

**PLANNING COMMISSION REGULAR MEETING MINUTES**  
Lake Stevens School District Admin Bldg  
1825 S Lake Stevens Rd, Lake Stevens, WA 98258  
Wednesday, December 04, 2019

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

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

**MEMBERS ABSENT:** None

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

**OTHERS PRESENT:** Councilmember Petershagen

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**Excused Absence:** None

**Guest business:** None

**Action Items:**

1. Commissioner Hoult made a motion Commissioner Ewing seconded to approve the minutes for 11/06/19. Approved 7-0-0-0.
2. Commissioner Hoult made a motion and Commissioner Cronin for the minutes of 11/20/2019. Approved 7-0-0-0.

**Public Hearing:**

Chair Huxford asked for a motion to open the public hearing on the Code amendment to subdivision regulations. Commissioner Hoult made the motion and Commissioner Ewing seconded. Motion passed 7-0-0-0.

**Staff Presentation:** Planner Dillon Roth stated this is a code amendment to reorganize subdivision designations and clean up the code. Changes were made to the Residential Designation.

**Comments from the Commission:** Commissioner Ewing asked for clarification on the density chart and the changes specifically to HUR and how will that affect building lot sizes. Director Wright said this change is only to remove the Cluster Subdivision column as it has not been used in the time he's been with the City. Mr. Ewing asked about the 10 percent that will be required for common spaces the PRD Zone. Director Wright said they will be used as they make sense in the development and will be monitored by HOA. Commissioner Ewing also asked about the definition of significant trees. Staff said they are determined as 6 ft caliper at breast height.

Commissioner Trout asked if impervious surface allowance is recalculated and how the stormwater run-off will be handled. Director Wright said there are very prescriptive requirements that will still have to be met.

**Comments from Public:** David Arnold from Vibrant Homes wants to make sure the passing of this amendment doesn't create unintended consequences with affordable housing. He wishes to build green affordable housing in Lake Stevens.

Greg Ellis shared his vision of building a communal living neighborhood that would possibly have a co-op, wholistic living center where families can age in place. He's asking for additional time to work with the City and the code amendment to provide fair fees or waived fee development.

Sally Jo Sebring believes the late additional request to the code change to properly study SEPA determination.

Janette Scott made a plea to consider keeping housing affordable in our City. Her daughter could not afford to purchase a home here and Ms. Scott wants to advocate aging in place affordable housing for our City. She states that Lake Stevens is not affordable.

Dylan Sluder representing the Master Builder Association, says they concur with Mr. Toyer's letter and that this change will bring more types of housing.

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 7-0-0-0.

**Comments from the Commission:** There was discussion about affordability and building. Commissioner Cronin brought the point that not all builders are going to have the same goal and will be considering how much profit can be made from a project and won't have affordability as intention. The request made to go from 3 acres to 1 for PDR needs more time for consideration. The Commission decided to continue this hearing for more time to consider. Commissioner Hoult made a motion to continue and Commissioner Trout seconded. The motion passed 7-0-0-0.

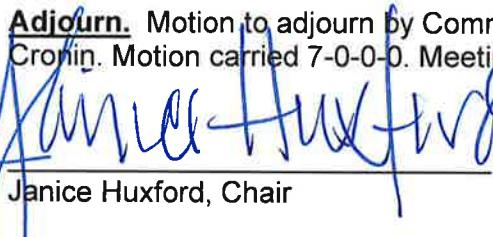
**Discussion items:** Director Wright acknowledged the work the Commission has done this year and gave the program for the 2020 schedule.

**Commissioner Reports:** Commissioner Ewing invited anyone who would like to participate in a Blood Drive February 1, 2020 at LDS church to do so. He also thanked the person who decorated the round-abouts for the holidays. Commissioner Trout asked about the rumors has heard about the ROW vacation on 123<sup>rd</sup> Ave. Director Wright said it will have public process and there will be hearings. She is excited about Winterfest and thanks the City staff for the event. Commissioner Trout thanked the public for coming to the meeting tonight. She also thanked Tracey Trout for her service on the Commission. Commissioner Davis also thanked Tracey for her time on the Commission. She also thanked the Staff for their hard work this year. Chair Huxford asked if the man who sent his letter of thanks to the Commission had been thanked and it was confirmed that he had. Commissioner Oslund thanked the Staff for their diligent work this year and

acknowledged her appreciation to the Land Advisory Committee. Commissioner Cronin thanked Tracey for her service as well as all the commissioners and staff for all the work this year. He believes the City has the best interests of the citizens at heart.

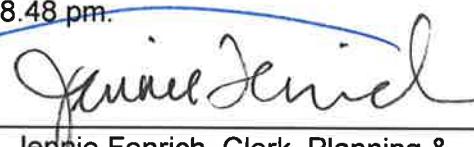
**Planning Director Report-** There is a joint meeting on January 7<sup>th</sup> with the City Council. The next Planning Commission meeting will be January 15, 2020

**Adjourn**. Motion to adjourn by Commissioner Hoult, seconded by Commissioner Cronin. Motion carried 7-0-0-0. Meeting adjourned 8.48 pm.



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Janice Huxford, Chair



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Janice Fenrich, Clerk, Planning & Community Development