

**PLANNING COMMISSION REGULAR MEETING MINUTES**

Community Center  
1808 Main Street, Lake Stevens  
Wednesday, August 02, 2017

CALL TO ORDER: 7:00 pm by Acting Chair Linda Hoult

MEMBERS PRESENT: Linda Hoult, Vicky Oslund, Tracey Trout, Janice Huxford, Brett Gailey

MEMBERS ABSENT: Jennifer Davis, Karim Ali

STAFF PRESENT: Assistant Planner Dillon Roth and Clerk Jennie Fenrich

OTHERS PRESENT: Rauchel McDaniels, Gary Petersagen, Libby Erie, Scott Erie, Shirley Molitor, Kurtis Christianson, Gretchen Mikulsky, Dave Huber, Shawn Preder, Philip Dawdy, Lenny Smith

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**Excused Absence:** Commissioner Jennifer Davis

**Guest business:** Scott Erie asked what is the thought process of allowing deviations to prior land zone determinations. He has specific concerns on a new proposed development, Sedona, and safety concerns of traffic turning onto 20<sup>th</sup> St SE. Jon Preder spoke on the second location of a retail marijuana. Phillip Rawdy also spoke about a second retail store and urges the commission to consider making a determination soon, as the law is most likely about to change.

**Action Items:** The minutes were approved for June 21, 2017, as corrected. Commissioner Huxford made a motion to approve minutes to include new language that states the City has been asked to reach out to all the people who were interested in the initial process of allowing retail marijuana stores, Commissioner Gaily 2<sup>nd</sup>. Motion passed 5-0-0-2.

**Public Hearing: LUA 2017-0009 Car Wash Amendment**

**PC Chair Opens Meeting-**

Chair Linda Hoult opened the Public Hearing portion of the meeting.

**Staff Presentation**

Associate Planner Dillon Roth presented a report for a code amendment to allow car washes be allowed in Local Business zone that abut State Routes in the City of Lake Stevens. He asked Commission to make a recommendation City Council to adopt.

**Commissioner's questions for staff-** Commissioner Huxford asked if there has been public comments that City staff can share on any feedback on this project. A discussion followed and clarification was sought on the project. Chair Hoult re-directed the commission to consider the code amendment only.

**Proponent's comments-** Kurtis Christianson with ARCO spoke to the project plans. He explained that they are In negotiations to purchase this property and their decision is dependent on whether or not the car wash will be allowed. Dave Huber spoke in favor of

this suggested amendment. He believes that this accessory use will be a positive to the City.

**Comments from the audience-** Gretchen Mikulsky spoke to oppose the amendment. She doesn't believe that it belongs adjacent to a residential neighborhood. She expressed concerns about traffic and water runoff and noise to her neighborhood. She is concerned about the clientele that could potentially be undesirable.

**Proponent comments-**This is an allowable use in the zone. The car wash doesn't increase traffic as they anticipate the current customers will be the ones using the car wash. Addressing the drainage issue, he stated the car wash water is recycled and the storm water will be captured in the current drainage systems. As far as noise goes, there are several ways to mitigate noise. The decision on the noise modification will come from administration. Scott Erie asked about storm runoff. Will it go into the storm water system and not septic system. Mr. Christianson spoke to the drainage. ARCO will be required to have a detention pond or vault as directed by Administration.

**Close public comments portion of hearing by motion-** Commissioner Huxford made motion to close public portion. Commissioner Galey seconded. Motion carried 5-0-0-2.

**Close public hearing-** Commissioner Trout made a motion to close the public hearing. Commissioner Huxford seconded. The motion carried 5-0-0-2.

**Commission Action by Motion** – Commissioner Gailey made motion to approve the recommendation to Council on the Car Wash amendment. Commissioner Trout seconded. The motion carried 5-0-0-2.

**Discussion items-**

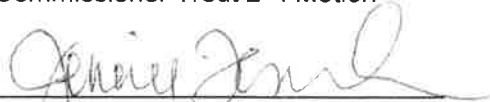
Planner Roth conducted a 2<sup>nd</sup> briefing on the proposed Storage Unit Code Amendment. Mr. Huber the proponent of this amendment was not at the last meeting to be able to explain his proposal. He was given an opportunity to clarify his position, He has an extremely difficult piece of property that really has no economic potential at the zoning it is currently in. He asked the commission to entertain the idea of having the amendment go to hearing to get public feedback. The Planning Commission decided they would entertain a different proposal and requested applicant to come back with a new vision to brief the Commission with.

**Commissioner Reports:**

Commissioner Gaily had no report. Commissioner Huxford reported that the Aquafest numbers were up. Commissioner Oslund-no report. Commissioner Hoult reported a Creator's Co-op would be a great addition to our community. She attended Snohomish County Tomorrow meeting where she learned that they project one million more people will be living in the Puget Sound by 2040. Snohomish County Tourism Board is developing a vision with incorporating different communities with separate but unified identities.

**Adjourn:** Motion by Commissioner Huxford to adjourn Commissioner Trout 2<sup>nd</sup>. Motion carried 5-0-0-2. Meeting adjourned at 8:57 p.m.

  
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Jennifer Davis, Chair

  
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Jennie Fenrich, Clerk, Planning & Community Development