

**PLANNING COMMISSION PUBLIC HEARING CONTINUATION MINUTES**  
Community Center  
1812 Main Street, Lake Stevens  
Wednesday, August 15, 2012

CALL TO ORDER: 7:03 pm by Chair Linda Hoult

MEMBERS PRESENT: Linda Hoult, Sammie Thurber, Janice Huxford, Jennifer Davis, Dean Franz, Gary Petershagen and Pam Barnet

MEMBERS ABSENT: None

STAFF PRESENT: Planning Director Becky Ableman, Principal Planner Karen Watkins, Senior Planner Russell Wright and Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: The following members of the public were present:

Barbara Mounsey	Al Lansing
David Milot	Darron Pyper
Cheryl Robinson	Joyce Bell
Deloa Parrish	Albeo Maillet
James Chapin	

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**Excused absence:** None

**Guest business.** None

**Approve Minutes of August 1, 2012:** Commissioner Franz requested the August 1, 2012 minutes be amended. Chair Hoult made a motion to amend the minutes, Vice-Chair Thurber second, motion passed, 7-0-0-0. Commissioner Franz made a motion to approve the amended August 1, 2012 minutes, Commissioner Petershagen second, motion passed 7-0-0-0.

**Staff Presentation:** Planning Director Ableman began with a presentation outlining commercial and residential growth of the city over the past few years. She emphasized that current growth is directed toward centers. The City is proposing to meet its commercial needs by developing opportunities in two subareas and is reflected in the 20th Street SE Corridor, and the Lake Stevens Center subarea plans.

Principal Planner Watkins continued the discussion by entering three additional comment letters into the record. These letters included an email from Kevyn Williams regarding sidewalks along 91<sup>st</sup> Street and greenbelts and parks in the Cavalero Hill area; an email from Kim Stahlke regarding high density housing and low income housing; and a letter from Joyce Bell regarding zoning on the property she owns along N. Davies Rd.

Senior Planner Wright went over some proposed revisions to the Lake Stevens Center Subarea and subarea zoning regulations. Implementation of the gateway and wayfinding sections of the subarea plan were discussed, including placement of monument signs and timing of the sign placement. Commissioner Franz asked about

transitional zoning separating high and low density housing, Planner Wright responded the new zoning maps provide transitional zones. Commissioner Huxford asked about map revisions and when the changes were made, Planner Wright responded the version the Commissioners saw on August 1<sup>st</sup> was a revision to the original map dated June 15<sup>th</sup>.

Principal Planner Watkins discussed minor revisions to the 20<sup>th</sup> Street SE Corridor Subarea. She also introduced a proposed zoning update at the northeast corner of SR 9 and 20<sup>th</sup> Street SE. The current use of the property is a church; the proposed zoning would make this use non-conforming. Based on discussions with the property owner of three properties to the north, High Urban Residential (HUR) zoning would be a good choice for the area and make the church a conforming use with an administrative conditional use permit. Commissioner Franz asked what the differences are between commercial and business zoning. Planner Watkins responded that the commercial zoning is for large big box businesses, such as Wal-Mart, while the business zoning is for smaller businesses, such as hairstylists, banks and restaurants. Commissioner Petershagen asked about the zoning at the northeast corner of 20<sup>th</sup> Street SE and 79<sup>th</sup> Avenue SE. Director Ableman responded that a developer has begun a residential plat at this location, so the zoning will remain residential.

The presentation continued with discussion by Director Ableman on the Capital Facilities Plan. This is a 6 year, fluid plan that will be reviewed annually. The plan includes a list of capital projects, different funding sources; and the timing of projects. The plan also incorporates projects from the sewer district and PUD capital facilities plans that affect the subareas. Commissioner Franz asked how the mitigation fees will be distributed, Director Ableman responded the subareas would be one improvement area allowing the city to make improvements where the development is happening. Commission Huxford asked about sidewalks and addressing the walkability beyond the subareas; Director Ableman responded that the plan does provide for sidewalks extending outside the subareas.

### **Public Hearing:**

Commissioner Huxford made a motion to re-open the public comment portion of the hearing, Vice-Chair Thurber second, motion passed 7-0-0-0.

The following citizens provided testimony:

Barbara Mounsey, 8211 20<sup>th</sup> Street SE, Lake Stevens. Ms. Mounsey stated she has a circular driveway to access her property and she would like to keep her current access and parking configuration. Director Ableman commented that she has made Public Works Director Monken aware of Ms. Mounsey's concerns and he is in contact with her by email. Ms. Mounsey also inquired about a bus stop. She was referred to Public Works Director Monken.

Dave Milot, 7330 20<sup>th</sup> St SE, Lake Stevens. Mr. Milot began by thanking the city for their positive vision for the future. His concerns centered on increased traffic on 20<sup>th</sup> Street SE and providing the proper lanes and lights or roundabouts for maximum traffic flow. Mr. Milot also suggested that mixed-use zoning could allow more flexibility within this zoning.

Al Lansing, 10610 20<sup>th</sup> Street SE, Lake Stevens. Mr. Lansing's concerns centered

around increased traffic on 20<sup>th</sup> Street SE and the inability of large trucks to stop at a light or negotiate a roundabout at the intersection of Cavalero Road and 20<sup>th</sup> Street SE due to the steep hill when traveling east on 20<sup>th</sup> Street SE. Mr. Lansing proposed re-directing traffic to avoid congestion at this intersection.

Joyce Bell, 1321 Springbrook Road, Lake Stevens. Ms. Bell testified that she would like to retain a commercial zoning on the property she owns, within the Lake Stevens Center Subarea, because Mixed-Use Neighborhood zoning requires greater setbacks than the Commercial District. She stated it would be difficult to meet these setbacks due to the small size of her lot and would limit what she could build on the lot.

Commissioner Barnet made a motion to close the public comment portion of the hearing, Commissioner Huxford second, motion passed 7-0-0-0.

Discussion followed regarding both subareas. Commissioner Petershagen asked about mitigation fees and the timing of fee collection. Commissioners and staff discussed fee collection and the pros and cons of collecting at building permit issuance, certificate of occupancy, or deferring the fees and collecting them as the development progresses. The concept of parking lot cells was discussed. Commissioner Davis asked about gateways and the timing of construction. Director Ableman responded it is the Council's intent to start on the gateways as soon as possible and staff is looking for grants to aid in this process.

#### **Recommendations by Motion:**

Commissioner Huxford made a motion recommending City Council modify the Lake Stevens Center Subarea Plan zoning maps to show the three properties on North Davies Road from Mixed-Use Neighborhood to Commercial District per the Joyce Bell letter dated August 15<sup>th</sup>, Commissioner Franz second, motion passed 7-0-0-0.

Commissioner Petershagen made a motion recommending Council explore options to modify the timing of collection of traffic impact fees as proposed in LSMC 14.112.100, with the intent to encourage development and increase flexibility. These options include collecting fees at time of building permit issuance, certificate of occupancy, or deferring the fees, Commissioner Franz second, motion passed 7-0-0-0.

Commissioner Franz made a motion recommending Council incorporate the staff recommended amendments to the Lake Stevens Center and 20<sup>th</sup> Street Corridor subarea plans as listed in the memo dated August 15<sup>th</sup>, Vice-Chair Thurber second, motion passed 7-0-0-0.

Commissioner Franz made a motion recommending Council adopt the Subarea Plans, Planned Actions and Associated Documents as presented by staff with the amendments previously approved by motion, Commissioner Huxford second, motion passed 7-0-0-0.

**Commissioner Reports.** There were no commissioner reports; however, all the commissioners expressed their appreciation to planning staff for their hard work in preparing the subarea documents.

**Planning Director's Report.** None

**Adjourn.** Vice-Chair Thurber made a motion to adjourn at 8:32 p.m., second by Commissioner Barnet; motion passed 7-0-0-0.

  
Linda Hoult, Chair

  
Georgine Rosson,  
Planning/Public Works Coordinator