



PLANNING COMMISSION AGENDA

Regular Meeting Date: 10.05.2016

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/

- **CALL TO ORDER: 7:00pm**
Pledge of Allegiance
- **ROLL CALL**
- **GUEST BUSINESS**
- **ACTION ITEMS**
 1. Approval of September 7, 2016 Meeting Minutes
- **DISCUSSION ITEMS**
 1. Comprehensive Plan Breifing-Pratschner
- **COMMISIONER REPORTS**
- **PLANNING DIRECTOR'S REPORT—**
 1. IBC/IFC Amendment
 2. Wireless facilities code
 3. Subarea Plan update
- **ADJOURN**

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, September 7, 2016

CALL TO ORDER: 6:00 pm by Commissioner Matlack

MEMBERS PRESENT: Tom Matlack, Janice Huxford, Tracy Trout, Vicki Oslund,
Jennifer Davis, Gary Petershagen

MEMBERS ABSENT: Linda Hoult

STAFF PRESENT: Planning and Community Development Director Russ
Wright, Associate Planner Dillon Roth and Assistant
Planner Jill Meis

OTHERS PRESENT: Open house attendees

Excused Absence: Commissioner Petershagen made a motion to excuse
Commissioner Hoult, Commissioner Huxford 2nd. Motion carried 6-0-0-1.

Action Items:

1. *Approve August 17, 2016 Meeting Minutes.* Commissioner Davis made a
motion to approve August 17, 2016 minutes, Commissioner Trout 2nd.
Motion carried 6-0-0-1.

Discussion Items: None.

Commissioner Reports: None

Planning Director Report: None.

Adjourn: Commissioner Huxford made a motion to adjourn, Commissioner
Petershagen 2nd. Motion carried 6-0-0-1. Meeting adjourned at 6:04 p.m. Open
house followed.

Tom Matlack, Chair

Jill Meis, Clerk, Planning &
Community Development



Staff Report
City of Lake Stevens
Planning Commission

2016 Comprehensive Plan Docket Analysis

Date: October 5, 2016

Subject: Update the Planning Commission on the staff analysis of the 2016 Comprehensive Plan Docket Item M-4.

Contact Person/Department: Russ Wright, Community Development Director and Stacie Pratschner, Senior Planner

ACTION REQUESTED: This is an informational briefing and no action is requested at this time.

BACKGROUND/ HISTORY:

Under the Growth Management Act, the City can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The Planning Commission held a public hearing for recommendation to ratify the 2016 Docket on March 2, 2016 and City Council ratified the 2016 Docket on March 22, 2016. Staff presented analysis for each map and text proposal and described how each proposed amendment is consistent with the annual amendment review criteria on May 18, 2016. An informational briefing was held on August 17th (**Exhibit 1**) to describe the status of the SEPA Addendum to the Comprehensive Plan and FEIS and the Department of Commerce review for the Docket.

Planning Commission requested further analysis of land use designation and zoning options for Item M-4, a city-initiated map amendment to modify the land use designation of approximately 40 parcels adjacent to 20th Street SE near SR-9 (**Exhibit 2**). The following four options include the previously discussed or modified options for the amendment to a Commercial land use designation for the subject parcels (Option 2):

Option 1 – (No Action alternative) The land use designations and zoning designations of the study area would remain the same (**Exhibit 3**).

Analysis – *This option maintains consistency with the 20th Street SE Corridor subarea plan as approved and certainty for current property owners.*

Option 2 – (City-Initiated alternative) As previously discussed, the land use designation and zoning of the entire study area would change to a Commercial land use designation with a concurrent rezone to the Commercial District (**Exhibit 2**).

Analysis – *This option would facilitate the city's growth strategy to expand retail and service opportunities and stimulate economic development in the subarea. The increase in PM peak-hour car trips would result in the planned action development thresholds for the 20th Street SE Corridor subarea being met more quickly.*

Option 3 – (Planning Commission alternative) The land use designation and zoning for approximately 12 parcels in the study area, adjacent to 20th Street SE and SR-9, would change to Commercial (previously presented as Neighborhood Business). The land use designation of approximately 20 parcels, adjacent to 97th Street SE, would change to Mixed Use with a concurrent rezone to Mixed Use Neighborhood. The remaining seven parcels north of South Lake Stevens Road would maintain a High Density Residential land use designation and the corresponding High Urban Residential zoning (**Exhibit 4**).

Analysis – *This option creates additional opportunities for commercial land uses directly adjacent to SR-9 and 20th Street SE and maintains continuity with the High Density Residential land use designations east of 99th Avenue SE and south of Lake Stevens Road. The Mixed Use proposed for the parcels adjacent to 97th Avenue SE will provide development prospects for both housing and business services, with the caveat that without complete assemblage there is the potential for a “patchwork” of existing residential uses with new businesses. Option 3 would result in an increase in PM peak-hour car trips when compared to the traffic generation pursuant to the current zoning; there is also potential for more intense commercial uses contiguous with residential uses.*

Option 4 – (Hybrid alternative) This option would create a “horseshoe” of Commercial land uses on the properties fronting SR-9, 20th Street SE and 99th Ave SE. The implementing zoning could be either Commercial District or Neighborhood Business. (**Exhibit 5**). The remaining 20 parcels surrounding 97th Street SE could receive a High Density Residential land use designation and a High Urban Residential zoning, creating a functional transition to commercial areas.

Analysis – *This option is similar to Option 3 in that additional opportunities for commercial land uses will be adjacent to SR-9 and 20th Street SE (a principal arterial within the subarea). The additional High Urban Residential zoning adjacent to 97th Avenue SE will be consistent with the surrounding HUR zoning to the east and south of the study area and the existing affordable housing will be retained. Modifying the current Mixed Use parcels to Neighborhood business would result in a slight decrease in PM peak hour trips when compared to traffic generation pursuant to the current zoning, though the city anticipates an increase in traffic if the parcels surrounding 97th Avenue SE become higher density.*

NEXT STEPS:

Staff has distributed the SEPA Addendum to applicable outside agencies and completed the Docket packet for Department of Commerce Review. The city will move forward with Public Hearings before the Planning Commission and City Council subsequent to this evening’s briefing.

DISCUSSION:

Staff requests that the Planning Commission state their preference among the four options for the Item M-4 map amendment in preparation for a Public Hearing.

EXHIBITS:

1. Planning Commission Staff Report, dated August 17, 2016
2. Option 2 – Land Use Map Amendment and Concurrent Rezone to Commercial for the Study Area
3. Option 1
4. Option 3
5. Option 4



Staff Report
City of Lake Stevens
Planning Commission

2016 Comprehensive Plan Docket Analysis

Date: August 17, 2016

Subject: Briefing to provide the Planning Commission with an update on the results of staff analysis of the 2016 Comprehensive Plan Docket.

Contact Person/Department: Russ Wright, Community Development Director and Stacie Pratschner, Senior Planner

ACTION REQUESTED: This is an informational briefing.

BACKGROUND/ HISTORY:

Under the Growth Management Act, the City can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The Planning Commission held a public hearing for recommendation to ratify the 2016 Docket on March 2, 2016 and City Council ratified the 2016 Docket on March 22, 2016. Staff presented analysis for each map and text proposal and described how each proposed amendment is consistent with the annual amendment review criteria on May 18, 2016.

Staff has completed a draft of the SEPA Addendum to the Comprehensive Plan and FEIS and completed the proposed Comprehensive Plan text amendments. The city will be sending all applicable documents to the Washington Department of Commerce for the required 60-day review by state agencies (**Exhibit 1**). These actions will be followed by public hearings with the Planning Commission and City Council.

The city has completed the following text amendments and other minor administrative amendments to the Comprehensive Plan:

1. **T-1** – The text amendments to Chapter 5 – the Parks, Recreation and Open Space Element now include descriptions of projects on the Capital Project List of the Parks Element.
2. **T-2** – The text amendments to Chapter 9 – the Capital Facilities Element now includes descriptions of the additional parks and roads projects as capital projects.
3. **T-4** and **T-5** – Along with the specific text amendments, staff has included standard administrative amendments, including incorporating SEPA documents as a new appendix and updating the dates on the cover, footnotes and the Table of Contents.

The city has received two citizen-initiated amendments and is proposing two city-initiated amendments to the land use map with concurrent rezone applications.

1. **M-1** – The first request (LUA2015-0119) is to change the land use designation for two undeveloped School District parcels off Lake Drive, from Medium Density Residential to Public / Semi-Public. The city has issued a SEPA DNS and has not received any comments from the public or outside agencies.
2. **M-2 / M-3** – The second request (LUA2016-0007) is to change the land use designation for three undeveloped parcels off SR-92, from Planned Business District to Medium Density Residential along with a city expansion of LUA2016-0007 to change the land use designation, for two partially developed parcels off SR-92, from Planned Business District to Medium Density Residential for consistency with adjacent parcels. The city is also considering adding the 3-acre parcel to the west and an isolated 0.44-acre parcel east of 127th Ave SE. The city has issued a SEPA DNS and has received one comment from the public concerning the potential traffic at the site.
3. **M-4** – City request to change the land use designation for parcels off 20th Street SE near SR-9, from Mixed Use, High Density Residential and Medium Density Residential in the 20th Street Subarea to Commercial with a concurrent rezone to Commercial District. The city is also considering another option that would only rezone the Mixed Use parcels to Neighborhood Business while the remaining parcels in the study area would maintain their current zoning and land use designation. The city issued an outreach letter out to affected property owners in the study area (**Exhibit 3**), and received three comments from the public concerning the change in their allowed uses to non-conforming uses.

The proposed change in the study area to a Commercial designation would increase PM peak hour trips and would affect the 20th Street SE Corridor Planned Action development thresholds. The second option to modify the Mixed Use parcels in the study area to Neighborhood Business will result in a slight decrease in PM peak hour trips when compared to the current traffic generation pursuant to the current zoning. Staff is looking for Planning Commission's recommendation on a preferred action to discuss with City Council.

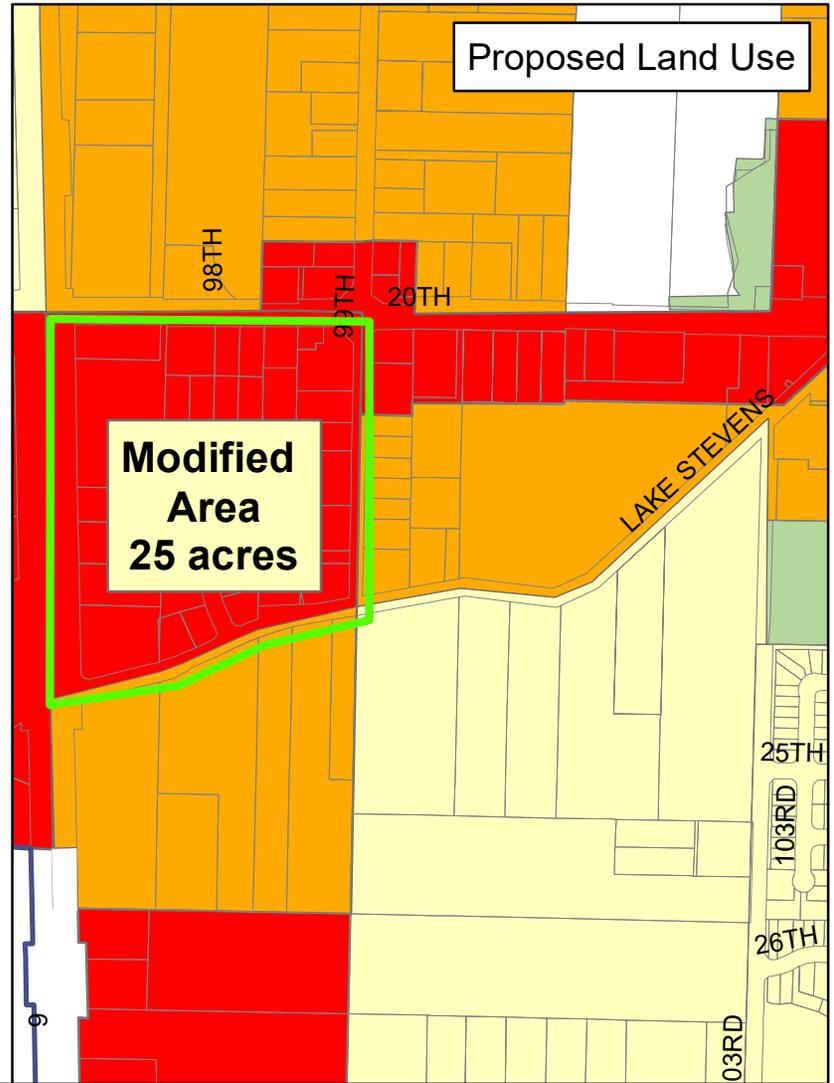
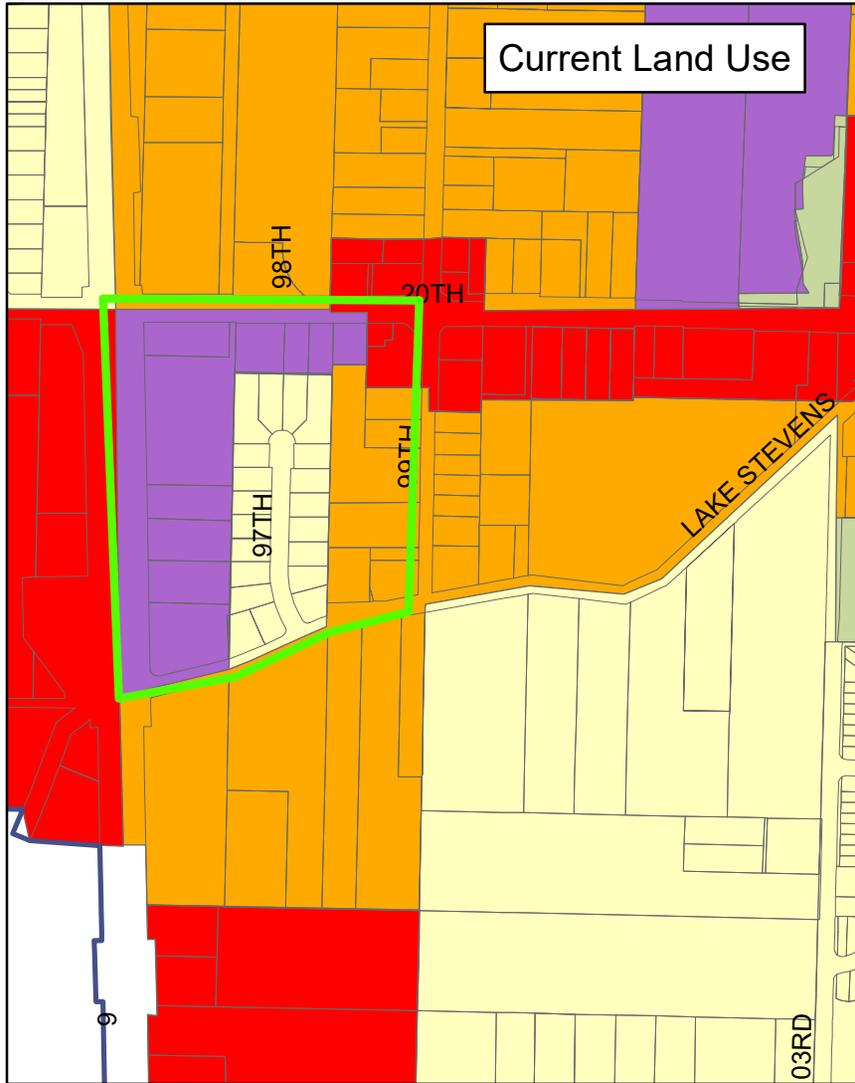
Next steps – Staff will complete the proposed text amendments and send the proposed Comprehensive Plan amendments to the Washington Department of Commerce for the required 60-day review by state agencies, issue a SEPA determination and SEPA Addendum, which will be followed by public hearings with the Planning Commission and City Council.

DISCUSSION:

Staff will discuss the details of each proposed amendment, including findings related to traffic, housing stock, concerns from the public and the next steps in the docket process.

ATTACHMENTS:

1. Draft SEPA Addendum and Department of Commerce Packet
2. City Outreach Letter Concerning Docket Item #M4



City Land Use Map Amendment

- Lake Stevens Boundary
- Parcels
- Land Use Amendment Area

Land Use Designations

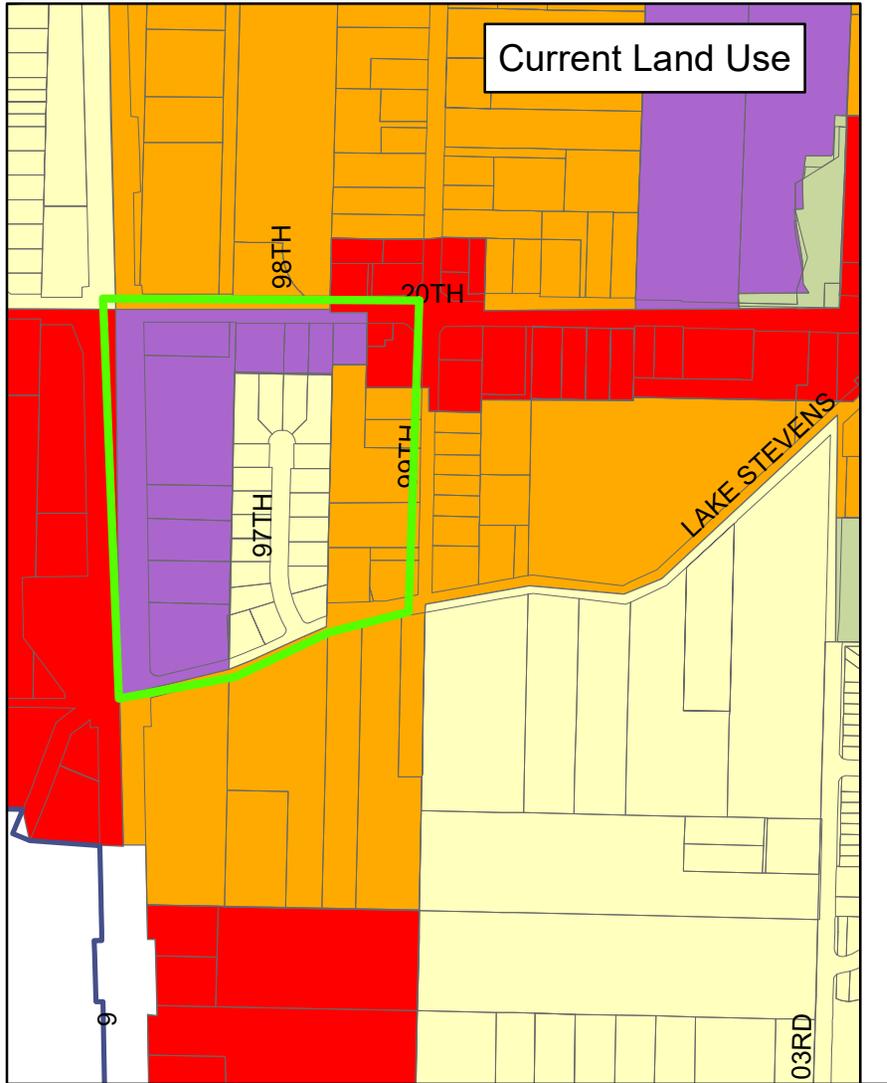
- Commercial
- High Density Residential
- Med Density Residential
- Mixed Use
- Public / Semi-Public

All data, information and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The city of Lake Stevens makes no warranties, expressed or implied as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts all limitations, including the fact that the data, information and maps are dynamic and in a constant state of maintenance, correction and update.

Data Sources: Snohomish County (2016), City of Lake Stevens (2016)

Date: June 2016





City Land Use Map Amendment

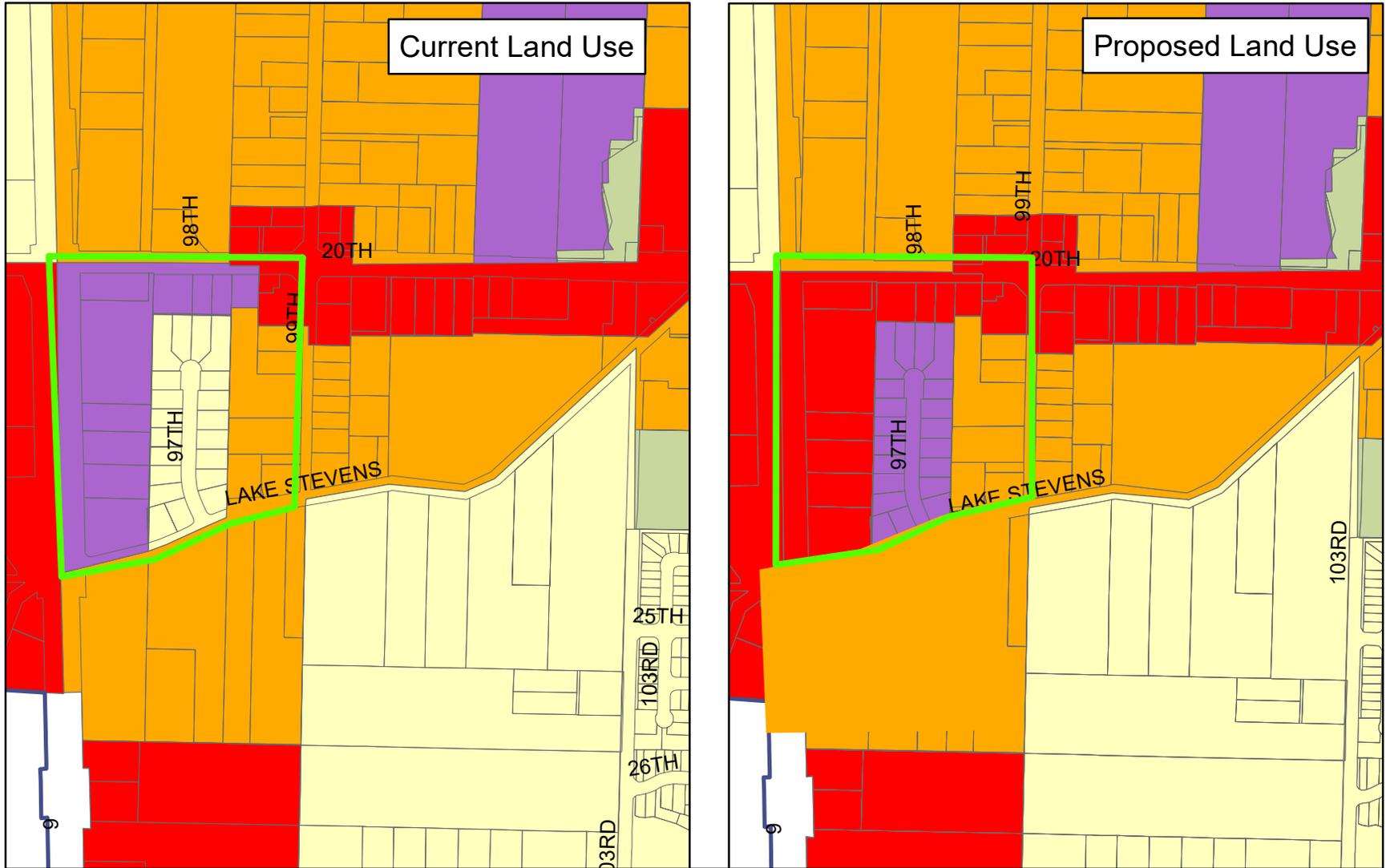
- | | |
|-------------------------|------------------------------|
| Lake Stevens Boundary | Land Use Designations |
| Parcels | Commercial |
| Land Use Amendment Area | High Density Residential |
| | Med Density Residential |
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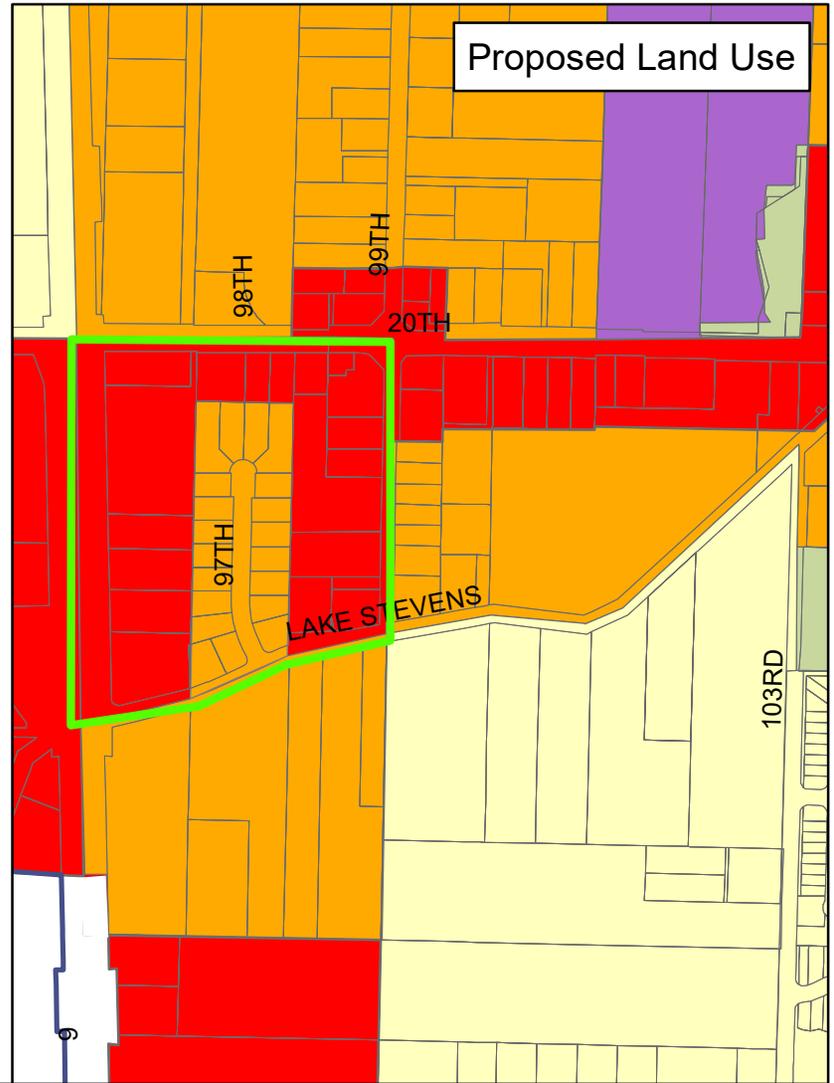
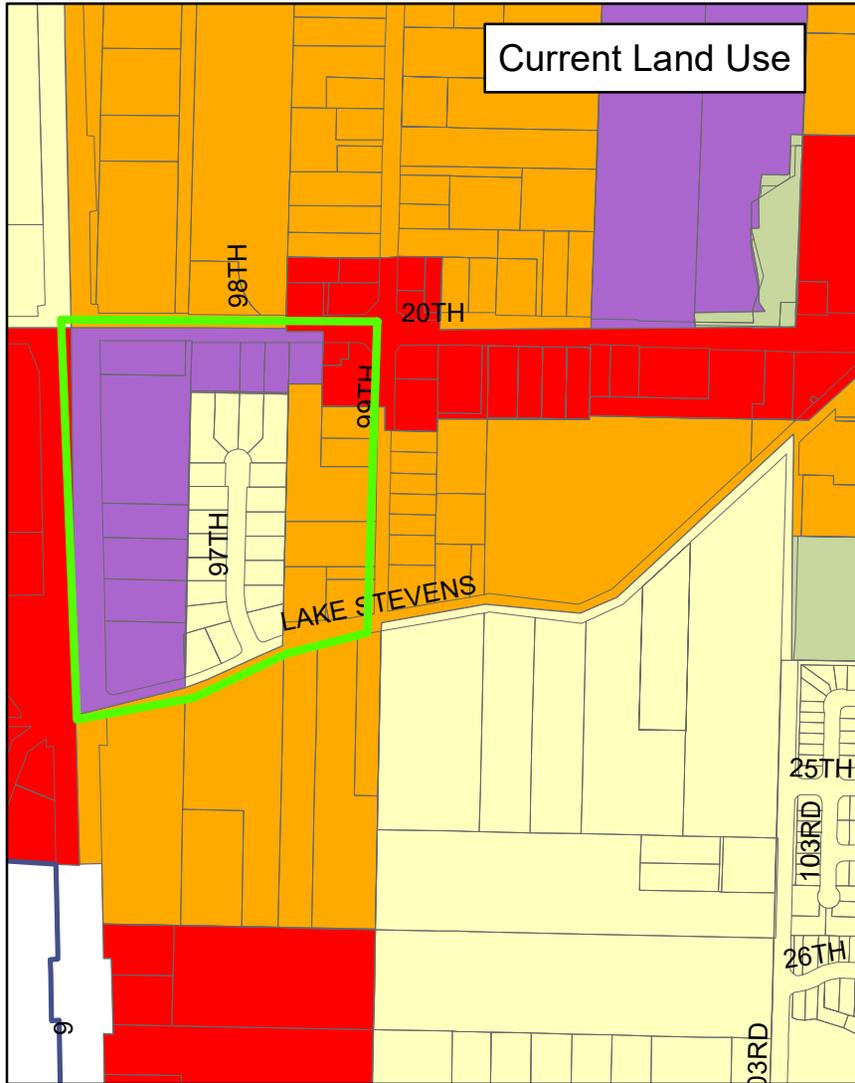


City Land Use Map Amendment

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City Land Use Map Amendment

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Date: October 2016