

## PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center  
1808 Main Street, Lake Stevens  
Wednesday, January 4, 2017

CALL TO ORDER: 7:00 pm by Chair Jennifer Davis

MEMBERS PRESENT: Jennifer Davis, Janice Huxford, Tracey Trout, Vicki Oslund

MEMBERS ABSENT: Linda Hoult

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner Stacie Pratschner, and Clerk Jennie Fenrich

OTHERS PRESENT: Brett Griley, Sally Jo Sebring, Sean Lavering and Michael Wageman

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**Excused Absence:** Commissioner Oslund made a motion to excuse Commissioner Hoult. Commissioner Huxford seconded. Motion carried. 4-0-0-1.

**Guest business.** None.

### **Action Items:**

1. *Approve December 7, 2016 Meeting Minutes.* Commissioner Oslund made a motion to approve December 7, 2016 minutes, Commissioner Trout seconded. Motion carried 4-0-0-1.

### **Public Hearing:**

**PC Chair Opens Meeting** - Commissioner Davis opened the public hearing. Commissioner Huxford made motion to open the Public Hearing. Commissioner Oslund seconded. 4-0-0-1.

### **Staff Presentation**

Senior Planner Pratschner presented a briefing of Chapter 14.44.100 Clearing and Grading amendment. She reported the process we went through introducing the code change and the city had met noticing requirements. Staff requests the Planning Commission recommend to City Council the new Chapter changes to 14.50 Land Disturbance and list the new criteria as outlined in the report.

**Commissioner's questions for staff-** Commissioner Huxford asked about the timing of this update. Ms. Pratschner responded that it is concurrent with updates to the 2012 Stormwater Manual and the Critical Areas Regulations. Commissioner Huxford also inquired on how this will be monitored. Senior Planner Pratschner explained that our permits will have conditions that will need to be met and our inspectors will be monitoring.

**Proponent's comments-** Staff

**Comments from the audience-** none

**Proponent rebuttal comments** – none

**Comments from the audience-** none

**Proponent rebuttal comments** – none

**Close public comments portion of hearing by motion-** Commissioner Hoult made motion to close public portion. Commissioner Huxford seconded. Motion carried 4-0-0-1.

**Close public hearing-** Commissioner Trout made a motion to close the public hearing. Commissioner Huxford seconded. The motion carried 4-0-0-1.

**Commission Action by Motion** – Commissioner Trout made motion to approve the recommendation to Council on Land Disturbance Code. Commissioner Oslund seconded. The motion carried 4-0-0-1.

**PC Chair Davis** asked for a motion to open the second Public Hearing. Commissioner Huxford made a motion to open and Commissioner Trout seconded. 4-0-0-1.

**Staff Presentation-** Senior Planner Pratschner asked the Planning Commission to give a recommendation to the City Council to make an amendment to the Lake Stevens Municipal Code to adopt the 2012 DOE Stormwater Manual. This is a requirement for the Western Washington Lake Stevens Phase 2 Stormwater permit. The proposed amendment would combine Chapter 14.64 with Chapter 11.00. Staff received acknowledgement from the Department of Commerce for an expedited review. The City has fulfilled the requirements of the Growth Management Act and are in compliance with the State Environment Policy Act as well as met the noticing requirements of the LSMC.

**Commissioner's questions for staff-** Commissioner Trout asked about the impervious surfaces. Senior Planner Pratschner explained the updated Stormwater Manual puts an emphasis on less impervious surfaces. Commissioner Davis asked about low-impacted development, and what that may look like. Rain garden and filtered layer that would go directly into the aquifer. Applicants have to explore if these options are available to a new development and if it isn't, then they can design vaults and other options. Commissioner Huxford asked who monitors the discharge of fluid into the waterways. Community Development Director Wright responded that the City is responsible for the enforcement of the National Pollution Discharge Elimination Permit. Public Works has a stormwater inspector who is responsible for monitoring the vaults and run off. The commissioners were asked if they would like language added to include screening.

**Proponent's comments-** none

**Comments from the audience-** none

**Proponent rebuttal comments** – none

**Comments from the audience-** none

**Proponent rebuttal comments** – none

**Close public comments portion of hearing by motion-** Commissioner Oslund made a motion to close public portion. Commissioner Trout seconded. The motion carried 4-0-0-1.

**Commission Action by Motion** – Commissioner Huxford made a motion to approve the recommendation to Council on Stormwater Manual with language to include screening for safety and aesthetics. Commissioner Trout seconded. The motion carried 4-0-0-1.

**PC Chair Davis** asked for a motion to open the third public hearing on LSMC Critical Areas Regulations. Commissioner Huxford made a motion to open the public hearing and Commissioner Trout seconded. The motion carried 4-0-0-1.

**Staff Presentation-** Community Development Director Wright reported the Department of Ecology came out with a new manual for buffers. They provided a model ordinance to work from. Staff integrated points into the new ordinance to include these recommended buffers. Community Development Director Wright reported there has been code clean up and new definitions and new language for alternative mitigations. There is also new language to increase innovative designs and NGPA buffers. The Department of Ecology gave their blessing on the amendment as written.

**Commissioner's questions for staff-** Commissioners Davis and Huxford thanked staff for all the work on the amendment.

**Proponent's comments-** none

**Comments from the audience-** Sally Jo Sebring inquired on alternate mitigation and what that is addressing. Community Development Director Wright explained that the Army Corp of Engineers and Department of Ecology had two different takes on wetland banking. This is a joint interpretation from both agencies.

**Proponent rebuttal comments –** none

**Comments from the audience-** none

**Proponent rebuttal comments –** none

**Close public comments portion of hearing by motion-** Commissioner Trout made a motion to close the public portion. Commissioner Oslund seconded. The motion carried 4-0-0-1.

**Commission Action by Motion –** Commissioner Huxford made a motion to approve the recommendation to Council on the amendments to the LSMC Critical Areas Regulations. Commissioner Oslund seconded. The motion carried 4-0-0-1.

### **Commissioner Reports**

Commissioner Huxford recognized the high school students who were in attendance. She also commented the fireworks being set off during events is very disruptive and inquired if the City had any plans to address this.

Commissioner Trout commented the level of the lake is extremely high.

Commissioner Oslund reminded people to be careful of the icy roads.

### **Planning Director Report:**

Community Development Director Wright thanked Commissioner Petershagen for his contributions to the Planning Commission. He also spoke to the changes around City Campus. He acknowledged the joint meeting with council and felt it went well. He also reported the next Downtown meeting will be January 25, 2017.

**Adjourn.** Motion to adjourn by Commissioner Huxford, seconded by Commissioner Oslund. Motion carried 4-0-0-1. Meeting adjourned at 7:56 p.m.

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Jennifer Davis, Chair



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Jennie Fenrich, Clerk, Planning &  
Community Development