



PLANNING COMMISSION AGENDA

Regular Meeting Date: 10.18.2017

Planning Commission Meeting:

First Wednesday of every Month @ 7:00pm

Planning & Community Development Department

1812 Main Street
Lake Stevens, WA
98258 (425) 377-3235

www.lakestevenswa.gov

[Municipal Code](#)

Available online:

www.codepublishing.com/WA/LakeStevens/

- **CALL TO ORDER: 7:00pm**
Pledge of Allegiance
- **ROLL CALL**
- **GUEST BUSINESS**
- **ACTION ITEMS**
 1. 10-04-2017 minutes will be distributed in 11-01-2017 packet
- **DISCUSSION ITEMS**
 1. Reintroduction to Stormwater Manual and Low Impact Development Regulations- Senior Planner Machen
- **COMMISSIONER REPORTS**
- **PLANNING DIRECTOR'S REPORT**
- **FUTURE AGENDA ITEMS**
 1. Marijuana Public Hearing and Planning Commission Recommendation
 2. Storage Unit Public Hearing and Planning Commission Recommendation
 3. 2nd Briefing-Stormwater Manual and Low Impact Development Regulations
- **ADJOURN**

SPECIAL NEEDS

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, at (425) 377-3227 at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service.



Staff Report
City of Lake Stevens Planning Commission

Briefing
Date: **October 18, 2017**

Subject: **LUA2016-0171**: Amendments to the City of Lake Stevens Municipal Code to Adopt the 2012 DOE Stormwater Manual

Contact Person/Department: Joshua Machen, *Senior Planner* / Russ Wright, *Community Development Director*

SUMMARY: Amendments to the municipal code to adopt the 2012 Department of Ecology Stormwater Management Manual for Western Washington and adopt Low Impact Development standards.

ACTION REQUESTED OF PLANNING COMMISSION:

This is a briefing and no action is required.

BACKGROUND / HISTORY:

Under the Federal Clean Water Act, jurisdictions must implement stormwater management programs and regulations within prescribed time frames. The Department of Ecology (DOE) has been delegated authority by the Environmental Protection Agency (EPA) to administer these regulations. The DOE issued the Western Washington Phase II Municipal Stormwater Permit (NPDES), effective August 1, 2013 through July 13, 2018, which requires local governments like the City of Lake Stevens to adopt the 2012 DOE Stormwater Management Manual for Western Washington.

A public hearing was held with the Planning Commission on January 4, 2017 to review the original scope of the proposed updates. A first reading and public hearing was held with the City Council on January 24, 2017, with a motion passed to continue the hearing and hold a second reading later. Staff described the revised scope of the required updates to the Planning Commission on February 15, 2017. Staff presented the completed Low Impact Development (LID) Summary Reporting Template provided by DOE on March 15, 2017. In April, staff had briefed you on some revised code, however due to comments received from DOE and change in staff, new revised sections will be brought before you in November that will make changes throughout the municipal code to remove barriers to and implement LID practices throughout. These are likely to include changes to the following broad categories:

- **Low Impact Development** –a new code section will be adopted that describes the goals for establishing LID standards.
- **Landscaping**- requiring a greater percentage of planted trees to be evergreen, increasing significant tree preservation and protections, promoting native and drought tolerant

vegetation, increasing buffers and allowing landscape areas to be used as stormwater LID facilities.

- **Impervious surfaces**- changing impervious surface regulations to “hard surfaces” and reducing the total amount of “total impervious areas” (e.g., asphalt, concrete, buildings, etc.) by encouraging the use of pervious surfaces instead for driveways, sidewalks and parking areas. Staff is also considering adding a maximum driveway standard citywide as currently used in the subareas.
- **Parking**-reducing the number of parking spaces required for certain uses, allowing a higher percentage of compact stalls and establishing a maximum parking ratio to reduce overall percentage of hard surfaces.

Staff will also be modifying the Engineering Design and Development Standards (EDDS) to be consistent with State Law and implement LID techniques. For example, staff will review our current street standards to incorporate LID components and develop standards for rain gardens and other bio-retention facilities.

While the SEPA official previously issued a SEPA DNS on December 20, 2016, a revised SEPA checklist and determination will be completed and sent out for agency review. The city was granted expedited review from the Department of Commerce on January 4, 2017. Staff will provide the Department of Commerce our final code amendments.

The next steps for the Planning Commission will be a complete review of all draft ordinances at its next briefing followed by holding a Public Hearing.

RECOMMENDATION: No recommendation required at this time.

REFERENCES:

1. AHBL for the Puget Sound Partnership.
2012 Integrating LID into Local Codes: A Guidebook for Local Governments. Tacoma:
Puget Sound Partnership.
http://www.psp.wa.gov/downloads/LID_Guidebook/20120731_LIDguidebook.pdf