

PLANNING COMMISSION REGULAR MEETING MINUTES

Remote Participation
Wednesday, August 8, 2020

CALL TO ORDER: 7:05 pm by Chair Jennifer Davis

MEMBERS PRESENT: Janice Huxford, Vicki Oslund, Jennifer Davis, Linda Hoult, John Cronin, Todd Welch and Mike Duerr

MEMBERS ABSENT: None

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner Dave Levitan, Associate Planner Sabrina Gassaway and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmember Gary Petershagen

Chair Davis called the meeting to order at 7:05 p.m. and led the Pledge of Allegiance.

Roll Call: All present

Guest business: None

Approval of Minutes: Motion by Commission Hoult, seconded by Commissioner Cronin, to approve the minute for July 15, 2020 meeting. The Commission also moved to excuse Todd Welch's absences from that meeting. The motion carried (7-0-0-0).

Public Hearing:

Chair Davis opened the hearing on Mobile Vending Ordinance. Assistant Planner Needham gave a history of the proposed ordinance. This has been brought up for discussion at prior Planning Commission meetings and City Council.

Discussion with Commissioners:

Commissioner Welch says he believes the fees are too high, Planner Needham replied that Council will be adjusting fees. Janice Huxford noticed there are not comments from local business owners. Director Wright made a special effort to get feedback from local businesses. Commissioner Cronin noted he spoke to several local business owners and did not receive any negative comments.

Chair Davis asked for comments from the audience to which there were none. She closed this portion of the hearing.

Comments from the Commission: Vicki Oslund said she has seen this twice and believes it is well drafted. She is in support of this ordinance. Commissioner Duerr agrees that it was well thought out. Commissioner Welch agrees. Commissioner Hoult says she is comfortable with this proposal with lowering of fees. Commissioner Huxford asked if this had the Fire Marshall's approval as he said before it will need to be updated with the FCC regulations. Director Wright said the goal will be to have universal consistency

between the cities they represent.

Todd Welch made a motion to move this forward to Council. Commissioner Hoult seconded. Motion passed (7-0-0-0).

Discussion Items:

Community Development Director Russ Wright gave a 2020 Comprehensive Plan update. Public service updates, in conjunction with Lake Stevens School District, Public Works staff and capital facilities updates are forth coming this year. Land Use amendments and Parks chapter will be updated.

Associate Planner Gassaway briefed the Commission on the State Multi-Family Tax Exemption (MFTE) incentive program that the city is eligible for. The MFTE program is an incentive that cities can offer to developers to encourage the construction of market rate housing and affordable multifamily housing in predesignated targeted areas. This program would allow builders to apply for a tax exemption from property taxes related to residential units created through multifamily developments. Planner Gassaway survey multiple cities and there many cities offering this. This will not change any current zoning, it gives an incentive if a developer starts a new project. The program offers two durations; an 8 year exemption and 12 year exemption. Projects in target areas that plan to build market rate multifamily units are eligible for the 8 year and those that construction 20% of those units as low to moderate income are eligible for the 12 year.

Senior Planner Dave Levitan gave an update of the Waterfront residential task force first meeting. There were 10 members present. He gave a general introduction to the group and gave an overview of what the purpose was. Discussion on infrastructure, density, transportation and topography were discussed. A question was raised about the timing of forming the group and did it have to do with growth targets. Commissioner Huxford, who is representing the Planning Commission, is impressed with the quality of members and their strengths they bring to the task force. Commissioner Welch made a suggestion that these remote meeting be made public for citizens to listen.

Commissioner Reports:

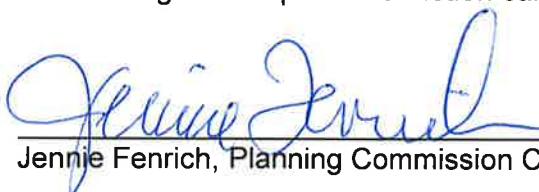
None

Director's Report:

None

Adjourn:

MOTION: Moved by Commissioner Hoult, seconded by Commissioner Welch to adjourn the meeting at 8:49 p.m. The motion carried (7-0-0-0).



Jennie Fenrich, Planning Commission Clerk