



PLANNING COMMISSION AGENDA

Regular Meeting Date: 03.18.2015

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/

*Items attached

**Items previously distributed

Items to be distributed

- A. **CALL TO ORDER: 7:00pm**
Pledge of Allegiance
- B. **ROLL CALL**
- C. **GUEST BUSINESS**
- D. **ACTION ITEMS**
 - 1. **Approval of 02.18.2015 Meeting Minutes**
- F. **DISCUSSION ITEMS**
 - 1. **Comp Plan Update**
 - A. **Revised Schedule**
 - B. **Environment Chapter**
 - C. **Land Use Chapter**
- G. **COMMISSIONER REPORTS**
- H. **PLANNING DIRECTOR'S REPORT**
- I. **ADJOURN**
- J. **FUTURE AGENDA ITEMS**
 - 1. **Economic Development Chapter**
 - 2. **Capital Facilities Chapter**

SPECIAL NEEDS

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, 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,

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, February 18 2015

CALL TO ORDER: 7:00 pm by Chair Tom Matlack

MEMBERS PRESENT: Tom Matlack, Chairman, Jennifer Davis, Vice Chair, Janice Huxford, Pamela Barnett, Mirza Avdic, Gary Petershagen

MEMBERS ABSENT: Linda Hoult

STAFF PRESENT: Lead Senior Planner Russ Wright, Senior Planner Sally Payne, and Clerk Jill Meis

OTHERS PRESENT: None

Excused Absence: Commissioner Huxford made a motion to excuse Commissioner Hoult, Commissioner Barnett 2nd, motion carried 6-0-0-1.

Guest business: None.

Special Presentation: None.

Action Items:

1. *Approve February 04, 2015 Meeting Minutes.* Commissioner Petershagen made a motion to approve February 04, 2015 minutes, Commissioner Avdic 2nd. Motion carried 6-0-0-1.

Discussion Items: *Comp Plan Update (Land Use and Transportation)*

Staff provided an overview of the revisions to the Land Use element of the Comprehensive Plan including a state, regional and countywide planning policies, updated statistical data and analysis along with revised updated goals and policies. Commissioner Barnett and Chairman Matlack gave feedback about typos and grammatical errors.

Commissioner Huxford asked about the coordination of the sewer district comprehensive plan with ours. Staff answered questions about timelines and coordination.

Staff presented an overview of the Transportation element of the Comprehensive Plan Update and the street inventory. Staff answered questions regarding the trails and maintenance as well as definitions of traffic calming measures. Commissioner Huxford expressed concern specifically regarding pedestrians and traffic directly around the lake.

Commissioner Reports: None

Commissioner Barnett asked if a PR campaign would be prudent to involve the community in the BMX bike park.

Commissioner Huxford said she met with both Lake Stevens newspapers and they would like current stories to run. She suggested a press release for the papers to run.

Planning Director Report: Lead Senior Planner Wright announced Senior Planner Payne will be leaving the City of Lake Stevens Planning Department and thanked her for her service.

Adjourn: Motion by Commissioner Avdic, Commissioner Huxford 2nd, meeting adjourned at 7:42 p.m. Motion carried 6-0-0-1.

Tom Matlack, Chair

Jill Meis, Clerk, Planning &
Community Development



Staff Report City of Lake Stevens Planning Commission

Planning Commission Briefing
Date: **March 18, 2015**

Subject: **2015 Comprehensive Plan Update**

Contact Person/Department: **Russ Wright**, Lead Senior Planner & **Stacie Pratschner**, Associate Planner

SUMMARY: Updates on the following chapters: Schedule, Environment and Land Use

ACTION REQUESTED OF PLANNING COMMISSION: No action requested at this time.

Discussion Item A – Schedule

Staff has updated the schedule for completion of the 2015 Comprehensive Plan Update as attached for your review (**Attachment A**). At this point, we anticipate the project will be completed by the end of summer.

Discussion Item B – Environment and Sustainability

Major changes to the Environment and Sustainability (formerly Critical Areas Element) include a re-organization of the chapter by elements, consisting of an expanded introduction and an updated description of the planning area. The Natural Resources element has been further refined to include discussions of local flora, fauna, weather, and staff will include updated air quality data. The Critical Areas and Shoreline Management elements include more emphasis on developing regional strategies that integrate Best Available Science and coordinated review from other private and public agencies. The goals of integrated and region-wide environmental strategies are emphasized by the city's commitment to combating climate change via sustainable development. Staff has attached a clean copy of the draft chapter (**Attachment B**) for your review (a strike-through underline version is available upon request).

Discussion Item C – Land Use

As previously discusses some of the major changes to the Land Use Element include a discussion of state, regional and countywide planning policies, updated statistical data and analysis along with revised updated goals and policies. This section includes significant updates to the buildable lands data between 2007 and 2012. Additional analysis of buildable lands data will include a revised capacity analysis for 2013 and 2014. Staff will provide an updated summary of suggested land use map amendments, capacity analysis and updates to the buildable lands information at the meeting.

Attached:

- A. Revised Schedule
- B. Environment and Sustainability Element

CITY OF LAKE STEVENS – **DRAFT** 2015 COMPREHENSIVE PLAN UPDATE WORK PROGRAM

Task #	Timeline	Person /Group	Tasks	Notes	Status
1. Task I – Establish a Public Participation Plan					
1-A	February 2014	RA/REW	Prepare draft Public Participation Plan for PC & CC review		<i>Complete</i>
1-B	March 5, 2014	RA/REW	Introduce Public Participation Plan to PC		<i>Complete</i>
1-C	March 10, 2014	RA/REW	Introduce Public Participation Plan to CC		<i>Complete</i>
2. Task II – Preliminary GMA Compliance Evaluation / Scope of Work					
2-A	February 2014	REW	<p>Collect and analyze data on growth trends and forecasts. Review existing comprehensive plan, subarea plan(s) and development regulations. Complete:</p> <ul style="list-style-type: none"> • Dept of Commerce checklist • PSRC checklist • Best Available Science 	<ol style="list-style-type: none"> 1. Check required items against your comprehensive plan and development regulations to evaluate if revisions to individual elements/regulations are necessary to ensure consistency with GMA and Vision 2040. 2. Identify on the checklist where your plan or regulations address mandatory requirements. This initial checklist review will help set the scope of work for PC and CC review. 3. <i>Minor changes required to SMP.</i> 	<i>Complete</i>
2-B	Feb - March 2014	REW	<p>Data Collection:</p> <ul style="list-style-type: none"> • Update any relevant inventories, demographics and/or land-capacity analysis (e.g., transportation, buildable lands, etc.) • Review Countywide Planning Policies • Review PSRC VISION 2040 Multicounty Planning Policies • Review development regulations 	This task can be completed alongside the Work Program tasks described below. The reviews include checking for consistency with Snohomish County Countywide Planning Policies and PSRC Vision 2040.	<i>Demographics need updating Policy Review Complete</i>
2-C	April 14, 2014	RA/REW	Joint Workshop with PC/CC to review initial of scope of work & public participation program (Work Program)	<ol style="list-style-type: none"> 1. Staff will use the Commerce/PSRC checklists to establish the formal scope of review for the city's update. 	<i>Complete</i>
2-D	April 2015	REW	Send GMA Compliance Evaluation Checklists to Commerce and PSRC for review and comment	Early informal review.	

CITY OF LAKE STEVENS – **DRAFT** 2015 COMPREHENSIVE PLAN UPDATE WORK PROGRAM

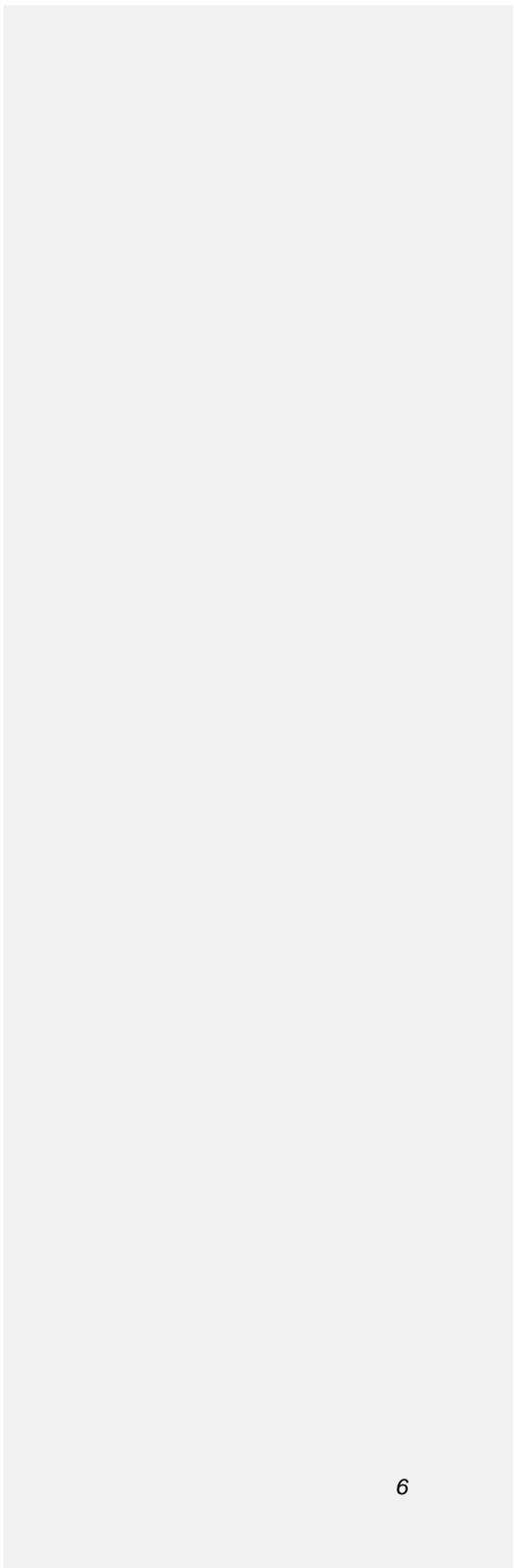
2-E	May 7 2014	RA/REW	Community Open House to discuss Vision for the city and 2015 Comprehensive Plan Scope of Work and gather initial public comments	Meeting held at regular PC meeting	<i>Complete</i>
3. Task III - Amendments					
3-A	November – December 2014	REW	Internal Work Groups meet and prepare amendments <ul style="list-style-type: none"> • Work Group 1 Planning and Land Use – Russ, Coordinator • Work Group 2 Public Services, Transportation & Utilities – Sally, Coordinator • Work Group 3 Economic Development – Becky, Coordinator 	Work Groups, consisting of appropriate staff and affected agencies will, meet as needed.	<i>Complete</i>
3-B	January – March 2015	REW	Work Group 1 (Russ, Becky, Stacie) - Planning and Land Use	Work groups will establish targets for completion of elements and development regulations Combine Introduction and Planning Area	<i>On-going</i>
			<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">1. Housing Element</td> <td style="width: 50%;">3. Environment Element</td> </tr> <tr> <td>2. Land Use Element</td> <td>4. Parks and Recreation</td> </tr> </table>		
1. Housing Element	3. Environment Element				
2. Land Use Element	4. Parks and Recreation				
3-C	January – March 2015	REW	Work Group 2 (Russ, Mick, & agencies) - Transportation, Utilities & Public Services	Work groups will establish targets for completion of elements and development regulations Update Utilities & Public Services chapters.	<i>On-going</i>
			<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">1. Transportation</td> <td style="width: 50%;">3. Public Facilities/Services</td> </tr> <tr> <td>2. Utilities</td> <td></td> </tr> </table>		
1. Transportation	3. Public Facilities/Services				
2. Utilities					
3-D	April 2015	RA	Work Group 3 (Becky, Jan & Mick) Economic Development	Work groups will establish targets for completion of elements and development regulations	<i>On-going</i>
			<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">1. Economic Development</td> <td style="width: 50%;">2. Capital Facilities</td> </tr> </table>		
1. Economic Development	2. Capital Facilities				
3-E	April 2015	REW	Staff prepares Draft GMA Compliance Report following preparation of draft amendments		
3-F	May 2015	RA/REW	Planning Commission Public Open House on Draft GMA Compliance Report, any citizen amendment applications and any other proposed specific amendments		
3-G	June 2015	RA/REW	Final changes to amendments elements and development regulations following environmental and agency review and comment		
4. Task IV Environmental Review and Agency Comment					
4-A	April 2015	REW	Conduct SEPA review and analyze potential environmental impacts from the proposed changes.	Start SEPA review at the early phases of developing plans and regulations.	

CITY OF LAKE STEVENS – DRAFT 2015 COMPREHENSIVE PLAN UPDATE WORK PROGRAM

4-B	May 2015	RA	Issue SEIS, Addendum or DNS as appropriate	30 Day comment period	
4-C	May 2015	REW	Send Commerce draft update documents for informal review at least 30 days prior to Planning Commission public hearing	30 Day comment period	
4-D	June 2015	REW	Send Commerce 60-day Notice of Intent to Adopt	60 Day comment period Note: Annual docket amendments can be combined with periodic update	
5. Task V - Planning Commission Action					
5-A	January – April 2015	RA/REW	Planning Commission workshop on amendments to the comprehensive plan and development regulations.		
5-B	June 2015	RA/REW	Planning Commission public hearing on amendments to the comprehensive plan and development regulations	Discuss amendments, hearing testimony and possible modifications.	
5-C	July 2015	RA/REW	Planning Commission final recommendation on amendments to the comprehensive plan and development regulations	Optional	
6. Task VI City Council Review and Action					
6-A	January - April 2015	RA/REW	City Council workshops on amendments to the comprehensive plan and development regulations		<i>On-going</i>
6-B	July – August 2015	RA/REW	City Council public hearing on amendments to the comprehensive plan and development regulations		
6-C	August – Sept. 2015	RA/REW	City Council public hearing # 2 and final recommendation on amendments to the comprehensive plan and development regulations	Optional	
6-D	August – Sept. 2015	RA/REW	City Council adopts amendments by ordinance	Commerce recommends the final adopting resolution/ordinance indicates all the major steps in update process and include a definitive statement that this action concludes the required Update process required by GMA.	
6-E	August – Sept. 2015	REW	Publish Notice of Adoption in paper	Date of publishing triggers 60-day appeal period	
6-F	August – Sept. 2015	REW	Submit final update ordinance to State	GMA requires submittal to state 10 days after final action	

Chapter 10: Environment and Sustainability







Chapter 10 – Environment and Natural Resources

CHAPTER 10 ENVIRONMENT AND SUSTAINABILITY

ELEMENT ORGANIZATION

Introduction

Description of Planning Area & Natural Resources

Critical Areas

Shoreline Management

Sustainability and Climate Change

VISION

The city of Lake Stevens will provide effective and ongoing investment to ensure water quality and continued environmental stewardship for current and future generations by protecting fish and wildlife habitat, critical areas and open space corridors; conserving land, air, water and energy resources; and integrating the shoreline management of Lake Stevens into land use decisions. The City of Lake Stevens will provide effective stewardship of the environment; protect critical areas; and conserve land, air, water and energy resources for all generations.



Chapter 10 – Environment and Natural Resources

INTRODUCTION

This chapter contains a basic description of the city of Lake Stevens' natural environment, its current condition, and recommendations for its protection and enhancement. This chapter also discusses current policies and regulations currently in effect to protect the local environment, including but not limited to critical areas regulations, air quality, the use of best available science, shoreline management, tree retention and stormwater management. As part of the integrated SEPA/GMA approach to this update, this section also discusses how critical areas protection factors into the other elements of the Comprehensive Plan.. Finally, this section provides a discussion related to reducing the impacts of climate change by encouraging sustainable development.

Significant habitat and green spaces remain within the City. Many recent housing developments have been required to dedicate Native Growth Protection Areas (NGPA) and other buffers around critical areas to assist in preserving their quality. The City also has tree retention regulations and innovative subdivision design regulations to protect these areas. The City also maintains a Shoreline Master Program that requires land use and environmental protections along the vast shoreline areas of Lake Stevens, portions of Catherine Creek, the Little Pilchuck Creek and these areas associated wetlands. Critical areas within shoreline jurisdiction are regulated under the Shoreline Master Program critical areas regulations.

The City adopted an updated Critical Areas Ordinance in 2008, which contains provisions for "Best Available Science." The city will evaluate its critical areas code to address recent changes made by the Department of Ecology to the statewide wetland ratings system. Changes since the last Comprehensive Plan include coordination with the Department of Ecology (DOE) concerning FEMA and updated Floodplain policies.

DESCRIPTION OF PLANNING AREA AND NATURAL RESOURCES

The city of Lake Stevens UGA occupies a Pleistocene glacial terrace, rising east from the floodplain of the Snohomish River, in the foothills of the Cascades. Plateaus, steep ravines, wetlands, stream corridors, three drainage basins and Lake Stevens characterize the physical environment of the city. The city is located on a relatively level plateau, with minor variations in topography along the lakefront and other drainage basins. The city's central lake is the most prominent environmental feature in the community and is sensitive to the effects of urban development.

The Soil Survey conducted by the U.S. Soil Conservation Service includes detailed soil maps (**Figure 2.2**). Generally, the resident soils in the area are suitable for urban development. Site-specific soils studies indicate many areas have relatively shallow soils above hardpan. While this may be helpful to provide a solid foundation for buildings, it limits infiltration of urban runoff.



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Surface Water – Lake Stevens, encompassing approximately 1,040 acres, is the most dominant physical feature within the city and its Urban Growth Area (UGA). The lake provides an obvious social, recreational, and aesthetic focal point for the community. It shapes the local microclimate and it is an important regional habitat for several fish, mammal, reptile, amphibian, and bird species.

The Lake Stevens UGA encompasses three major drainage basins: the Lake Stevens Drainage Basin, the Sunnyside Drainage Basin, and the Pilchuck Drainage Basin. All waters within the UGA eventually drain into Puget Sound, draining either directly into Ebey Slough, or through the Pilchuck and Snohomish Rivers. The Lake Stevens Basin includes several streams, including Kokanee (Mitchell) Creek, Stevens Creek, Lundeen Creek and the Lake Outflow Channel. Catherine Creek and the Little Pilchuck are the primary streams that flow into the Pilchuck system. Lands on the western side of Lake Stevens drain toward the Sunnyside system.

The lake and portions of Catherine Creek and the Little Pilchuck are subject to the Shoreline Management Act (SMA) and considered flood hazard areas.

Ground Water - The Snohomish County Public Utilities District No. 1 (PUD) provides drinking water to the UGA mostly from Spada Lake, however, the PUD operates a public well within the city to augment the water supply. A few residents use wells as their main source of drinking water. The aquifer for these wells is found in the northeastern corner of the city, generally under the industrially zoned areas. The depth of the aquifer is approximately 35-120 feet and most uses should not affect the water quality. The water quality is good if not overdrawn (whereupon iron may become a problem) and for most of the year does not require chlorination.

Air Quality – The City of Lake Stevens coordinates with the Puget Sound Clean Air Agency (PSCAA) to ensure compliance with the federal Environmental Protection Agency's (EPA) Clean Air Act. The City requires PSCAA review of all demolition permits, in an effort to reduce levels of fine particulates and air toxics from construction site activity. The City also coordinates with PSCAA to review commercial and industrial building permit applications that propose emissions or may create objectionable odors. When applicable PSCAA acts as a SEPA lead agency. This public agency coordination moves the City towards its goal of improving air quality and playing an active role in reducing the impacts of climate change in the Puget Sound region.

Fauna

Although much natural habitat has been lost to urbanization, the Lake Stevens area supports a variety of species of fish (salmon, trout, bass, catfish, perch, etc.), birds



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(waterfowl, songbirds, raptors and others), amphibians, reptiles, and insects and other invertebrates.

The state and federal governments list numerous species in the region as endangered, threatened or a candidate species, including most notably different salmon species. **In the city of Lake Stevens, endangered / protected species include XX.** The preservation and restoration of native habitat will prevent additional species from becoming endangered.

Flora

The area supports deciduous and coniferous trees (alder, cottonwood, and maple Douglas fir, spruce, hemlock, cedar,) as well as native shrubs, herbs, grasses, and wetland plants.

Most of the habitats are disjointed and affected by urbanization. The city currently has tree retention regulations that requires replacement trees lost to urban development at a 3:1 ratio. The City also has regulations for critical areas (fish and wildlife conservation areas i.e., streams, special flood hazard areas, geologically hazardous areas, and wetlands) and encourages innovative subdivision design (e.g. planned residential developments, cluster subdivisions, etc.) to protect environmental resources.

There are no areas within the city designated for resource extraction or cultivation.

Climate and Weather

Summers in Lake Stevens are mild and warm (average daytime temperature in the 70's) and winters are comparatively mild (average daytime temperature in the mid-40's). The frost-free period for the City generally begins in April and ends near the first of October. Precipitation in the form of rain and snow, averages 39 inches annually (average low of 1.1 inches in August to an average high of 5.9 inches during the winter months of November through December). Relative humidity is high due to the water influences. The prevailing wind is westerly or northwesterly most of the year.



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CRITICAL AREAS

According to the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA), areas prone to floods from a 100-year storm are limited to properties mostly fronting Catherine Creek and the lake. These areas are designated as Zone A flood hazard areas. Flooding in the downtown area has been observed when area wetlands, streams and ditches have more water than they can hold.

Wetlands - Wetlands are fragile ecosystems that assist in the reduction of erosion, flooding, and ground and surface water pollution. Wetlands also provide an important habitat for wildlife, plants, and fisheries. Numerous wetlands have been identified in Lake Stevens and the UGA -- some on a very general basis from aerial mapping; others have been precisely mapped where development has occurred over the past few years. Generally, as properties develop the wetlands are more accurately delineated and mapped.

SHORELINE MASTER PROGRAM

The City of Lake Stevens manages the shoreline environment through implementation of the Shoreline Master Program. The Washington State Shoreline Management Act (SMA), passed in 1971, provides guidance and prescribes the requirements for locally adopted Shoreline Master Programs. The SMA establishes a broad policy giving preferences to uses that achieve the following goals:

- Protect shoreline natural resources, including water quality, vegetation, and fish and wildlife habitat;
- Depend on the proximity to the shoreline (i.e., "water-dependent uses"); and
- Preserve and enhance public access or increased recreational opportunities for the public along shorelines.

The SMA establishes a balance of authority between local and state government. Under the SMA, Lake Stevens adopts a Shoreline Master Program that is based on state guidelines but tailored to the specific needs of the community. The program represents a comprehensive vision of how shoreline areas will be used and developed over time.

The City of Lake Stevens' identity is strongly influenced and defined by its setting around the lake. The lake provides varied recreational opportunities for residents and visitors. Therefore, the utilization, protection, restoration and preservation of the shoreline must be considered for all development within shoreline areas.

The City and Snohomish County share jurisdiction of Lake Stevens with the City regulating within City boundaries and the County within the southeast portion of the lake



Chapter 10 – Environment and Natural Resources

still within the Urban Growth Area. The City adopted Snohomish County's Shoreline Master Program in 1974. Over the almost four decades since the original adoption of a Shoreline Master Program, the lake front environment has substantially changed with additional single-family homes and subdivided lots, additional docks and bulkheads, and the loss of habitat along the shoreline. Impervious surfaces have increased both within the shoreline area and in adjacent watersheds, thus increasing surface water flows and impacting water quality and habitat for fish.

To address these changes, comply with the mandates of the Shoreline Management Act and enable the City to plan for emerging issues, the City initiated an extensive update of its Shoreline Master Program in 2009 with final adoption in 2012. The Program will preserve the public's opportunity to enjoy the physical and aesthetic qualities of Lake Stevens, Catherine Creek and Little Pilchuck Creek while protecting the functions of the shorelines so that at a minimum, the City achieves a "no net loss" of ecological functions as required for shorelines of the State. Sustainability and Climate Change

Many U.S. cities have adopted climate change policies in response to often-inadequate Federal-level action (Bushman, Peterman, and Wolfram: 2007). The City of Lake Stevens is committed to addressing the central Puget Sound region's contribution to climate change by, at a minimum, complying with state initiative and directives regarding climate change and the reduction of greenhouse gases. The city will, in addition to consistent implementation of the SMP, the Critical Areas Code, and inter-agency partnership, enact goals and policies that encourage a reduction in the use of pesticides and chemical fertilizers to improve both water and air quality. The city will take an active stewardship role in identifying and addressing the impacts of climate change by promoting the use of innovative, sustainable, and environmentally sensitive development practices, including design, materials, construction, and ongoing maintenance.

Goals & Policies

State, Regional & County Context

ENV Goal 10.1

10-8

City of Lake Stevens
Comprehensive Plan

July 2006 (amended 12/07, 12/2008, 5/2009, 8/2010, 12/2010, 12/2011, 9&12/2012, & 12/2013)



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The City of Lake Stevens will strive to coordinate with both private and public agencies to develop regional environmental strategies that integrate Best Available Science (BAS) into the stewardship of the environment, and apply integrated and interdisciplinary approaches to local environmental planning.

Policies

Policies

- 10.1.1 Use integrated and interdisciplinary approaches for environmental planning and assessment at regional, countywide, and local levels.
- 10.1.2 Use Best Available Science (BAS) when establishing and implementing environmental standards established by any level of government.

ENV GOAL 10.2: ENVIRONMENTAL PRESERVATION AND CONSERVATION: ENSURE THE PROPER MAINTENANCE OF THE CITY'S ENVIRONMENTAL QUALITY THROUGH THE PRESERVATION AND CONSERVATION OF THE NATURAL ENVIRONMENT AND RESOURCES.

Policies

- 4.28.1 Allow the use of Planned Residential Developments (PRDs) and Cluster Subdivisions on properties with environmentally sensitive areas as a means of transferring, within the boundaries of the site, development density from the sensitive to the non-sensitive portions of the site. Avoid development in erosion areas near water bodies that would require bank stabilization.
- 4.28.2 City shall promote the retention of significant trees during development and the preservation of existing vegetation in order to prevent additional stormwater runoff or soil erosion from new developments, and to provide a habitat for wildlife.
- 4.28.3 Protect salmonid streams and natural drainage ways from adverse impacts of land development in order to maintain the stream flow regime necessary for continued life cycle activities, avoid unnatural bank or bed erosion and increased turbidity.



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4.28.5 The City considers, and deems worthy of protection, the following sensitive resources: wetlands, streams and creeks, lakes and ponds, aquifer recharge areas, steep slopes, significant trees, fish and wildlife habitat and corridors, archaeological and historical sites and artifacts, geologically hazardous areas, and frequently flooded areas. In writing policies and regulations, the City shall consider the cumulative effects of land use and development.

Sustainability and Climate Change

Many U.S. cities have adopted climate change policies in response to often-inadequate Federal-level action (Bushman, Peterman, and Wolfram: 2007). The City of Lake Stevens is committed to addressing the central Puget Sound region's contribution to climate change by, at a minimum, complying with state initiative and directives regarding climate change and the reduction of greenhouse gases. The city will, in addition to consistent implementation of the SMP, the Critical Areas Code, and inter-agency partnership, enact goals and policies that encourage a reduction in the use of pesticides and chemical fertilizers to improve both water and air quality. The city will take an active stewardship role in identifying and addressing the impacts of climate change by promoting the use of innovative, sustainable, and environmentally sensitive development practices, including design, materials, construction, and ongoing maintenance.



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GOAL 4.33 GIVE PRIORITY TO SHORELINE AREAS TO WATER-ORIENTED USES AND DISCOURAGE NON-WATER-ORIENTED USES.

Policies

4.33.1 Give preference to shoreline uses (water-dependent, water-related and water-enjoyment uses) which protect and preserve shoreline resources.

4.33.2 Encourage, where feasible, existing non-water oriented commercial and industrial uses to relocate to non-waterfront property.

GOAL 4.34 ENCOURAGE USES, DENSITIES AND DEVELOPMENT PATTERNS ON LANDS ADJACENT TO SHORELINES THAT ARE COMPATIBLE WITH SHORELINE USES AND RESOURCE VALUES AND REINFORCE THE POLICIES OF THE SHORELINE MANAGEMENT ACT AND LOCAL MASTER PROGRAMS.

Policies

4.34.1 Consider the compatibility of proposed upland uses with those allowed in each adjacent shoreline environment and with the purpose and intent of the environment designation (see RCW 90.58.340).

4.34.2 Consider potential shoreline impacts from cumulative residential development of upland “view” property; such as stormwater run-off volume and septic drainfield seepage increases and intensification of risks from geological instability.

GOAL 4.35 PROTECT BOTH THE ECONOMIC VIABILITY AND RESOURCE VALUES OF URBAN SHORELINES.

Policies

4.35.1 Protect and preserve natural areas even in the most intensively developed urban environments and recognize that Shoreline of State-Wide Significance priorities for preserving the natural character of the shoreline (see RCW 90.58.020) also apply in urban areas.



Chapter 10 – Environment and Natural Resources

4.35.2 Allow limited mixed-use development (including open space and recreational uses/facilities) to help sustain the economic viability of the urban shoreline.

4.35.3 Provide for adequate access, utilities, and public services to meet needs for uses along the shoreline.

4.35.4 Promote aesthetic and view protection by means such as sign control regulation, appropriate siting and screening requirements, and the use of architectural standards.

GOAL 4.36 PROTECT AND ENHANCE SHORELINE VISUAL AND PHYSICAL ACCESS CONSISTENT WITH SHORELINE MANAGEMENT ACT AND PUBLIC TRUST DOCTRINE PRINCIPLES.

Policies

4.36.1 Protect areas with unique and/or fragile geological or biological characteristics (e.g. wetlands, etc.) from inappropriate public access.

4.36.2 Acquire land for permanent public access to the water.

4.36.3 Assure that development, uses, and activities on or near the shoreline do not impair or detract from the public's access to the water.

4.36.4 Enhance and preserve public views from shoreline upland areas.

4.36.5 Reserve publicly-owned shorelines for water-dependent or public recreational uses and protected open space.

4.36.6 Separate or clearly delineate public and private space to avoid unnecessary user conflict.

4.36.7 Recognizing the vast majority of shoreline property is in private ownership, encourage the creation of easements to allow public access through donation or purchase, particularly in areas adjacent to publicly owned shorelines.

4.36.8 Regulate sign design and placement to maximize aesthetic compatibility and prevent interference with visual access to the shoreline.

4.36.9 Regulate docks and other in-water developments to minimize impacts to public use of the water.

GOAL 4.37 PROTECT THE QUALITY AND QUANTITY OF SURFACE AND GROUND WATER IN SHORELINE AREAS AND ADJACENT LANDS.



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Policies

- 4.37.1 Use best management practices to ensure protection of water resources during and after construction, including bank stabilization techniques, site design, construction timing and practices, use of bio-engineering and current erosion and drainage control methods.
- 4.37.2 Restore degraded shorelines to arrest the processes of erosion, sedimentation and flooding.
- 4.37.3 Conduct dredging and filling activities so as to minimize the introduction of suspended solids, leaching of contaminants, or the disturbance of aquatic habitats.
- 4.37.4 Minimize land clearing, soil disturbance, and non-point runoff affecting water quality, erosion, and sedimentation.

GOAL 4.38 EVALUATE SHORELINE HAZARDS AND THE IMPACTS OF EROSION AND LAKE LEVEL RISE ON SHORELINE RESOURCES AND PROPOSED DEVELOPMENT; REVIEW LOCAL COMPREHENSIVE FLOOD HAZARD MANAGEMENT PLANS AND STATE AND FEDERAL POLICIES TO ASSURE THEIR CONSISTENT APPLICATION IN SHORELINE AREAS AND ADJACENT LANDS.

Policies

- 4.38.1 Prohibit development, fill, or encroachments in floodways, frequently flooded areas, highly erodible areas, and other critical areas.



Chapter 10 – Environment and Natural Resources

GOALS AND POLICIES

GOAL 10.1: PROTECT THE NATURAL ENVIRONMENT AND CONSERVE ALL CRITICAL AREAS, INCLUDING WETLANDS, SHORELINES, CREEKS/STREAMS, GEOLOGICAL HAZARD AREAS AND WILDLIFE HABITATS.

Policies

- 10.1.1 Update critical areas regulations which reflect the Best Available Science (BAS) pursuant to the GMA. These regulations must protect the functions and values of these areas and not unduly reduce property rights by requiring greater protection measures which offer diminishing beneficial returns.
- 10.1.2 Ensure compatibility of land uses with topography, geology, soil suitability, surface water, ground water, frequently flooded areas, wetlands, climate, and vegetation and wildlife.
- 10.1.3 Prevent a net loss of ecological functions and values. Require mitigation for impacts from new development within critical areas.
- 10.1.4 Encourage flexibility in design, development such as Conservation Design to utilize cluster development to conserve open space and protect critical areas.
- 10.1.5 Promote and encourage sustainable development through efficient land use, green building design, and water conservation.
- 10.1.6 Encourage and support local community programs to enhance natural resources.
- 10.1.7 The City of Lake Stevens should protect native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.
- 10.1.8 Incorporate the use of innovative design provisions allowing design of new development to take advantage of such standards as Low Impact Development surface water techniques that employ inventive proposals ensuring the same or better critical area protection.



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GOAL 10.3: PROVIDE FOR LONG-TERM PROTECTION AND NO NET LOSS OF WETLAND ECOLOGICAL FUNCTIONS AND VALUES.

Policies

- 10.3.1 Protect existing wetlands from the impacts of new development to the greatest extent possible.
- 10.3.2 Protect functions and values of wetlands.
- 10.3.3 Protect existing wetlands with size greater than one acre that are valuable for wildlife habitat or are not artificially created from non-wetland sites (drainage ditches, grass-lined swales, detention ponds, landscape amenities, etc).
- 10.3.4 Require wetland buffers and building setbacks around regulated wetlands to preserve vital wetland functions and values.
- 10.3.5 Require mitigation for any activity, which alters regulated wetlands and their buffers.
- 10.3.6 Support wetlands protection through non-regulatory approaches such as the adoption-a-wetland conservation program and low impact development.
- 10.3.7 Work with the land trust and other similar organizations to protect wetlands and other critical areas.

GOAL 10.4: ENHANCE THE QUALITY OF SURFACE WATER.

Policies

- 10.4.1 Protect water quality from the adverse impacts associated with erosion and sedimentation.
- 10.4.2 Protect water resources, including surface water, groundwater and critical aquifer recharge areas.
- 10.4.3 Protect the water quality of the City's creeks and its lake.



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- 10.4.4 Require the use of drainage, erosion and sediment control practices for all construction or development activities.
- 10.4.5 Protect and preserve vegetation located along creek/stream corridors.
- 10.4.6 Provide buffers for new development along creeks and streams.
- 10.4.7 Consider creating a new staff position – “Watershed Steward” to inventory and educate the public on the importance of preserving the surface waters.

GOAL 10.5: DECREASE POTENTIAL FOR FLOODING FROM STORMWATER RUNOFF.

Policies

- 10.5.1 Promote retention of stormwater. Encourage regional stormwater treatment solutions.
- 10.5.2 Preserve natural drainage courses.
- 10.5.3 Minimize adverse stormwater impacts generated by the removal of vegetation and alteration of landforms.
- 10.5.4 Adopt and encourage incentive programs for new development to use best management practices such as reduction of impervious surfaces and provisions for filtering pollutants.
- 10.5.5 Encourage and support the retention of natural open spaces or land uses, which maintain hydrologic function and are at low risk to property damage from floodwaters within frequently flooded areas.

GOAL 10.6: IMPLEMENT THE STATE SHORELINES MANAGEMENT ACT ALONG SHORELINES OF STATEWIDE SIGNIFICANCE IN THE CURRENT OR ULTIMATE CITY LIMITS OF LAKE STEVENS.

Policies

- 10.6.1 Protect Shorelines by limiting uses and activities, which are incompatible with the shoreline environment.
- 10.6.2 New development within shoreline jurisdiction shall meet the policy requirements adopted within the City Shoreline Master Program.



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- 10.6.3 Maintain native riparian vegetation encouraging the use of native species for landscaping and mitigation on the shores of Lake Stevens and along rivers, creeks/streams and wetlands and discourage the use of invasive plants that threaten native vegetative communities.
- 10.6.4 Encourage water-dependent economic activities along City shorelines that will enhance the economic viability near commercial centers.
- 10.6.5 Promote development of diverse, convenient recreational opportunities along public shorelines within the City that are consistent with the character and physical limitations of the land.
- 10.6.6 Extend the Waterfront Residential Zone to shoreline areas as they annex to the City.
- 10.6.7 Encourage development of public access along the shoreline where practical.
- 10.6.8 Require developers to indicate how they plan to preserve shore vegetation and control erosion.
- 10.6.9 Encourage cluster development wherever feasible to maximize use of the shorelines by residents, maximizing both on-site and off-site aesthetic appeal, and minimizing disruption of the natural shorelines.
- 10.6.10 Encourage development of shared docks or the addition of open decking to reduce cover for migration of fish species along the shoreline.
- 10.6.11 Encourage removal of existing bulkheads with replacement with softer alternatives or addition of native vegetation waterward of existing bulkheads to reduce wave action and provide additional habitat for aquatic species.
- 10.6.12 Educate property owners within shoreline jurisdiction on the proper maintenance of docks and decks, grass and gardens, and driveways or cars to reduce the types of pollutants potentially reaching the lake or creeks.
- 10.6.13 Create a tracking system and periodically evaluate the cumulative effects of all project actions in shoreline jurisdiction.



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GOAL 10.7: PROMOTE POLICIES AND DEVELOPMENT STANDARDS THAT MINIMIZE THE THREAT OF FLOODING.

Policies

- 10.7.1 Protect natural drainage systems associated with floodways, floodplains or other areas subject to flooding.
- 10.7.2 Emphasize flood prevention and damage reduction.

GOAL 10.8: LOCATE DEVELOPMENT WITHIN THE MOST GEOLOGICALLY SUITABLE AND NATURALLY STABLE PORTIONS OF A DEVELOPMENT.

Policies

- 10.8.1 Classify and designate areas on which development should be prohibited, conditioned, or otherwise controlled because of danger from geologic hazards.
- 10.8.2 Require geotechnical studies and special engineering or design as necessary for new developments in potential geologically hazardous areas.
- 10.8.3 Encourage cluster development for new residential development in areas of geologic hazards.

GOAL 10.9

GOAL 4.28 REQUIRE DEVELOPMENT TO BE SENSITIVE TO SITE CHARACTERISTICS AND TO PROTECT NATURAL RESOURCES.

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