

**PLANNING COMMISSION**  
**MEETING**  
**SEPTEMBER 14, 2021**  
**7:00 PM**  
**MINUTES**

**1. CALL TO ORDER (Via Zoom)**

**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 Ron Stephenson– Absent  
Commissioner Scott Morrison – Present  
Commissioner Julie Cory-Wyman – Present  
Commissioner Monica Hoersting – Present

City Staff

Darla Reese, City Clerk

Consultants

Ryan C. Larsen, Consultant Planner

**4. APPROVAL OF MINUTES**

**A. Approval of July 13, 2021 Minutes**

**Commissioner Cory-Wyman** moved to approve the Minutes of July 13, 2021. Commissioner Morrison seconded. Motion carried.

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

No one was present online to speak during this portion of the meeting, and no written correspondence had been received.

## 6. NEW BUSINESS

### A. Public Hearing (Re-Scheduled) – Approximately 7:05 PM

**For consideration of adoption of Flexible SEPA Exemption Thresholds for Minor New Construction ZCA2021-001/SEPA2021-002**

**Commissioner Morrison** moved to open the Public Hearing. Commissioner Cory-Wyman seconded. Motion carried.

**City Clerk Reese** entered the following exhibits into the record:

Exhibit 1 – Notice of Public Hearing, 1 page

Exhibit 2 – Verification of Public Hearing Posting, dated September 7, 2021, 1 page

Exhibit 3 – Affidavit of Publication by the Everett Daily Herald, dated September 3, 2021, 2 pages

Exhibit 4 – SEPA Categorical Exemption Increase Report by Ryan C. Larsen, Planning Consultant, 19 pages

**Consultant Planner Larsen** discussed the following:

- Brief overview of staff report
- Council in full support of proposed changes
- SEPA changes (proposed)
  - SEPA procedures
  - Current ordinance (14 years, little change)
  - Compliance with SEPA rules
  - Adoptions
  - WAC
  - SEPA exemptions (current)
  - SEPA exemptions (proposed)

**Commissioner Cruger** opened the chance for any public comment.

No one was present to speak and nothing was received prior to the meeting.

**Commissioner Morrison** closed the Public Hearing. Commissioner Hoersting seconded. Motion carried.

### B. Puget Sound Regional Council (PSRC) Manual

**Consultant Planner Larsen** gave a brief overview of the manual and explained how it is used to help guide the City's Comprehensive Plan Update.

## 7. CURRENT BUSINESS

There were no Current Business items for the Agenda.

## 8. REPORTS:

### A. City Clerk Reports

There were no comments regarding the City Clerk report.

### B. Homework

**Consultant Planner Larsen** and the Commission to review the Comprehensive Plan and the PSRC manual.

## 9. CORRESPONDENCE:

**Commissioner Cory-Wyman** mentioned she will be leaving the Planning Commission and moving to Arizona to be closer to her kids. Her last meeting will be in October.

**Commissioner Cruger** shared grant information the City used to apply for “pole banners.” Asked the members to share any in town or out of town pictures that could be used to place on the banners.

**Commissioner Cruger** also mentioned the Falls bridge replacement including the following facts and information:

- Costs approximately 19 million dollars for project (next two years?)
- New bridge would be located (west of existing bridge)
- Default plan to remove existing bridge when work is finished (costs between 1-3 million dollars)
  - Existing bridge designed for a 15-ton active load
  - Currently run 700-800 trucks a day, each load approximately 50-tons
  - No structural defects in the bridge
  - Bridge was painted approximately 6 years ago (costs 1.08 million dollars)
  - Would remove the existing parking area on left side of the road
  - Will make tourist park on the right side of the road and have to “run” across roadway to visit fish ladder
  - Seems worthwhile to keep old bridge as a bicycle or pedestrian overpass or overlook
  - Plan to have a walkway from existing bridge under the new bridge and around the corner or up the hill, so you could walk to the fish ladders (allow a river overlook from the old bridge and walk without dangers of having to run across the road)

- Bridge is eligible for the National Register

He asked his fellow Commissioners:

- Is this something they want to pursue with the County?
- Possible County response (liability risks, insurance)
- Maintenance on bridge:
  - County insurance vs. City having it insured
  - \$4,000 a year total (repairing curbs trucks run into)
  - \$6,000 a year total (sanding it)
  - Costs for sweeping sand off
  - Painting expenses
- City to make an effort to enhance tourist attraction outside town?

## 10. ADJOURNMENT:

**Commissioner Cruger** adjourned the meeting.