

PLANNING COMMISSION MEETING
MINUTES
MARCH 3, 2022
6:30 PM

I. CALL TO ORDER

Kristin calls the March 3, 2022 Planning Commission to order at 6:34 PM

II. ROLL CALL

1. Rob Requa - Present
2. Kristin Lavelle - Present
3. Aida Miller - Present
4. Don Williams - Present
5. Christina Wegner - Present

III. APPROVAL OF AGENDA

- i. Don motions to approve the March 3, 2022, agenda. Rob seconds. All in favor. Motion carried.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- i. Rob motions to approve the February 3, 2022, meeting minutes. Don seconds. All in favor. Motion carried. – amend Kristin’s name on February’s minutes.

V. DISCUSSION ITEMS

1. Municipal Code 17.16.050 – permission to submit to council with proposed amendment
 - i. This is for the Airport. Rob motions to submit to council with proposed amendment. Don seconds. All in favor. Motion carried.
- ~~2. Variance Application – Essential Flight Operations Scott Chase – septic field~~
3. High Mountain Landscaping – Jake Cumming – concept for & acres development
 - i. Jake explains to the Commission about purchasing the property up Squire Creek and building single family homes. The water access will come from the water main on Alvord. Rob asks the size of the lots. Jake explains that they would be at minimum the 1250 square feet required by the code. He would like to get their permission to move forward with surveying with developing as the goal. Rob asks if he had thought about multi family. Jake does say that he has considered it. He has also thought about getting the single-family residence started and look at the larger lots to do multi family. Kristin asks about putting the 3rd well on line, if that needs to happen before running new line to this property. Dan explains that the Town currently has enough water for this project but ultimately, the Town plans to bring the 3rd well online. Amy suggests putting a turn around at the end of the neighborhood for emergency services, and that will have to be approved by the Fire Department. Kristin does state that this does fit with the growth management plan.

4. BLA High Mountain Landscaping – for property located on Squire Creek Road and 459th Ave NE (Stillaguamish Lane)
 - i. The current houses down this road will keep their address as 459th, but new development will become Stillaguamish Lane. After discussion, it is determined that the current homes will have to change their address to Stillaguamish Lane. Jake explains that they are getting close to finishing the BLA. Amy will be working on finalizing this, not next week but the week after. Amy states that the BLA will be quick, and the Short Platt looks good. Down at the end of the road, Jake is going to put a hammerhead in for emergency services. Fire Department will just have to approve it. The Town just needs the final drawings. Jake is hoping that he will be able to resubmit the final plans in the next few weeks. Amy states that the drawings look well, there were just a few concerns for fire that needed to be addressed.
5. Short Plat High Mountain Landscaping – property located on 459th Ave NE, (Stillaguamish Lane)
 - i. Once the final documents are in, Kristin will sign off on them.
6. Motion No. 03012022 – docket for the Comprehensive Plan Update
 - i. Amy clarifies that this is not the big comp plan, this is just the yearly update. There are only two items on the docket. One is the DWIC property that is annexed. This piece is zoned as residential. They need to change the use in the comp plan. The Town resubmitted the county docket that the Commission approved last year with different boarders. Amy will update the maps. Dianne explains the changes on the map. Dan explains that the county did not approve the original update and there was miscalculation on population expansion. The annual docket is just the rezone on the property. Amy is also putting on the annual docket a few changes to 17.80.030.
 - ii. Rob motions to approve Motion No. 03012022. Christina seconds. All in favor. Motion carried.
7. Comprehensive Plan update
 - i. The growth targets were approved last week. The official growth target for 2044 is 1,983. The county will take these numbers to start their housing report.
 - ii. With the piece being removed from the UGA, it took away some of the Town’s employment growth. The employment target for 2044 is 1,091.
 - iii. Land use and housing chapters will need to be explored.
 - iv. Amy tells Dianne that there will be a grant available to help with the comp plan process.
 - v. Kristin asks if they should set a date for some workshops to go over the maps. Dianne reminds the Commission that they had already decided to start workshops in May.

- vi. There is discussion about residential housing above store fronts in the commercial zones. The code is missing multi use code that would allow for that, so the Commission would need to write code.
- vii. Amy suggests that the Commission really concentrate on the State Comp Plan update vs their yearly update.

VI. VISITORS

VII. ADJOURN

Kristin adjourns the meeting March 3, 2022 Meeting at 7:26 PM

Kristin Lavelle, Chair

ATTEST:

Dianne Allen, Clerk-Treasurer