

**PLANNING COMMISSION REGULAR MEETING MINUTES**  
Community Center  
1808 Main Street, Lake Stevens  
Wednesday, November 7, 2018

**CALL TO ORDER:** 7:00 pm by Chair Janice Huxford

**MEMBERS PRESENT:** Janice Huxford, Jennifer Davis, Tracey Trout, Vicki Oslund, Linda Hoult, Steve Ewing and John Cronin

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Community Development Director Russ Wright and Clerk Jennie Fenrich

**OTHERS PRESENT:** Councilmember Petershagen

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**Excused Absence:** None

**Guest business:** None

**Action Items:**

1. Commissioner Hoult made a motion Commissioner Ewing seconded to approve the October 17, 2018 minutes as amended. Approved 7-0-0-0.

**Public Hearing:**

Chair Janice Huxford asked for a motion to open the public hearing on Critical Areas. Commissioner Hoult made the motion and Commissioner Ewing seconded. Motion passed 7-0-0-0.

**Staff Presentation-**

Community Development Director Russ Wright gave a staff presentation of the Critical Areas regulations. He gave a history of this process up to this point. Department of Ecology has asked to update definitions for hydrant soils and the term qualified professional. Our stormwater manual has been updated to reflect these. Department of Ecology has also differentiated wetland and critical areas as they are two different things. Director Wright reported the Department of Ecology also has recommended alternative mitigations, new wetland banking criteria. Innovated design was established which will enhance habitat function. Director Wright said he declined to change the wetland guidelines, as the City of Lake Stevens had done this two years ago. Department of Ecology is requiring pesticide management to include inert and non-toxic pesticides. Tree mitigation is being suggested to be 3:1 ratio or 1:1.5 if the replacement tree is 4' to 6' tall and is a native Evergreen.

**Commissioner's questions for staff-** Commissioner Trout asked how the determination of lakeside wetland drainage will be determined to be mitigated in an equitable way. Director Wright responded that there are mitigation sequencing that are in place to determine the most effective way to mitigate. Wetland biologists will determine the most relevant category for mitigation. Commissioner Huxford asked if there were any changes to SEPA requirements since this current report was adopted. Director Wright replied there hasn't been. Commissioner Huxford asked how much buildable land is in the current City limits and if those numbers include residential and commercial lots. Director Wright replied there is approx.400 acres available. Commissioner Huxford asked for the additional numbers of buildable acres that will be available when the new annexations take place. Commissioner Davis asked for clarification on stormwater management facilities setbacks. Director Wright explained this is speaking to lower level wetland categories that are most prevalent and will bring the highest recharge to the wetlands.

**Comments from the audience-** Angie Sievers from Master Builders Association would like an opportunity to review and comment in writing before this is taken to council. Director Wright replied this draft is very similar to the draft shown to the Commission in January of 2017. Councilmember Petershagen asked Commission to discuss Table 14.88 buffer requirements. Councilmember Petershagen had comments on critical areas and increasing buffers.

**Commission Action-**Commissioner Ewing made a motion to forward the Planning Commission's recommendation to City Council to approve the Critical areas amendment with an additional public comment opportunity. Commissioner Hoult seconded it. The motion carried 6-0-0-1.

#### **Commissioner Reports**

Commissioner Hoult reported there are two new Eagle Scouts in our community as she sits on the local Eagle Scout Board. Commissioner Huxford reminded the Commission that we are nearing the end of the year and we will need to appoint a new Chairperson and Vice Chair.

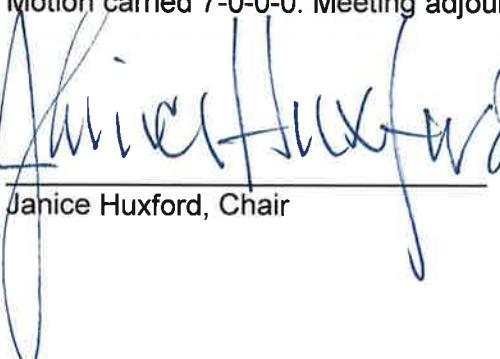
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**Planning Director Report:** none

#### **Future Agenda Items**

Joint Council/Planning Commission meeting is December 18<sup>th</sup> at 6:00.

**Adjourn.** Motion to adjourn by Commissioner Hoult, seconded by Commissioner Ewing. Motion carried 7-0-0-0. Meeting adjourned.



Janice Huxford, Chair



Jennie Fenrich, Clerk, Planning & Community Development