

PLANNING COMMISSION PUBLIC HEARING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, April 3, 2013

CALL TO ORDER: 7:00 pm by Chair Huxford

MEMBERS PRESENT: Chair Janice Huxford, Vice Chair Gary Petershagen, Pam Barnet, Jennifer Davis, and Tom Matlack

MEMBERS ABSENT: Sammie Thurber, Linda Hoult

STAFF PRESENT: Planning Director Rebecca Ableman, Principal Planner Karen Watkins, and Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: Chair Huxford welcomed the following members of the public:
Abigail Davis

Excused absence: Commissioner Davis motioned to excuse Commissioner Thurber, Commissioner Barnet second, motion passed 5-0-0-2.

(Commissioner Hoult was not present, no motion on her absence.)

Guest Business: None

Action Items:

Approval of Revised Minutes from March 6, 2013: Commissioner Barnet motioned to approve minutes, Commissioner Matlack second, motion passed 5-0-0-2.

Public Hearing:

Staff Presentation: Council Directed Code Amendment for Underground Utilities: Principal Planner Watkins presented the revised Underground Utilities code amendments. This was a council directive to determine if overhead utilities should remain overhead in specifically defined conditions relative to major arterial street projects. The code amendment addresses specific conditions, if these conditions are not met the utilities must be constructed underground. Staff received two comment emails from WSDOT accepting the amendments; no changes were requested.

Close public comment portion of hearing: Commissioner Davis motioned to close the public hearing portion of the meeting, Commissioner Barnet second, motion passed 5-0-0-2.

Commission Action: Commissioners recommend approval as written of the Underground Utilities – Code Amendment, LSMC 14.60.450. Commissioner Davis

motioned to approve the Underground Utilities code amendment as written, Vice-Chair Petershagen second, motion approved 5-0-0-2.

Discussion Items:

Downtown Framework Plan: The vision for the Downtown Framework Plan began in September, 2011 with a community roundtable meeting for property owners and business owners and an open house for the public. The comments gathered from these meetings were divided into the following categories:

- a. Retain large park.
- b. Provide higher-density housing.
- c. Establish street grid.
- d. Create plazas for views to lake.
- e. Allow taller buildings for views.
- f. Promote/create outdoor dining areas

Planning Director Ableman and Principal Planner Watkins presented information that supported and expounded on the above listed categories. Fiscal and economic impacts were reviewed including a calculation of buildable net acres. Creating walkable areas is a priority for the city; this may be accomplished by building a convenience or neighborhood shopping center. The shopping center would focus on perimeter parking, bringing buildings up to the sidewalk with parking behind, creating plazas with water features and views of the lake and mountains, expanding the park and installing boardwalks through the existing wetlands.

City staff is considering some options for increasing housing density in the downtown area, including 2 to 3 story buildings with residential above and commercial on the first floor. The presentation ended with ideas regarding implementation. Staff is reviewing the options of zoning map amendment or overlay. It is expected the design guidelines from the recent subarea plans will be modified for the downtown framework plan, even though the downtown plan will not be a full subarea.

Utilities in the area have been analyzed; water service infrastructure would be adequate with minor changes, sewer service infrastructure would need some upgrades. Chair Huxford asked about the timing of the improvements and how the city would make sure there is continuity in the design. Planning Director Ableman responded there are design guidelines currently in place that can be applied if development takes place before the downtown framework plan is adopted. Once the plan is adopted, new design guidelines will ensure continuity. Chair Huxford asked if some of the proposed changes can be on a smaller scale and implemented in the near future. Ms. Ableman responded that possibly the City could find a sponsorship of a gateway that would identify the downtown area. Commissioner Barnet asked about the possibility of a walkable connection between the downtown area and the swim beach. Principal Planner Watkins responded there is currently a bridge over the outfall that possibly could connect to a crosswalk and sidewalk area to the swim beach.

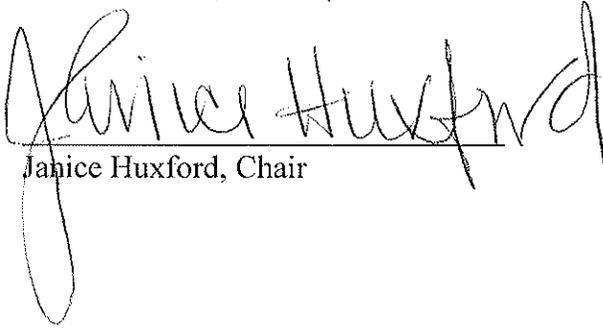
Joint Meeting with Marysville Planning Commission: A City of Marysville Planning Commission agenda was distributed identifying different projects for both cities that will be discussed. Both cities have done large annexations recently, the meeting will focus on the progression and challenges of the annexations and how that has changed our cities.

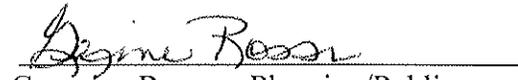
Commissioner Reports: In relation to wayfinding, Chair Huxford offered to take six

people out on the lake in order to see the city from different perspectives. The Miss Aquafest pageant is June 2nd, Chair Huxford is helping to establish a panel of judges and if any of the commissioners are interested, please talk to her. Commissioner Matlack asked about the Developer Agreement for a single family residence for Touchette. Staff stated the zoning of the property required a developer agreement even for a single family residence.

Planning Director's Report: Planning Director Ableman mentioned the public hearing for the Shoreline Master Program Monday April 8th before City Council. The scope of work for the business recruitment position will also be discussed and a decision made on the contract.

Adjourn: Vice-Chair Petershagen motioned to adjourn at 7:46 p.m., Commissioner Barnet second, motion passed. 5-0-0-2.


Janice Huxford, Chair


Georgine Rosson, Planning/Public
Works Coordinator

