



Planning Commission  
Meeting:

First Wednesday of  
every Month @ 7:00pm

Planning & Community  
Development  
Department

1812 Main Street  
Lake Stevens, WA  
98258 (425) 377-3235

[www.lakestevenswa.gov](http://www.lakestevenswa.gov)

Municipal Code

Available online:

[www.codepublishing.com/WA/LakeStevens/](http://www.codepublishing.com/WA/LakeStevens/)

## PLANNING COMMISSION AGENDA

Regular Meeting Date: 05.17.2017

- **CALL TO ORDER: 7:00pm**  
Pledge of Allegiance
- **ROLL CALL**
- **GUEST BUSINESS**
- **ACTION ITEMS**
  1. **Approval of April 5, 2017 minutes**
- **DISCUSSION ITEMS**
- **LUA2017-0009 and LUA2017-0010 Permissible Uses Code-Roth**
- **COMMISIONER REPORTS**
- **PLANNING DIRECTOR'S REPORT—**
- **ADJOURN**

### ***SPECIAL NEEDS***

*The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, at (425) 377-3227 at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service,*

**PLANNING COMMISSION REGULAR MEETING MINUTES**

Community Center  
1808 Main Street, Lake Stevens  
Wednesday, April 5, 2017

**CALL TO ORDER:** 7:00 pm by Commissioner Huxford

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

**MEMBERS ABSENT:** Jennifer Davis and Vicky Oslund

**STAFF PRESENT:** Senior Planner Stacie Pratschner, Community Development Director Russ Wright and Clerk Jennie Fenrich

**OTHERS PRESENT:** City Administrator Gene Brazel and Councilperson McDaniel and Sally Jo Sebring,

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**Excused Absence:** Commissioner Hoult made a motion to excuse Commissioner Davis and Commissioner Oslund, Commissioner Trout 2<sup>nd</sup>, Motion carried 4-0-0-1.

**Guest business:** None

**Action Items:** The minutes were approved for the March 15, 2017 meeting. Commissioner Trout made a motion to approve minutes and Commissioner Hoult 2<sup>nd</sup>. Motion passed 4-0-0-1.

**Discussion items-** Senior Planner Pratschner gave a briefing on the required changes to the 2012 Stormwater manual. Title 14 codes that are being amended or added are reduction of lot size in Cluster developments, parking requirements, loading and unloading zones and parking outside subareas. There is an addition for electric vehicle "curtain" facility to be included in new commercial building guidelines. Included in the document are landscaping edits especially addressing screening. There is a suggestion of moving toward using Seattle Green Factor Plant List for landscaping guidelines.

**Commissioner Reports:**

Commissioner Trout reported she went to the Buoy-Line meeting and felt it was well attended. She also reported the City is looking for feedback on the topic and people left the meeting happy. She also would like to see a bus loop around the City to join the different areas in town to each other. Commissioner Huxford reported a new Miss Aquafest has been crowned. She asked for some more updates on the Buoy-Line meeting. She also requested that there be more police patrol around the Transportation Center. Commissioner Hoult attended a workshop presented by Snohomish County Tomorrow. She was inspired with Bellingham/Whatcom County on their take of "moving people" rather than a car count when designing transportation ideas. Commissioner Gailey introduced himself as he is new to the Commission. He is a police officer and a reservist. He is interested in traffic issues and feels he has insight on working towards some solutions.

**Director Report:** Community Development Director Russ Wright had no comments.

**Adjourn:** Motion by Commissioner Trout to adjourn Commissioner Hoult 2<sup>nd</sup>. Motion carried 4-0-0-1. Meeting adjourned at 7:42.

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Janice Huxford, Interim-Chair

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Jennie Fenrich, Clerk,  
Planning & Community  
Development

DRAFT



Staff Report  
City of Lake Stevens Planning Commission

Planning Commission Briefing  
Date: **May 17, 2017**

**SUBJECTS:** Code Amendments to Permissible Uses (LUA2017-0009 and LUA2017-0010)

**CONTACT PERSON/DEPARTMENT:** Dillon Roth, *Associate Planner*

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**SUMMARY:** Code amendments to allow car wash and storage in Local Business zones adjacent to state highways

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**ACTION REQUESTED OF PLANNING COMMISSION:** Review and make recommendations on proposed regulations.

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The city has received two code amendment applications to change the permissible use table in Chapter 14.40 LSCM. The application filed under LUA2017-0009 proposes to amend Table 14.40-I to add a "P" (permitted use) in the LB column to the Use Description "9.600 Car Wash." The Planning and Community Development Department has redlined the proposal to add an "A<sup>25</sup>" instead of a "P." The "A" and the associated footnote would require an Administrative Conditional Use Permit (ACUP) to allow a car wash and limit the location of car washes to only those LB zones that are adjacent to state highways.

The application filed under LUA2017-0010 proposes to amend Table 14.40-I to add an "A<sup>25</sup>" (administrative conditional use) in the LB column to the Use Descriptions "10.210 All storage within completely enclosed structures" and "10.220 Storage inside or outside completely enclosed structures." The proposed change would require an ACUP and the footnote would limit the location of the storage use to only those LB zones adjacent to state highways. The Planning and Community Development Department would like input from the Planning Commission regarding a change to this proposal to require a Conditional Use Permit (CUP) rather than an ACUP for "storage inside or outside completely enclosed structures."

These code amendments both require a Comprehensive Plan text amendment. These text amendments are city initiated to promote local economic development. The land use designation that supports the Local Business zoning is Local Commercial. The Local Commercial designation is intended to encourage professional offices and retail stores, while discouraging land consumptive and high-traffic generating uses like drive-through businesses or gas stations. However, because most of the city's LB zones are adjacent to state highways or arterial streets, these areas are already auto-oriented (see attached map of LB parcels). The proposed text amendment to the Comprehensive Plan would allow for mini-storage buildings and car washes on parcels adjacent to state highways with the Local Commercial land use designation pursuant to the LSCM Title 14.

Staff is requesting the Planning Commission's input on the draft regulations, specifically a recommendation for an ACUP versus a CUP for outside storage. After Planning Commission reviews the options, staff will finalize the regulations and begin environmental and agency review of the amendment. Staff hopes to bring the amendments back for a public hearing in June with the Planning Commission.

**ATTACHED:**

- 1) Draft Regulations
  - a) Car Wash
  - b) Storage
- 2) Map of locations for LB zones

## Attachment 1. Draft Regulations

### 1a. Car Wash, LUA2017-0009

Proposed Code Text:

| USE DESCRIPTIONS | SR | WR | UR | HUR | MFR | NC <sup>4</sup> | LB | CBD | MU <sup>1</sup> | PBD <sup>5</sup> | SRC | LI | GI | P/SP |
|------------------|----|----|----|-----|-----|-----------------|----|-----|-----------------|------------------|-----|----|----|------|
| 9.600 Car Wash   |    |    |    |     |     |                 | P  |     |                 | P                | P   | P  | P  |      |

A\* \* Only adjacent to state highways.

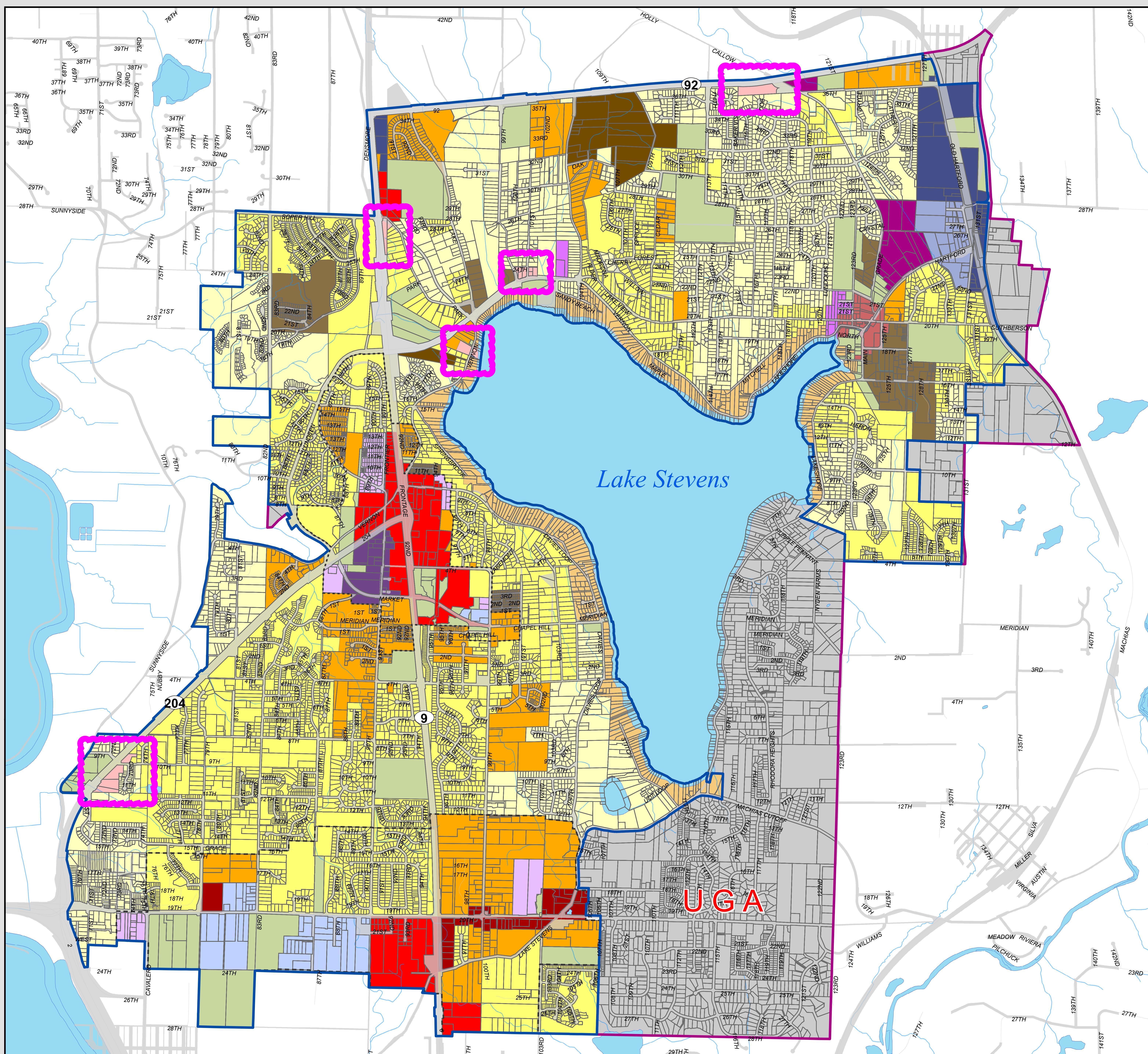
### 1b. Storage, LUA2017-0010

| USE DESCRIPTIONS | SR | WR | UR | HUR | MFR | NC <sup>4</sup> | LB |
|------------------|----|----|----|-----|-----|-----------------|----|
| 10.000           |    |    |    |     |     |                 |    |
| 10.200           |    |    |    |     |     |                 |    |
| 10.210           |    |    |    |     |     |                 | A* |
| 10.220           |    |    |    |     |     |                 | A* |
| 10.300           |    |    |    |     |     |                 | —  |

\* Only adjacent to the State Highways



CITY OF  
LAKE STEVENS  
ZONING MAP



**City Zoning**

**City Zones**

|                              |                                 |
|------------------------------|---------------------------------|
| Suburban Residential (SR)    | Multi-Family Residential (MFR)  |
| Urban Residential (UR)       | MF Development Agreement (MFDA) |
| High Urban Residential (HUR) | Mixed Use (MU)                  |
| Waterfront Residential (WR)  | Mixed-Use Neighborhood (MUN)    |
|                              | Local Business (LB)             |

|                                 |                                 |
|---------------------------------|---------------------------------|
| Neighborhood Business (NB)      | Business District (BD)          |
| Central Business District (CBD) | Light Industrial (LI)           |
|                                 | Main Street (MS)                |
|                                 | General Industrial (GI)         |
|                                 | Commercial District (CD)        |
|                                 | GI Development Agreement (GIDA) |
|                                 | Planned Business District (PBD) |
|                                 | Public / Semi-Public (P/PS)     |

**Boundaries**

|                      |
|----------------------|
| City of Lake Stevens |
| Unincorporated UGA   |
| Parcels              |
| Right-of-Way         |

**Subarea Boundaries**

|                         |
|-------------------------|
| 20th Street SE Corridor |
| Lake Stevens Center     |

**Features**

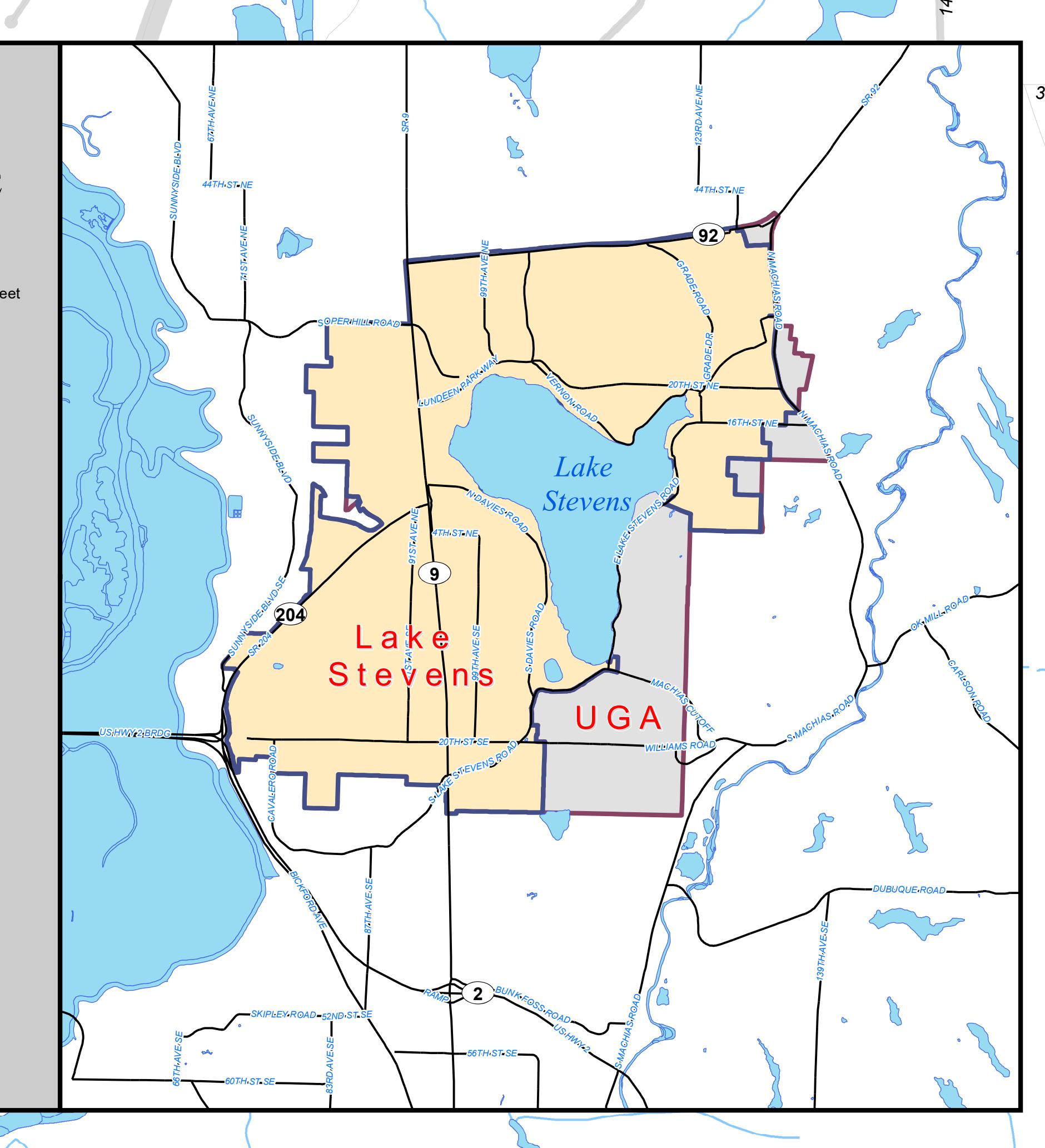
|           |
|-----------|
| Waterbody |
| Stream    |



0 400 800 1,600 Feet

1 in = 800 ft

Adopted via:  
Ordinance No. 876  
Ordinance No. 885  
Ordinance No. 903  
Ordinance No. 920  
Ordinance No. 921  
Ordinance No. 960  
Ordinance No. 961  
Ordinance No. 974  
Ordinance No. 981  
Ordinance No. 982  
Ordinance No. 983



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Data Sources: Snohomish County (2016), City of Lake Stevens (2016)

Revision Date: JANUARY 2017