

PLANNING COMMISSION
MEETING
OCTOBER 9, 2018
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 – Absent

City Staff
Darla Reese, City Clerk

Consultants
Ray Sturtz - Community Planning Services

4. APPROVAL OF MINUTES

A. Meeting Minutes of September 11, 2018

Commissioner Marsh moved to approve the meeting minutes of September 11, 2018.
Commissioner Morrison seconded.

Commissioner Cruger pointed out under Item 6H. He made a motion to accept a whole bunch of items that were discussed and it could not be done at that point in time. It is now found in today's meeting as it was added to the Consent Agenda and it can be done tonight.

Motion carried.

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

Glenna and Carl introduced themselves to the Planning Commission. They live out on Jordan Road and indicated they were present to learn about development and changes going on in the City.

6. NEW BUSINESS

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

For consideration of changing the maximum allowed building height in the Multiple Residential (MR) zone from 50 feet to 33 feet

Commissioner Marsh moved the Planning Commission open the 2018 Annual Docket Public Hearing for ZCA2018-006. Commissioner Morrison seconded. Motion carried.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, 98223

Consultant Sturtz submitted Exhibits 1-14 into the record and discussed the proposal. He asked if the Planning Commission was missing any public hearing exhibits. All Planning Commission members nodded that they were not missing any of the public hearing exhibits.

Consultant Sturtz mentioned the proposal was to limit the building height in the MR zone from 50 feet to 33 feet. The reason behind this change was because the Snohomish County Fire District No. 17 does not have a ladder truck that would reach this height. This change would also make the zoning consistent with the other residential zone limitations on height of 33 feet.

Commissioner Cruger mentioned that there are currently no buildings in town that exceed 33 feet in height.

Commissioner Cruger stated no one was present or signed up for public comments.

Commissioner Marsh moved that the Planning Commission close the 2018 Annual Docket Public Hearing regarding ZCA2018-006. Commissioner Morrison seconded. Motion carried.

B. Public Hearing – 7:15 PM or soon thereafter

For consideration of increasing the maximum allowed density from 24 dwelling units per acre to 28 dwelling units per acre in all Multiple Residential (MR) zoned areas of the city. The 24 dwelling units per acre maximum density will be subject to open space and recreational facilities being provided on site, and there are no environmentally critical areas on-site.

Commissioner Marsh moved the Planning Commission open the 2018 Annual Docket Public Hearing to receive public testimony and information regarding ZCA2018-007. Commissioner Morrison seconded. Motion carried.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, Arlington, WA 98223

Consultant Sturtz submitted Exhibits 1-17 into the record and an added slide to the exhibit which is a colored slide in Exhibit 5. He asked if the Planning Commission was missing any public hearing exhibits. All Planning Commission members answered in affirmative that they have all of the exhibits.

He went on to explain the proposal in detail. He stated the reasoning behind this proposed amendment is to accommodate for the GMA mandated housing and population targets and provide quality between different MR zoned areas of the City.

Commissioner Cruger stated no one was present for public comments.

Commissioner Marsh moved that the Planning Commission close the 2018 Annual Docket Public Hearing regarding ZCA2018-007. Commissioner Morrison seconded. Motion carried.

7. CURRENT BUSINESS

A. Deliberations – CPA/ZMA2018-001a – Regarding the consideration of changing the Comprehensive Plan and Zoning designations from Central Business District & CBD to Public/Institutional & P/I for a parcel located at 115 S. Indiana Avenue

Commissioner Marsh moved the Planning Commission deliberate the public hearing testimony and information regarding CPA/ZMA2018-001a. Commissioner Morrison seconded. Motion carried.

Consultant Sturtz asked the Commissioners individually the following questions:

1. Do you have any interest in this property?
Commissioner Cruger: No
Commissioner Morrison: No
Commissioner Marsh: No
2. Do you own property within 300' of this parcel?
Commissioner Cruger: No
Commissioner Morrison: No
Commissioner Marsh: No
3. Have you had any contact/discussions with the general public outside of the public hearing?
Commissioner Cruger: No
Commissioner Morrison: No
Commissioner Marsh: No

Commissioner Morrison moved to close the deliberations on CPA/ZMA2018-001a. Commissioner Marsh seconded. Motion carried.

B. Deliberations – CPA/ZMA2018-001 – 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 Marsh moved the Planning Commission deliberate the public hearing testimony and information regarding CPA/ZMA2018-001. Commissioner Morrison seconded. Motion carried.

Consultant Sturtz asked the Commissioners individually the following questions:

1. Do you have any interest in this property?
Commissioner Cruger: No
Commissioner Morrison: No
Commissioner Marsh: No

2. Do you own property within 300' of this parcel?
Commissioner Cruper: No
Commissioner Morrison: No
Commissioner Marsh: No

3. Have you had any contact/discussions with the general public outside of the public hearing?
Commissioner Cruger: No
Commissioner Morrison: No
Commissioner Marsh: No

Commissioner Morrison moved to close deliberations on CPA/ZMA2018-001. Commissioner Marsh seconded. Motion carried.

C. Deliberations – CPA/ZMA2018-002– For consideration of changing the Comprehensive Plan and Zoning designations from Public/Institutional & P/I to Downtown Residential & DT-2500 for a vacant parcel located at 808 East Galena Street.

Commissioner Marsh moved the Planning Commission deliberate the public hearing testimony and information regarding CPA/ZMA2018-002. Commissioner Morrison seconded. Motion carried.

Consultant Sturtz asked the Commissioners individually the following questions:

1. Do you have any interest in this property?
Commissioner Cruger: No
Commissioner Morrison: No
Commissioner Marsh: No

2. Do you own property within 300' of this parcel?
Commissioner Cruper: No
Commissioner Morrison: No
Commissioner Marsh: No

3. Have you had any contact/discussions with the general public outside of the public hearing?

Commissioner Cruger: No

Commissioner Morrison: No

Commissioner Marsh: No

Commissioner Cruger asked about the surplus property process.

Commissioner Morrison moved to close deliberations on CPA/ZMA2018-002. Commissioner Marsh seconded. Motion carried.

8. CONSENT AGENDA DELIBERATIONS:

- 1. ZCA2018-001 for consideration of minor “Housekeeping” amendments that provide for: (1) consistency within the city code; (2) clarification of intent of certain code sections; (3) correction of errors & omissions; and (4) improved readability;**
- 2. ZCA2018-002 for consideration of amending the Landscape & Screening section of the Unified Development Code to: (1) provide for a replacement ratio for significant trees removed from required buffers or setbacks; (2) clarify that landscape standards apply to all residential developments; and (3) require automatic irrigation systems for all required landscaping except on a single-family lot;**
- 3. ZCA2018-003 for consideration of amending the Unified Development Code by adding: (1) Definitions for “animal shelters”, “catteries”, “grooming services”, “kennels, and “pet shops”; (2) Pet shops and grooming services as a Principal Uses in the CBD zone and GC zone and (3) Animal shelters and catteries as Conditional Uses in the CBD and GC zones;**
- 4. ZCA2018-004 for consideration of amending the Unified Development Code to delete Recreational Vehicle Park as a Conditional Use in the R-9600 zone, R-7200 zone, and GC zone in order to accommodate mandated housing and employment growth targets;**
- 5. ZCA2018-005 for consideration of amending the Unified Development Code to delete “duplex” as a Conditional Use in the R-9600 and R-7200 zones and add “duplex” as an allowed Principal Use in said zones subject to a specified minimum lot size;**
- 6. ZCA2018-006 for consideration of changing the maximum allowed building height in the Multiple Residential (MR) zone from 50 to 33 feet;**
- 7. ZCA2018-007 for consideration of increasing the maximum allowed density from 24 dwelling units per acre to 28 dwelling units per acre in all Multiple Residential (MR) zoned areas of the city. The 24 dwelling units per acre maximum density will be subject to open space and recreational facilities being provided on site, and there are no environmentally critical areas on-site.**

Commissioner Marsh moved to open deliberations on the Consent Agenda items. Commissioner Morrison seconded. Motion carried.

ZCA2018-002 for consideration of amending the Landscape & Screening section of the Unified Development Code to: (1) provide for a replacement ratio for significant trees removed from required buffers or setbacks; (2) clarify that landscape standards apply to all residential developments; and (3) require automatic irrigation systems for all required landscaping except on a single-family lot;

Added modification to item includes:

- Safety hazards, geological, environmental conditions and unique aspects of the property as opposed to neighboring properties

Commissioner Morrison moved to close the deliberations on the Consent Agenda. Commissioner Marsh seconded. Motion carried.

Commissioner Marsh moved that the Planning Commission adopt the Consent Agenda and findings of fact as presented. Commissioner Morrison seconded. Motion carried.

7A. CPA/ZMA2018-001a – Regarding the consideration of changing the Comprehensive Plan and Zoning designations from Central Business District & CBD to Public/Institutional & P/I for a parcel located at 115 S. Indiana Avenue

Commissioner Marsh moved the Planning Commission adopt the findings of facts on CPA/ZMA2018-001a. Commissioner Morrison seconded. Motion carried.

Commissioner Marsh moved that the Planning Commission approve CPA/ZMA2018-001a as presented. Commissioner Morrison seconded. Motion carried.

7B. CPA/ZMA2018-001 – 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 Marsh moved the Planning Commission adopt the findings of facts on CPA/ZMA2018-001. Commissioner Morrison seconded. Motion carried.

Commissioner Marsh moved that the Planning Commission approve CPA/ZMA2018-001. Commissioner Morrison seconded. Motion carried.

7C. CPA/ZMA2018-002– For consideration of changing the Comprehensive Plan and Zoning designations from Public/Institutional & P/I to Downtown Residential & DT-2500 for a vacant parcel located at 808 East Galena Street.

Commissioner Marsh moved the Planning Commission adopt the findings of facts on CPA/ZMA2018-002. Commissioner Morrison seconded. Motion carried.

Commissioner Marsh moved that the Planning Commission approve CPA/ZMA2018-002. Commissioner Morrison seconded. Motion carried.

Consultant Sturtz mentioned that the 2019 Docket closes by the end of the month. If the Planning Commission has any ideas or proposals to place on the docket for next year, please let Ray know.

9. REPORTS:

A. City Clerk Reports

Commissioner Cruger inquired on the location of the putter company.

B. Homework

Consultant Sturtz mentioned the Shoreline Master Program Update amendments and updated pages to insert into the Planning Commission’s binders. He went on to discuss the timeline for the SMP update.

10. CORRESPONDENCE:

Commissioner Cruger and Marsh spoke regarding the upcoming tourism meeting on October 18th. They will be in attendance at this meeting along with the City Manager and a couple of the City Councilmembers.

11. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.