

PLANNING COMMISSION REGULAR MEETING MINUTES
Community Center
1808 Main Street, Lake Stevens
Wednesday, November 2, 2016

CALL TO ORDER: 7:04 pm by Commissioner Davis

MEMBERS PRESENT: Tracy Trout, Jennifer Davis, Linda Hoult, Janice Huxford, Vicki Oslund and Gary Petershagen

MEMBERS ABSENT: Tom Matlack

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

OTHERS PRESENT: Sally Jo Sebring, Chuck Ruzicska, Scott Belleque, Korey Mackenzie, Bill Dettrich, Pamela Colbert, Dan Rike, Darron Pyper, Brock Rogers

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

Action Items:

1. *Approve October 5, 2016 Meeting Minutes.* Commissioner Petershagen made a motion to amend the minutes to include more information on the commissioner comments regarding the S.W. quad rezone and the vote was not unanimous. Commissioner Davis 2nd, motion carried 6-0-0-1.
Commissioner Hoult made a motion to accept the minutes as amended. Commissioner Trout 2nd, motion carried 6-0-0-1.

Public Hearing: Commissioner Hoult made a motion to open the Public Hearing. Commissioner Trout 2nd the motion. Motion carried 6-0-0-1.

The **2016 Comprehensive Plan** was presented in accordance with the public hearing format:

COMPREHENSIVE PLAN ACTIONS:

- A. **School District (Lake Drive) Rezone presentation:** Senior Planner Stacie Pratschner provided an overview of the school district plan. Lake Stevens School District #4 applied for a comprehensive plan designation change and concurrent rezone of two parcels on the west side of Lake Drive. The School District proposes to change the land use designation on the two subject

parcels from Medium Density Residential to Public/Semi-Public with a concurrent rezone from High Urban Residential to Public/Semi-Public. Staff recommended that the Planning Commission forward a recommendation of approval to the City Council.

Commissioner Huxford asked a question regarding traffic and Robb Stanton, Executive Officer of Operations for the Lake Stevens School District, answered.

Comments from proponents and audience: None.

Commissioner Oslund made a motion to approve the recommendation for City Council approval. Commissioner Hoult 2nd the motion, motion carried 6-0-0-1.

- B. **Hild (aka The Refuge) Rezone Property presentation:** Senior Planner Melissa Place gave a briefing on the project. Seattle Pacific Homes, requests a comprehensive plan land use designation change and concurrent rezone on three parcels. The proposal would change the land use designation from Planned Business District (PBD) to Medium Density Residential (MDR). The zoning would change from Planned Business District (PBD) to High Urban Residential (HUR).

Staff recommended that the Planning Commission forward a recommendation of approval to the City Council.

Commissioner Huxford commented on the traffic flow and expressed concerns regarding egress/ingress.

Comments from proponents and audience: None.

Commissioner Petershagen made a motion to approve the recommendation for City Council approval. Commissioner Oslund 2nd the motion, motion carried 6-0-0-1.

- C. **City Map Change:** Senior Planners Stacie Pratschner and Melissa Place along with Community Development Director, Russ Wright presented the request to hold a public hearing on the 2016 Comprehensive Plan Docket and forward a recommendation to the City Council including descriptions of the original map proposal and Planning Commission recommendation. Staff reviewed the text amendments and administrative amendments to the Comprehensive Plan discussing how each proposed amendment meets the defined criteria.

Staff recommended the Planning Commission forward a recommendation of approval to City Council for the changes to the docket.

Comments from proponents and audience: Darron Pyper asked a question about rezoning houses to commercial. He was concerned that the homeowners would not be able to refinance or sell their houses with the zoning change. He commented on increased taxes. The Planning Commissioners answered his questions.

Dan Rike testified he is not in favor of the rezone he would like to keep the mixed-use zoning.

Sally Jo Sebring testified she feels the public notification of this project was not sufficient.

A gentleman testified and gave the name of Rogers 127 Grade. After checking the sign in sheet it appears he signed in with the same name. He wanted to know about the Hild Rezone and the potential timeline for construction (these comments related to the Hild amendments).

Commissioner Trout made a motion to approve the recommendation for City Council approval. Commissioner Oslund 2nd the motion. The motion carried 5-1-0-1.

Close the public comment portion of hearing: Commissioner Trout made a motion to close the public comment portion of the hearing. Commissioner Hoult 2nd, motion carried 6-0-0-1.

- D. **City Text Amendments:** Commissioner Hoult made a motion to accept the text amendments. Commissioner Petershagen 2nd, motion carried 6-0-0-1.

Public Comments: none

Close Public Hearing: Commissioner Huxford moved to close the Public Hearing. Commissioner Trout 2nd the motion. The motion carried 6-0-0-1

Public Hearing: Commissioner Hoult made a motion to open public meeting. Commissioner Huxford 2nd, motion carried 6-0-0-1.

REZONE ACTIONS:

- A. **School District Rezone:** Senior Planner Stacie Pratschner presented the rezone from High Urban Residential (HUR) to Public/Semi Public (P/SP)

Comments from proponents and audience: None.

Motion: Commissioner Oslund made a motion to approve rezone. Commissioner Hoult 2nd, motion carried 6-0-0-1.

- B. **Hild Rezone:** Senior Planner Melissa Place presented the rezone from

Planned Business District (PBD) to High Urban Residential (HUR).

Comments from proponents and audience: Scott Belleque testified he wants the residential development to stay as single family residences not apartment buildings.

Motion: Commissioner Huxford made a motion to approve rezone. Commissioner Oslund 2nd, motion carried 6-0-0-1.

C. **City Map Change:** Planning and Community Development Director Russ Wright presented the city initiated rezone.

Comments from proponents and audience: Dan Rike testified he is not in favor of the rezone to a zoning that doesn't allow high density housing. Director Wright rebutted. Commissioners debated the proposed intensity of commercial development for the corner of Highway 9 and 20th Street SE. Member of the audience that was unable to be identified testified he likes the small town feel and is not in favor of the development but understands the need for money needed from the development.

Close Public Hearing: Commissioner Huxford made a motion to close the public hearing, Commissioner Hoult 2nd, motion carried 6-0-0-1.

Motion: Commissioner Trout made a motion to approve rezone. Commissioner Huxford amended motion to include notes from this meeting be forwarded to City Council. Commissioner Huxford 2nd, motion carried 6-0-0-1.

Discussion Items: RV Code Amendment – Senior Planner Melissa Place
Temporary Downtown Height limits – Associate Planner
Dillon Roth

Commissioner Reports: Commissioner Hoult welcomed Dillon Roth.

Planning Director Report: Community Development Director Russ Wright gave a brief update on the Downtown Subarea Plan.

Adjourn: Commissioner Hoult made a motion to adjourn, Commissioner Petershagen 2nd. Motion carried 6-0-0-1. Meeting adjourned at 9:06pm.


Jennifer Davis, Acting Chair


Jennie Fenrich, Clerk, Planning &
Community Development