners. Commission members reaffirmed their support of the action alternatives. Commissioners Petershagen and Barnett asked a question related to cost estimates. Director Ableman responded that these were pieces for the Council's consideration and had not been fully presented at the joint meeting. Commissioner Barnett followed up with a question related to services/costs between the proposed action alternatives. Senior Planner Wright responded that both action alternatives would have similar costs. Commissioner Petershagen questioned the WA Department of Transportation ability to comment on the proposal and shared cost of improvements. Senior Planner Wright responded that staff had been working with WSDOT and they had not commented at this point and additionally, the city has not entered into interlocal agreement for sharing fees and project costs. Commissioner Davis wanted to know if either alternative would reduce traffic impacts to the trestle (US-2). Senior Planner Wright responded that the balanced land use strategy presented in Alternative 2 for the 20<sup>th</sup> Street SE Corridor would reduce traffic impacts by providing localized housing, jobs, and shopping options. Director Ableman advised WSDOT would have an additional opportunity to comment with the final environmental impacts statement. Commissioner Barnett asked if there was a consensus for any action alternative for the subareas. Senior Planner Wright responded the Planning Commission supported Alternative 3 with increased employment for the Lake

Stevens Center, but it had not stated a preference for the 20<sup>th</sup> Street SE Corridor yet. Council had not provided a preference to date. Commissioner Hoult stated Alternative 1, the No Action Alternative, is off the table. Director Ableman responded that she believed that to be the case. Commissioner Huxford felt that that Council needed more information and a complete discussion was not able to occur. Director Ableman responded staff would be providing additional information to Council at the next meeting. Commissioner Huxford wanted to know what Planning Commission's role was moving forward, which generated discussion by the Commission and staff. Commissioner Barnett wanted to know if Council could choose portions of the action alternatives to come to a preferred alternative. Director Ableman responded affirmatively that they could. Commissioner Hoult commented it is important to generate local jobs. Commissioner Barnett complimented the direction of the plan.

- 1b. Senior Planner Wright introduced the framework outline of the draft zoning regulations and design guidelines to the Planning Commission. Staff made the point that the goal for the new zoning regulations was to include important regulations in one chapter for efficiency (e.g., purpose, zoning districts, bulk regulations, floor to area ratio, parking, signs, etc.) Staff also discussed the proposed subarea design guidelines: how buildings look, orientation, amenities, etc. Commissioner Barnett commented on importance of controlling signage. Senior Planner Wright commented that the new regulations/guidelines would consider the appropriateness of sign size and looks in context to the subarea plan. Commissioner Petershagen wanted to know the makeup of the Design Review Board. Planner Wright responded the Council appoints board members, which is currently comprised of a mix of design professionals. Commissioner Hoult commented that she is excited about the direction of the draft regulations/design guidelines.
2. Medical Cannabis Collective Gardens – Senior Planner Wright introduced the draft medical cannabis collective gardens regulations, based on those of the city of Mukilteo. Currently, the city is within a temporary moratorium prohibiting medical cannabis facilities. The main points of the regulations would include state requirements, definitions, review process, location, and buffers. Staff also noted that it might consider a more prohibitive regulatory model. Finally, staff noted, it would hold a public hearing with Council because of its familiarity with the topic, but would like the Planning Commission's comments. Commissioner Davis asked about the difference between dispensaries and collective gardens. Senior Planner Wright responded a collective garden is co-op type facility operated on a much smaller scale than a dispensary. Commissioner Barnett asked if collective gardens would be indoors. Senior Planner Wright responded affirmatively. Commissioner Hoult commented that the industrial zone is limited to the Hartford area. Senior Planner Wright responded affirmatively. Commissioner Davis commented on security issues. Commissioner Thurber asked about signage. Senior Planner Wright responded staff had not considered this yet. Commissioner Huxford asked if she would need to recuse herself as a property owner in the proposed area. Staff responded no, as this is an area wide amendment. Commissioner Petershagen asked about how a facility could be opened/regulated. Staff responded the city would only regulate the land use, not the licensing or registry of patients. Commissioner Huxford noted concerns about vacant buildings and other existing problems in the industrial areas. Commissioner Barnett asked how much of the area is in the city and how much is in the county. Staff responded the city regulations would only affect properties within city limits and referenced the attached map. Commissioner Barnett asked does the

city need to take action or can the city consider an additional moratorium. Staff responded that Council could consider an additional moratorium, but case law does not support rolling moratoria. Staff also noted that Council has several options as it moves forward including banning. Commissioner Petershagen asked if there were any interested people. Staff replied no serious inquires yet. Commissioner Huxford commented on the risk of facilities with absentee property owners. Staff replied the proposed regulations would restrict number of facilities per lot and building. Commissioner Hoult commented there might be a need in the city and we are trying to regulate where they can locate. Staff commented affirmatively.

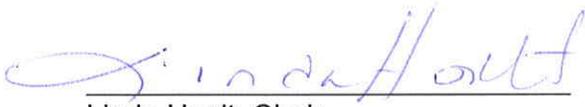
**Commissioner Reports:**

Commissioner Petershagen asked about the status of the Davies roundabouts. Staff responded the roundabout were still in design and would go to construction later in the summer. Commissioner Huxford mentioned the Miss Aquafest pageant would be June 2<sup>nd</sup> and 3<sup>rd</sup>.

**Planning Director's Report:**

Director Ableman mentioned that the Department of Ecology held its public hearing for the Shoreline Master Program. She also mentioned that the subarea plan is progressing. Finally, Director Ableman noted she would bring the updated buildable lands report and information on the interjurisdictional housing effort to the Commission in the future.

**Adjourn:** Motion to adjourn the meeting at approximately 8:10 p.m. Motion passed 6-0-0-1.



Linda Hoult, Chair



Russell Wright, Senior Planner

