



PLANNING COMMISSION

MEETING

AUGUST 8, 2017

7:00 PM

MINUTES

1. CALL TO ORDER:

Commissioner Cruger called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE:

Commissioner Cruger led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL:

Planning Commission

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

City Staff

Darla Reese, City Clerk

Consultants

Ray Sturtz - Community Planning Services

4. APPROVAL OF MINUTES

A. Meeting Minutes of July 11, 2017

Commissioner Marsh moved to approve the meeting minutes of July 11, 2017. Commissioner Morrison seconded. Motion carried.

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

No one from the audience chose to give public comment.

6. NEW BUSINESS

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

For consideration of proposed amendments included in the 2017 Comprehensive Plan and Development Regulations Annual Docket to amend the Land Use and Housing Elements of the Comprehensive Plan to revise the population and housing growth targets for 2035 pursuant to Snohomish County GPP-10-Growth Target Reconciliation. The revised 2035

population growth target for the city is 7,624 and 893 for the unincorporated portion of the Granite Falls Urban Growth Area (UGA). The new housing targets for the city and the UGA are 3,090 and 425 respectively.

Commissioner Marsh moved the Planning Commission open the 2017 Annual Docket Public Hearing to receive public testimony and information regarding CPA2017-006 – Population & Housing Reconciliation Growth Targets. Commissioner Morrison seconded. Motion carried

Commissioner Morrison moved to close the public testimony portion of the public hearing. Commissioner Marsh seconded. Motion carried.

No one from the audience chose to comment.

Commissioner Morrison moved to close the public testimony portion of the public hearing. Commissioner Marsh seconded. Motion carried.

Commissioner Cruger placed additional exhibit 14-Population and Housing Reconciliation Growth Targets and a slide.

Ray Sturtz, Community Planning Services

Consultant Planner Sturtz placed exhibits 1-14 on the record, asked if all of the Commissioners received the exhibits.

The Planning Commission all indicated they did.

Consultant Planner Sturtz explained the countywide planning policy changes.

Planning Commission questions included population numbers and an error on Table LU-6.

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

Commissioner Marsh moved the Planning Commission deliberate the public hearing testimony and information regarding CPA2017-006 – Population & Housing Reconciliation Growth Targets. Commissioner Morrison seconded. Motion carried.

Commissioner Morrison moved the Planning Commission close deliberations of the public hearing testimony and information regarding proposed CPA2017-006 – Population & Housing Reconciliation Growth Targets. Commissioner Marsh seconded. Motion carried.

Commissioner Morrison moved the Planning Commission adopt the findings of fact as presented in Exhibit 1 and recommend the City Council approve CPA2017-006 – Population & Housing

Reconciliation Growth Targets, to amend the Comprehensive Plan Land Use and Housing Elements as presented in Exhibits 2 & 3. Commissioner Marsh seconded. Motion carried.

7. CURRENT BUSINESS

**** Commissioner Cruger** indicated he listened to the recording of the last Planning Commission Meeting and reviewed in its entirety.

A. Deliberation – 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 the Planning Commission deliberate the public hearing testimony and information regarding CPA/ZMA2017-001. Commissioner Marsh seconded. Motion carried.

Planning Commission discussed comments and concerns that were brought up at the public hearing including rebuilding homes and downzoning.

Commissioner Marsh moved the Planning Commission close deliberations regarding CPA/ZMA2017-001. Commissioner Morrison seconded. Motion carried.

Commissioner Morrison moved to approve CPA/ZMA2017-001 as presented in Exhibit 2 page 3 with parcel 10 and adopt the findings. Commissioner Marsh seconded. Motion carried.

B. Deliberation – 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 deliberate the public hearing testimony and information regarding CPA2017-003 Capital Improvement Program. Commissioner Duncan seconded. Motion carried.

Consultant Sturtz passed out information received from City Manager Kirk and Consultant Perkins in response to table questions that came up during the public hearing. Consultant Sturtz reviewed these changes in detail with the Commission.

Planning Commission discussed comments and concerns that were brought up at the public hearing including water and sewer rate increases, future water plans, and forced utility hookups.

Commissioner Morrison moved to close the deliberations of public hearing on CPA2017-003 as presented. Commissioner Marsh seconded. Motion carried.

Commissioner Morrison moved the Planning Commission adopt the findings of fact in Exhibit 1 and recommend the City Council approve CPA2017-003as presented in the amended Exhibit 2. Commissioner Marsh seconded. Motion carried.

C. Deliberation – 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; to adjust landscaping requirements to accommodate the proposed setback requirements.

Commissioner Marsh moved to open the deliberations for ZCA2017-001 Public Institutional Zone update. Commissioner Morrison seconded. Motion carried.

Commissioner Marsh moved to close deliberations. Commissioner Morrison seconded. Motion carried.

Commissioner Morrison moved the Planning Commission adopt the findings of fact in Exhibit 1 and recommend the City Council approve ZCA2017-001 as presented in Exhibit 2. Commissioner Duncan seconded. Motion carried.

D. Deliberation – 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 Morrison moved the Planning Commission deliberate the public hearing testimony and information regarding ZCA2017-002 Housekeeping Proposed Amendments. Commissioner Marsh seconded. Motion carried.

Consultant Sturtz passed out information about the definition of a carport, and setback definitions in response to questions that came up during the public hearing. Consultant Sturtz reviewed these changes in detail with the Commission.

Planning Commission discussed comments and concerns that were brought up at the public hearing including public notice and use of public media.

Commissioner Morrison moved to close deliberations on ZCA2017-002. Commissioner Marsh seconded. Motion carried.

Commissioner Duncan moved the Planning Commission adopt the findings of fact in Exhibit A and recommend City Council approve ZCA2017-002 as presented in Exhibits 2-16 as amended. Commissioner Marsh seconded. Motion carried.

E. Deliberation – 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 Marsh moved to open the deliberations for CPA/ZMA2017-004. Commissioner Morrison seconded. Motion carried.

Consultant Sturtz and the Planning Commission discussed the liability question brought up on parcels 15 and 16 (map number) and ownership of property that was brought up at the public hearing.

Commissioner Marsh moved to close deliberations. Commissioner Morrison seconded. Motion carried.

Commissioner Morrison moved the Planning Commission adopt the findings of fact in Exhibit 1 and recommend the City Council approve CPA/ZMA2017-004 as presented in Exhibit 2. Commissioner Marsh seconded. Motion carried.

F. Deliberation – Updating 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 facilities, and no on-site environmental constraints.

Commissioner Morrison moved to open the deliberations on CPA/ZCA2017-005 Multiple Residential Density. Commissioner Duncan seconded. Motion carried.

Consultant Sturtz mentioned the only add was changing the word “business” to “industrial” (purpose statement on amended Exhibit 3 and in subsection I) which was in the PowerPoint presentation at the public hearing.

City Clerk Reese pointed out a numbering error on page 2 of Exhibit 3 (I). (3) is listed twice.

Planning Commission discussed comments and concerns that were brought up at the public hearing including bog, size of area, affordable and subsidized housing, density numbers of other cities, blocking of views, height restrictions, public services and education.

Commissioner Duncan moved to close deliberations on CPA/ZCA2017-005. Commissioner Morrison seconded. Motion carried.

Commissioner Duncan moved the Planning Commission adopt the findings of fact in Exhibit A and recommend the City Council approve CPA/ZCA2017-005 as presented in Exhibits 2 and 3 with the

alternative zoning code amendment presented in Exhibit 18 replacing the word “business” with “industrial” as seen in amended Exhibit 3. Commissioner Morrison seconded. Motion carried.

G. Deliberation – Updating the Transportation Element of the Comprehensive Plan in regards to six-year Transportation Improvement Program and to correct minor errors and omissions.

Commissioner Marsh moved to open deliberations on CPA2017-002 Transportation Element Update. Commissioner Morrison seconded. Motion carried.

Planning Commission discussed comments and concerns that were brought up at the public hearing including extension of Quarry Road on the Comprehensive Plan Future Land Use Map.

Commissioner Marsh moved to close deliberations. Commissioner Morrison seconded. Motion carried.

Commissioner Morrison moved the Planning Commission adopt the findings of fact in Exhibit 1 and recommend the City Council approve CPA2017-002 as presented in Exhibit 2. Commissioner Marsh seconded. Motion carried.

8. REPORTS:

A. Staff Reports

Planning Commission and City Clerk Reese discussed the location of Pilchuck Village, Suncrest Farms building permits, and were updated on plans for a new City Hall across the street.

9. CORRESPONDENCE:

Commissioner Marsh gave a Show N’ Shine update and helping give exposure to the sport of “flat truck racing.”

Commissioner Cruger mentioned they gave away a lot of ice cream at the museum.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.