

**PLANNING COMMISSION PUBLIC HEARING MINUTES**  
Community Center  
1808 Main Street, Lake Stevens  
Wednesday, January 2, 2013

CALL TO ORDER: 7:00 pm by Chair Hoult

MEMBERS PRESENT: Linda Hoult, Gary Petershagen, Sammie Thurber, Pam Barnet and Janice Huxford

MEMBERS ABSENT: Jennifer Davis

STAFF PRESENT: Planning Director Becky Ableman, Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: Chair Hoult welcomed the following members of the public:  
Tom Matlack

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Chair Hoult mentioned that Mr. Franz is no longer a Planning Commissioner (his term expired) and she will be working with the Mayor to select a new Commissioner.

**Excused absence:** Vice-Chair Thurber motioned to excuse Commissioner Davis, Commissioner Barnet second, motion passed 5-0-0-1.

**Guest Business:** None

**Approval of Minutes from November 7, 2012:** Commissioner Huxford motioned to approve minutes, Commissioner Petershagen second, motion passed 5-0-0-1.

**Appointment of Design Review Planning Commission Commissioner and Alternate:**

Planning Director Ableman discussed the mission of the Design Review Board and its relation to planning activities. Commissioner Franz was the Planning Commission representative with Vice-Chair Thurber as the alternate. Since the expiration of Commissioner Franz's term, Vice-Chair Thurber agreed to be the new representative, and Commissioner Barnet volunteered to be the new alternate. Chair Hoult declared a consensus on the appointments.

**Discussion Items:**

*2012 Buildable Lands Report Introduction:* Planning Director Ableman presented The Buildable Lands Report (BLR), a high-level analysis that forecasts future development intensities and densities for the County. The BLR project is being conducted under Snohomish County's lead in partnership with cities within the county through participation in the countywide planning organization - Snohomish County Tomorrow. The review is required every five years and is used to determine if a jurisdiction has adequate residential and employment land available to meet growth projections.

The Lake Stevens total population has changed dramatically since the original 2002 study due to annexations. The BLR is using 2002 city boundaries in order to accurately

reflect population growth. The 2013 study shows the City has a surplus of both residential and employment land.

*2035 Growth Allocation Introduction:* The projected growth, as determined by the State, is consistent with the Puget Sound Regional Council (PSRC) projections. Current land use plans in effect can accommodate estimated 2035 growth, however according to PSRC's Vision 2040 Regional Strategy, the capacity for growth is not in the places where growth needs to be directed. Projected growth will be allocated consistently with PSRC's "Regional Geographies." State mandated comprehensive plan updates must be consistent with Vision 2040 MPP, Countywide Planning Policies (CPPs), and growth targets. The targets are currently negotiated through SCT and Planning Advisory Committee who will make recommendations to the steering committee, and the steering committee will make recommendations to County Council for final adoption in the CPPs. There will be a City Council briefing on growth allocation at the January 14, 2013 meeting.

*2013 Planning Commission Draft Work Program and Schedule Introduction:* Planning Director Ableman presented several potential work program activities, including the Downtown Redevelopment Framework Plan, Code Amendments, 2013 annual docket/comprehensive plan amendments, preparation for the 2015 comprehensive plan update, wayfinding program, branding program, and, if time allows, updates to the design guidelines for all areas of the city.

**Commissioner Reports:** Election of officers will be held at the February meeting. Chair Hoult asked Vice-Chair Thurber if she was interested in stepping into the Chair position, Vice-Chair Thurber responded she was perfectly happy remaining the Vice-Chair. Chair Hoult asked the other Commissioners to consider running for the Chair position.

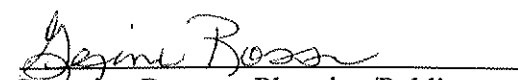
#### **Planning Director's Report.**

*Shoreline Master Program (SMP) Update:* The City is expecting a formal response from DOE any day. Once this response is received, the City has 30 days to respond to DOE, however more time can be requested. The Council has indicated they would like more time than the 30 day window. The process for approval of the SMP will involve public participation and the City Council, with possible adoption by April, 2013.

*Economic Development Activities Update:* A Request for Qualifications was published and currently, proposals are being reviewed for a Marketing and Business Recruitment Program. The purpose of the program is to formally solicit retailers, businesses, and family wage job employers to the City's growth centers with an early focus on retail development. Planning staff expect to present the proposals to City Council by the end of the month.

**Adjourn.** Commissioner Petershagen motioned to adjourn at 7:47 p.m., Commissioner Barnet second, motion passed. 5-0-0-1.

  
Linda Hoult, Chair

  
Georgine Rosson, Planning/Public  
Works Coordinator