


CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: December 10, 2018

AGENDA ITEM: PA 18-001 – 2018 Comprehensive Plan Amendment 3 – Planned Road Connector Revisions	AGENDA SECTION: New Business	
PREPARED BY: Angela Gemmer, Senior Planner	APPROVED BY: 	
ATTACHMENTS: 1. Adopting Ordinance with the following attachments: <ul style="list-style-type: none"> · Exhibit A – Figure 4-2, · Exhibit B – Figure 4-49, · Exhibit C – Figure 4-56, · Exhibit D – Figure 11, · Figure E – Figure 13, and · Figure F – Figure 15. 2. PC Recommendation dated November 14, 2018 3. PC Minutes dated October 9 and November 14, 2018	MAYOR	CAO
	BUDGET CODE:	AMOUNT:

DESCRIPTION:

The Community Development Department initiated a NON-PROJECT action Comprehensive Plan Amendment updating Figures 4-2, 4-49, and 4-56 of the *Land Use Element*, and Figures 11, 13, and 15 of the *Transportation Element*, to reflect revisions to the intended alignment of various planned road connectors.

The Planning Commission (PC) held a public workshop on October 9, 2018, and a duly advertised public hearing on November 14, 2018 to review the proposed Comprehensive Plan Amendment. There was no public testimony provided at the public hearing. Following the public hearing, the PC made a motion to recommend the Comprehensive Plan Amendment – ‘Planned Road Connector Revisions’ to Marysville City Council for adoption by ordinance.

RECOMMENDED ACTION: Affirm the PC’s Recommendation and adopt the Comprehensive Plan Amendment Planned Road Connector Revisions, by Ordinance.
COUNCIL ACTION:

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON RELATING TO THE MARYSVILLE GROWTH MANAGEMENT COMPREHENSIVE PLAN, ORDINANCE NO. 3000, AS PREVIOUSLY AMENDED, AND THE CITY'S UNIFIED DEVELOPMENT CODE (MMC TITLE 22); AND APPROVING THE 2018 CITY INITIATED COMPREHENSIVE PLAN AMENDMENT REQUEST NO. 3 (TRANSPORTATION CONNECTOR REVISIONS), WHICH AMENDS MAPS AND FIGURES WITHIN THE COMPREHENSIVE PLAN TO SHOW THE MODIFIED LOCATION OF VARIOUS PROPOSED ROAD CONNECTIONS PURSUANT TO THE CITY'S ANNUAL COMPREHENSIVE PLAN AMENDMENT AND UPDATE PROCESS.

WHEREAS, on September 15, 2015 the Marysville City Council adopted Ordinance No. 3000 adopting an updated Growth Management Comprehensive Plan ("Comprehensive Plan") for the City of Marysville; and

WHEREAS, the Growth Management Act allows jurisdictions to amend comprehensive plans once a year, except in those situations enumerated in RCW 36.70A.130(2)(a); and

WHEREAS, on January 27, 1997 the Marysville City Council adopted Resolution No. 1839, providing for procedures for annual amendment and update of the City's Comprehensive Plan; and

WHEREAS, on May 27, 2002 the Marysville City Council adopted Ordinance No. 2406, adding former Chapter 18.10 to the Marysville Municipal Code (MMC) "Procedures For Legislative Actions" which established procedures for processing and review of legislative actions relating to amendments or revision to the Comprehensive Plan and Development Regulations; and WHEREAS, on February 14, 2011, the Marysville City Council passed Ordinance No. 2852, adopting the Unified Development Code, which recodified former Chapter 18.10 to Chapter 22G.020; and

WHEREAS, the 2018 Comprehensive Plan amendments include a City Initiated Amendment Request No. 3 (Transportation Connector Revisions), which proposes to revise Figures 4-2 (Exhibit A), 4-49 (Exhibit B), and 4-56 (Exhibit C) of the *Land Use Element* of the Comprehensive Plan, and Figures 11 (Exhibit D), 13 (Exhibit E), and 15 (Exhibit F) of the *Transportation Element* of the Comprehensive Plan to show the modified location of various proposed road connections shown on said maps and figures; and

WHEREAS, on October 23, 2018, the City issued a State Environment Policy Act Mitigated Threshold Determination of Non-Significance (MDNS), which addresses the environmental impacts of the City Initiated Amendment Request No. 3 (Transportation Connector Revisions), a non-project action proposal; and

WHEREAS, on September 26, 2018 the City submitted the proposed 2018 Comprehensive Plan Land Use Map amendments (Material ID No. 25327) to the State of Washington Department of Commerce for 60-day review in accordance with RCW 36.70A.106; and

WHEREAS, the Marysville Planning Commission, after review of the proposed 2018 Comprehensive Plan Land Use Map amendment, held public workshop on October 9, 2018, and held a public hearing on November 14, 2018, and received testimony from staff and other interested parties following public notice; and

WHEREAS, the Planning Commission prepared and provided its written recommendation that said proposed amendment be approved by the Marysville City Council; and

WHEREAS, on December 10, 2018 the Marysville City Council reviewed the Planning Commission's recommendation related to the proposed 2018 Comprehensive Plan Land Use Map amendments;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. With respect to the 2018 City Initiated Amendment Request No. 3 (Transportation Connector Revisions), the City Council hereby finds as follows:

1. The 2018 City Initiated Amendment Request No. 3 (Transportation Connector Revisions) is consistent with the City's Comprehensive Plan and Unified Development Code;
2. The 2018 City Initiated Amendment Request No. 3 (Transportation Connector Revisions) is consistent with the State Growth Management Act and the State Environmental Policy Act;
3. The 2018 City Initiated Amendment Request No. 3 (Transportation Connector Revisions) is warranted by significant changes in circumstances; and
4. The 2018 City Initiated Amendment Request No. 3 (Transportation Connector Revisions) is warranted by sufficient benefit or cost to the public health, safety and welfare.

Section 2. The City Council hereby amends the Marysville Growth Management Comprehensive Plan and Ordinance No. 3000, as previously amended, by adopting 2018 City Initiated Amendment Request No. 3 (Transportation Connector Revisions), which amends Figures 4-2 (Exhibit A), 4-49 (Exhibit B), and 4-56 (Exhibit C) of the *Land Use Element* of the Comprehensive Plan, and Figures 11 (Exhibit D), 13 (Exhibit E), and 15 (Exhibit F) of the *Transportation Element* of the Comprehensive Plan to show the modified location of various proposed road connections shown on said maps and figures. This amendment shall be included with the Comprehensive Plan filed in the office of the City Clerk and shall be available for public inspection.

Section 3: Severability. If any section, subsection, sentence, clause, phrase or work of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2018.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____

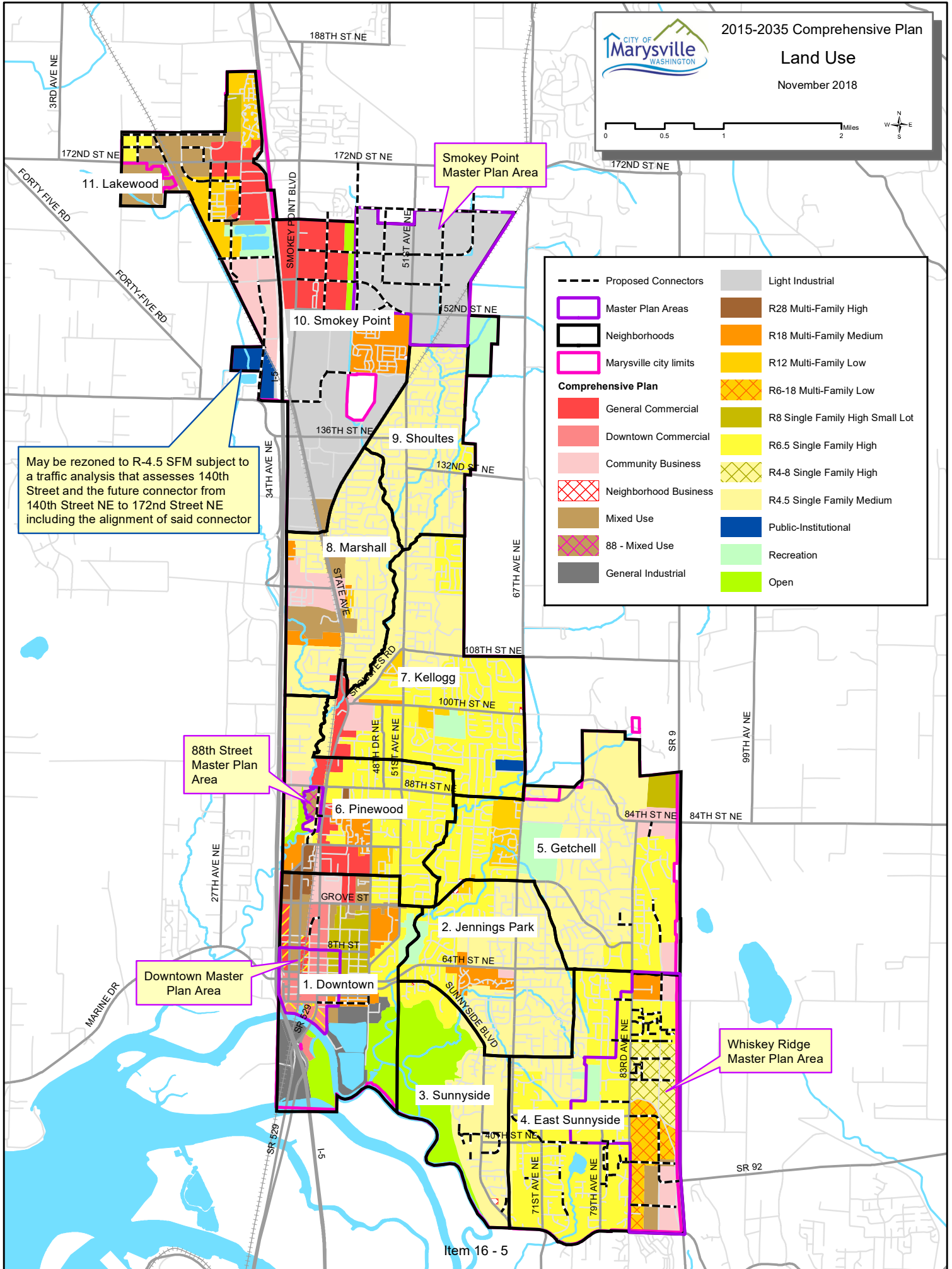
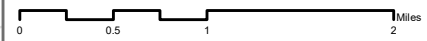
EXHIBIT A



2015-2035 Comprehensive Plan

Land Use

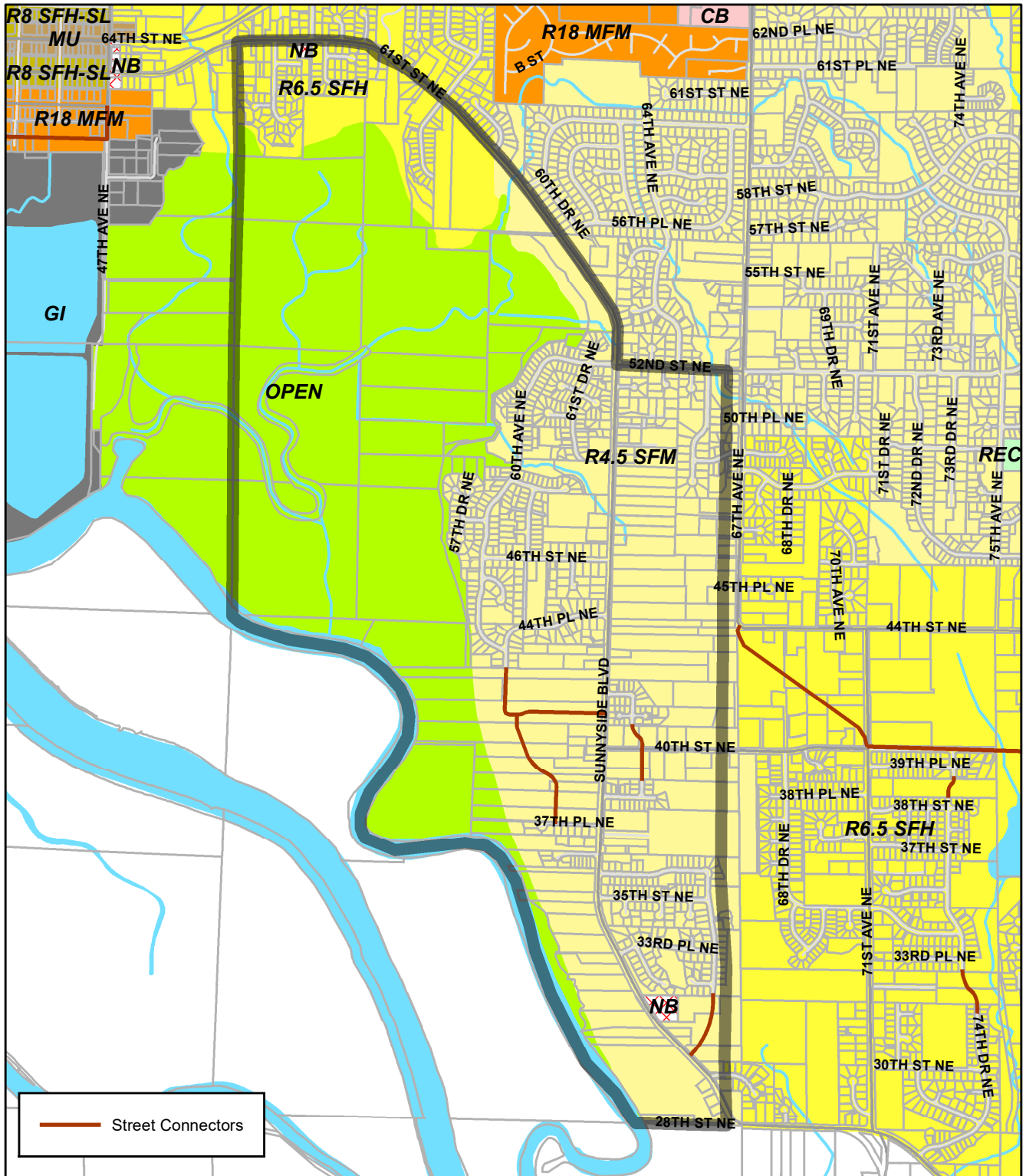
November 2018



	Proposed Connectors		Light Industrial
	Master Plan Areas		R28 Multi-Family High
	Neighborhoods		R18 Multi-Family Medium
	Marysville city limits		R12 Multi-Family Low
Comprehensive Plan			R6-18 Multi-Family Low
	General Commercial		R8 Single Family High Small Lot
	Downtown Commercial		R6.5 Single Family High
	Community Business		R4-8 Single Family High
	Neighborhood Business		R4.5 Single Family Medium
	Mixed Use		Public-Institutional
	88 - Mixed Use		Recreation
	General Industrial		Open

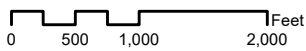
May be rezoned to R-4.5 SFM subject to a traffic analysis that assesses 140th Street and the future connector from 140th Street NE to 172nd Street NE including the alignment of said connector

EXHIBIT B



Sunnyside Neighborhood Planning Area 3

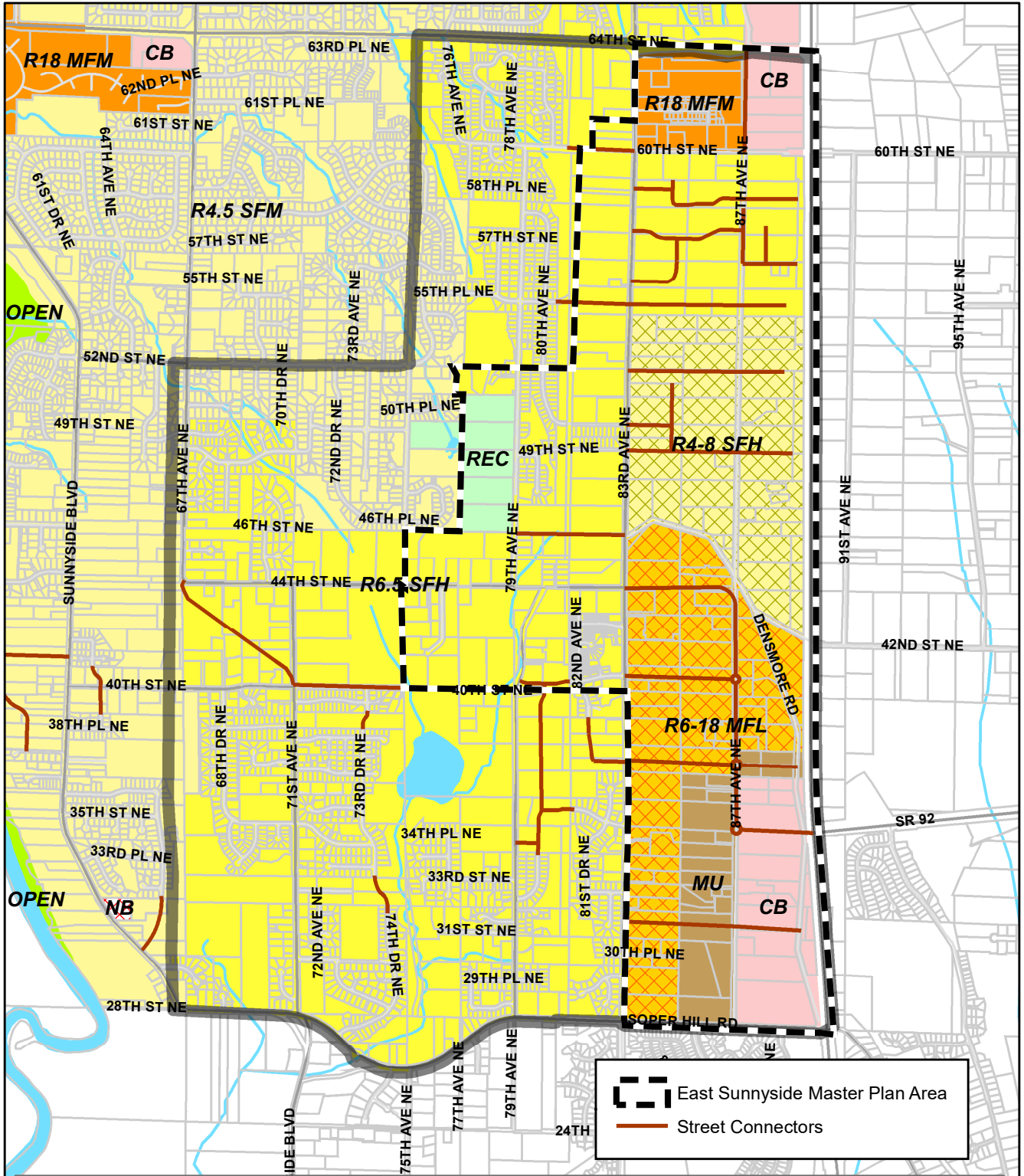
LAND USE





11/2018

- | | |
|-------------------------|---------------------------------|
| General Commercial | R12 Multi-Family Low |
| Downtown Commercial | R6-18 Multi-Family Low |
| Community Business | R8 Single Family High Small Lot |
| Neighborhood Business | R6.5 Single Family High |
| Mixed Use | R4-8 Single Family High |
| 88 - Mixed Use | R4.5 Single Family Medium |
| General Industrial | Public-Institutional |
| Light Industrial | Recreation |
| R28 Multi-Family High | Open |
| R18 Multi-Family Medium | |

EXHIBIT C



 East Sunnyside Master Plan Area

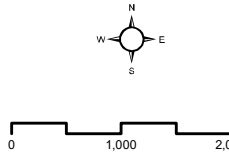
 Street Connectors



East Sunnyside Neighborhood

Planning Area 4

LAND USE



11/2018




















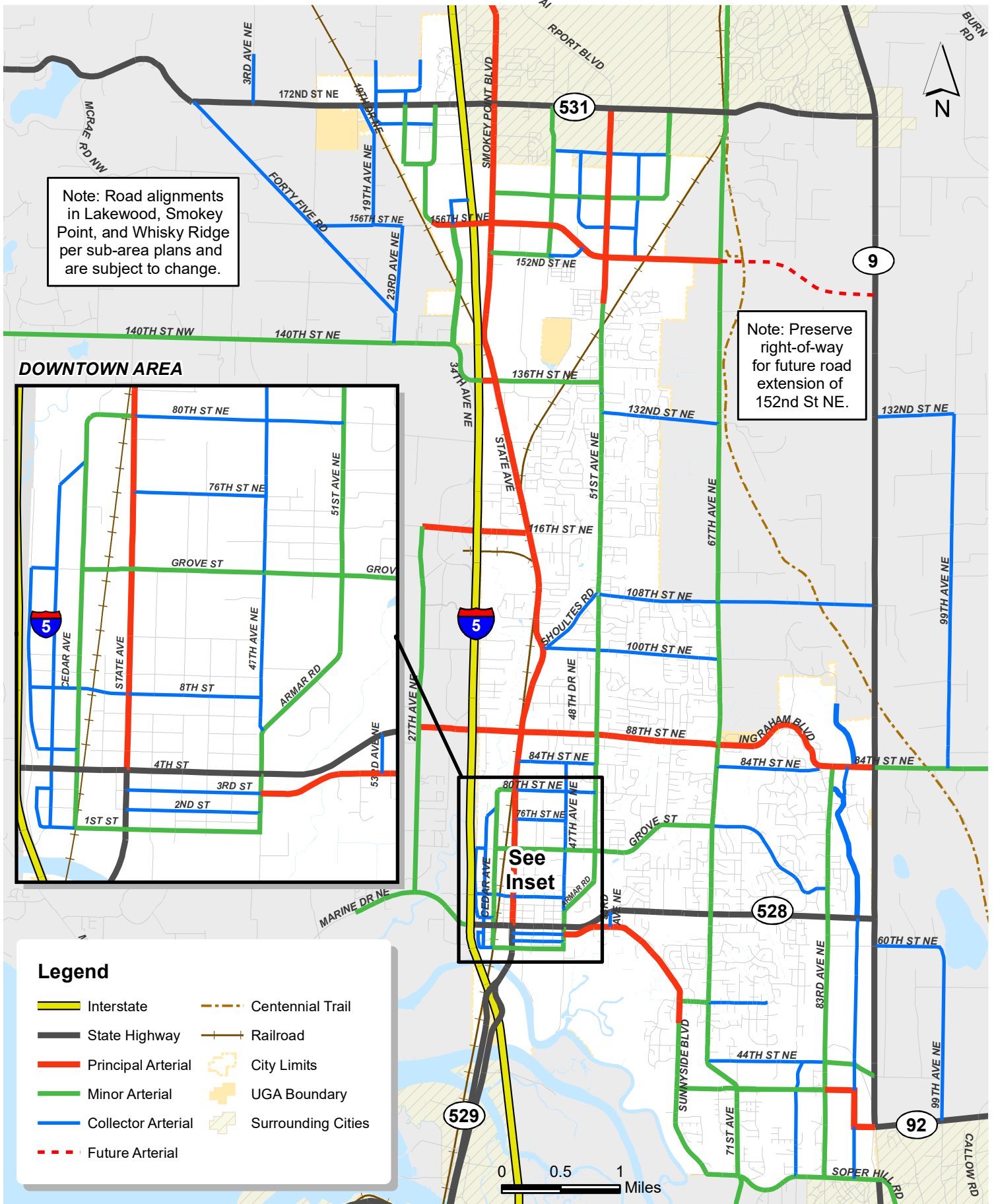
- | | |
|---|---|
|  General Commercial |  R12 Multi-Family Low |
|  Downtown Commercial |  R6-18 Multi-Family Low |
|  Community Business |  R8 Single Family High Small Lot |
|  Neighborhood Business |  R6.5 Single Family High |
|  Mixed Use |  R4-8 Single Family High |
|  88 - Mixed Use |  R4.5 Single Family Medium |
|  General Industrial |  Public-Institutional |
|  Light Industrial |  Recreation |
|  R28 Multi-Family High |  Open |
|  R18 Multi-Family Medium | |

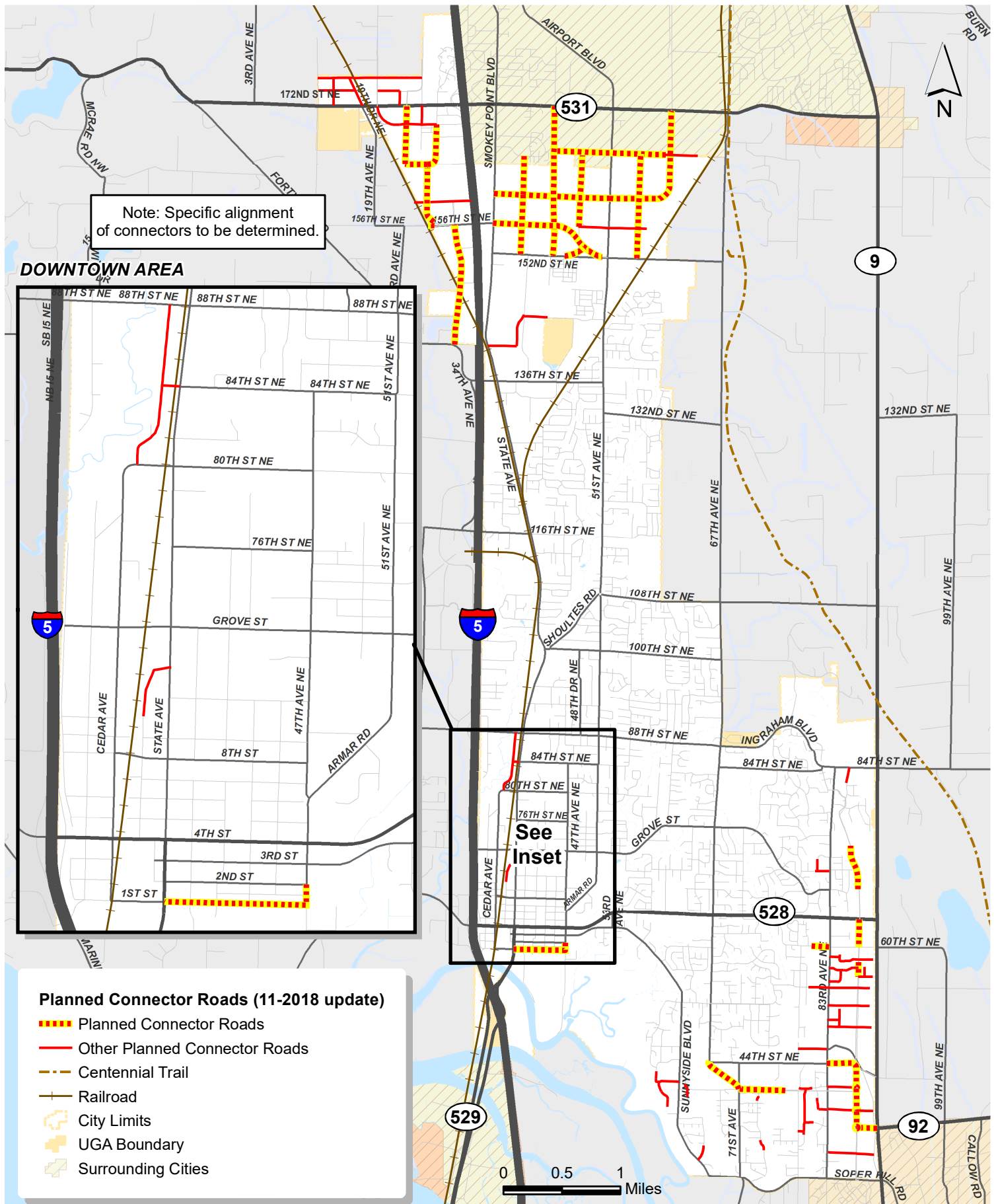
EXHIBIT D



Roadway Functional Classification

FIGURE

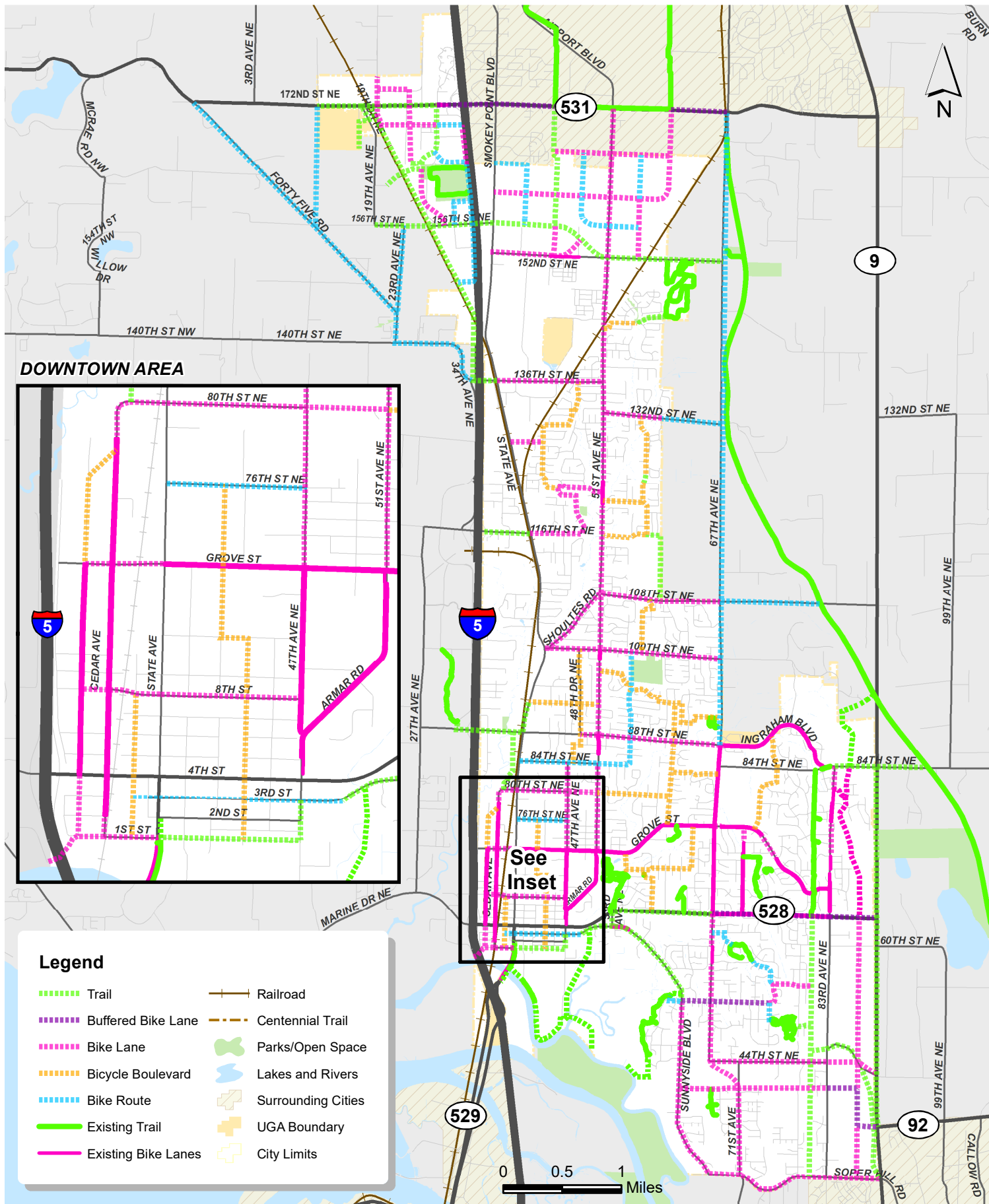
EXHIBIT E



Planned Connector Roads 11/2018

FIGURE

EXHIBIT F



Bicycle System Plan November 2018

FIGURE



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

PC Recommendation – 2018 Comprehensive Plan Amendments

The Planning Commission (PC) of the City of Marysville, having held a public hearing on November 14, 2018 in review of a NON-PROJECT action amendment of the Marysville Comprehensive Plan, proposing adoption of the 2018 Comprehensive Plan Amendments an amendment of the Marysville Comprehensive Plan, and having considered the exhibits and testimony presented, PC does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The proposal was submitted to the State of Washington Department of Commerce for 60-day review on September 26, 2018, in accordance with RCW 36.70A.106.
2. The PC held a public work sessions to both introduce and review the NON-PROJECT action amendments proposing adoption of the NON-PROJECT action 2018 Comprehensive Plan Amendments as described above, on September 25 and October 9, 2018.
3. The PC held a duly-advertised public hearing on November 14, 2018 and received testimony from city staff and the public.
4. At the public hearing, the PC reviewed and considered the 2018 Comprehensive Plan Amendments.

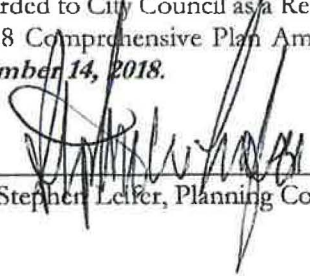
CONCLUSION:

At the public hearing, held on November 14, 2018, the PC recommended **APPROVING** the 2018 Comprehensive Plan Amendments.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of **APPROVAL** of the NON-PROJECT action known as 2018 Comprehensive Plan Amendments, an amendment of the Marysville Comprehensive Plan, on **November 14, 2018.**

By:



Stephen Laffer, Planning Commission Chair

PLANNING COMMISSION



MINUTES

October 9, 2018

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the October 9, 2018 meeting to order at 7:00 p.m.

Marysville

Chairman: Steve Leifer

Commissioners: Roger Hoen, Jerry Andes, Kay Smith, Kelly Richards,
Brandon Whitaker

Staff: Community Development Director Dave Koenig, Planning
Manager Chris Holland, Senior Planner Angela Gemmer

Absent: Tom Thetford (excused)

APPROVAL OF MINUTES

September 25, 2018

Chair Leifer referred to Old Business, Item A, and clarified his comment regarding the Washington Trucking site. He emphasized he did not mean to suggest it should be open space. He wondered why Washington Trucking would want this particular type of zoning knowing that with the environmental issues out there it might just be putting it into open space.

Motion made by Commissioner Smith, seconded by Commissioner Richards, to approve the September 25, 2018 Meeting Minutes as corrected. **Motion** passed unanimously.

AUDIENCE PARTICIPATION

None

2018 – 2023 SCHOOL DISTRICTS CAPITAL FACILITIES PLAN

Senior Planner Angela Gemmer introduced this item, reviewed the three criteria that school district capital facilities plans must meet, and commented that staff has found that the plans for the three school districts meet all three criteria.

A. Lake Stevens School District No. 4

Reid Shockey, Shockey Planning Group, 2716 Colby Avenue, Everett, explained how the six-year capital facilities plans are developed. He reviewed the numbers for the Lake Stevens School District as contained in their Capital Facilities Plan. There is significant growth occurring and capacity is always an issue. There was discussion in general about how student generation rates are determined.

B. Marysville School District No. 25

Denise Stiffarm, Pacifica Law Group, reviewed Marysville School District's Capital Facilities Plan. Marysville has a unique situation because student generation rates have gone down. This has resulted in school impact fees of zero even though they will probably need capacity for the younger grades in the future. The District has continued to prepare a Capital Facilities Plan so they will be prepared if conditions change in the future.

Commissioner Richards expressed concern about Marysville School District shrinking class sizes which has resulted in a shortage of classrooms and space. Ms. Stiffarm concurred and explained it is the result of state K-3 mandates related to reduced size classes. There are now a lot of portables in the district. The last bond proposal failed, but probably would have addressed this problem.

Mr. Shockey added that in the Everett School District the mandates have resulted in the need for the equivalent of four and a half additional elementary schools.

Commissioner Whitaker asked if Marysville is only looking to purchase additional portables as needed. Ms. Stiffarm confirmed this and noted it was because the bond had failed. The Plan could be updated if anything changes.

C. Lakewood School District No. 306

Ms. Stiffarm said that Lakewood's Plan looks similar to the one they presented two years ago because they have continued to grow steadily. The project included in their impact fee calculation is the recently completed high school project which is where there is an identified need for capacity. The district plans to continue to monitor enrollment growth, watch as new development happens, and update the plan with projects as they move forward.

Dale Leach, Lakewood School District, expressed appreciation that the District passed a bond when they did which enabled them to accomplish some needed projects. He reviewed growth projection numbers as contained in their Capital Facilities Plan in the Commission's packet. The District is projected to be the largest it has ever been in the next four years.

Chair Leifer asked if all the apartment population had been factored in. Mr. Leach indicated that it had and the District will continue to monitor that closely.

Chair Leifer asked about the different methods used by school districts to develop their enrollments. Mr. Shockey explained that the districts can decide between the OSPI method and the ratio method where they track the percentage of the overall population that is students. The teaching station method is used to determine construction needs. Ms. Stiffarm added that all three school districts are using teaching stations to determine capacity.

Chair Leifer expressed concern that the projection of 300+ students in the next six years by Lakewood is too low. Mr. Leach thought that it may be low in the future, but right now it is accurate. They are meeting regularly with city and county planners to find out what is in the pipeline. Planning Manager Chris Holland concurred that there are capacity limitations in the Lakewood area. This may change in two years, but will likely change in four years.

Commissioner Whitaker thought it was interesting that they are looking at decreasing enrollments in Marysville even with the boom in development in the south end. Ms. Stiffarm agreed and added that it is difficult to understand. Planning Manager Holland clarified that 90% of the home construction in Marysville right now is actually in the Lake Stevens School District.

There was general consensus by the Planning Commission to recommend consideration of the matter at a public hearing on October 23.

MMC Chapter 22C.130 Parking and Loading

Planning Manager Holland commented that any new development would be required to meet parking standards. He explained that government buildings require 1 parking stall per 400 square feet which is the same ratio required for business and professional offices. There aren't any specific parking requirements for courts, jail or public safety buildings in the code but it is known what the existing use is, and that would be factored into the requirements.

Commissioner Richards asked staff if there is sufficient parking in the civic center area right now. Planning Manager Holland replied that is not known yet because nothing has been submitted, but it will definitely meet code. He believes that the code requirements are sufficient. When the City adopted a Downtown Master Plan they did an Environmental Impact Statement (EIS) that made recommendations to mitigate environmental impacts for a civic campus at this location. Additional environmental analysis will be done for any site-specific development, including traffic impacts. He reiterated that height limits are a separate issue from parking requirements. Parking needs are looked at on a development by development basis to ensure it meets code. The City has never had an issue with the 1 to 400 square foot ratio. Director Koenig replied that on-street parking is not part of the City's plans. It has always been the City's intention to provide off-street parking.

Commissioner Hoen commented that the parking around the spray park is already inadequate. He expressed concern that the general population would be inclined to use civic center parking spaces. Staff assured the Commission that parking would be managed and the City would be responsive. There was general discussion about plans for the civic center.

Director Koenig commented that based on feedback from businesses in the MIC there appears to be too much parking required for warehouse and industrial buildings. He indicated that staff will bring back some more information about this to the Planning Commission.

Chair Leifer stated he did not have concerns personally about the height issue proposed in the downtown area, but to address the concerns raised by other commissioners it is critical to control who can park where.

PUBLIC HEARING – CODE AMENDMENTS (continued)

Chair Leifer noted at 8:02 p.m. that this is a continuance of the public hearing from the September 25 meeting related to three proposed code amendments. There was no one in the audience and therefore no public testimony. Planning Manager Holland reviewed the three proposed amendments. He stated that staff's recommendation is for the Planning Commission to forward it on to City Council.

- A. Duplex and townhome definitions;
- B. Base height increase in the General Commercial (GC) zone within the Downtown Master Plan Area; and
- C. Appeal timeframes.

Commissioner Leifer expressed concern about the height issue in the downtown area, but commented that controlling who can park where is critical to this working.

Motion made by Commissioner Hoen, seconded by Commissioner Andes, to forward this on to City Council with a recommendation for approval. **Motion** passed (4-1-1) with Commissioners Hoen, Andes, Smith, and Leifer voting in favor, Commissioner Whitaker voting against the motion, and Commissioner Richards abstaining.

Motion made by Commissioner Richards, seconded by Commissioner Andes, to close the hearing at 8:09 p.m. **Motion** passed unanimously.

NEW BUSINESS

- A. Planned Connector Road Revisions

Senior Planner Gemmer reviewed proposed connector road revisions:

- 53rd Avenue NE – designate as a collector arterial
- 40th Avenue NE – eliminate collector (39th Avenue provides needed connection)
- 59th Drive NE designate connector from Glein to Peterson-Sears
- Various connectors south of 40th Street NE from 79th Avenue NE to 80th Avenue NE
- Various connectors from 49th Street NE to 60th Street NE between 79th Avenue NE and to Highway 9

Commissioner Whitaker asked about the implications of 53rd Avenue being designated as a collector arterial. Senior Planner Gemmer explained that no improvements are contemplated at this time; however, it impacts what standards apply to the road. It also allows the City to seek grant funding.

OTHER

Senior Planner Gemmer reviewed the proposed rezone of the Washington Trucking site from General Industrial to Downtown Commercial noting that concerns had been raised related to site access and site contamination. She explained that with the last permit access was only restricted southbound on 529 where you take a left hand turn, cross over 529 and go eastbound into the site. All other turning movements were allowed. In preliminary discussions with Public Works staff, similar restrictions on turning movements are expected in the event that the property were developed with a use that is allowed in the downtown commercial zone; however, access for any new use would be subject to review and approval by WSDOT and the City. Access to the site will actually be improved with the interchange. Regarding site contamination, two different environmental assessments have been done. Hydrocarbon contaminants were found, and any use of the site will require environmental cleanup and remediation depending on the intended use of the sites.

Director Koenig gave an update on permit activity in the City.

CITY COUNCIL AGENDA ITEMS AND MINUTES

ADJOURNMENT

Motion made by Commissioner Richards, seconded by Commissioner Whitaker, to adjourn the meeting at 8:46 p.m. **Motion** passed unanimously.

NEXT MEETING:

October 23, 2018


Chris Holland, Planning Manager, for
Laurie Hugdahl, Recording Secretary

PLANNING COMMISSION



MINUTES

November 14, 2018

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the November 14, 2018 meeting to order at 7:00 p.m.

Marysville

Chairman: Steve Leifer

Commissioners: Jerry Andes, Kay Smith, Kelly Richards, Roger Hoen¹

Staff: Community Development Director Dave Koenig, Planning Manager Chris Holland, Senior Planner Angela Gemmer

Absent: Tom Thetford (excused), Brandon Whitaker (excused)

APPROVAL OF MINUTES

October 23, 2018

Motion made by Commissioner Smith, seconded by Commissioner Andes, to approve the October 23, 2018 Meeting Minutes as amended. **Motion** passed unanimously.

AUDIENCE PARTICIPATION

None

NEW BUSINESS

A. Arlington-Marysville Manufacturing Industrial Center (AMMIC) Workshop

Community Development Director Koenig introduced the Arlington-Marysville Manufacturing Industrial Center (AMMIC) subarea plan. He explained that the goal is to have the MIC recognized as a Regional Center by the Puget Sound Regional Council.

¹ Roger Hoen arrived at 7:42 p.m.

He noted that Berk and Associates was the firm hired to do the work for the Subarea Plan. John Owen of Makers Architecture was part of that team.

Mr. Owen made a presentation reviewing the Draft AMMIC Subarea Plan (in the Planning Commission packet). He discussed:

- Public Input and Outreach
- The Vision and Guiding Principles
- Subarea Plan Concepts: Plans & Policies, Land Use (Development Capacity and Future Land Use), and Framework Plan
- Goals & Policies: Land Use & Urban Design, Transportation, Natural Environment, Economic Development, and Public Facilities & Infrastructure. Planning Manager Holland referred to a letter received from Kristin Kinnamon regarding bike lanes and discussed the City's plans to address this.
- Implementation: Capital Facilities Plan (Transportation, Utilities, Natural Environment) and Finance (Funding & Financing Tools for Subarea Development)
- Zoning & Development Standard Recommendations

The Planning Commission asked clarification questions which were answered by staff and Mr. Owen. Staff discussed developer interest in the area.

Reid Shockey, Shockey Planning Group, 2716 Colby Avenue, Everett, WA, congratulated the City on this plan. He spoke in support of moving forward with this. He represents property owners within this central area (the opportunity sites). He and his clients envision organizing all the information into a master plan. He recommended that staff work with the individual property owners collectively to produce a good master plan.

Director Koenig summarized that the next step on this would be a public hearing with the Planning Commission on December 11. This would be followed with possible action by the Council in January.

Commissioner Hoen apologized for being late, noting it was unavoidable, and commented that this subject was very important to him. He expressed concern about piecemeal industrial development with residential mixed in. Director Koenig replied that residential would not be allowed in the light industrial area. There are some existing residential areas which would remain. He expects that those residential uses within the industrial zones will eventually transition to industrial as well. Commissioner Hoen also asked if there is any relief planned in the I-5 corridor. Director Koenig commented that the new 529 bridge to get people off I-5 coming north and onto I-5 going south is expected to help. Mr. Owen added that the Community Transit Swift line should also take some private vehicles off the road which would also help.

Commissioner Richards asked how the zoning would affect the school district property which is in that area but not in the MIC. Director Koenig explained it would be up to the school district what they decide to do with the property.

PUBLIC HEARING

A. Comp. Plan Amendment No. 1 – Washington Trucking Site

Senior Planner Gemmer reviewed this item.

The public hearing was opened at 8:05 p.m. Public comments were solicited. There were none. The public hearing was closed at 8:05 p.m.

There were no further comments or questions.

Motion made by Commissioner Richards, seconded by Commissioner Smith, to approve Comp. Plan Amendment No. 1 as presented. **Motion** passed unanimously.

B. Comp. Plan Amendment No. 2 – Public Works Operations Site & 1st Street Properties

Senior Planner Gemmer reviewed this item.

The public hearing was opened at 8:08 p.m. Public comments were solicited. There were none. The public hearing was closed at 8:08 p.m.

There were no further comments or questions.

Motion made by Commissioner Richards, seconded by Commissioner Andes, to approve Comp. Plan Amendment No. 2 as presented. **Motion** passed unanimously.

C. Comp. Plan Amendment No. 3 – Proposed Road Connector Revisions

Senior Planner Gemmer reviewed this item. She highlighted an additional change to Figure 15 to show a multi-use trail designation on the east side of State Avenue from north of SR529 up to 2nd Street. Everything else was as previously presented.

The public hearing was opened at 8:11 p.m. Public comments were solicited. There were none. The public hearing was closed at 8:11 p.m.

There were no further comments or questions.

Motion made by Commissioner Richards, seconded by Commissioner Andes, to approve Comp. Plan Amendment No. 3 as presented. **Motion** passed unanimously.

D. Code Amendment – Industrial and Manufacturing Parking Requirements

Senior Planner Gemmer reviewed this item.

The public hearing was opened at 8:13 p.m. Public comments were solicited. There were none. The public hearing was closed at 8:13 p.m.

Chair Leifer spoke in support of the changing requirements.

Motion made by Commissioner Richards, seconded by Commissioner Smith, to approve Code Amendment – Industrial and Manufacturing Parking Requirements as presented. **Motion** passed unanimously.

CITY COUNCIL AGENDA ITEMS AND MINUTES

ADJOURNMENT

Motion made by Commissioner Richards, seconded by Commissioner Andes, to adjourn the meeting at 8:24 p.m. **Motion** passed unanimously.

NEXT MEETING:

December 11, 2018

Laurie Hugdahl, Recording Secretary