



PLANNING COMMISSION AGENDA

Regular Meeting Date: 10.4.2017

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

Municipal Code

Available online:

www.codepublishing.com/WA/LakeStevens/

1. **CALL TO ORDER: 7:00pm**
Pledge of Allegiance
2. **ROLL CALL**
3. **GUEST BUSINESS**
4. **ACTION ITEMS**
A. Approval of September 6, 2017 minutes
5. **DISCUSSION ITEMS**
A. I 502 Briefing
B. Storage Briefing
Director Russ Wright
Associate Planner Roth
6. **COMMISSIONER REPORTS**
7. **PLANNING DIRECTOR'S REPORT**
8. **UPCOMING ITEMS**
A. Stormwater
B. Land Disturbance
C. High Urban Regulations
9. **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, September 06, 2017

CALL TO ORDER: 7:00 pm by Chair Jennifer Davis

MEMBERS PRESENT: Chair Jennifer Davis, Janice Huxford, Vicky Oslund, Tracey Trout, Linda Hoult

MEMBERS ABSENT: Karim Ali and Brett Gailey

STAFF PRESENT: Community Development Director Russ Wright, Associate Planner Roth and Clerk Jennie Fenrich

OTHERS PRESENT: Rachel McDaniel, Gary Petershagen, Dave Huber, Sally Jo Seibring, Dick Todd, Shaun Preder and Phillip Rawdy

Excused Absence: Commissioner Huxford made a motion to excuse Commissioner Gailey and Commissioner Ali. Commissioner Hoult seconded. Motion carried 4-0-0-2. Commissioner Hoult arrived at 7:15.

Guest business: none

Action Items:

1. *Approve August 2, 2017 Meeting Minutes.* Commissioner Huxford made a motion to approve minutes, Commissioner Oslund 2nd. Motion carried 4-0-0-2.

Discussion Items:

1. Associate Planner Roth gave a briefing on the Huber property. Mr. Huber presented his Code Amendment to allow storage uses in Local Business zone. He asked the Commission if they would be in favor of a proposal requiring building vertically rather than a land consumptive proposal. The Commission was in consensus that they would be in favor of exploring a proposal that limited the land consumptive nature of storage units to align with the Comprehensive Plan.
2. Community Planning Director Wright gave a briefing on a second location for a retail marijuana store. After discussion amongst the commission, they decided they would not support a second location in the current spot that is being proposed.

Commissioner Reports: Commissioner Oslund reminded the commission that school is back in session and to be mindful of students. No other reports were shared.

Director Report: Community Development Director Russ Wright gave an update on the Downtown Development plan. He shared there is a proposed draft Environmental Impact Statement completed. The North Cove Park plan is moving forward and the staff will be moving in the end of September, and the current City Hall will be demolished in October. He reported that City will be using our Administrative Communications Assistant, Beth Braun to help with communications for the Planning Commission, website, and getting the public informed.

Adjourn: Motion by Commissioner Hoult to adjourn Commissioner Trout 2nd. Motion carried 4-0-0-2. Meeting adjourned at 7:57 p.m.

Jennifer Davis, Chair

Jennie Fenrich, Clerk,
Planning & Community
Development



Staff Report City of Lake Stevens Planning Commission

Planning Commission Briefing
Date: **October 4, 2017**

SUBJECTS: Code Amendment to Permissible Uses in LB zone (LUA2017-0010)

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

SUMMARY: 4th briefing for a code amendment to allow storage in Local Business zones adjacent to state highways

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

On May 17, 2017, the Planning Commission discussed a code amendment that would allow storage uses in the Local Business (LB) zone adjacent to state highways. After discussion, the Planning Commission determined they would not support the code amendment moving forward. Staff summarized the discussion and specific reasons cited for not supporting the amendment.

On August 2, 2017, the Planning Commission heard a second briefing on the code amendment. The applicant provided a written response to the first briefing and presented these responses to the Planning Commission. After discussion, the commission's support for the code amendment was mixed. One primary concern was that the code amendment would also be applied to the LB parcel at Grade Road and SR-92.

On September 6, 2017, the Planning Commission was briefed a third time. The Planning Commission agreed that they would support the code amendment if a stipulation was added to limit the land consumptive nature of storage units and therefore negate the need for a comprehensive plan text amendment. At the meeting the applicant suggested a stipulation that would require a multi-story facility. It was understood that the applicant and staff would draft the exact language of the stipulation to limit the land consumptive nature of storage units and return to the Planning Commission for a public hearing.

The applicant had suggested a requirement be added to the code amendment to require a multi-story storage facility to limit the land consumptive nature of the use. However, the Planning Department does not consider a multi-story requirement to go far enough to ensure a limitation on land consumption. Requiring a multi-story facility does not mean that a building's footprint is limited and does not preclude the storage use from consuming the entire site. To ensure the storage use is not land consumptive, more code language is needed in addition to a multi-story requirement.

The Planning Department has identified two paths to ensure that the code amendment is not in conflict with the comprehensive plan. One path is to continue with the proposal to permit storage units with an Administrative Conditional Use Permit (ACUP). This would be an administrative decision that would rely on new code language to review the project against (See attachment 1 for potential code). The purpose of the new code language would be to limit the land consumptive nature of the storage use. This could include tools like limiting the lot coverage of the storage facility, restricting the facility to the rear of the property away from the residential zones, or limiting the mass of the facility with a floor-area-ratio (FAR). This ACUP permit path is prescriptive and allows a developer to go through a less intensive permitting process in exchange for clear and

explicit review standards.

The other path is to permit storage units with a Conditional Use Permit (CUP). A CUP is an application that is decided by the city's Hearing Examiner and it would be left to them to determine if the development was not land consumptive and therefore consistent with the comprehensive plan. A CUP is a mechanism by which the City may place special conditions on the proposed use to ensure that the use is compatible with existing regulations and other uses in the vicinity. These special conditions may include features that are not explicitly in the City's code, like architectural requirements that make the storage facility more attractive or limiting hours of operation. The review process for a CUP is more rigorous and includes a public meeting and a public hearing. If storage facilities were permitted with a CUP, then there is not a need to create prescriptive code language because each proposal would be reviewed on a case by case basis for consistency with the neighborhood and comprehensive plan.

Neither permit path would prevent the development of storage facilities at the Grade Road and Hwy 92 site in the Local Business zone. Staff understands the applicant for this code amendment is opposed to both these options due to concerns that more regulations may unintentionally prohibit future development of the site.

Staff is requesting that the Planning Commission understand the paths forward and discuss the issues that are most important to their support for the code amendment. If there is support for the code amendment from the Planning Commission and a willingness to move forward from the applicant, staff will finalize the regulations and begin environmental and agency review of the amendment.

ATTACHED:

- 1) Potential code language for ACUP (to be included at the Commission meeting)
- 2) Comprehensive Plan excerpt
- 3) Map of locations for LB zones



- High Density Residential allows any form of single-family, two-family, and multifamily residential uses with no density limits. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between single-family designations and commercial designations where infrastructure and public transportation is readily available.
- Medium Density Residential allows single-family, two-family and some multifamily residential development with a gross density between four (4) to 12 units per acre based on zoning. This designation includes detached and attached units, accessory units, townhouses, condominiums, duplexes, tourist homes, special service homes and manufactured/mobile structures. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between high density designations and rural areas where infrastructure is readily available.
- Waterfront Residential allows single-family (1 du/lot) residential uses with a gross density of four (4) units per acre. It includes detached, tourist homes, and special service homes. It also allows limited public/semi-public, community, and recreational uses. This designation is located in residential neighborhoods within the shoreline jurisdiction.

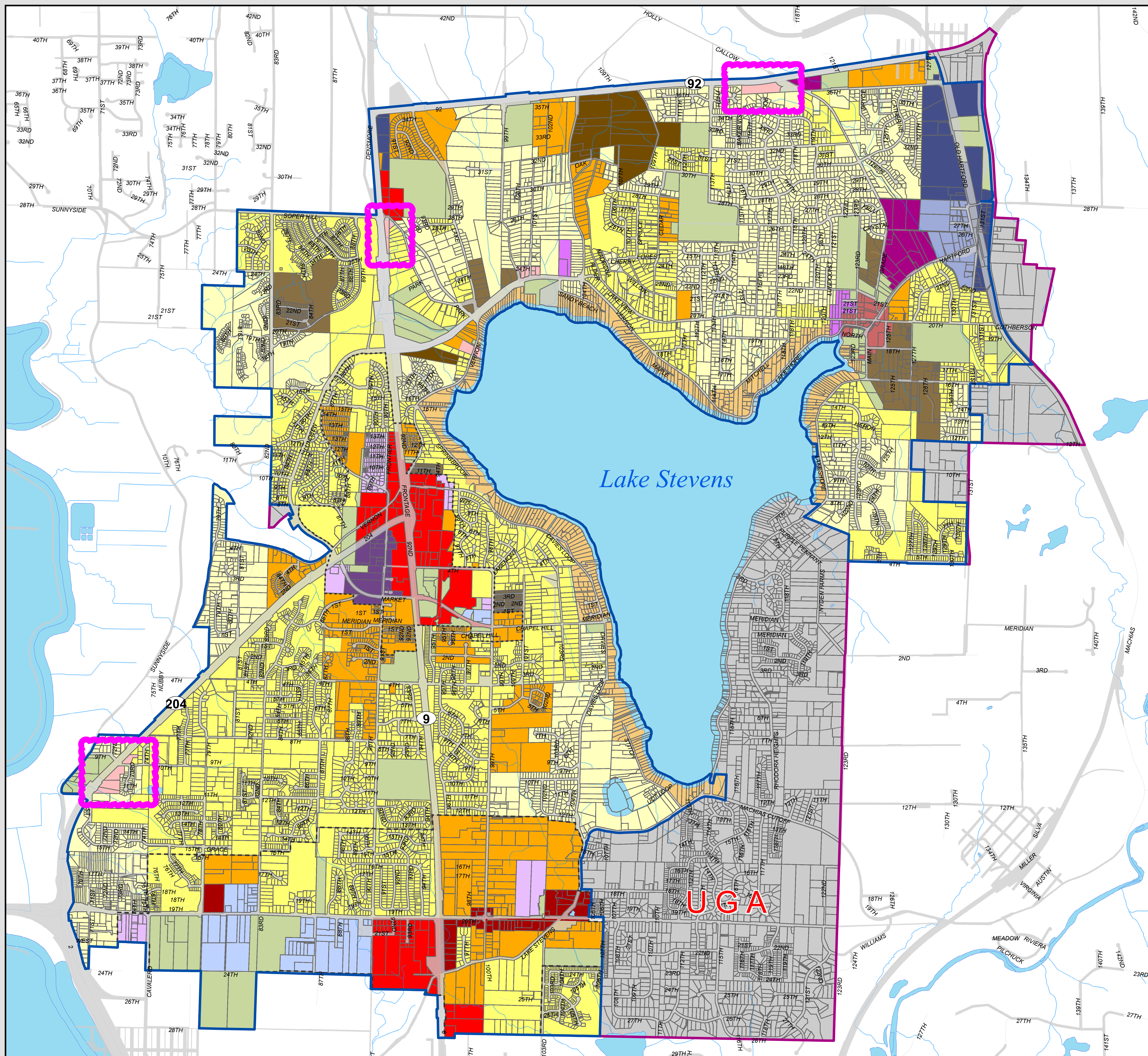
Through implementation of zoning regulations, the city will consider innovative and flexible residential options, in appropriate zoning districts, to allow a variety of housing. For example, the High Urban Residential Zone (HUR) allows higher-density residential uses such as townhouses and small-lot, single-family residential units, and innovative housing options such as cottage housing. In all residential zones, cluster subdivisions and planned residential developments allow variations in housing styles and increases in housing density as a means of encouraging good design, specifically on challenging sites where natural characteristics (slopes, wetlands, streams, etc.) require careful design and development.

Commercial Land Uses – Commercial land uses include all commercial and mixed-use configurations including, small scale/neighborhood commercial, large scale retail, and employment designations.

- Downtown/Local Commercial: This designation permits moderate to higher intensity land uses including the Central Business District and other dense arrangements of professional offices and retail stores. This designation discourages uses that are land consumptive (i.e., warehouses) or that generate high-traffic volumes (e.g., drive-through businesses or gas stations). It allows mixed-use development.
- Mixed-Use Commercial: This designation permits moderate to higher intensity land use that includes both commercial and residential elements and encourages mixed-use (commercial and residential). It is intended that this land use designation will be placed where a "village atmosphere" is desired, or as a transition between high and low intensity zones.



CITY OF LAKE STEVENS ZONING MAP



City Zoning

City Zones

Suburban Residential (SR)	Multi-Family Residential (MFR)	Neighborhood Business (NB)	Business District (BD)
Urban Residential (UR)	MF Development Agreement (MFDA)	Central Business District (CBD)	Light Industrial (LI)
High Urban Residential (HUR)	Mixed Use (MU)	Main Street (MS)	General Industrial (GI)
Waterfront Residential (WR)	Mixed-Use Neighborhood (MUN)	Commercial District (CD)	GI Development Agreement (GIDA)
	Local Business (LB)	Planned Business District (PBD)	Public / Semi-Public (P/PS)

Boundaries

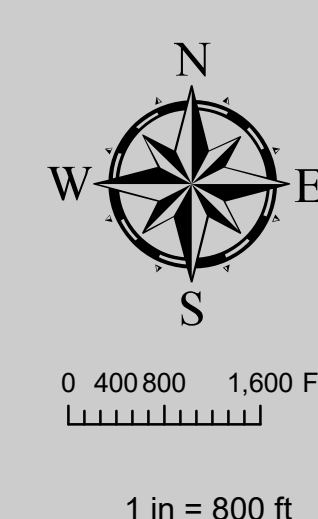
City of Lake Stevens
Unincorporated UGA
Parcels
Right-of-Way

Subarea Boundaries

20th Street SE Corridor
Lake Stevens Center

Features

Waterbody
Stream



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

