

PLANNING COMMISSION REGULAR MEETING MINUTES

Remote Participation
Wednesday, April 21, 2021

CALL TO ORDER: 6:00 pm by Vice Chair Todd Welch

MEMBERS PRESENT: Janice Huxford, Vicki Oslund, Jennifer Davis, Linda Hoult, Todd Welch and Mike Duerr

MEMBERS ABSENT: John Cronin

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner Dave Levitan, Associate Planner Sabrina Gassaway, Assistant Planner Needham and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmembers Gary Petershagen

Vice Chair Welch called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Roll Call: All present except Chair Cronin, whose absence was excused (6-0-0-0)

Guest business: None

Approval of Minutes: Motion by Commissioner Hoult, seconded by Commissioner Duerr, to approve the minutes for April 7, 2021 meeting. (6-0-0-0).

Public Hearing-Adoption of SEPA Flexible Thresholds

Vice Chair Welch opened the public hearing for LUA2021-0033, an amendment to LSCM 16.04.050 to adopt State Environmental Policy Act (SEPA) flexible thresholds for minor new construction. Senior Planner Levitan provided a brief presentation on the previous Commission/Council discussions of the topic, the proposed thresholds, and the project findings. One person - Dylan Sluder with the Master Builders Association of King and Snohomish Counties - provided testimony during the public comment period. Mr. Sluder expressed his organization's support for the adoption of flexible thresholds but requested that the Commission make a recommendation to Council to adopt the maximum thresholds for single family residential (30 units) and multifamily residential (60 units). In response to questions from several commissioners, Senior Planner Levitan explained why staff was not proposing the adoption of the maximum thresholds for residential development.

Vice Chair Welch made a motion to recommend Council adoption of the flexible thresholds proposed in LUA2021-0033, but with the maximum thresholds for single family and multifamily residential developments. There was no second to the motion. Commissioner Duerr made a motion to recommend Council adoption of LUA2021-0033 as proposed by staff. Commissioner Davis seconded, and the motion passed 6-0-0 (Cronin absent).

Discussion Items:

Assistant Planner Needham gave a briefing on the update to the Permissible Use Table (LSMC Table 14.40-I) and associated LSMC sections. She shared an updated version of the Permissible Uses preamble (LSMC 14.40.010-090), which covers topics such as permissible and prohibited uses, accessory uses, and the format and structure of the use tables, as well as several examples of updated language in the Supplementary Use Regulations (LSMC 14.44). Assistant Planner Needham noted that the scope of the project had expanded from the original proposal to focus on updating the use tables, and asked if commissioners were comfortable with the project timeline pushing out a few months so that staff could make additional amendments. There was consensus among commissioners that it was best to be thorough and deliberate.

Associate Planner Gassaway presented an update on a code amendment to add a new LSMC section (14.16C.078) related to determinations of lot status. She indicated that staff had revised the proposed code language to incorporate language from several other municipal codes in Washington and to reference relevant Washington State Attorney General Opinions. Associate Planner Gassaway noted that the draft code language was currently being reviewed by the City Attorney, and asked commissioners if they were ready to move forward to a public hearing following the legal review. Commissioner Huxford requested that the proposed amendment be brought back for one more work session, so that Chair Cronin could provide feedback. Staff agreed to bring a revised version of the code language back at the Commission's May 5 meeting.

Commissioner Reports: None

Director's Report: Director Wright had no report but offered to answer any questions from the Commission.

MOTION TO ADJOURN: Moved by Commissioner Hoult, seconded by Commissioner Huxford to adjourn the meeting at 7:09 p.m. The motion carried (6-0-0-0).



Jennie Fenrich, Planning Commission Clerk