

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, March 7, 2012

CALL TO ORDER: 7:03 pm by Chair

MEMBERS PRESENT: Pam Barnett, Jennifer Davis, Dean Franz, Janice Huxford, and Sammie Thurber,

MEMBERS ABSENT: Linda Hoult, Gary Petershagen (arrived at 7:10pm)

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

OTHERS PRESENT:

Excused absence: Commissioner Franz moved to excuse Commissioner Hoult and Petershagen, seconded by Commissioner Huxford, motion passed unanimously (5-0-0-2.)

Guest business: None

Public Hearing: Public Hearing opened at 7:07pm. (Commissioner Petershagen arrived at 7:10).

Multifamily Code Amendment

Senior Planner Wright presented the draft code amendments to the Planning Commission. The point of the amendment was to clarify multifamily uses in single-family zones in territories annexed from Snohomish County. The proposed changes create some flexibility in the code that would allow the continuation of multifamily uses, but provides protection to the owner and city if these structures were destroyed or if the owner wanted to expand the properties. If property owners wanted to rebuild or expand current structures a conditional use permit would be required. A conditional use permit would provide the city with some discretion to approve the permit in consideration of potential impacts to single-family areas. The amendment applies only to expansions of the footprint, but does not allow an expansion in the number of units.

Senior Planner Wright opened the floor to the Commission Members for questions. Commissioner Thurber wanted to know what the limitations were to build up. Senior Planner Wright replied that existing multifamily zoning regulations, such as height limitations would apply, which staff would review through the conditional use process.

Commissioner Franz wanted to know do the existing properties, affected by this amendment, meet these requirements, such as setbacks. Senior Planner Wright stated he did not know, but if they were re-built, under the draft regulations, then they would need to meet these requirements. Director Ableman also advised that the particular property owner that this amendment currently applies to has seen the amendment and did not indicate any concerns. Commissioner Franz would like to see some additional

flexibility in the language allowing existing structures to maintain their current footprints if rebuilt.

Commissioner Huxford made a motion to close, seconded by Commissioner Franz. Motion passed 6,0,0,1.

Commissioner Thurber open floor to Public for comment, no comments received.

Commissioner Huxford made a motion to close Public Comment portions, seconded by Commissioner Davis.

Commissioner Huxford made a motion for recommendation to Council with the addition of the language requested by Commissioner Franz to review the footprint requirements, second by Commissioner Franz. Motion passed 6,0,0,1.

SEPA Amendment

Senior Planner Wright presented the SEPA amendments to the Planning Commission and noted the city adopted its SEPA policies in 1992, which have remained largely unchanged. Several sections are inconsistent with the current state regulations. The scope of the project is an update to the city's State Environmental Policy Act regulations (Title 16 LSMC) to ensure consistency with state requirements, authorize the use of Planned Actions for our subarea plans, and authorize the collection of impact fees previously assessed by Snohomish County.

Commissioner Petershagen wanted to verify that we would be collecting fees previously assessed by the county, not additional fees. Senior Planner Wright confirmed this.

Commissioner Franz wanted to know if the developer pays the fees or the builder as the building permit is the last piece. Senior Planner advised the builder typically pays these fees.

Commissioner Thurber open floor to Public for comment, no comments received

Commissioner Petershagen made a motion to close Public Comment portions, seconded by Commissioner Franz. Motion passed 6,0,0,1.

Commissioner Davis made a motion to close Public Hearing portion, seconded by Commissioner Huxford. Motion passed 6,0,0,1.

Commissioner Franz made a motion for recommendation to Council as proposed, second by Commissioner Davis. Motion passed 6,0,0,1.

Approve Minutes of February 2, 2011: Commissioner Franz moved to approve the minutes of February 2, 2012 with a change made on the second page, EIS fourth line down, "Planning Department to look at incentives for parking garage" and "integrate low impact development techniques into the streetscapes of the Lake Stevens Center," seconded by Commissioner Davis. Motion passed 6,0,1,1.

Information Items:

Principal Planner Watkins gave a briefing on the 20th Street SE Corridor and a briefing on the draft EIS/Subarea Plan. The 20th Street SE Corridor Subarea Plan Draft

Environmental Impact Statement (DEIS) was issued on January 24, 2012 with a 45-day comment period to March 8, 2012.

Commissioner Petershagen asked if critical areas were taken into consideration when calculating the housing densities, some areas that reflect housing appear to be almost 30% undevelopable. Staff responded affirmatively.

Commissioners also raised some concerns about the impacts of all the additional housing on the trestle. Staff advised that Community Transit has designated this area (20th Street SE) for a new Park and Ride in the future.

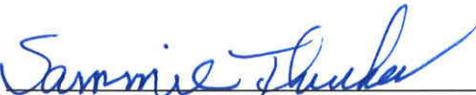
Commissioner Reports:

None

Planning Director's Report:

Director Ableman advised that the original date of April 19th for a joint meeting with City Council may not work and may need to be changed.

Adjourn: Commissioner Franz moved to adjourn the meeting at 8:25 p.m., seconded by Commissioner Petershagen. Motion passed 6-0-0-1.



Sammie Thurber, Vice Chair



Rebecca Ableman, Planning Director

