

PLANNING COMMISSION PUBLIC HEARING MINUTES
Community Center
1808 Main Street, Lake Stevens
Wednesday, February 6, 2013

CALL TO ORDER: 7: 00 pm by Chair Hoult

MEMBERS PRESENT: Linda Hoult, Gary Petershagen, Sammie Thurber, Pam Barnet, Jennifer Davis, Tom Matlack and Janice Huxford

MEMBERS ABSENT: None

STAFF PRESENT: Planning Director Becky Ableman, Public Works Director Mick Monken, Principal Planner Karen Watkins, Senior Planner Russell Wright, and Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: Chair Hoult welcomed the following members of the public:
Mirza Avdic

Excused absence: All seven Commissioners were present.

Guest Business: None.

Action Items:

Introduction of new Planning Commissioner, Tom Matlack. Chair Hoult introduced the new Planning Commissioner, Tom Matlack. Commissioner Matlack spoke briefly about himself and his involvement with the City. Each of the Commissioners introduced themselves and welcomed Commissioner Matlack.

Election of Officers: Chair Hoult and Vice Chair Thurber stated they have enjoyed serving the Commission, but would like to step down. Commissioner Huxford offered to be considered for Chair and Commissioner Petershagen offered to be considered for Vice Chair. No other nominees came forward. Motion to elect Commissioner Huxford as Chair and Commissioner Petershagen as Vice Chair moved by Commissioner Barnet; seconded by Commissioner Thurber. Motion passed 7-0-0-0. Commissioner Hoult offered to serve as Acting Chair for remainder of meeting.

Approval of Minutes from January 2, 2013: Commissioner Barnet made a motion to approve minutes; seconded by Vice-Chair Petershagen. Motion passed 6-0-1-0. Commissioner Matlack abstained.

Discussion Items:

Phosphorus Plan: Public Works Director Monken presented the proposed Phosphorus Management Plan currently being considered by City Council. He provided a history of how the plan evolved and its purpose. The current phosphorus treatment is the aerator

system installed in 1994, this system has provided an acceptable level of phosphorus reduction resulting from internal loading; however, this system is not keeping up with other sources of phosphorus loading. In addition, the aerator is becoming increasingly costly to operate and is approaching the end of its life span. The City began looking at ways to handle excessive phosphorus in the lake, in 2009. Tetra-Tech produced a study, which looked at Aluminum Sulfate (alum) as a possible phosphorus treatment option. In 2012, the aerator system stopped functioning when the float support structure failed. Emergency repairs were done to keep the aerator system from sinking, but it was not operational following the work. Repair estimates exceeded \$100,000 and would take months to complete. The City and County decided to reassess the continued operations of the aerator system prior to expending further funds on repairs.

The Phosphorus Plan concludes with recommendations made to Council. The recommendations are:

1. Control the internal loading by applying a moderate level of alum treatment,
2. Reduce the external loading through education, regulations and annual monitoring of the lake,
3. Phase out the aerator as it is not a sustainable or long term solution; and
4. Monitor and review to determine success of actions and revise as needed.

This concluded Director Monken's presentation and the Commissioners followed up with questions. Commissioner Barnet asked about the effect of alum treatment on fish. Director Monken responded that as long as the dosing is correct, the alum should have no effect on the fish or the food supply for the fish. In the correct dose, alum is safe for humans and fish. Commissioner Davis asked about the "floc" on the surface of the water from alum and if it will be visible. Director Monken responded the alum is like a mucous or slime on the surface that becomes white and puffy and sinks to the bottom of the lake. Chair Huxford asked about a timeline for decommissioning the aerator, Director Monken responded that it will be at least a couple of years before any decision is made regarding the aerator. The county and city want to monitor the effectiveness of the alum treatments, and the cost of removing the aerator is anywhere from \$150,000 to \$300,000. There has been some discussion regarding allowing the aerator to sink and become fish habitat. The city anticipates it will take three years of ongoing alum treatments to have a noticeable effect on the blue-green algae in the lake.

Park Plan Element: Senior Planner Wright presented the purpose and process of the Park Plan Update. The city is required to update the Park Plan every six years; the emphasis for this update will be on making sure the plan contains all the elements recommended by the Recreation and Conservation Office (RCO). This will enable the city to compete for grant funding for parks and recreation projects. Some of the important proposed revisions will include a current community survey, a review of the adopted Level of Service (LOS), and a needs analysis based on the recommended LOS. The city is lacking in LOS based on the recent annexations, or how many park facilities the city provides based on population. The update will look at population growth compared to current park inventory and determine if additional acquisitions are necessary, it will also look at private facilities and how they play a role in supporting community recreation needs. Future maintenance needs for the parks will be reviewed as part of the update. Staff will also develop an updated capital facilities list and provide

a current fees survey to determine appropriate park impact fees, other revenue sources will also be looked at, such as donations, matching funds, and grants.

A detailed implementation schedule was also included in the presentation outlining when various events will occur, including numerous outreaches to the public.

Vice-Chair Petershagen asked if the lake itself is considered part of the park inventory. Senior Planner Wright responded the lake itself is not part of the inventory; however, the amenities surrounding the lake are included. Commissioner Hoult asked about how the LOS regional, countywide, and city plan interact and if changes to our LOS will create conflict with other plans. Senior Planner Wright responded we are looking towards the Recreation and Conservation Office that sets the bar for park planning. Staff will also look at neighboring cities and county plans to create a park plan that is compatible with neighboring cities and the county. Commissioner Matlack asked if we have a parks mitigation fee for new development. Senior Planner Wright responded we do, and it will be reviewed as part of the update. Commissioner Barnet asked about park ownership within developments, and if the developer is required to install the park as part of the approval. Senior Planner Wright responded that it depends on the type of development.

Shoreline Master Program Update: The City received comments from Department of Ecology (DOE) on January 14, 2013. The letter required a response in 30 days. On January 28th, the City Council sent a letter requesting an extension for response to Ecology's letter until April 30, 2013. The letter includes ten required changes to the Shoreline Master Program (SMP) adopted by Council in November 2011. Staff performed a detailed analysis of the proposed changes, determining why DOE is proposing the changes, and where the language originated. Principal Planner Watkins presented the proposed changes and discussed the reasoning behind the changes. One of the main changes being proposed by DOE is to dock width. New or replacement dock walkways cannot exceed four feet in width within the first 30 feet from shore, and up to six feet in width for walkway sections located greater than 30 feet from shore. Commissioner Thurber asked if the new dock width regulations would meet ADA requirements. Principal Planner Watkins responded that a homeowner may be able to get a variance to the four foot regulation if the entire route to the dock is also ADA accessible. Council is not obligated to have a public meeting; however, staff expects there will be at least one public meeting and possibly a public hearing before the April 30th deadline.

Commissioner Reports: None.

Planning Director's Report:

Inter-jurisdictional Housing Update: Planning Director Ableman gave a status update on the Inter-Jurisdictional Housing program. There are 12 jurisdictions, the housing authority; the program has received a grant from the Gates Foundation. The group is targeting July 1st as a launch date for the organization. Lake Stevens is the next jurisdiction to have a community profile done, which should provide useful data for the upcoming comprehensive plan update.

Economic Development Activities Update: City staff is in the process of selecting a Business Recruitment Consultant. The consultant will develop a communication strategy, so all city staff and elected officials are communicating the same thing. They will also help with some specific targeted events, branding, and drafting a work program

for wayfinding.

There will be a joint planning commission meeting with the City of Marysville on April 9th at Marysville City Hall. We will discuss the format in next month's meeting. The City will be submitting an application for a Vision 2040 award for the subarea plans and overall economic strategy. Staff have received letters of support from various groups and elected officials. This award will be presented at the Puget Sound Regional Council. Planning Director Ableman distributed the new Centennial trail maps, Staff met with Aquafest organizers and promotions have begun, the Ironman event will be the weekend prior to Aquafest. The Downtown framework plan will be coming to the forefront again in the near future.

Adjourn. Chair Huxford made a motion to adjourn at 8:03 p.m., Commissioner Thurber seconded, motion passed 7-0-0-0.

Linda Hoult, Acting Chair

Georgine Rosson, Planning/Public
Works Coordinator