

PLANNING COMMISSION MEETING MINUTES



HYBRID/REMOTE AND IN PERSON AT THE MILL

October 5, 2022

CALL TO ORDER: 6:05 PM by Chair Todd Welch

MEMBERS PRESENT: Todd Welch, Mike Duerr, Janice Huxford, Linda Hoult and Jennifer Davis

MEMBERS ABSENT: John Cronin was excused, Connor Davis unexcused

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

OTHERS PRESENT: None

Commissioner Welch called the meeting to order at 6:05 p.m. and led the Pledge of Allegiance.

Roll Call: All present except Commissioner Cronin and Commissioner C. Davis

Guest business: None

Approval of Minutes: Minutes of Sept 21, 2022 were approved as written. Commissioner Hoult motioned and Commissioner Duerr (5-0-0-2).

Public Hearing: LUA2022-0079, Storage Facility Code Amendment

Associate Planner Needham provided a brief staff presentation on the code amendment, which would update LSMC 14.44.044 and associated chapters. She summarized the code development process, including recent feedback from the City Council. No public testimony was provided. The Commission voted unanimously (5-0-0-2) to recommend Council approval of the code amendment as included in the meeting packet.

Commissioner Reports: Commissioner Huxford noted that she attended the October 4 City Council workshop and that she did not believe the City Council was being respectful of the time and effort that the Planning Commission had put into their recommendation on the short-term rental code amendment, which has undergone major changes following a Council subcommittee process. She also disagreed with a councilmember's assessment that this was only an issue along the lakefront, and she wanted it clarified that the code would apply to all residential zones in the city. Commissioner Hoult commented how great it is to be back in the Mill. Chair Welch agreed it was good to be back in the Mill and thanked Planner Needham for the quality presentation.

Director's Report: Community Development Director Wright noted that the Parks Department would be taking over the park impact fee code amendment and that it would be carried over onto the 2023 work plan. He also shared that the City Council public hearing for the short-term rentals code amendments was preliminarily scheduled for October 25. Director Wright also provided an update on progress on the 2022 work plan, including the Council adoption schedule for storage facilities and the November public hearing schedule for the 2022 Comprehensive Plan docket. Items being carried over to the 2023 work plan include the tree code and tiny homes and the city also intends on pursuing annexation of the remaining UGA in the northern half of the city. He also reported the City had hired a new City Engineer and gave an update on various other projects, including the city's UGA expansion proposals that are being considered as part of the county's 2024 Comprehensive Plan docket and an analysis of 91st Ave NE.

Planning Manager Levitan reported a consulting firm is helping the city with an infrastructure analysis of the Lake Stevens Industrial Center (the Hartford/Machias industrial areas). That firm will provide a more detailed presentation at the October 19 Planning Commission meeting. Commissioner Huxford noted that there are a lot of owners in that area who are not engaged in the process and offered her and her husband's assistance in reaching out to business owners. Planning Manager Levitan reported that the consultants helping to prepare the Housing Action Plan also planned to provide a presentation and update at the October 19 meeting. He also noted that the 2022 Comprehensive Plan docket public hearing was scheduled for November 2.

Chair Welch confirmed with staff that the Comprehensive Plan would be coming back to Planning Commission for a public hearing.

Adjourn: Moved by Commissioner Hoult, seconded by Commissioner Huxford to adjourn the meeting at 6:49 p.m. On vote the motion carried (5-0-0-2).

Jennie Fenrich, Planning Commission Clerk