



**LAKE STEVENS  
SEWER DISTRICT**  
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Mission Statement: Meeting the challenge of protecting the environment and providing quality sewer service to the community.

**NOTICE OF SPECIAL  
COMMISSIONER MEETING ON  
September 9, 2021 at 10:00 AM**

**Location: Lake Stevens Sewer District Office  
1106 Vernon Rd Suite A, Lake Stevens WA 98258**

**Attendees:** In person: Commissioners Kevin Kosche and Jennifer Stevenson. District Staff: Mariah Low, Jonathan Dix and Melonie Grieser. David Toyer. Via GoToMeeting: Commissioner Dan Lorentzen

- 1. CALL TO ORDER** – Commissioner Kosche called the meeting to order at 10:00 AM
- 2. COMMISSIONER WORKSHOP AGENDA ITEMS:** Mariah Low introduced David Toyer

UGA Expansion with David Toyer – David introduced himself to the Commissioners and meeting attendees. The biggest challenge for Growth Management Act (GMA) is that growth lines have not been adjusted since the early 90's even though population, growth, and employment have all changed significantly. Some of the challenges that come with Growth Management are community frustration and voter dissatisfaction, higher densities are required but there is a lack of buildable land, surface water challenges, skyrocketing housing costs, traffic congestion, a jobs-housing imbalance, and under-funded infrastructure. Lake Stevens' struggle has mounted and includes fighting between adjacent cities for land and the growing problem with Hwy 9 and the Trestle.

Public participation and mandatory review for Growth Management shows that residents like the concept but don't want their individual neighborhoods affected by the density. Currently, Growth Management is studied by the County which then creates a buildable lands report by studying what has happened up to a specific date, how it's grown under a current comprehensive plan and then looks at the planning horizon. This process looks backwards instead of forward. The available land in Lake Stevens does not allow density which is not cost effective for purchasers. Lake Stevens has picked up growth as other near cities have not accepted the density required under GMA. The community needs commercial development to help with employment shortfalls. Costco, and other local commercial businesses, will improve traffic congestion over the trestle because the jobs created here will keep those residents from commuting. The right mix of land for a city is needed, commercial/business and residential mixing.

There is a total of 7 UGA expansions proposed for Lake Stevens, four are from the City of Lake Stevens. Regional Growth Strategy (RGS) is based on 50% High Capacity Transit areas, 20% Metro Cities, 12% Core Cities, 11% Cities and Towns (includes Lake Stevens and Snohomish), 4% Unincorporated Urban, and 3% Rural. Lake Stevens should have been a High community transit area. RGS says Lake Stevens is allocated 11% of growth. Marysville and Arlington are allocated 50%. This will have spill over affect for Lake Stevens, inflating house costs. Currently Highway 9 is not classified as a high-capacity-corridor, neither is Highway 2. Lake Stevens' impact will continue as a high-density area but will not be funded as one. Currently, Lake Stevens is getting the growth but not infrastructure that's needed to support that growth.

Local challenges for the Lake Stevens Sewer District specifically are limited buildable land supplies, the new NPDES Nutrient Standards requiring the cost of improvements and upgrade, and Legislative changes to growth, environmental standards, etc. The County is planning a 2023 update and will prepare two action alternatives and a no action alternative. The County and its Cities must complete this by June 30, 2023.


3. **EXECUTIVE SESSION** – The Commissioners did not recess into Executive Session.

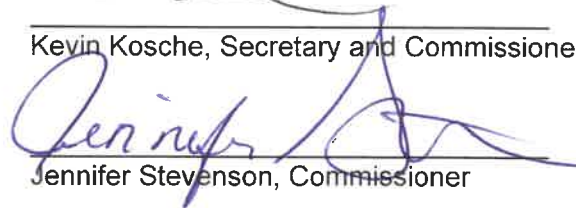
4. **CONCLUDE** – Commissioner Kosche concluded the meeting at 11:19 AM with no action taken.

Signed in a regular open public meeting this 23rd day of September 2021



  
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Dan Lorentzen, President and Commissioner

  
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Kevin Kosche, Secretary and Commissioner

  
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Jennifer Stevenson, Commissioner