

**PLANNING COMMISSION REGULAR MEETING MINUTES**  
Community Center  
1808 Main Street, Lake Stevens  
Wednesday October 18, 2017

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

MEMBERS PRESENT: Chair Jennifer Davis, Janice Huxford, Vicky Oslund, Tracey Trout, Brett Gailey

MEMBERS ABSENT: Linda Hoult (excused), Karim Ali (not excused)

STAFF PRESENT: Planning and Community Development Director Russ Wright, Senior Planner Josh Machen, Stormwater Technician Leah Everett and Clerk Jennie Fenrich

OTHERS PRESENT: Rauchel McDaniel, Gary Petershagen, Michele Hampton

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**Excused Absence:** Commissioner Huxford made a motion to excuse Commissioner Hoult, Commissioner Trout 2<sup>nd</sup>, Motion carried 5-0-0-2.

**Guest business** None

**Action Items:** None

**Discussion Items:** Senior Planner Machen and Leah Everett reintroduced proposed code amendments related Stormwater and Low Impact Development regulations. Staff reviewed prior work by the city and Planning Commission as it related to the stormwater updates. Staff presented a power point presentation slideshow that focused on Low Impact Development (LID) techniques. The new manual emphasizes LID and requires all new developments to conduct a feasibility analysis and identify which LID techniques can be employed. Site assessment review of land at the beginning of the project would be required. Commissioner Huxford asked if the regulations were applicable to both residential and commercial projects. Staff responded that these regulations applied to both and let the commissioners know that the city is already requiring these techniques to be consistent with recent court decisions. Adopting the new manual stormwater manual and LID regulations are Statewide requirements. Discussion followed. Commissioner Gailey asked how vaults within developments are monitored if there is an inactive HOA. Leah Everett, Stormwater Engineering Tech, said there are several ways they are monitored. There is an inspection schedule and if there is a non-active HOA, the City can take ownership of the vault as a last resort. There are very few in the City limits that are not attended to privately.

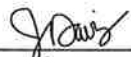
**Commissioner Reports:** Commissioner Gailey attended the City Council meeting. Commissioner Huxford asked for confirmation that the numbers being quoted for retail and grow operations for marijuana be verified [Staff sent a follow-up email addressing this question, 53.06% of Lake Stevens voters approved allowing production, processing and retail sales]. Commissioner Huxford also asked that a year's accounting of attendance at Planning Commission be sent to Council.

**Director Report:** Community Development Director Russ Wright gave an update on a recent forum he attended hosted by the Master Builder Association on affordable and attainable housing. The need for housing diversity was discussed. He will be asking for Planning Commissions' recommendations to help with housing barriers, to include accessory dwelling units and micro-housing code language in the following year.

**Future agenda items**

1. Marijuana Public Hearing and Planning Commission recommendation
2. Storage Unit Public Hearing and Planning Commission recommendation
3. 2<sup>nd</sup> review of Stormwater Manual and Low Impact Development.

**Adjourn:** Motion by Commissioner Huxford to adjourn Commissioner Gailey 2<sup>nd</sup>. Motion carried 5-0-0-2. Meeting adjourned at 8:51 p.m.

  
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Jennifer Davis, Chair

  
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Jennie Fenrich, Clerk,  
Planning & Community  
Development