

**CITY OF LAKE STEVENS  
CITY COUNCIL-PLANNING COMMISSION JOINT MEETING MINUTES**

Tuesday, December 18, 2018  
Lake Stevens Community Center  
1808 Main Street, Lake Stevens

CALL TO ORDER: 6:00 p.m. by Mayor Pro Tem Marcus Tageant

ELECTED OFFICIALS PRESENT: Councilmembers Kim Daughtry, Kurt Hilt, Todd Welch, Rauchel McDaniel, Brett Gailey and Marcus Tageant

ELECTED OFFICIALS ABSENT: Mayor John Spencer, Councilmember Gary Petershagen

PLANNING COMMISSIONERS PRESENT: Tracey Trout, Steve Ewing, Vicki Oslund, Janice Huxford, John Cronin, Jennifer Davis

PLANNING COMMISSIONERS ABSENT: Linda Hoult

STAFF MEMBERS PRESENT: City Administrator Gene Brazel, Community Development Director Russ Wright, Public Works Director Eric Durpos, Police Chief John Dyer, City Clerk Kathy Pugh, Deputy City Clerk Adri Crim, Planning Manager Josh Machen, Associate Planner Dillion Roth

OTHERS:

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Mayor Pro Tem Tageant called the meeting to order and introductions were made.

**Planning Commission 2018 Accomplishments:** Director Wright reviewed some of this year's accomplishments including completing the adoption of the downtown plan, and reviewing stormwater and land disturbance regulations. He also mentioned there were some social service issues discussed over the last year where the Planning Commission attempted to bring the community's perspective forward when determining what type of community both the Commission and the Council want Lake Stevens to be.

Director Wright stated the Planning Commission was able to walk through code amendments that are helpful to the administration of development, such as accessory dwelling units and the model home regulations.

Commissioner Huxford said there was a lot of public comment this year.

Commissioner Davis said there was a lot more community involvement at the meetings over the last year.

**2019 Planning Commission Docket / Work Programs:** Planning Manager Machen reviewed some of the topics that have been worked on over the past year and will continue into the next year including the critical areas ordinance, shoreline master plan update, wireless communication regulations, and fence/retaining wall regulations.

Councilmember Hilt asked what coordination with the Alliance for Housing Affordability looks like.

Planner Roth explained part of the Alliance for Housing Affordability's role is to support participating cities by providing data about housing and distributing a housing trust fund when available. Director Wright added the Alliance for Housing Affordability is really an advisory body.

**Open Discussion:**

Councilmember McDaniel thanked the Planning Commission for all their hard work, and asked what can be done to make the process of erosion on the shorelines more environmental and friendlier to those who have an investment in their properties.

Director Wright responded there are strict guidelines in state statues as they relate to hardening or armoring of the shoreline. He said one of the things staff is hoping to tackle in the 2019 update is finding ways, both engineered and biological, that can be used to protect shorelines and beach properties.

Commissioner Huxford read an email from Commissioner Hoult, who was unable to attend the meeting. Commissioner Hoult expressed concerns about the lack of sidewalks and walkability and asked that staff look at installing sidewalks from the bus stops to the High School and Middle School so that students may use public transit to attend events safely.

Councilmember Daughtry said he has been tasked with establishing a committee in the community to pursue starting a local circulatory bus system in Lake Stevens.

Responding to Councilmember Daughtry's questions, Director Wright said one of the work programs for next year is to look at zoning codes and permissible uses.


Councilmember Gailey asked to have the Planning Commission review the sidewalk project list to create some criteria for determining the sidewalks with the most priority.

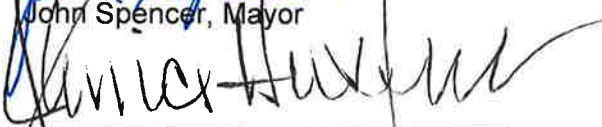
Councilmember McDaniel said it is important to keep all the boards and commissions in the loop with what Council is reviewing.

Commissioner Huxford said the Commission has been asked by the community to make the City's website more user friendly for mobile devices.

**Adjourn:**

The meeting was adjourned the meeting at 6:43 p.m.

  
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John Spencer, Mayor

  
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Janice Huxford, Planning Commission Chair

  
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Kathy Pugh, City Clerk