

PLANNING COMMISSION PUBLIC HEARING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, August 1, 2012

CALL TO ORDER: 7:03 pm by Vice-Chair Thurber

MEMBERS PRESENT: Sammie Thurber, Jennifer Davis, Janice Huxford, Dean Franz, Gary Petershagen and Pam Barnet

MEMBERS ABSENT: Chair Linda Hoult

STAFF PRESENT: Planning Director Becky Ableman, Principal Planner Karen Watkins, Senior Planner Russell Wright and Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: Vice-Chair Thurber welcomed the following members of the public:

Dick & Gloria Yost	Curtis Zeisler
Barbara Mounsey	Faye Koty
Albeo Maillet	Phil & Kathy Kane
Bill Barnet	Darron Pyper
Craig Davis	Joyce Bell
Robert Bauman	Deloa Parrish
Jack & Maggie Spanitz	Bobbi Cross
David Milot	

Excused absence: Commissioner Franz made a motion to excuse Chair Hoult, Commissioner Barnet second, motion passed 6-0-0-1.

Approval of Minutes from July 18, 2012: Commissioner Barnet made a motion to approve minutes, Commission Huxford second, motion passed 6-0-0-1.

Guest Business: None

Public Hearing: Vice-Chair Thurber presented public hearing procedures to the audience.

Staff Presentation:

Planning Director Ableman began the presentation with reading comment letters received from the public. Principal Planner Watkins read an email received from Val MacDonald, and a letter from Ridgeline Management Company. Futurewise may provide comments, however they were not able to at this hearing. The presentation continued with an outline of the two subarea plans, past meetings that have taken place were highlighted, along with open houses and council presentations. Director Ableman stated the FEIS is complete allowing a developer to submit a proposal with SEPA thresholds already determined. As long as the developer stays within the thresholds, no further environmental review will be required, allowing the developer to know in advance

what mitigation, if any, will need to be done before submitting a proposal.

Principal Planner Watkins went on to share the goals of the subarea plans. While they are two different plans, they do have similar goals. The emphasis for the 20th street SE corridor is creation of new employment opportunities, while the emphasis for Lake Stevens Center is revitalizing existing commercial centers. Both plans emphasize creating livable, walkable areas, transportation corridors and parks. The walkable areas will include a new trail under the existing power lines, and a new trail along the proposed new 24th Street SE. This new trail will possibly link up to the existing Centennial Trail and the existing wetlands will be incorporated into the design making it an integral part of the plan. Planner Watkins shared what is required for comprehensive plan updates, planned action updates, transportation updates, sewer capital improvement project updates and the impact to economic development. She also shared the planned actions framework and proposed new zoning maps.

Senior Planner Wright discussed the capital facility element, and the infrastructure needed to construct the plan. The major costs will be related to the transportation plan, and construction of the new 24th Street SE. Staff is also reviewing the capital facility plans for the sewer and school districts and how they tie in to the City's plan. Planner Wright discussed new zoning maps and some of the new zoning districts. The new zoning code is more general in nature, the City did not try to capture every possible use, primary uses and secondary uses are identified. Development standards are prescriptive, while design guidelines are more flexible to increase the ascetic appeal of businesses. The mixed use district was discussed, with some examples of what this district could look like, along with the high urban residential district. This new district is more flexible than multi-family zoning, as it allows condos, small lot houses, and apartments. The dimensional standards table was discussed, along with parking ratios, landscape requirements for parking areas, and lighting and street standards. The sign code for the subareas was discussed, the specific zone would dictate the size of sign. Council wanted to allow for offsite signage in the commercial and business district and main street district. These offsite signs would be for highway dependent businesses that are not visible from the highway, like Target.

Planner Watkins talked about traffic mitigation. Staff is in the process of determining traffic impact fees, how these fees will be allocated and a time frame for allocation. Planner Wright introduced the design guidelines, which identify goals to increase public and semi-public open spaces, encourage covered plazas, orient buildings to public streets, provide signage guidelines, and require varying/interesting architecture for storefronts. The design guidelines also include lighting and sidewalk/crosswalk requirements to ensure businesses can be accessed on foot or driving, and drive-through lanes for businesses are defined.

Vice-Chair Thurber opened up for Commissioner questions; there were no questions.

Vice-Chair Thurber opened public testimony.

Public Testimony:

Barbara Mounsey, 8211 20th St. SE, Lake Stevens. Ms. Mounsey was concerned about a concrete divider down 20th Street SE and her ability to make a left turn.

Jack Spanitz, 406 100th Ave NE, Lake Stevens. Mr. Spanitz asked about the time frame

for the subarea plans. Planning Director Ableman stated the plans are for ten to fifteen years after adoption by city council, which is expected in September.

DeLoa Parrish, 11555 SE 8th St., Bellevue. Ms. Parrish complimented staff and the Planning Commissioners for all their hard work. Ms. Parrish referred to a letter she sent to Director Ableman requesting rezones of specific properties along 20th Street SE, also requesting some changes to specific zoning code sections and infrastructure improvements. This letter focused on the 20th Street SE subarea. Commissioner Petershagen wanted more information regarding the letter, planning staff copied the letter and distributed to the commissioners. Director Ableman went through the letter, identifying where staff made changes to proposed codes based on the letters' recommendations.

Commissioner Thurber noted there were no further comments from the public, Commissioner Huxford motioned to close public comment portion of hearing, Commissioner Franz second, motion passed, 6-0-0-1.

Commission Action:

Commissioner Franz asked about traffic fees, Director Ableman addressed his questions. She explained how traffic fees were calculated in the past, fees were calculated for individual projects, and developers would pay their share of fees if the development affected certain traffic areas. GMA established a new method where fees are based on the entire traffic system needing improvement; the fees are allocated based on number of trips generated for a specific business. The individual traffic studies would focus on number of trips generated and would be less intense and less costly for the developer. The traffic impact fees would pay for system-wide improvements, and developers may be able to pay fees as they build depending on the location. With this system, the developer may not have to wait for specific improvements to be completed before they could build.

Vice-Chair Thurber asked if any development would occur before traffic improvements are made, Director Ableman responded that staff is reviewing the design to determine an economical way for making the improvements, if development occurs before the improvements are made, the developer would have to make road frontage improvements.

Commissioner Huxford expressed concern over traffic impacts to existing shopping and residential hubs around the lake. Her concern is increased traffic traveling through these areas to shopping in the new subareas. Speed limits were discussed and Director Ableman responded that an effort has been made to keep the neighborhood feel of these areas and ensure these areas remain livable and walkable.

Vice-Chair Thurber asked the preference of the commissioners, to make a motion on each element of the subarea plans, or to motion on the entire plan. Commissioner Franz motioned to recommend approval to the council of the entire subarea plans, Planned Actions, and Associated Documents, Commissioner Barnet seconded. The motion did not pass, the second was withdrawn, and Commissioner Franz withdrew his motion.

Commissioner Petershagen requested more time to review the documents and wanted to continue the Hearing to August 15th. The other Commissioners were open to this

suggestion, and Commissioner Huxford motioned to continue the hearing to August 15th. Director Ableman asked if the public comment portion should be re-opened, Commissioner Huxford amended her motion to re-open the public comment portion of the public hearing, second by Commissioner Franz, passed 6-0-0-1.

Commissioner Reports:

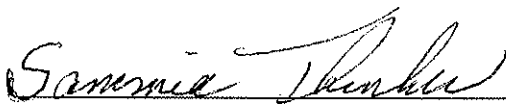
Commissioner Barnet asked about political signs on city property. Director Ableman stated they are allowed, but the size is limited and the signs would be removed if blocking site distance. Political signs are not allowed on park property.


Commissioner Petershagen asked about Milfoil monitoring, Director Ableman stated she would have the information available by the next meeting.

Planning Director's Report.

Planning Director Ableman asked if the commissioners had any additional subarea information to put on the agenda for the August 15th meeting. Other than possible additional public comments, the commissioners did not request any additional information. Director Ableman discussed a successful Aquafest, Ironman and the status of the Shoreline Master Program. Principal Planner Watkins stated the 2012 Comprehensive Plan Docket will be set at the September planning commission meeting.

Adjourn. Commissioner Barnet moved to adjourn at 8:35 p.m., second by Commissioner Petershagen; motion carried unanimously. (6-0-0-1)


Sammie Thurber, Vice-Chairman


Georgine Rosson, Planning/Public
Works Coordinator