

**PLANNING COMMISSION REGULAR MEETING MINUTES**

Community Center  
1808 Main Street, Lake Stevens  
Wednesday, Jan 3, 2018

CALL TO ORDER: 7:00 pm by Chair Jennifer Davis

MEMBERS PRESENT: Jennifer Davis, Janice Huxford, Karim Ali, Vicki Oslund

MEMBERS ABSENT: Linda Hoult and Tracey Trout

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner Josh Machen, Associate Planner Dillon Roth and Clerk Jennie Fenrich

OTHERS PRESENT: Sally Jo Sebring, Dave Huber and 3 other citizens

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**Excused Absence:** Commissioner Huxford made a motion to excuse Commissioner Hoult and Commissioner Trout Commissioner Oslund seconded. Motion carried. 4-0-0-2.

**Guest business.** Sally Jo Siebring commented that it didn't seem correct to be making a recommendation to City Council without having a Public Hearing on Stormwater and Land Disturbance code, in which Planning and Community Development Director Wright responded that that will be addressed in the report.

**Action Items:**

1. Commissioner Davis made a motion Commissioner Ali seconded that Janice Huxford be elected Chairperson and Commissioner Oslund be elected Vice Chairperson motion carried 4-0-0-2.
2. Design Review Board Liaison designation was tabled until next meeting to check with the absent members on interest.
3. *Approve November 15, 2017 Meeting Minutes.* Commissioner Davis made a motion to approve the minutes, Commissioner Ali seconded. Motion carried 4-0-0-2.

**Public Hearing:**

**PC Chair Opens Meeting** - Commissioner Huxford asked for a motion to open the public hearing. Commissioner Ali made a motion to open the Public Hearing. Commissioner Oslund seconded. 4-0-0-2.

**Staff Presentation** Community Development Wright gave a report on the 2017 Comprehensive Plan docket. This is an annual update that include land use elements, some park descriptions, and capital project updates as well as facility and street updates. This year includes two land use actions; one on 99<sup>th</sup> and Chapel Hill Rd that would change zoning to Public/Semi Public to allow for the construction of a civil campus. The other change would be at Eagle Ridge Park, changing zoning to Public/Semi-Public.

**Commissioner's questions for staff-** none

**Proponent's comments-** none

**Comments from the audience-** none

**Proponent rebuttal comments –** none

**Comments from the audience-** none

**Proponent rebuttal comments –** none

**Commission Action by Motion –** Commissioner Ali made motion to approve the recommendation to Council on the 2017 Comprehensive Plan Docket. Commissioner Davis seconded. The motion carried 4-0-0-2.

**PC Chair Huxford** asked for a motion to open the second Public Hearing. Commissioner Davis made a motion to open and Commissioner Ali seconded. 4-0-0-2.

**Staff Presentation-** Community Development Director Russ Wright shared this rezone is associated item to recently approved Comprehensive Plan that we change the Chapel Hill Rezone to Public/Semi Public.

**Commissioner's questions for staff-** Commissioner Oslund asked director Wright if there had been and public comment on this proposal, which Director replied no.

**Proponent's comments-** none

**Comments from the audience-** none

**Proponent rebuttal comments –** none

**Comments from the audience-** none

**Proponent rebuttal comments –** none

**Close public comments portion of hearing by motion-** Commissioner Davis made a motion to close public portion. Commissioner Ali seconded. The motion carried 4-0-0-2

**Commission Action by Motion –** Commissioner Ali made a motion to approve the recommendation to Council. Commissioner Davis seconded. The motion carried 4-0-0-2.

**PC Chair Huxford** asked for a motion to open the third public hearing on Eagle Ridge Park Rezone Commissioner Davis made a motion to open the public hearing and Commissioner Ali seconded. The motion carried 4-0-0-2.

**Staff Presentation-** Community Development Director Wright reported this is like the prior motion that was just made a recommend the Eagle Ridge park that would rezone the zone Public/Semi Public.

**Commissioner's questions for staff-**none

**Proponent's comments-** none

**Comments from the audience-** none

**Proponent rebuttal comments** – none

**Comments from the audience-** none

**Proponent rebuttal comments** – none

**Close public comments portion of hearing by motion-** Commissioner Ali made a motion to close the public portion. Commissioner Oslund seconded. The motion carried 4-0-0-2.

**Commission Action by Motion** – Commissioner Davis made a motion to approve the recommendation to Council to change zoning to Public/Semi-Public in Eagle Ridge Park. Commissioner Oslund seconded. The motion carried 4-0-0-2.

**PC Chair Huxford** asked for a motion to open the third public hearing on LUA2017-0010 Amendment to allow Storage in Local Business. Commissioner Ali made a motion to open the public hearing and Commissioner Davis seconded. The motion carried 4-0-0-2.

**Staff Presentation-** Associate Planner Roth gave a report on a code amendment that would allow storage units in the Local Business zone that abut State Routes. Starting in April this year, there have been four briefings on this application. There has been extensive discussion between the commission, staff and the applicant. The language now drafted is consistent with the Comp Plan. There were no comments received from outside agencies.

**Commissioner's questions for staff-** Commissioner Huxford inquired on the type of screening that would be required, to which Planner Roth said it would require a Type A screen that would require opaque screening that would include 6 ft shrubs and 25 ft trees that will be 10 ft minimum width. Commissioner Ali asked if these projects would require public noticing, to which Planner Roth replied, if the project is over \$100,000 it will require public notice and if it is under that threshold it will be an Administrative decision.

**Proponent's comments-** none

**Comments from the audience-** none

**Proponent rebuttal comments** – none

**Comments from the audience-** none

**Proponent rebuttal comments** – none

**Close public comments portion of hearing by motion-** Commissioner Ali made a motion to close the public portion. Commissioner Davis seconded. The motion carried 4-0-0-2.

**Commission Action by Motion** – Commissioner Davis made a motion to approve the recommendation to Council to change zoning to Public/Semi-Public in Eagle Ridge Park. Commissioner Oslund seconded. The motion carried 4-0-0-2.

### **Commissioner Reports**

Commissioner Huxford attended the Marijuana Public Hearing at the City Council Meeting last month and shared there were 4 pro votes and 2 con for the new ordinance that allows for one retail marijuana store in the Industrial Zone.

Commissioner Oslund reported Winterfest was thoroughly enjoyed by her family.


**Planning Director Report:** None

### **Future Agenda Items**

February 7<sup>th</sup> Meeting Senior Planner Machen will be briefing the Commission on Model Home Ordinances.

Joint Planning meeting in February. Date will be forth coming.

**Adjourn.** Motion to adjourn by Commissioner Davis, seconded by Commissioner Ali. Motion carried 4-0-0-2. Meeting adjourned at 8:20 p.m.

  
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Janice Huxford, Chair  
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Jennie Fenrich, Clerk, Planning & Community Development