

## **PLANNING COMMISSION REGULAR MEETING MINUTES**

Community Center  
1808 Main Street, Lake Stevens  
Wednesday, June 1, 2016

**CALL TO ORDER:** 7:00 pm by Commissioner Hoult

**MEMBERS PRESENT:** Janice Huxford, Linda Hoult, Gary Petershagen, Vicki Oslund

**MEMBERS ABSENT:** Chair Tom Matlack, Commissioner Trout, Commissioner Davis

**STAFF PRESENT:** Planning and Community Development Director Russ Wright and Senior Planner Stacie Pratschner

**OTHERS PRESENT:** Council Member Rauchel McDaniel, resident Sally Jo Sebring

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**Excused Absence:** Commissioner Huxford made a motion to excuse Commissioners Matlack, Trout and Davis, Commissioner Oslund 2<sup>nd</sup>. Motion carried 4-0-0-3.

**Guest business:** None

### **Action Items:**

1. *Approve May 18, 2016 Meeting Minutes.* Commissioner Oslund made a motion to approve May 18, 2016 minutes, Commissioner Petershagen 2<sup>nd</sup>. Motion carried 4-0-0-3

### **Discussion Items:**

**Critical Areas Amendment** – Director Wright presented the staff report covering the critical areas amendments. Director Wright described comments and staff responses to requested changes from the Department of Ecology including more stringent language related to buffer protection, mitigation measures and expanded buffers and a new definition for “qualified professional”. Director Wright also provided written comments from Commissioner Matlack and an addendum to the staff report responding to these comments. Main topics were related to monitoring lake health and considers buffers used by Snohomish County and the city of Sammamish. Finally, Director Wright recommended that the Planning Commission add sections explicitly describing the use of wetland banks as an alternative mitigation strategy and adding a section that describes mitigation ratios for wetland buffers. Commissioners asked questions about timing, definitions and “small city designation.” The commission recommended that staff hold a final briefing before moving to a public hearing so the absent commissioners can provide any final comments.

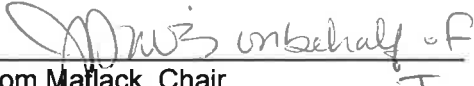
**Land Disturbance** – Senior Planner Pratschner presented the staff report covering the proposed land disturbance amendments. Planner Pratschner discussed the revised schedule and primary components of the proposed amendments including a purpose statement, application type, prescriptive standards, adoption of forest practices, inspection

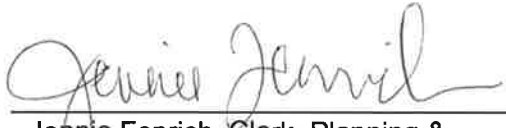
and violation procedures. Planner Pratschner provided land disturbance management comparisons from other agencies for reference. Commission members asked about timing for taking on the forest practices responsibility. Staff will bring the code amendment back for another briefing when the model code is completed.

**Commissioner Reports-** No reports

**Planning Director Report:** – Director Wright provided a status update on the Downtown Subarea Plan

**Adjourn:** Motion by Commissioner Huxford to adjourn, Commissioner Oslund 2<sup>nd</sup>. Motion carried 4-0-0-3. Meeting adjourned at 9:03 p.m.

  
Tom Mallack, Chair

  
Jennie Fenrich, Clerk, Planning & Community Development