

**PLANNING COMMISSION REGULAR MEETING MINUTES**  
**Lake Stevens School District**  
12309 22<sup>nd</sup> St, Lake Stevens  
Wednesday, June 5, 2019

CALL TO ORDER: 7:05 pm by Chair Janice Huxford

MEMBERS PRESENT: Janice Huxford, Tracey Trout, Linda Hoult John Cronin, Steve Ewing and Vicki Oslund

MEMBERS ABSENT: Jennifer Davis

STAFF PRESENT: Planning Manager Josh Machen, Planner Dillon Roth and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmember Petershagen and Gailey

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**Excused Absence:** Commissioner Hoult made a motion to excuse Jennifer Davis and John Cronin seconded. Motion passed 6-0-0-1.

**Guest business.** Courtney Williams asked the Planning Commission to consider a gradual decrease in lot size as zoning changes from HUR to Waterfront Residential so it will not have such abrupt zoning designations.

**Action Items:**

1. Commissioner Hoult made a motion Commissioner Trout seconded to approve minutes for 05-01-2019. Motion passed 6-0-0-1.
2. Commissioner Hoult made a motion Commissioner Ewing seconded to approve the minutes as amended to change location of meeting to the Fire Hall. Motion passed 6-0-0-1.

**Public Hearing:**

Chair Jancie Huxford asked for a motion to open the public hearing on the Fence, Wall and Hedges Ordinance, 14.44. Commissioner Hoult made the motion and Commissioner Trout seconded. Motion passed 6-0-0-1.

**Staff Presentation:** Planning Manager Machen presented code changes for Fence, Walls and Hedges. He explained that the topography in some of our city makes it hard for developers who want to build a taller fence to. Open fencing options would allow privacy without creating site distance issues. Retaining walls and fences provide flexibility to development with additional screening options to include terracing and cascading vegetation. There have been two work sessions on this proposal, and this is the final draft for approval.

**Comments from the Commission:** Commissioner Trout asked for clarification on Design Guidelines 14.52.050 Section 3 regarding the bump out feature and she thought the Commission had asked for that to be removed. Senior Planner Machen replied that he will remove that section as suggested by the Commission. Commissioner\_Ewing asked for some flexibility in the code to allow for 6 ft fences on side/ front yard height

limits. He gave an example of a lot that has a visible line to a man sitting in his front yard. There is not a sight distance problem and he would like the code to have some flexibility for individual lots. Community Development Director Russ Wright did show there was code to address this.

**Comments from the Audience:** Dylan Scluder, Snohomish County Master Builders Association representative commented that the three-foot landscape buffer takes away property from the lot size. They realize the desire for aesthetics vs. affordability is a fine line. They have concerns of who will maintain the walls after they are built. They are in favor of the alternating planter strip option and like the cascading plants as an option to soften the wall appearance. He acknowledges the challenge between affordability and aesthetics. The more requirements for builders will make a home more expensive to homeowners. Lake Stevens has a limited supply of buildable land and he fears if there are more requirements there are there will be less affordable homes. The Builders asked if there could be a 10 ft max retaining wall with layered landscaping. One builder requests the Type C screening options be specifically spelled out.

**Comments from the Commission:** Commissioner Hoult confirmed that we will take out the section 14.52.050 will be removed. She made a motion to forward the proposal to Council for discussion. Commissioner Trout seconded. Motion passed 6-0-0-1.

**Public Hearing:** Chair Huxford asked for a motion to open the second hearing on Street and Sidewalk ordinance. Commissioner Hoult moved to open, Commissioner Cronin seconded. Motion passed 6-0-0-1.

**Staff Presentation:** Planner Dillon Roth explained the various changes proposed to Chapter 14.56 LSMC. This includes half-street improvements and private access tracts and a new on-street parking requirement. The Commission has been briefed two times and this has been presented to City Council. It was asked if the Fire Marshall has seen this draft, which he has. Commissioner Trout asked for explanation of one on-street parking space per five homes. She also asked where traffic impact fees were collected and used. Staff replied it used in the Traffic Impact Zoning District that the development occurred in, so the City can build future sidewalks and road improvements. Commissioner Trout asked if there is a standard road width for new subdivisions. Planner Roth stated the standard right-of-way width is 50 feet. Chair Huxford has concerns of who will responsible for the frontage improvement maintenance. Director Wright clarified this is only for new subdivision development. Commissioner Cronin asked about the half road improvements for future development. Does the City have a handle on connecting road systems? Director Wright says we have this in place to make neighborhoods connect. Commissioner Ewing asked for an explanation on Traffic Mitigation fees and how they are calculated. He also asked about ADU parking regulations and if the parking spots will have to be on property or will they be allowed to count an on-street spot. Planner Roth said it will need to be on the property of the ADU.

**Comments from the Commission:** See above- was combined in above discussion

**Comments from the Audience:** Dylan Sluder from Snohomish County Master Builders Association questioned whether or not the pedestrian pathway through large city blocks are really needed. He also acknowledged the coordination he has had with staff.

**Comments from the Commission:** Commissioner Trout suggested if there are safety concerns that we should require low lighting features. There was some discussion and there would have to be Code to apply it. Design Review could make it required. Community Development Director Wright commented this community really wants pedestrian friendly walkways and that's why it has been included in this proposal.

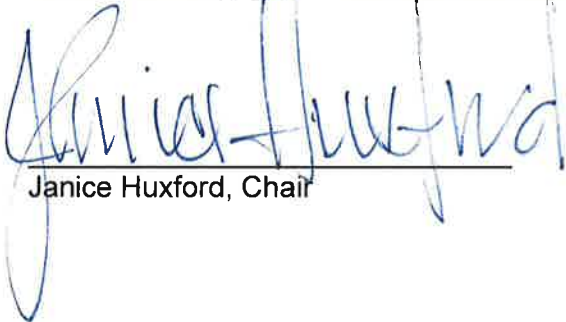
Commissioner Hoult moved to close the hearing portion and Commissioner Trout seconded. Motion carried 6-0-0-1.

Commissioner Hoult moved to forward the recommendation to Council for discussion. Motions carried 4-2-0-1.

**Commissioner Reports:** Commissioner Hoult invited the Planning Commission to come to the Sievers Plaza Dedication on June 9<sup>th</sup> in Everett. Commissioner Cronin reported the Burt Cronin Scholarship Foundation awarded three scholarships of \$10,000 each to deserving LSHS students.

**Planning Director Report:** none

**Adjourn.** Motion to adjourn by Commissioner Hoult, seconded by Commissioner Trout. Motion carried 6-0-0+1. Meeting adjourned 8:23 pm.



Janice Huxford, Chair



Jennie Ferrich, Clerk, Planning & Community Development