

# PLANNING COMMISSION MEETING MINUTES



Hybrid-via Zoom or in the Mill's Sawyers Room

February 21, 2024

CALL TO ORDER: 6:00 pm by Chair Connor Davis

MEMBERS PRESENT: Vice-Chair Janice Huxford, Commissioner Linda Hoult, Commissioner Nathan Packard, Commissioner Bruce Morton and Commissioner Duerr.

MEMBERS ABSENT: Commissioner Jennifer Davis, Chair Connor Davis

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner David Levitan, Associate Planner Jill Needham and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmember Ryan Donaghue

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

**Roll Call:**

Six members present. Motion to excuse Commissioner Jennifer Davis and Chair Connor Davis made by Commissioner Duerr, seconded by Commission Hoult. Approved 6-0-0-2.

**Guest business:** None

**Action Items:**

Minutes from February 7, 2024, were approved as written. Motion by Vice-Chair Huxford to approve as written. Seconded by Commissioner Packard. (6-0-0-2).

**Discussion Items:**

Senior Planner Levitan provided an overview of the city's 2044 employment growth targets, which will require the city to add approximately 3,200 jobs between 2020 and 2044. He noted that the bulk of this growth is projected to occur within the city's three adopted subareas (Downtown Lake Stevens, Lake Stevens Center, and the 20<sup>th</sup> St SE Corridor) and the Lake Stevens Industrial Center (LSIC). He noted that the city currently shows an approximately 1,100 job deficit in zoned capacity, but that the majority of that could be met through reasonable measures as well as infrastructure improvements within the LSIC, reducing the need for extensive future land use and zoning changes.

Senior Planner Levitan also provided a high-level summary of the city's efforts to integrate goals and policies from the 2023 Climate Sustainability Plan (CSP) into the Comprehensive Plan Update. Several commissioners noted that the policies were a bit too general in nature and often more appropriate for

larger jurisdictions. Staff noted that proposed policy changes in the Comprehensive Plan would reflect the needs of Lake Stevens.

**Commissioner Report:** Commissioner Morton commented that he was pleased by the urban growth area (UGA) expansion requests that the city submitted as part of the Snohomish County 2024 Comprehensive Plan Update docket, which staff had provided in the February 7 meeting packet. He hopes the city continues trying to expand its UGA. Commissioner Huxford encouraged commissioners to watch the Hearing Examiner public hearing on the Lanark Landing development project.

**Director Report:** Community Development Director Wright reported the Planning Department is very busy working on Comprehensive Plan updates.

**Adjourn:** Commissioner Duerr motioned to adjourn the meeting, seconded by Commissioner Hoult to adjourn at 7:01 p.m. The motion carried unanimously (6-0-0-2).

Jennie Fenrich, Planning Commission Clerk