

PLANNING COMMISSION

MEETING

JULY 11, 2017

7:00 PM

MINUTES

1. CALL TO ORDER:

City Clerk Reese called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE:

City Clerk Reese led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL:

Planning Commission

Commissioner Frederick Cruger – Absent
Commissioner Chris Marsh – Present
Commissioner Scott Morrison – Present
Commissioner Ron Stephenson – Present
Commissioner Sean Duncan – Present

City Staff

Darla Reese, City Clerk

Consultants

Ray Sturtz - Community Planning Services

Commissioner Morrison moved to have Commissioner Marsh run tonight's meeting. Commissioner Stephenson seconded. Motion carried.

4. APPROVAL OF MINUTES

A. Meeting Minutes of June 13, 2017

Commissioner Morrison moved to approve the meeting minutes of June 13, 2017. Commissioner Marsh seconded. Motion carried.

5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON ACTION ITEMS

Kari Cochrun, 707 Leola Lane

Mrs. Cochrun voiced her concerns over plans for the Leola Lane cul-de-sac and the building of duplexes at the end of the road.

Consultant Planner Sturtz mentioned this is a quasi-judicial item, and her comments have been forwarded to the City Manager and City Engineer as she emailed a letter regarding this earlier today to the City.

Brian Yarbrough, 206 Angeline Ave.

Mr. Yarbrough inquired about updates from DNR or Miller Shingle on the hillside by his property.

6. NEW BUSINESS

A. Public Hearing – 7:10 PM, or soon thereafter

For consideration of changing the Comprehensive Plan and Zoning Map designations from General Commercial/GC to Multiple Residential/MR for 10 parcels located West of Jordan Road and north of W. Stanley Street in response to request by the property owners.

Commissioner Morrison moved to open the Public Hearing. Commissioner Stephenson seconded. Motion carried

Ray Sturtz, Community Planning Services, 15122-169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz mentioned exhibits 1-21, asked if all of the Commissioners received the exhibits 1-20 with the exception of 21 (PowerPoint presentation).

The Planning Commission all replied “yes”.

Consultant Planner Sturtz explained the docket item proposal in detail.

Commissioner Stephenson moved to open the public testimony. Commissioner Duncan seconded. Motion carried.

Heather Buchholz, 6618 Robe Menzel Road

Mrs. Buchholz owns the property at 9722 Jordan Road and submitted a letter back in January asking to not be included in the rezone.

Commissioner Morrison moved the Planning Commission closes the 2017 Annual Docket Public Hearing regarding CPA/ZMA2017-001 – West Stanley Future Land Use Map and Zoning Map Amendments. Commissioner Stephenson seconded. Motion carried.

Commissioner Duncan moved to close the public testimony. Commissioner Morrison seconded. Motion carried.

Commissioner Stephenson moved to close the Public Hearing portion of the meeting. Commissioner Morrison seconded. Motion carried.

B. Public Hearing – 7:30 PM, or soon thereafter

For consideration of updating the Comprehensive Plan Future Land Use Map and Zoning Map to designate publicly owned land & facilities as Public/Institutional (P/I) and privately owned & dedicated open space, and recreation & water retention tracts as Open Space (O/S)

Commissioner Morrison moved to open the Public Hearing for consideration of updating the Comprehensive Plan Future Land Use Map and Zoning Map to designate publicly owned land & facilities as Public/Institutional (P/I) and privately owned & dedicated open space, and recreation & water retention tracts as Open Space (O/S). Commissioner Stephenson seconded. Motion carried.

Ray Sturtz, Community Planning Services, 15122-169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz placed exhibits 1-18 on the record and asked if all of the Commissioners received the exhibits.

The Planning Commission all replied “yes”.

Consultant Planner Sturtz moved on to explain this docket item proposal in detail.

Commissioner Duncan moved the Planning Commission open the 2017 Annual Docket Public Hearing to receive public testimony and information regarding Future Land Use Map and Zoning Map Updates. Commissioner Morrison seconded. Motion carried.

Leslie Cooper, 10814 Mt. Loop Hwy.

Mrs. Cooper voiced concerns over zoning, businesses, population and roads.

Heather Buchholz, 6618 Robe Menzel Road

Mrs. Buchholz voiced concerns over her home burning and not being able to re-build due to zoning.

Kari Cochrun, 707 Leola Lane

Mrs. Cochrun voiced liability concerns over #15 and #16 (Exhibit 2).

Consultant Sturtz stated this is a legal question for legal counsel.

Commissioner Morrison moved the Planning Commission close deliberations on the Public Hearing testimony and information regarding proposal CPA/ZMA2017-004-Future Land Use Map and Zoning Map Updates. Commissioner Duncan seconded. Motion carried.

Commissioner Morrison moved the Planning Commission close the public testimony portion of the Public Hearing. Commissioner Duncan seconded. Motion carried.

C. Public Hearing – 7:50 PM, or soon thereafter

For consideration of amending the Comprehensive Plan and Zoning Code to increase the maximum allowed density in the Multiple Residential (MR) zone from 24 to 28 dwelling units per acre only when the subject site is within walking distance of job opportunities & commercial services; and the site has arterial street frontage, on-site recreational activities, and no on-site environmental constraints.

Commissioner Morrison moved the Planning Commission open the 2017 Annual Docket Public Hearing to receive public testimony and information regarding CPA/ZCA2017-005 – Multiple Residential/MR Density. Commissioner Stephenson seconded. Motion carried.

Ray Sturtz, Community Planning Services, 15122-169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz placed exhibits 1-17 on the record and asked if any of the Commissioners did not receive the exhibits.

The Planning Commission was silent.

Consultant Planner Sturtz moved on to explain this docket item proposal in detail.

Commissioner Morrison moved the Planning Commission open public comment for CPA/ZCA2017-005 Multiple Residential/MR Density. Commissioner Stephenson seconded. Motion carried.

Julie Brown, 11913-180th Avenue NE, Arlington

Ms. Brown voiced concerns over changing the definition of density, effect it would have on the bog, affordable housing problems and options, and postings.

Brian Yarbrough, 206 Angeline Ave.

Mr. Yarbrough asked about “within walking distance”, vertical aspect and blocking beauty.

Leslie Cooper, 10814 Mt. Loop Hwy.

Mrs. Cooper asked about amount of acreage.

Eric Stewart, 802 Darwin’s Way

Mr. Stewart voiced concerns over screening and sidewalks.

Sam Irons, 17318 -114th PL NE, Granite Falls

Ms. Irons voiced concerns over public service and education.

Julie Brown, 11913-180th Avenue NE, Arlington

Ms. Brown voiced concerns over low income services and affordable housing.

Commissioner Stephenson moved to close the public testimony portion of the Public Hearing. Commissioner Morrison. Motion carried.

Commissioner Morrison moved the Planning Commission close the 2017 Annual Docket Public Hearing regarding CPA/ZCA2017-005 – Multiple Residential/MR Density. Commissioner Stephenson seconded. Motion carried.

D. Public Hearing – 8:05 PM, or soon thereafter

For consideration of updating the Transportation Element of the Comprehensive Plan in regards to the six-year Transportation Improvement Program and to correct minor errors and omissions.

Commissioner Stephenson moved the Planning Commission open the Public Hearing. Commissioner Morrison seconded. Motion carried.

Ray Sturtz, Community Planning Services, 15122-169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz placed exhibits 1-15 on the record and asked if any of the Commissioners did not receive the exhibits.

The Planning Commission was silent.

Consultant Planner Sturtz moved on to explain this docket item proposal in detail.

Commissioner Stephenson moved the Planning Commission open the public testimony portion of the Public Hearing. Commissioner Morrison seconded. Motion carried.

Eric Stewart, 802 Darwin's Way

Mr. Stewart asked about the extension of Quarry Road over the Mt. Loop as shown on an exhibit map.

Commissioner Duncan moved to close the public testimony portion of the Public Hearing. Commissioner Stephenson seconded. Motion carried.

Commissioner Morrison moved to close the Public Hearing. Commissioner Stephenson seconded. Motion carried.

E. Public Hearing – 8:15 PM, or soon thereafter

For consideration of updating the Six-year Capital Improvement Program in regards to water and sewer system proposed projects, costs, rates and expenditures.

Commissioner Morrison moved the Planning Commission open the Public Hearing. Commissioner Stephenson seconded. Motion carried.

Ray Sturtz, Community Planning Services, 15122-169th Ave. NE, Arlington, WA 98223

Consultant Planner Sturtz placed exhibits 1-15 on the record and explained the docket item proposal in detail.

Commissioner Stephenson moved to open the public testimony portion of the Public Hearing. Commissioner Morrison seconded. Motion carried.

Kari Cochrun, 707 Leola Lane

Mrs. Cochrun voiced concerns over the rate increases on her water bill not lining up with the proposed increase shown in the docket.

Eric Stewart, 802 Darwin's Way

Mr. Stewart voiced concerns over the rate increases and future water plans.

Leslie Cooper, 10814 Mt. Loop Hwy.

Mrs. Cooper asked if water and sewer hookups would be forced.

Commissioner Stephenson moved to close the public testimony portion of the Public Hearing. Commissioner Morrison seconded. Motion carried.

Commissioner Morrison moved to close the Public Hearing. Commissioner Stephenson seconded. Motion carried.

F. Public Hearing – 8:30 PM, or soon thereafter

For consideration of updating the Public Institutional (P/I) zone to: add “cemeteries” and “communication facilities” as conditional uses; amend minimum building setback requirements to provide equality between non-residential zones; and adjust landscaping requirements to accommodate the proposed setback requirements.

Commissioner Stephenson moved to open the Public Hearing. Commissioner Morrison seconded. Motion carried.

Ray Sturtz, Community Planning Services, 15122-169th Ave. NE, Arlington, WA 98223
Consultant Planner Sturtz placed exhibits 1-15 on the record and explained the docket item proposal in detail.

Commissioner Morrison moved to open the public testimony portion of the Public Hearing. Commissioner Duncan seconded. Motion carried.

No one from the audience chose to comment during the Public Hearing.

Commissioner Stephenson moved to close the public testimony portion of the Public Hearing. Commissioner Morrison seconded. Motion carried.

Commissioner Morrison moved the Planning Commission close the Public Hearing. Commissioner Stephenson seconded. Motion carried.

G. Public Hearing – 8:45 PM, or soon thereafter

For consideration of minor “Housekeeping” amendments that provide for: consistency within the city code; clarification of intent of certain code sections; correction of errors & omissions; and improved readability.

Commissioner Stephenson moved to open the Public Hearing. Commissioner Morrison seconded. Motion carried.

Ray Sturtz, Community Planning Services, 15122-169th Ave. NE, Arlington, WA 98223
Consultant Planner Sturtz placed exhibits 1-29 on the record and asked if any of the Commissioners did not receive the exhibits.

The Planning Commission was silent.

Consultant Planner Sturtz moved on to explain this docket item proposal in detail.

Commissioner Morrison asked for clarification in language regarding setbacks.

Commissioner Stephenson moved to open public testimony section of the Public Hearing. Commissioner Morrison seconded. Motion carried.

Eric Stewart, 802 Darwin’s Way
Mr. Stewart asked about the definition of a carport.

Kari Cochrun, 707 Leola Lane
Mrs. Cochrun asked about setback regulations and what is applies to.

Julie Brown, 11913-180th Avenue NE, Arlington

Ms. Brown voiced concerns over public notice.

Commissioner Stephenson moved to close the public testimony portion of the Public Hearing. Commissioner Morrison seconded. Motion carried.

Commissioner Morrison moved to close the Public Hearing. Commissioner Duncan seconded. Motion carried.

City Clerk Reese mentioned the error on the agenda of having the last Public Hearing posted two more times due to system error.

****DELIBERATIONS****

Commissioner Stephenson moved to establish a time for deliberations, adoption of findings & recommendations and moved the Planning Commission deliberate the public testimony received at the hearing at the next available Agenda at which time findings of fact, and a recommendation to the City Council may also be considered regarding CPA/ZMA2017-001 – West Stanley Future Land Use Map and Zoning Map Amendments. Commissioner Morrison seconded. Motion carried.

Commissioner Stephenson moved the Planning Commission deliberate the public testimony received at the 2017 Annual Docket Public Hearing at the next available Agenda at which time findings of fact, and a recommendation to the City Council may also be considered regarding CPA/ZMA2017-004 – Future Land Use Map and Zoning Map Updates. Commissioner Duncan seconded. Motion carried.

Commissioner Stephenson moved the Planning Commission deliberate the public testimony received at the 2017 Annual Docket Public Hearing at the next available Agenda at which time findings of fact, and a recommendation to the City Council may also be considered regarding CPA/ZCA2017-005 – Multiple Residential/MR Density. Commissioner Duncan seconded. Motion carried.

Commissioner Stephenson moved the Planning Commission deliberate the public testimony received at the 2017 Annual Docket Public Hearing at the next available Agenda at which time findings of fact, and a recommendation to the City Council may also be considered regarding CPA2017-002 – Transportation Element Update. Commissioner Morrison seconded. Motion carried.

Commissioner Stephenson moved the Planning Commission deliberate the public testimony received at the 2017 Annual Docket Public Hearing at the next available Agenda at which time findings of fact, and a recommendation to the City Council may also be considered regarding CPA2017-003 – CIP Update. Commissioner Morrison seconded. Motion carried.

Commissioner Stephenson moved the Planning Commission deliberate the public testimony received at the 2017 Annual Docket Public Hearing at the next available Agenda at which time findings of fact, and a recommendation to the City Council may also be considered regarding ZCA2017-001 – P/I Zone Update. Commissioner Morrison seconded. Motion carried.

Commissioner Stephenson moved the Planning Commission deliberate the public testimony received at the 2017 Annual Docket Public Hearing at the next available Agenda at which time findings of fact, and a recommendation to the City Council may also be considered regarding ZCA2017-002 – Housekeeping Amendments. Commissioner Duncan seconded. Motion carried.

7. CURRENT BUSINESS

There were no Current Business items on the Agenda.

8. REPORTS:

A. Staff Reports

There were no questions regarding the staff report.

9. CORRESPONDENCE:

There were no correspondence items for the Agenda.

10. ADJOURNMENT:

Commissioner Marsh adjourned the meeting.