



**JOINT PLANNING COMMISSION
AND DOWNTOWN SUBAREA
COMMITTEE AGENDA**

Special Meeting Date: 09.07.2016

Planning Commission
Meeting:
First Wednesday of
every Month @ 7:00pm

Planning & Community
Development
Department

1812 Main Street
Lake Stevens, WA
98258 (425) 377-3235

www.lakestevenswa.gov

Municipal Code

Available online:

www.codepublishing.com/WA/LakeStevens/

- A. **CALL TO ORDER: 6:00pm**
Pledge of Allegiance
- B. **ROLL CALL**
- C. **GUEST BUSINESS**
- D. **ACTION ITEMS**
 - 1. **Approval of August 17, 2016 Meeting Minutes**
- E. **PLANNING DIRECTOR'S REPORT—**
- F. **COMMISSIONER REPORTS**
- G. **ADJOURN REGULAR PLANNING COMMISSION MEETING**
- H. **BEGIN OPEN HOUSE**

SPECIAL NEEDS

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, at (425) 377-3227 at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service,

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, August 17, 2016

CALL TO ORDER: 7:00 pm by Commissioner Matlack

MEMBERS PRESENT: Tom Matlack, Janice Huxford, Linda Hoult, Tracy Trout,
Vicki Oslund

MEMBERS ABSENT: Jennifer Davis, Gary Petershagen

STAFF PRESENT: Community Development Director Russ Wright and
Senior Planner Stacie Pratschner, Senior Planner
Melissa Place and Permit Specialist Jennie Fenrich

OTHERS PRESENT: Mayor John Spencer, residents Sally Jo Sebring and Bill
Hobday

Excused Absence: Commissioner Hoult made a motion to excuse
Commissioners Petershagen and Commissioner Davis, Commissioner Huxford
2nd. Motion carried 5-0-0-2.

Guest business: None

Action Items:

1. *Approve August 03 2016 Meeting Minutes.* Commissioner Hoult made a
motion to approve August 3, 2016 minutes, Commissioner Huxford 2nd.
Motion carried 5-0-0-2

Discussion Items:

Downtown Height Requirements:

Community Development Director Russ Wright presented a staff report covering the city's wish to set a height limit for building in the Downtown area. He is asking the Planning Commission if they support the recommendation to take this suggestion to City Council. Discussion followed and the Commission supports the proposed height of 45 feet building height limit until the Subarea Plan is completed. The Planning Commission asked that staff consider the height requirements in other lakeside communities in the recommendation.

Comprehensive Plan Documents:

Senior Planners, Stacie Pratschner and Melissa Place, presented the Comprehensive Plan docket items. There are two citizen-initiated map amendments: The first would change the land use designation on 38 acres from Medium Density Residential to Public/Semi Public near Lake Drive and the second would change the land use designation on 15.5 acres from Planned Business District to Medium Density Residential. Staff also discussed two city-initiated map amendments. The first would expand the citizen-initiated amendment by adding additional MDR parcels and adding General Industrial Parcels. The second proposal would change the land use designations on properties near SR-9 and 20th Street SE to Commercial or Neighborhood Business. Discussion followed. The Planning Commission requested that staff analyze these properties as mixed-use. There will be another opportunity to give feedback one more time before a public hearing.

Commissioner Reports-Commissioner Trout reported concerns about garbage piled up behind businesses off the Centennial Trail. Commissioner Matlack reported the Fire District property is for sale and perhaps the City should look at purchasing it.

Planning Director Report: – Director Wright shared some dates of note. Next meeting, Sept 7 we are hosting an Open House to the public to discuss Downtown Development vision. There is another meeting regarding the Skate Park on Sept 12 and invited Planning Commission to attend and invite the public

Adjourn: Motion by Commissioner Hoult motioned to adjourn, Commissioner Trout 2nd. Motion carried 5-0-0-2. Meeting adjourned at 8:47 p.m.

Tom Matlack, Chair

Jennie Fenrich, Clerk, Planning &
Community Development