

PLANNING COMMISSION PUBLIC HEARING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, July 17, 2013

CALL TO ORDER: 7:00 pm by Chair Huxford

MEMBERS PRESENT: Chair Janice Huxford, Vice-Chair Gary Petershagen, Linda Hoult, Pam Barnet, Tom Matlack and Sammie Thurber

MEMBERS ABSENT: Jennifer Davis

STAFF PRESENT: Planning Director Rebecca Ableman, Principal Planner Karen Watkins and Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: Chair Huxford welcomed the following members of the public:

Mirza Avdic
Robb Touchette

Excused Absence: Commissioner Hoult motioned to excuse Commissioner Davis, Commissioner Thurber second, motion passed 6-0-0-1.

Guest Business: None

Action Items:

Approval of Minutes from June 5, 2013: Commissioner Matlack motioned to approve minutes, Commissioner Hoult second, motion passed 6-0-0-1.

Public Hearing:

Open Public Hearing for Permissible Uses – Code Amendments: Commissioner Hoult motioned to open the Public Hearing for Permissible Uses – Code Amendments, Commissioner Barnet second, motion passed 6-0-0-1.

Staff Presentation: Permissible Uses Code Amendments – Principal Planner Karen Watkins: The City received a code amendment request from a private party related to allowing automobile sales and rentals in the Local Business Zone with specific limitations. The code amendment would make changes to the following code sections:

LSMC 14.40.010, Table 14.40-I Table of Permissible Uses by Zones. The use defined as “9.100 Motor Vehicle Sales or Rental; Mobile Home Sales” would become a permissible use under the Local Business Zone with the following footnote: “Only permitted in the Local Business zone on a road designated as a state route or state highway.”

The Commissioners asked how many properties this zoning change would affect. Principal Planner Watkins responded, other than the property that generated the amendment request, only one other property in the Local Business Zone along State Route 92 would be affected. Ms. Watkins further explained the Local Business Zone is the least intense commercial zoning, and most closely matched the zoning of the subject property prior to incorporation into the city. Vice-Chair Petershagen asked about the surrounding zoning designations, Ms. Watkins responded the surrounding zoning is residential.

A party to submittal of the code amendment request was in the audience, Robb Touchette (7020 147th Avenue NE, Lake Stevens), and the Planning Commissioners asked to hear from him. He stated the property, on the west side of the Huber Rental Management business, was a car lot several years ago. His plan is for a small car lot only selling used cars with most of the business initially generated by internet with customers coming to look at specific cars.

The Commissioners asked specific questions:

- Commissioner Barnet asked about access from SR204. The property in question does not take direct access from SR204 which is a right in right out access only for 10th St. SE. Access to the property is directly from 10th St. SE.
- Chair Huxford asked about access improvements for safety. Planning Director Ableman responded at the time of development, the property would need to be brought up to current code requirements, which includes frontage improvements.
- There were other questions specific to the proponents' future development, Director Ableman clarified that at this point, Planning Commissioners are only considering a code amendment, not a specific development proposal.
- Commissioner Barnet asked about the code amendment process as it relates to public notification. Director Ableman responded that the public hearings are advertised in the paper. The Planning Commission will make a recommendation to Council. If the amendment is adopted at public hearing by ordinance, the ordinance will be published in the paper.

Close Public Comment portion of hearing for Permissible Uses Code Amendments: Commissioner Hoult motioned to close the public comment portion of the hearing for Permissible Uses Code Amendments, Vice-Chair Petershagen second, motion passed 6-0-0-1.

Commission Action on Permissible Uses Code Amendments: Vice-Chair Petershagen made a motion to recommend acceptance of the Permissible Uses Code Amendments as written and recommend Council approval. Commissioner Thurber second, motion passed 6-0-0-1.

Open Public Hearing for Final Shoreline Code Amendments: Commissioner Hoult motioned to open the Public Hearing for Final Shoreline Code Amendments, Commissioner Barnet second, motion passed 6-0-0-1.

Staff Presentation: Final Shoreline Code Amendments – Principal Planner Watkins

The City received final approval from Department of Ecology on May 31, 2013 for the Shoreline Master Program (SMP), with the new code going into effect on June 14, 2013.

Final code amendments to Chapter 14 Land Use Regulations need to be made for consistency with the Ecology approved SMP. The code amendments are minor except for the complete removal of Chapter 14.92 Shoreline Management of which the information is included in the SMP. Many of the proposed amendments change the reference from Chapter 14.92 to the SMP. Principal Planner Watkins highlighted the code amendments, specifically mentioning the purpose of the SMP, to ensure there is no net loss of habitat from the adoption of the SMP moving forward. She also mentioned the SMP is specific to the incorporated areas around Lake Stevens, Catherine Creek and portions of Little Pilchuck Creek with associated wetlands.

Close Public Comment portion of hearing for Final Shoreline Code Amendments: Commissioner Barnet motioned to close the public comment portion of the hearing for Final Shoreline Code Amendments, Commissioner Hoult second, motion passed 6-0-0-1.

Close Public Hearing for Final Shoreline Code Amendments: Commissioner Hoult motioned to close the public hearing portion of the hearing for Final Shoreline Code Amendments, Commissioner Barnet second, motion passed 6-0-0-1.

Commission Action on the Final Shoreline Code Amendments: Chair Huxford made a motion to recommend acceptance of the Final Shoreline Code Amendments as written and recommend Council approval. Commissioner Hoult second, motion passed 6-0-0-1.

Discussion Items: None

Commissioner Reports:

Commissioner Barnet expressed her appreciation regarding the article in the paper on lake levels. Chair Huxford invited everyone to attend and participate in Ironman and Aquafest events. Commissioner Hoult attended a workshop sponsored by the Snohomish Conservation District on "loving the lake". The workshop covered a variety of topics including how to grow a low-impact garden.

Planning Director's Report:

Director Ableman mentioned several projects nearing the design review stage, she also mentioned Ironkids, a new event for kids that is part of the Ironman Triathlon. The Starbucks remodel is complete under the new design guidelines, and the City is getting a new TCBY yogurt. September 4th is the next Planning Commission meeting.

Adjourn. Vice-Chair Petershagen motioned to adjourn at 7:36 p.m., Commissioner Hoult second, motion passed. 6-0-0-1.

 10-2-13
For:

Janice Huxford, Chair



Georgine Rosson, Planning/Public
Works Coordinator

