

PLANNING COMMISSION REGULAR MEETING MINUTES
Lake Stevens Fire Admin Bldg
1825 S Lake Stevens Rd, Lake Stevens, WA 98258
Wednesday, November 6, 2019

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

MEMBERS PRESENT: Janice Huxford, Vicki Oslund, Tracey Trout, Jennifer Davis, Linda Hoult and Steve Ewing

MEMBERS ABSENT: John Cronin

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

OTHERS PRESENT: Councilmembers Petershagen and Daughtry

Excused Absence: Commissioner Hoult made a motion and Commissioner Trout seconded to excuse Commissioner Cronin for his absence. Motion approved 6-0-0-1.

Guest business: None

Action Items:

1. Commissioner Hoult made a motion Commissioner Ewing seconded to approve with corrections the minutes for 10/16/19. Approved 6-0-0-1.

Public Hearing:

Chair Huxford asked for a motion to open the public hearing on the update to 2019 Comprehensive Plan. Commissioner Trout made the motion and Commissioner Ewing seconded. Motion passed 6-0-0-1.

Staff Presentation: Community Development Wright presented a Power Point presentation on the 2019 Comprehensive Plan Update. The proposals included city-initiated map amendments, text amendments to the land use element, park elements, public services element and capital facility element and other administrative amendments to the Comprehensive Plan.

Comments from the Commission: Commissioner Huxford asked when we received the request for the map changes. Director Wright replied the most current requests were turned in today. There were questions specific items from the Capital Facilities Plan.

Comments from Public: Mr. Toyer from Toyer Strategic Consulting, submitted comments to the City and Commission today. He stated his clients would like the zoning to be changed from Neighborhood Business to Commercial District. This would allow more flexibility for permitting with a shorter turn-around time. A representative of the Master Builders association apologized for the late comments presented to the City. They are concerned about the definition of gross vs.net and are asking for broader terms and if this could be left out this time around.

There were questions on specific properties and zoning on. Citizens asked questions regarding rezoning residential properties to commercial and if the City could then take their land. They asked about taxes and how they will be assessed. Traffic concerns were expressed and asked if City looks at traffic impacts when considering Commercial zoning changes. A local developer asked how the City will address infrastructure for the newly commercial zoned area, specifically sewer extension. A question arose about the zoning designation proposal being changed and added today. They believe it needs to be properly noticed to those properties surrounding these lots.

Chair Huxford asked for a motion to close the public portion of the hearing. Commissioner Hoult moved and Commissioner Ewing seconded the motion. Motion passed 6-0-0-1.

Comments from the Commission:

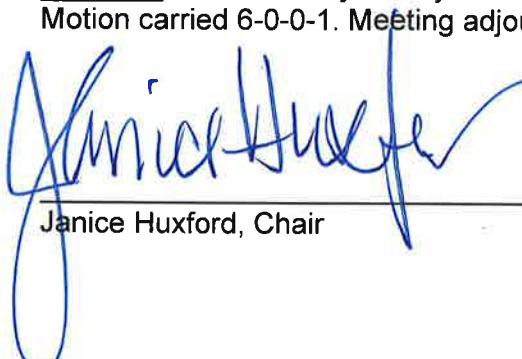
The Commission discussed how to proceed. Due to late arrival of request for designation, a motion was made to move the Comp Plan forward extracting the new Neighborhood Business designation as well as the gross/net allotment until there is more time to study it. The group was united that the new designation be properly noticed to surrounding properties. A vote passed 4-2-0-1, with Steve Ewing, Linda Hoult, Vicki Oslund and Jennifer Davis in the affirmative.

Discussion items: None

Commissioner Reports: Commissioner Ewing thank all people who voted in the recent election. Commissioner Hoult attended the Snohomish County Tomorrow presentation on Light Rail North and aid it was excellent. Commissioner Davis gave thanks to Steve Ewing for running a campaign with so much integrity. Commissioner Trout expressed thanks to the City for the wonderful Harvest Festival and hopes it continues. Commissioner Huxford requests the City's mobile app be easier access to the Planning Commission packet on mobile devices.

Planning Director Report: Director Wright reported we have a new Assistant Planner Jill Needham.

Adjourn. Motion to adjourn by Commissioner Hoult, seconded by Commissioner Trout. Motion carried 6-0-0-1. Meeting adjourned 9:03 pm.



Janice Huxford, Chair



Jennifer Fenrich, Clerk, Planning & Community Development