

**PLANNING COMMISSION REGULAR MEETING MINUTES**  
Community Center  
1808 Main Street, Lake Stevens  
Wednesday June 13, 2018

CALL TO ORDER: 7:00 pm by Chair Janice Huxford

MEMBERS PRESENT: Chair Janice Huxford, Vicky Oslund, Tracey Trout, Linda Hoult, Jennifer Davis

MEMBERS ABSENT: Karim Ali

STAFF PRESENT: Community Development Director Russ Wright and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmembers Rauchel McDaniel, Gary Petershagen and Brett Gailey

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**Unexcused Absence:** Chair Huxford noted that Commissioner Ali is not present and not excused.

**Guest business:** none

**Action Items:** none

**Public Hearing:**

Chair Huxford asked for a motion to open the public hearing, Commissioner Hoult moved to open the hearing and Commissioner Trout seconded. Approved 5-0-0-1.

Community Development Director Russ Wright presented an overview of the Downtown Subarea Plan and the process that has led up to this Hearing. During tonight's hearing the Planning Commission will make their recommendation to the City Council. Director Wright explained the Scoping Process, Environmental Review, Subarea Plan Overview including the North Cove Park redesign, Commercial Growth and proposed Zoning. Director Wright spoke about parking, acknowledging there has been concern. There most likely will be a combination of street, public and paid and surface lots. There will be a formal connection from Main Street to Hwy 92.

Prior to the Commissioners' discussion, Chair Huxford noted for transparency that Commissioner Trout was a resident in the area that we are discussing tonight and asked if there were any objections. None were expressed.

Commissioner Oslund asked what the estimation of the number of guests the hotel would accommodate. Commissioner Trout asked about parking for the guests, Director Wright responded that it would probably be 100 guests and the parking could be underground or on site depending where the hotel is placed. Commissioner Trout asked for clarification on the zoning that was being proposed for the lake outflow to Mixed Use zone. Director Wright stated there won't be any building on the outflow. The topic of height restrictions came up next. Commissioners discussed affordable housing and the opportunity to be able to be flexible on incentives for builders and not block lakefront views.

Capital funds were discussed next, we have an allocation of dollars in the State budget. Director Wright said these funds will be used for North Cove Park and Main Street renovation.

Comments from the audience:

Land Use- none  
Zoning- none  
Capital- none

Marc Kochel asked about the parking in the new vision. He wanted to make sure the boat parking is retained.

Cyndi Whitsell-Fraiser is sad that there will be nothing historic left in the build-out.

Tom Thorliefson made a suggestion to leave war memorial in place and build around it. He also gave his thoughts on how to keep the museum in place.

Chris Oakes suggested the City maintain the small rambler at the end of park and make it a boat rental business and extend the beach and have vendors sell food, have some fire-pits.

Steve Wicklund wants to save the town's history and wants the plan to include some history to remain.

Loren Sperry is concerned that there is not enough parking. He also wants to make sure there is flexibility in the plan.

Chairperson Huxford asked for a motion to close the public comment portion. Commissioner Hoult made the motion to close, Commissioner Trout seconded, Motion passed 5-0-0-1.

Commissioner Trout made a motion to approve the Land Use Elements of the Subarea Plan. Commissioner Hoult seconded. Motion passed 5-0-0-1.

Commissioner Hoult made a motion to approve Zoning Amendments of the Subarea Plan, including removing FAR requirements and additional height restrictions. Commissioner Davis seconded. Motion carried 5-0-0-1.

Commissioner Oslund made a motion to recommend the Planned Action Ordinance. Commissioner Hoult seconded. Approved 5-0-0-1.


**Commissioner Reports:** Commissioner Hoult thanked the public for their participation tonight and Chair Huxford invited everyone to Aquafest.

**Director Report:** None

**Adjourn:** Motion by Commissioner Hoult to adjourn Commissioner Trout 2<sup>nd</sup>. Motion carried 5-0-0-1. Meeting adjourned at 8:26 p.m.



Janice Huxford, Chair



Jennie Fenrich, Clerk, Planning & Community Development