

PLANNING COMMISSION MEETING MINUTES



Hybrid-Online or in the Mill

3-1-23

CALL TO ORDER:	6:00 pm by Chair Mike Duerr
MEMBERS PRESENT:	Chair Mike Duerr, Vice Chair Jennifer Davis, Todd Welch, Linda Hoult, Connor Davis, and Janice Huxford
MEMBERS ABSENT:	None
STAFF PRESENT:	Community Development Director Wright, Senior Planner Schmidt, Senior Planner Place, Clerk Cody Schwindt and Clerk Jennie Fenrich
OTHERS PRESENT:	Councilmember Ryan Donahue

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

Roll Call: All present

Guest business: None

Action Items: Minutes for January 18, 2023, motion to approve made by Commissioner Hoult, seconded by Commissioner Welch with one addition (6-0-0-0).

Commissioner Welch made a motion to approve, Commissioner Huxford seconded February 15, 2023, the minutes with one addition. (6-0-0-0).

Discussion Items: Senior Planner Place introduced the Climate Mitigation plan. Gretchen Muller of Cascadia Consulting Group gave a presentation on the Climate Mitigation Plan Update. She shared that the goal of this exercise is to identify strategies and actions for meeting Lake Steven's climate and equity goals, align with state greenhouse gas reduction goals and to incorporate climate change policy into the 2024 Comprehensive Plan update. She shared the outline of how the planning process will proceed for the Plan, with the ultimate goal of adoption of the final ordinance and proposed actions. The timeline to have this plan completed by June 30, 2023, was presented. The Commission provided the following feedback to the consultant and staff on the draft strategies and actions that were presented:

- Significant cost increases for people live in town - drive up cost of first-time homeownership
- P.9 - home electrification - grant funding and local taxes on fossil fuels - leading with stick and not carrot – prefer carrot
- Replacing systems as go offline and need to be replaced - love this approach

- Renewable energy credits - wants more information on this
- Aviation - not necessarily need to talk about it – seems irrelevant to Lake Stevens
- Adoption will come in form of affordability – the more affordable something is, the greater the likelihood for it to be adopted
- Want more trees - development continues to take down trees
- Own local recycling company - recyclable hauler - now only independent recyclable hauler - would ask that mammoths not only ones included- look at independent companies that are in these spaces
- Strategies/actions need to be fluid and flexible – keep in mind local businesses
- Cost of construction putting undue burden on housing stock - don't want to be in direct conflict with affordable housing
- Incentivizing solar - solar potential - cost-benefit analysis - not good investment - cost outweighs benefit (solar where appropriate)
- Look for central location to recycle/have recycle drop-off (had to drive out in county recently to recycle)
- Transportation focus area
 - Developing pedestrian and bike plan - dovetails with other goals for community - livability - co-benefit with climate - nice element for other goals too. Top priority for two Commissioners.
 - Emphasizing incentives as opposed to stick (disincentives)

Senior Planner Christi Schmidt presented the Lake Stevens Industrial Center work session for draft plans to the area. Mackenzie and EconNorthwest have done an analysis on the Industrial Area and provided their options for development. It was noted by the consultants the good news that rents are up and vacancies are down in the area. Their research shows our Industrial area will be most suitable for businesses like wood working, metal shops, cabinet shops and similar and will most likely be Built to Suit development. The Commissioners were asked for their feedback. Commissioners want to make sure the connectivity to the Centennial Trail and bike/walking paths are considered. Concerns with Marijuana odor was brought up, and how it will be a deterrent to developers. Director Wright has presented these findings to the City Council during their retreat.

Commissioner Report: Commissioner Huxford gave thanks to City Engineer Kim Klinkers for the work Public Works has been doing to try to reduce the speeding on South Lake Stevens Rd. She also cautions the Commission to watch HB1110 and is worried how it will affect our city and growth.

Director Report: Director Russ Wright reported there are multiple bills being discussed that will affect growth management. Director Wright expects middle housing objectives will pass.

Adjourn: Commissioner Hoult moved to close the meeting, seconded by Commissioner Welch to adjourn the meeting at 7:47 p.m. On vote the motion carried (6-0-0-0).

Jennie Fenrich, Planning Commission Clerk