

PLANNING COMMISSION MEETING AGENDA



City of Lake Stevens Vision Statement

*By 2030, we are a sustainable community around the lake with a vibrant economy,
unsurpassed infrastructure and exceptional quality of life.*

October 19, 2022 - 6:00 PM

TWO WAYS TO PARTICIPATE:

In Person at The Mill, Sawyers Room, 1808 Main Street, Lake Stevens OR

Join Zoom Meeting: <https://us02web.zoom.us/j/85954662520>

or call in at: 253-215-8782 Meeting ID: 859 5466 2520

1. **Call to Order**
2. **Roll Call**
3. **Guest Business**
4. **Action Item**
 - A. Approve October 5, 2022 minutes
5. **Discussion Items**

A. Lake Stevens Industrial Center Infrastructure and Marketing Analysis	Lake Stevens Industrial Area Update Christi Schmidt
B. Housing Action Plan Update	David Levitan
6. **Commissioner Report**
7. **Planning Director's Report**
 - A. Planning Commission / City Council Coordination

Russ Wright
8. **Adjourn**

THE PUBLIC IS INVITED TO ATTEND

Special Needs: *The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, (425) 622-9400, 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, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.*

PLANNING COMMISSION MEETING MINUTES



HYBRID/REMOTE AND IN PERSON AT THE MILL

October 5, 2022

CALL TO ORDER: 6:05 PM by Chair Todd Welch

MEMBERS PRESENT: Todd Welch, Mike Duerr, Janice Huxford, Linda Hoult and Jennifer Davis

MEMBERS ABSENT: John Cronin was excused, Connor Davis unexcused

STAFF PRESENT: Community Development Director Russ Wright, Planning Manager David Levitan, Associate Planner Jill Needham and Clerk Jennie Fenrich

OTHERS PRESENT: None

Commissioner Welch called the meeting to order at 6:05 p.m. and led the Pledge of Allegiance.

Roll Call: All present except Commissioner Cronin and Commissioner C. Davis

Guest business: None

Approval of Minutes: Minutes of Sept 21, 2022 were approved as written. Commissioner Hoult motioned and Commissioner Duerr (5-0-0-2).

Public Hearing: LUA2022-0079, Storage Facility Code Amendment

Associate Planner Needham provided a brief staff presentation on the code amendment, which would update LSMC 14.44.044 and associated chapters. She summarized the code development process, including recent feedback from the City Council. No public testimony was provided. The Commission voted unanimously (5-0-0-2) to recommend Council approval of the code amendment as included in the meeting packet.

Commissioner Reports: Commissioner Huxford noted that she attended the October 4 City Council workshop and that she did not believe the City Council was being respectful of the time and effort that the Planning Commission had put into their recommendation on the short-term rental code amendment, which has undergone major changes following a Council subcommittee process. She also disagreed with a councilmember's assessment that this was only an issue along the lakefront, and she wanted it clarified that the code would apply to all residential zones in the city. Commissioner Hoult commented how great it is to be back in the Mill. Chair Welch agreed it was good to be back in the Mill and thanked Planner Needham for the quality presentation.

Director's Report: Community Development Director Wright noted that the Parks Department would be taking over the park impact fee code amendment and that it would be carried over onto the 2023 work plan. He also shared that the City Council public hearing for the short-term rentals code amendments was preliminarily scheduled for October 25. Director Wright also provided an update on progress on the 2022 work plan, including the Council adoption schedule for storage facilities and the November public hearing schedule for the 2022 Comprehensive Plan docket. Items being carried over to the 2023 work plan include the tree code and tiny homes and the city also intends on pursuing annexation of the remaining UGA in the northern half of the city. He also reported the City had hired a new City Engineer and gave an update on various other projects, including the city's UGA expansion proposals that are being considered as part of the county's 2024 Comprehensive Plan docket and an analysis of 91st Ave NE.

Planning Manager Levitan reported a consulting firm is helping the city with an infrastructure analysis of the Lake Stevens Industrial Center (the Hartford/Machias industrial areas). That firm will provide a more detailed presentation at the October 19 Planning Commission meeting. Commissioner Huxford noted that there are a lot of owners in that area who are not engaged in the process and offered her and her husband's assistance in reaching out to business owners. Planning Manager Levitan reported that the consultants helping to prepare the Housing Action Plan also planned to provide a presentation and update at the October 19 meeting. He also noted that the 2022 Comprehensive Plan docket public hearing was scheduled for November 2.

Chair Welch confirmed with staff that the Comprehensive Plan would be coming back to Planning Commission for a public hearing.

Adjourn: Moved by Commissioner Hoult, seconded by Commissioner Huxford to adjourn the meeting at 6:49 p.m. On vote the motion carried (5-0-0-2).

Jennie Fenrich, Planning Commission Clerk

PLANNING COMMISSION STAFF REPORT



Agenda Date: 10/19/2022

Subject: Lake Stevens Industrial Center Infrastructure and Marketing Analysis

Contact Person/Department: Christi Schmidt, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Discussion

SUMMARY/BACKGROUND:

The Lake Stevens Industrial Center (LSIC) is a recently formed approximately 280-acre area located in the northeastern corner of the city; see attached Growth Centers and LSIC Area Maps (Attachments 1 and 2). The formation of the LSIC started with the planning of the Hartford Industrial area, which was approximately 267 acres and zoned for General Industrial (GI) and Light Industrial (LI), which allows a wide range of industrial uses. See attached LSMC Permissible Use Matrix (Attachment 6). In early 2021, the city annexed 66 acres commonly known as the Machias Industrial Area. These two areas combined are now referred to as the Lake Stevens Industrial Center (LSIC).

To move forward with the planning and development of this area, the city council authorized staff to hire MACKENZIE, ECONorthwest and the Riley Group to conduct an infrastructure and market analysis of the LSIC.

The purpose of the infrastructure analysis is to assess existing conditions of the area, such as critical areas along with sewer, stormwater, roads and availability of high-speed internet capability to support industrial and commercial uses. The road network to and from the industrial area will be analyzed to understand existing conditions, structural deficiencies and required upgrades to support the future growth and employment of the

area. The existing conditions for both the stormwater and sanitary sewer service are attached (Attachments 7 and 8). An outcome of the LSIC infrastructure analysis will be a phased infrastructure improvement plan/schedule with options for funding sources to assist and determine any need for expansion and infrastructure improvements.

The purpose of the market analysis is assessing the regional and local economies to determine where the LSIC can complement the regional market and will identify the highest and best uses for the LSIC and determine what the targeted market/uses for the area will be.

The city will use both the infrastructure and market analysis results and recommendations as a platform to use in diversifying this area as a local employment center and to assist owners with their goals to develop their properties efficiently and to attract appropriate industries. Development of LSIC will be integral in helping the city meet its employment growth targets.

Process to Date:

On September 12, 2022, an outreach letter was mailed to all the property owners in the Industrial Center informing them of the LSIC Infrastructure and Marketing Analysis planning process and asking for them to respond to the Stakeholder Interview Questions (survey). The purpose of the survey is to collect information about what owner's plans are for their property(ies), identify deficiencies in the infrastructure, and how owners would like to see the area develop, etc. A copy of both the Property Owners Outreach letter and the survey are attached for your reference (Attachments 3 and 4).

On September 27, 2022, the city held an Open House - approximately 10 owners attended. To date, the city has received three online survey responses and one hard copy for a total of four. A copy of the online survey results is enclosed (Attachment 5). Any additional survey results will be provided at the meeting.

The purpose of tonight's meeting is to introduce the consultant team to you and obtain input from the Planning Commission and responses to the following questions:

1. What are the most significant issues facing the LSIC?
2. What changes should be made to the LSIC e.g., infrastructure, updated zoning, updated uses, etc.?
3. Are there ideas from other communities that you think may work here?
4. Limited residential (uses) housing is permitted in the industrial center, e.g., apartments over non-residential uses and lodging for security. Is this a use you think the city should maintain?

Schedule:**Event****Dates (Tentative)**

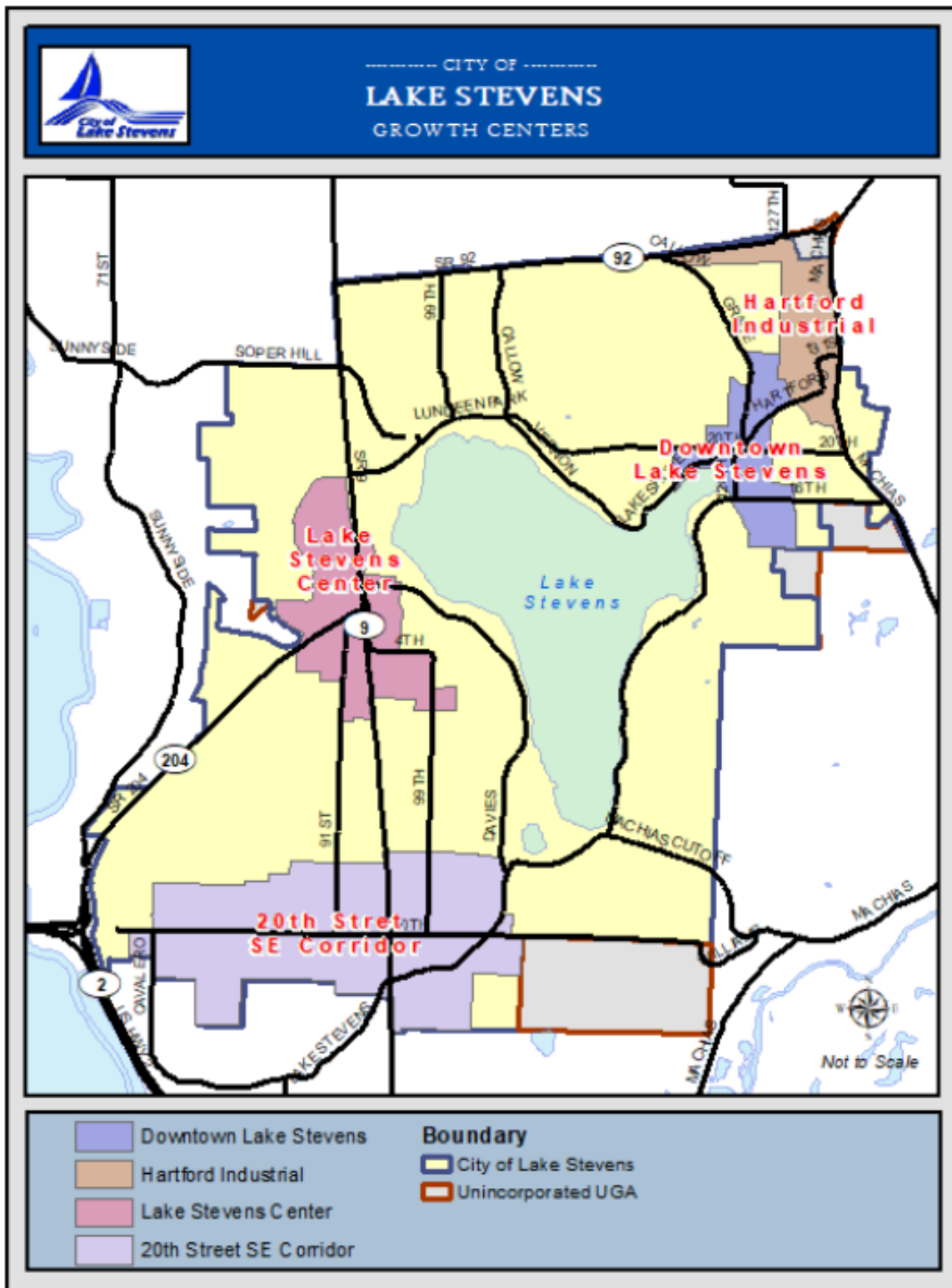
Lake Stevens Planning Commission Staff Report	October 19, 2022
Technical Background Data Gathering and Site Visits	August-October 2022
Meeting with Utility Districts	August 2022
Planning Commission Update	August 17, 2022
Outreach Letter Sent to Property Owners with Survey	September 12, 2022
Meeting with property owners	September 27, 2022
Meeting with stakeholders	September/October 20
Planning Commission Input	October 19, 2022
City Council Input	November 2022
Mackenzie/ECONW/Riley Group to present draft findings	Mid-December
Present final study to City staff and stakeholder group	Mid-January
Present final study to City Council	February/March 2023

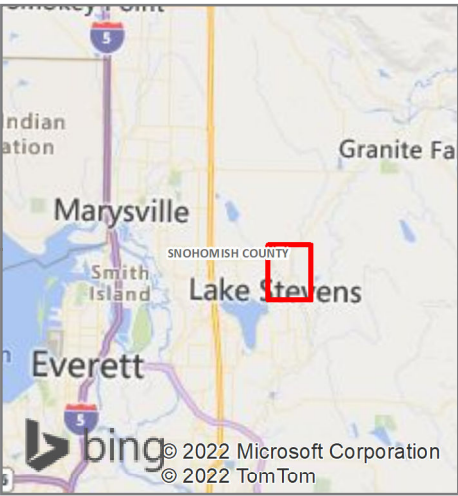
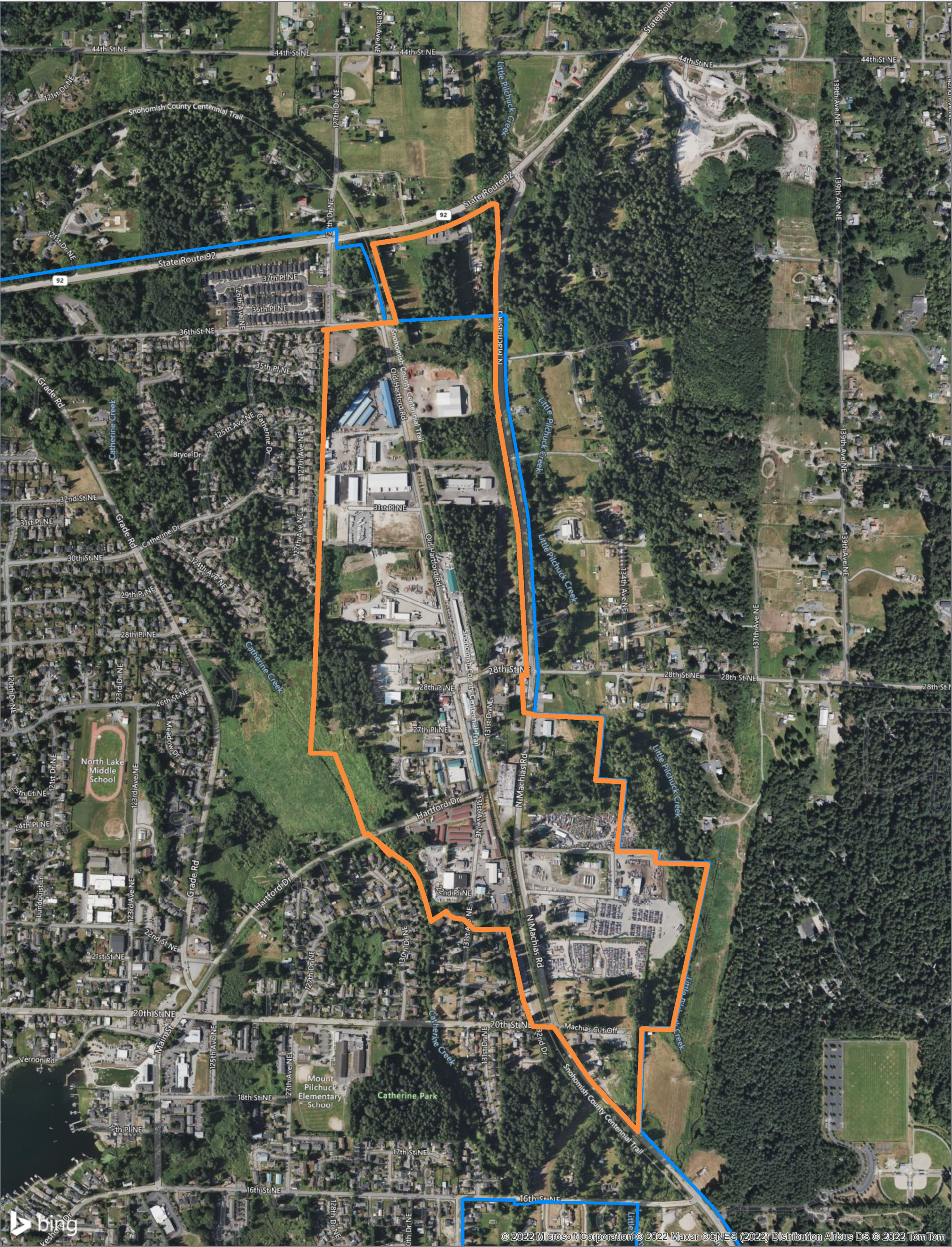
APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - Growth Centers Map
2. Attachment 2 - Lake Stevens Industrial Lands Analysis - Base Map
3. Attachment 3 - Property Owners Outreach Letter Sent 9-12-22
4. Attachment 4 - Stakeholder Interview Questions
5. Attachment 5 - Survey Detailed Results 10-13-22
6. Attachment 6 - Chapter 14.40 Permissible Uses
7. Attachment 7 - Lake Stevens Stormwater Map
8. Attachment 8 - Lake Stevens Sanitary Sewer Service Map

Attachment 1 - Growth Centers Map





CITY OF LAKE STEVENS INDUSTRIAL LANDS ANALYSIS
Lake Stevens, Washington

LEGEND

- Industrial Study Area
- City Limits

03456901,380

Feet

N

1 inch = 700 feet

SOURCE DATA:
Snohomish County Database,
July 2022

GEOGRAPHIC PROJECTION:
NAD 83 HARN, Washington North
Lambert Conformal Conic

Date: 8/15/2022
File: Lake Stevens Industrial Lands Analysis

Map Created By: JBM
Project No: 2220142.00

Attachment 2 - LSI Lands Analysis
Base Map



One Community Around the Lake

September 12, 2022

Name
Company
Address
City, State

Dear Property Owner:

The city of Lake Stevens has embarked on a market analysis and infrastructure study to identify highest and best uses for the Industrial Area, specifically emphasizing where the Lake Stevens Industrial Center (LSIC) can complement the regional market as one of the first steps to develop a subarea plan for this area. The city hired Mackenzie consultants to complete the LSIC analysis. You are receiving this notice as your property is located within the LSIC. As part of the city's outreach efforts, we hope you will provide feedback to the enclosed survey, or you can take it online at the City's Subarea Plan - Lake Stevens Industrial Center <https://forms.office.com/g/927Y5rhTrj>

A property owners stakeholder meeting is scheduled for **Tuesday, September 27, 2022 from 6:00-8:00 pm in The Sawyers Room (City Council Chambers) in The Mill Building at 1808 Main Street, Lake Stevens, WA 98258.** We invite you to attend this in person event to share your thoughts, gain more information and/or to meet the other property owners.

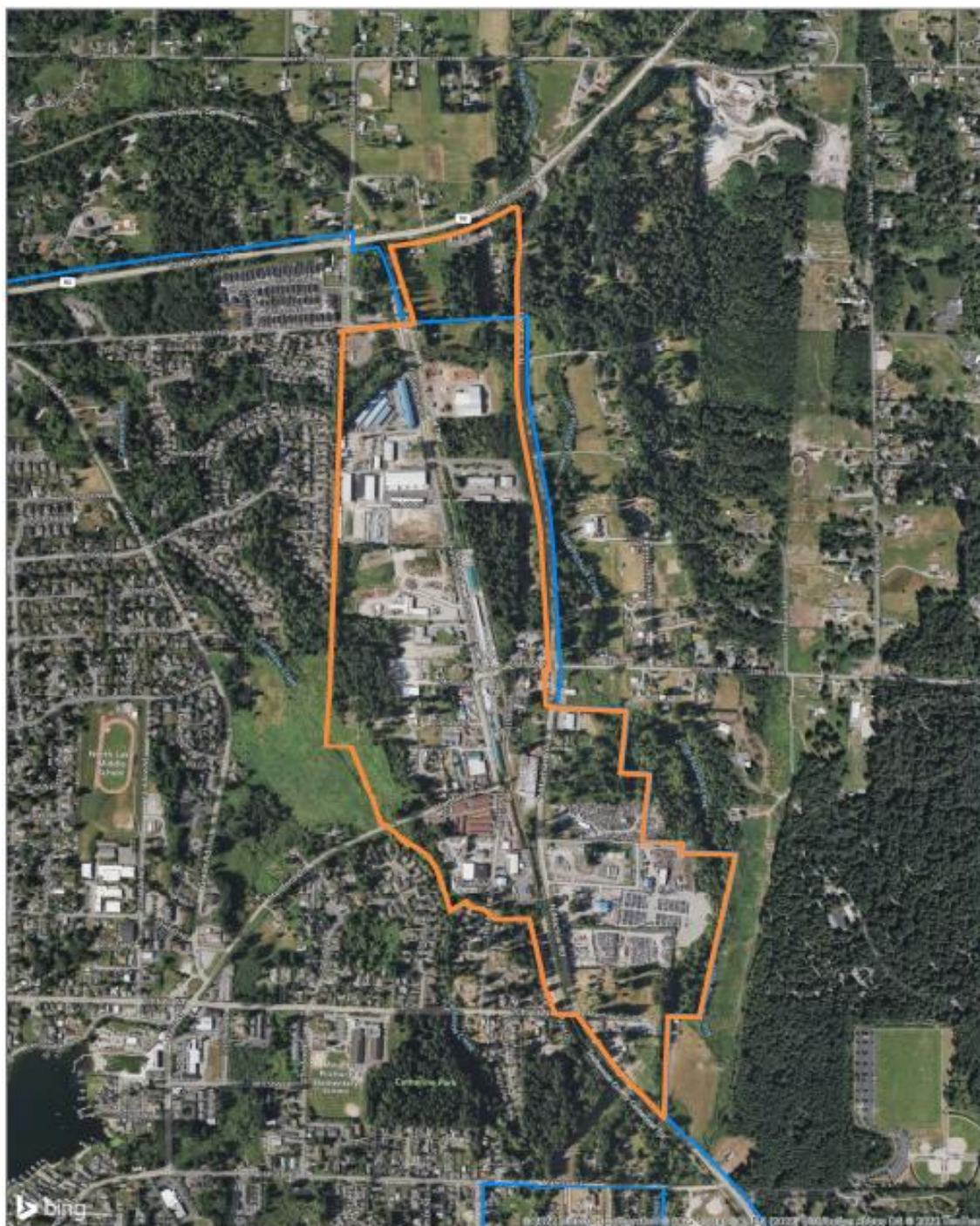
More information is available at [Subarea Planning | Lake Stevens, WA - Official Website](https://www.lakestevenswa.gov/subarea-planning) ([lakestevenswa.gov](https://www.lakestevenswa.gov))

Any questions can be directed to Christi Schmidt, AICP, Senior Planner at 425-622-9438 or by email at cschmidt@lakestevenswa.gov. Please complete and return your survey by October 14, 2022. You may return via email or by mail Attn: Christi Schmidt at City Hall, PO Box 257, Lake Stevens, WA 98258.

Sincerely,

Russell Wright
Community Development Director

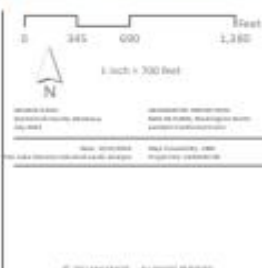
Attached: Property Owner Survey



CITY OF LAKE STEVENS INDUSTRIAL LANDS ANALYSIS
Lake Stevens, Washington

LEGEND

- Industrial Study Area
 City Limits





MACKENZIE.

P 206.749.9993 ■ F 503.228.1285 ■ W MCKNZE.COM

Logan Building, 500 Union Street, #410, Seattle, WA 98101

Portland, Oregon ■ Vancouver, Washington ■ Seattle, Washington

ISSUE DATE: September 12, 2022

PROJECT NAME: Lake Stevens Industrial Center Infrastructure & Market Analysis

SUBJECT: Stakeholder Interviews Questions

INTERVIEW QUESTIONS

Purpose statement: The City of Lake Stevens has embarked in a market analysis and infrastructure study to identify highest and best uses for the Industrial Area, specifically emphasizing where the Lake Stevens Industrial Area can complement the regional market as one of the first steps to develop a subarea plan for this area. The City will use this information as a platform to diversify this area as a local employment center.

1. The City of Lake Stevens over the last decade has completed several subarea/community plan studies. Have you been involved in any of these efforts?
2. What elements of past efforts had the most influential results?
 - A. What is most important? What does the community want to see happen?
3. Who uses/visits the industrial district? When do you notice the most activity? What times of day? What seasons?
4. How do you see the industrial district connecting/interacting with the downtown subarea plan?
5. What issues must be addressed as the industrial district grows?
6. What would help the industrial district grow? What improvements do you want to see?

7. What is the biggest hurdle for the industrial district?
8. Are you a property/business owner within the industrial district (respond yes or no)? What amenities would you add to make businesses more successful?
9. What uses that are not in the industrial district now would make the district better?
10. How connected is the industrial district to other parts of Lake Stevens? Other areas in the region?
11. What are the top economic assets that make the industrial district competitive (i.e., access, land, labor, existing industry profile, natural resource)?
12. What is one thing that should never be changed?
13. How should infrastructure improvements be funded? What mechanisms would you support to fund improvements to the industrial center (impact fee increases, local improvement district, developer extensions, city capital funds, etc.)? If the timing could be increased, would you support forming a local improvement (taxing) district to assist in funding utility improvements?
14. How would you like to stay informed on the industrial lands analysis study? Please include your preferred contact information.

View results

Respondent

1

Anonymous

17:01

Time to complete

1. Over the las decade, the City of Lake Stevens has completed several subarea/community plan studies. Have you been involved in any of these efforts?

☒ Yes

☐ No

2. What elements of past efforts had the most influential results?

Still awaiting outcome of 20th and Downtown. Both appear to be driven by developers rather than stakeholders/residents.

3. What was the most important element of past efforts? What does the community want to see happen?

Ease transportation issues. Increase economic growth/job creation. Quit abandoning rare land/buildings to pot grow/retail and self storage.

4. Who uses/visits the industrial district? When do you notice the most activity? What times of day? What seasons?

Marijuana retail causes traffic issues (not looking while pulling in or out. Pot smell is unacceptable. Crime has increased. All issues are constant.

5. How do you see the industrial district connecting/interacting with the downtown subarea plan?

I don't. Pot production has no place in the downtown vision.

6. What issues must be addressed as the industrial district grows?

Sewer needs to come in. Pot smell needs to be eliminated completely.

7. What would help the industrial district grow? What improvements do you want to see?

City needs to allow current stakeholders (aside from pot grow/retail) to improve/expand their business models without regulations such as landscaping. There have been efforts to expand to bring in building supply, plumbing supply, etc that have been abandoned due to over regulation.

8. What is the biggest hurdle for the industrial district?

Smell, pot retail, theft, lack of street lighting.

9. Are you a property/business owner within the industrial district?

☒ Yes

☐ No

10. What amenities would you add to make businesses more successful?

More police patrol, smell abatement, less regulation.

11. What uses that are not in the industrial district now would make the district better?

Businesses that actually employ people (rather than pot production and self/recreational storage).

12. How connected is the industrial district to other parts of Lake Stevens? Other areas in the region?

Not at all.

13. What are the top economic assets that make the industrial district competitive? (i.e., access, land, labor, existing industry profile, natural resource)

None of the above.

14. What is one thing that should never be changed?

Zoning

15. How should infrastructure improvements be funded?

Existing taxes/reallocate City and State funding. No LID tax on the existing businesses/owners.

16. What mechanisms would you support to fund improvements to the industrial center (impact fee increases, local improvement district, developer extensions, city capital funds, etc.)?

See above.

17. If the timing could be increased, would you support forming a local improvement (taxing) district to assist in funding utility improvements?

☐ Yes

☒ No

18. How would you like to stay informed on the industrial lands analysis study?
Please include your preferred contact information.

Via mail

Attachment 6 - Chapter 14.40 Permissible Uses

Chapter 14.40 PERMISSIBLE USES

Sections:

- 14.40.010 Permissible Use Tables**
- 14.40.015 Uses within Subareas**
- 14.40.020 Use of the Designations P, A, C in Permissible Use Tables**
- 14.40.030 Permissible and Prohibited Uses**
- 14.40.040 Accessory Uses**
- 14.40.050 Use of Supplementary Use Regulations**
- 14.40.060 Change in Use**
- 14.40.070 Combination Uses**

Prior legislation: Ords. 468, 499, 511, 541, 588, 590, 606, 608, 639, 666, 676, 682, 744, 797, 798, 811, 821, 871, 876, 890, 894, 898, 903, 908, 958, 991, 1001, 1016, 1020, 1027, 1030, 1031, 1048, 1080 and 1096.

14.40.010 Permissible Use Tables.

Tables 14.40-I through 14.40-III, the Permissible Use Tables, set forth the permissible uses for the various zoning districts in the City established in Chapter [14.36](#), Part I, subject to other applicable provisions in this title. It should be read in close conjunction with the definitions of terms set forth in Section [14.08.010](#) and the other interpretative provisions set forth in this chapter. Permissible uses for the subarea zoning districts are not included in these tables, but are included in Section [14.38.020](#). (Ord. 1124, Sec. 2 (Exh. A), 2021)

14.40.015 Uses within Subareas.

Permissible and prohibited uses within adopted subarea plan boundaries (as identified on the Official Zoning Map) are listed in Section [14.38.020](#). Identified principal and secondary uses are both considered permissible uses, although principal uses are preferred. Per Sections [14.38.015](#) and [14.44.030](#) (Development within Adopted Subareas), regulations regarding permitted uses in Chapter [14.38](#) supersede those in other Title [14](#) chapters. (Ord. 1124, Sec. 2 (Exh. A), 2021)

14.40.020 Use of the Designations P, A, C in Permissible Use Tables.

The Permissible Use Tables (Tables 14.40-I through 14.40-III) set forth which uses are permitted in which zones. The letter "P" means the use is permitted or allowed in the indicated zoning district subject to all code requirements of this title. The letter "A" means the use requires an administrative conditional use permit (see Section [14.16C.015](#)), and the letter "C" means the use requires a conditional use permit (see Section [14.16C.045](#)). No letter means that use is not permitted in the indicated zoning district. (Ord. 1124, Sec. 2 (Exh. A), 2021)

14.40.030 Permissible and Prohibited Uses.

(a) The presumption established by this title is that all legitimate uses of land are addressed within the permissible use tables and are either allowed or not allowed thereby. But because the list of permissible uses set forth at the end of this chapter cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

(b) Tables 14.40-I through 14.40-III include a column indicating the most similar classification code under the North American Industrial Classification System ("NAICS code"), where applicable. NAICS codes establish general categories of businesses and land uses, with more detailed subcategories. Consistent with subsection (a) of this section, NAICS codes may be used to evaluate whether uses with similar characteristics and impacts that are not explicitly listed in the use tables shall be permitted or permitted conditionally.

(c) Any proposed use not listed in the tables shall be determined as allowed or not allowed within a land use designation based on its consistency with the Comprehensive Plan and the purpose of the zoning district. If allowed, the use shall be classified by the Planning Director as outright permitted or requiring an administrative conditional use or conditional use permit using the most similar listed use. The Planning Director shall make that determination based on the physical characteristics of the use and its supporting structures, including scope, traffic generation, hours of operation and other potential impacts.

(d) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:

- (1) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the City's fire prevention code.
- (2) Stockyards, slaughterhouses, rendering plants.

(3) Use of a travel trailer, motor home, or other recreational vehicle as a permanent residence except those permitted in a manufactured/mobile home park as per Section [14.44.070](#). Recreational vehicles may be used as a temporary guest residence for up to two weeks without a permit, or up to three months within any one consecutive year upon approval by the Planning Director. Situations that do not comply with this subsection on the effective date of the ordinance codified in this chapter are required to conform within one year.

(4) Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored, any services are performed, or other business is conducted. This prohibition does not apply to temporary public services, such as bookmobiles, blood donation centers, public service information, etc., or temporary food vendors allowed pursuant to Section [14.44.085](#) (situations that do not comply with this subsection on the effective date of the ordinance codified in this chapter are required to conform within 30 days).

(5) *Repealed by Ord. 958.*

(6) Sewage/septic sludge recycling except when approved as an essential public facility pursuant to Section [14.16C.060](#). (Ord. 1124, Sec. 2 (Exh. A), 2021)

14.40.040 Accessory Uses.

(a) Tables 14.40-I through 14.40-III classify different principal uses according to their land uses, potential impacts and NAICS codes. When an activity, use or structure exists that is incidental and subordinate to a principal use on the same lot, it may be permitted as accessory to the principal use. For example, a swimming pool/tennis court complex associated with a residential subdivision or multifamily development is regarded as accessory to such principal uses, even though it would require an administrative conditional use permit if developed as a principal use. A use cannot be approved as an accessory use without a primary use to which it is subordinate.

(b) Without limiting the generality of subsection (a) of this section, the following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory to residential principal uses:

(1) Home occupations, subject to the standards of Section [14.44.015](#).

(2) Hobbies or recreational activities of a noncommercial nature.

(3) The renting out of rooms within a residential unit for a period of 30 or more days, so long as the household (including all renters) is consistent with the definition of "family" in Section [14.08.010](#).

(4) Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than three days (whether consecutive or not) during any 30-day period.

(c) Without limiting the generality of subsections (a) and (b) of this section, the following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts:

(1) Storage outside of a substantially enclosed structure of more than one motor vehicle that is unlicensed and nonoperational for a period of more than three months.

(2) Parking outside a substantially enclosed structure or a legally established vehicle accommodation area (as defined in Section [14.72.060](#)) of more than four motor vehicles between the building setback of the principal building and the street on any lot used for single-family or multifamily residential development. Parking on nonapproved surfaces is prohibited.

(d) When a land use permit is applied for, all anticipated accessory uses shall be explicitly disclosed, and made part of the findings. Subsequent accessory uses not disclosed shall be subject to the permit modification requirements of Section [14.16A.235](#) prior to commencing. (Ord. 1124, Sec. 2 (Exh. A), 2021)

14.40.050 Use of Supplementary Use Regulations.

The city has established specific supplementary use regulations that establish performance standards and requirements for certain types of land uses. Tables 14.40-I through 14.40-III utilize footnotes to indicate those uses for which supplementary use regulations or performance standards apply and provide citations and links to the applicable LSMC sections. (Ord. 1124, Sec. 2 (Exh. A), 2021)

14.40.060 Change in Use.

A change of use of property shall be reviewed pursuant to Section [14.16C.030](#). (Ord. 1124, Sec. 2 (Exh. A), 2021)

14.40.070 Combination Uses.

(a) When a combination use comprises two or more principal uses that require different types of permits (permitted use, administrative conditional use, or conditional use), then the permit authorizing the combination use shall be:

- (1) A conditional use permit if any of the principal uses combined requires a conditional use permit.
- (2) An administrative conditional use permit if any of the principal uses combined requires an administrative conditional use permit but none requires a conditional use permit.
- (3) A permitted use requiring Planning Director approval in all other cases. (Ord. 1124, Sec. 2 (Exh. A), 2021)

Table 14.40-I: Table of Residential Uses by Zones

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply.															
P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)															
NAICS Code	Use	R4	WR	R6	R8-12	MFR	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
GENERAL RESIDENTIAL															
N/A	Single-family detached, site built or modular	P	P	P	P	P									
N/A	Class A or B mobile home	P	P	P	P	P									
N/A	Mobile/manufactured home park	A	A	A	A	P									
N/A	Apartment(s) above permitted nonresidential use					A	P	P	P		P	P	P	P	
N/A	Cottage housing development ³	P	P	P	P	P			P						
N/A	Duplexes	P ⁴	P ⁴	P ⁴	P ⁴	P			P						
N/A	Apartments (five or more attached units)					P			P						
N/A	Townhomes/rowhouse ¹²				P	P			P						
N/A	Triplexes	P ⁵		P ⁵	P ⁵	P									
N/A	Fourplexes	P ⁵		P ⁵	P ⁵	P									
MISCELLANEOUS AND ACCESSORY USES															
N/A	Accessory dwelling units ⁶	P	P	P	P	P									
721310	Rooming houses, boarding houses	A	A	A	A	P		P							
N/A	Mobile/manufactured home or apartment used exclusively for a night watchman and his/her family ⁷												A	A	
N/A	Tourist homes	A	A	A	A	A		A							
N/A	In-home daycare ⁸	P	P	P	P	P		P	P						
N/A	Home occupations ⁸	P	P	P	P	P		P	P						
N/A	Farm animals ⁹														
N/A	Planned residential developments ¹⁰	P	P	P	P	P									
N/A	Recovery housing	P	P	P	P	P			P						
N/A	Level I healthcare facility	P	P	P	P	P		P							A
N/A	Level II healthcare facility				C	C			P						A
N/A	Secure community transition facilities												C	C	

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply.

P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section [14.40.070](#) for explanation of combinations)

NAICS Code	Use	R4	WR	R6	R8-12	MFR	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
N/A	Group homes for licensed for juvenile offenders	C	C	C	C	C	P	P							
N/A	Temporary encampments ¹¹	P	P	P	P	P	P	P							

¹ Subject to Section [14.44.010](#) (Mixed Use)

² Subject to Section [14.44.090](#) (Planned Business District)

³ Subject to Chapter [14.46](#), Part II

⁴ Subject to Section [14.48.020](#) (Duplexes in Single-Family Zones)

⁵ Subject to Chapter [14.46](#), Part III

⁶ Subject to Section [14.44.045](#) (Accessory Dwelling Units), and only as accessory to a detached single-family residence

⁷ Subject to Section [14.44.065](#) (Accessory Apartment in Industrial Zones)

⁸ Subject to Section [14.44.015](#) (Home Occupations)

⁹ Subject to Section [14.44.075](#) (Farm Animals). Requires a pasture plan to be submitted pursuant to Chapter [5.18](#).

¹⁰ Subject to Section [14.18.300](#) (Planned Residential Developments)

¹¹ Subject to Section [14.44.038](#) (Temporary Encampments)

¹² Townhomes permitted as part of planned residential development (PRD) in single-family zones, subject to Section [14.18.300](#) (Planned Residential Developments)

(Ord. 1124, Sec. 2 (Exh. A), 2021)

Table 14.40-II: Table of Nonresidential Uses by Zones

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply.										
P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)										
NAICS Code	Use	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
RETAIL ³										
N/A	Retail, small/medium scale (<10,000 sf floor area)	P	P	P	A	P	P	A	A	P
N/A	Retail, large scale (>10,001 sf floor area)		P	P			P	A	A	
N/A	Outdoor retail displays accessory to a retail use	P		P		P	P	P	P	P
N/A	Marijuana retail ⁴							P	P	
N/A	Open-air markets	P	P	P	P	P	P	P	P	P
444220	Outdoor plant nurseries, commercial greenhouses, farm supply stores	P					P	P	P	
423	Wholesale						P	P	P	
4411, 4412	Vehicle sales, new and used	P					P	P	P	
453930	Mobile home sales						P	P	P	

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply.

P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)

NAICS Code	Use	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
PERSONAL AND GENERAL SERVICES										
531130	Personal storage facilities ⁵	A ⁶					A	A	A	
447110, 447190	Gas station	P				P	P	P	P	
812910	Pet care, except veterinary and kennels	P	P	P	P	P	P	P	P	P
812910	Kennel				A	A	P	P	P	
6244	Daycare/preschool	P	P	P	P	P	P			
8111	Automotive repair, not including car washes	P					P	P	P	
811192	Car washes	P	P	P	P	P	P	P	P	
8121	Barber shops, beauty salons	P	P	P	P	P	P			
812220	Crematorium							P	P	C
812210	Funeral homes						P	P	P	P ⁷
8123	Dry-cleaning, laundry services	P	P	P	P	P	P	P	P	
8113	Heavy equipment rental						P	P	P	
76	Miscellaneous repair	P	P	P	P	P	P	P	P	
53211	Automobile rental	P					P	P	P	
53212, 5322-3	Miscellaneous equipment rental	P	P		P	P	P	P	P	
81293	Automobile parking	P	P	P		P	P	P	P	P
HEALTHCARE AND SOCIAL SERVICES										
N/A	Level III healthcare facility	P	A	P	P	P	P	P		A
6211, 6212, 6213	Medical, dental or other healthcare clinic	P	P	P	P	P	P	A	A	
OFFICE AND PROFESSIONAL SERVICES										
561920	Conference center ³				P	P	P	P	P	P
N/A	Offices, business or professional, (<4,000 sf floor area) ³	P	P	P	P	P	P	P	P	P
N/A	Offices, business or professional, medium scale (>4,001 sf floor area) ³		P	P	P	P	P	A	A	P
5211	Banks, including banks with drive-up windows ⁸	P	P	P	P	P	P	P	P	P
MANUFACTURING AND INDUSTRIAL										
N/A	Light manufacturing ⁹				P		P	P	P	
N/A	Heavy manufacturing ⁹							A	P	
31212, 31213, 31214	Wineries, distilleries, and breweries				P		P	P	P	
493	Warehousing				P		P	P	P	
423930	Salvage yards, junkyards, automobile graveyards, tow yards							A	P	
N/A	Marijuana processing/production							A	A	
N/A	Soil processing							A	P	
LEISURE, ACCOMODATION AND FOOD SERVICES										

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply. P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)										
NAICS Code	Use	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
N/A	Mobile food vending units (food trucks or similar vehicles, vending carts) ¹⁰	P	P	P	P	P	P	P	P	P
N/A	Mobile sales and delivery (ice cream trucks, mobile delivery, peddlers, and similar uses) (See Section 14.44.080)	P	P	P	P	P	P	P	P	P
722320	Catering	P	P	P	P	P	P	P	P	
7224	Restaurants	P	P	P	P	P	P	P	P	P
7225	Bars, taverns, wine bars	P	P	P	P	P	P	A	A	
721110	Hotels, motels	P		P	P	P	P			A
713950, 713990, 713120	Indoor amusement or recreation facility	P	P	P		P	P	A	A	P
N/A	Outdoor amusement, recreation, athletic, or exercise facility	P	P	P		P	P	A	A	A
N/A	Automobile and motorcycle racing tracks								A	A
N/A	Horseback riding or stable							A	A	A
713940	Indoor athletic and exercise facility	P	P	P		P	P	A	A	A
512131, 711110, 711130	Movie theatres or other indoor theaters	A	A	P		A	P	A	A	A
N/A	Public places of adult entertainment							C	A	

¹ Subject to Section [14.44.010](#) (Mixed Use)

² Subject to Section [14.44.090](#) (Planned Business District)

³ A retail or office use in a commercial zone is permitted, except adjacent to or across the street from a residential zone shall require an administrative or conditional use permit.

⁴ Subject to Section [14.44.097](#) (Marijuana Facilities)

⁵ Subject to Section [14.44.044](#) (Storage Facilities)

⁶ Permitted outright in the Local Business zone on a road designated as a State route or State highway, per Section [14.44.044](#)(b)

⁷ When accompanying a cemetery use

⁸ Subject to Section [14.44.350](#) (Drive-Through Windows)

⁹ A manufacturing or industrial use is permitted, except a use adjacent to or across the street from a residential zone, which will require an administrative or conditional use permit.

¹⁰ Subject to Section [14.44.085](#)

(Ord. 1124, Sec. 2 (Exh. A), 2021)

Table 14.40-III: Table of Special Uses by Zones

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply. P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)										
---	--	--	--	--	--	--	--	--	--	--

NAICS Code	Use	R4	WR	R6	R8-12	MFR	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within Matrix indicate special conditions apply.															
P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section 14.40.070 for explanation of combinations)															
NAICS Code	Use	R4	WR	R6	R8-12	MFR	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
PARKS AND OPEN SPACE															
N/A	Public parks and playgrounds	A	A	A	A	A	P	P	P	A	A	A	A	A	P
71290	Nature parks, preserves	P	P	P	P	P	A	A	A	A	A	A	A	A	P
712130	Zoos, botanical gardens, arboretums														A
812220	Cemeteries												P	P	P
CULTURAL															
813110	Places of worship	A	A	A	A	A	P	P	P	P	P	P			
514120	Libraries	A	A	A	A	A	P	P	P	P	A	A			P
712110	Museums, art gallery						P	P	P		P	P			P
813410	Social, fraternal clubs and lodges, union halls						P				P	P			
N/A	Community centers									P					P
N/A	Indoor stadium												A	A	A
N/A	Amphitheater												P	P	P
GOVERNMENTAL AND REGIONAL															
922110	Court								C	C	C				C
N/A	Civil defense operations												C	C	C
N/A	Military reserve, National Guard centers													C	C
491110	Post offices						P	P	P	P	P		P	P	P
	Temporary mobile or modular structures used for public services	P	P	P	P	P	P	P	P	P			P	P	P
N/A	Penal and correctional facilities, work release, pre-release, or similar facilities												C	C	C
ESSENTIAL PUBLIC FACILITIES															
611110	Elementary and secondary schools	C	C	C	C	C									P
6115, 6116	Trade and vocational schools					C	P	P		P	P	P	A		A
611310	Colleges and universities	C	C	C	C	C				P			C	C	C
922160, 922120, 611910	Fire stations, police stations, ambulance services, rescue squads	C	C	C	C	C	C	C	P	P	P	P	P	P	C
458199, 458103	Airports													C	
562111, 562212	Solid waste transfer stations, recycling centers, sanitary landfills													C	C

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply.

P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use (See Section [14.40.070](#) for explanation of combinations)

NAICS Code	Use	R4	WR	R6	R8-12	MFR	LB	MU ¹	PBD ²	BD	CBD	CD	LI	GI	P/SP
221320	Sewage/septic sludge recycling center ⁵														
N/A	Utility facilities													P	P
4851, 4821	Bus stations, train stations, park and rides											P	P	P	
WIRELESS COMMUNICATION FACILITIES															
N/A	Small wireless facilities (towers/antennas 50 feet or less in height) ³	P	P	P	P	P	P	P	P	P			P	P	P
N/A	Large wireless facilities (towers/antennas 50 feet or more in height) ³	C		C	C	C	A	A					A	A	A
N/A	Macro facilities collocation on existing structures ⁴	P	P	P	P	P	P	P					P	P	P
N/A	Eligible facility modifications	P	P	P	P	P	P	P					P	P	P
RESOURCE AND AGRICULTURAL															
1131, 1132, 1133	Silvicultural operations												P	P	

¹ Subject to Section [14.44.010](#) (Mixed Use).

² Subject to Section [14.44.090](#) (Planned Business District).

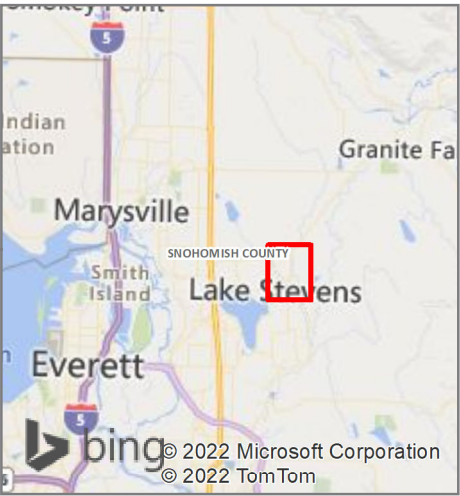
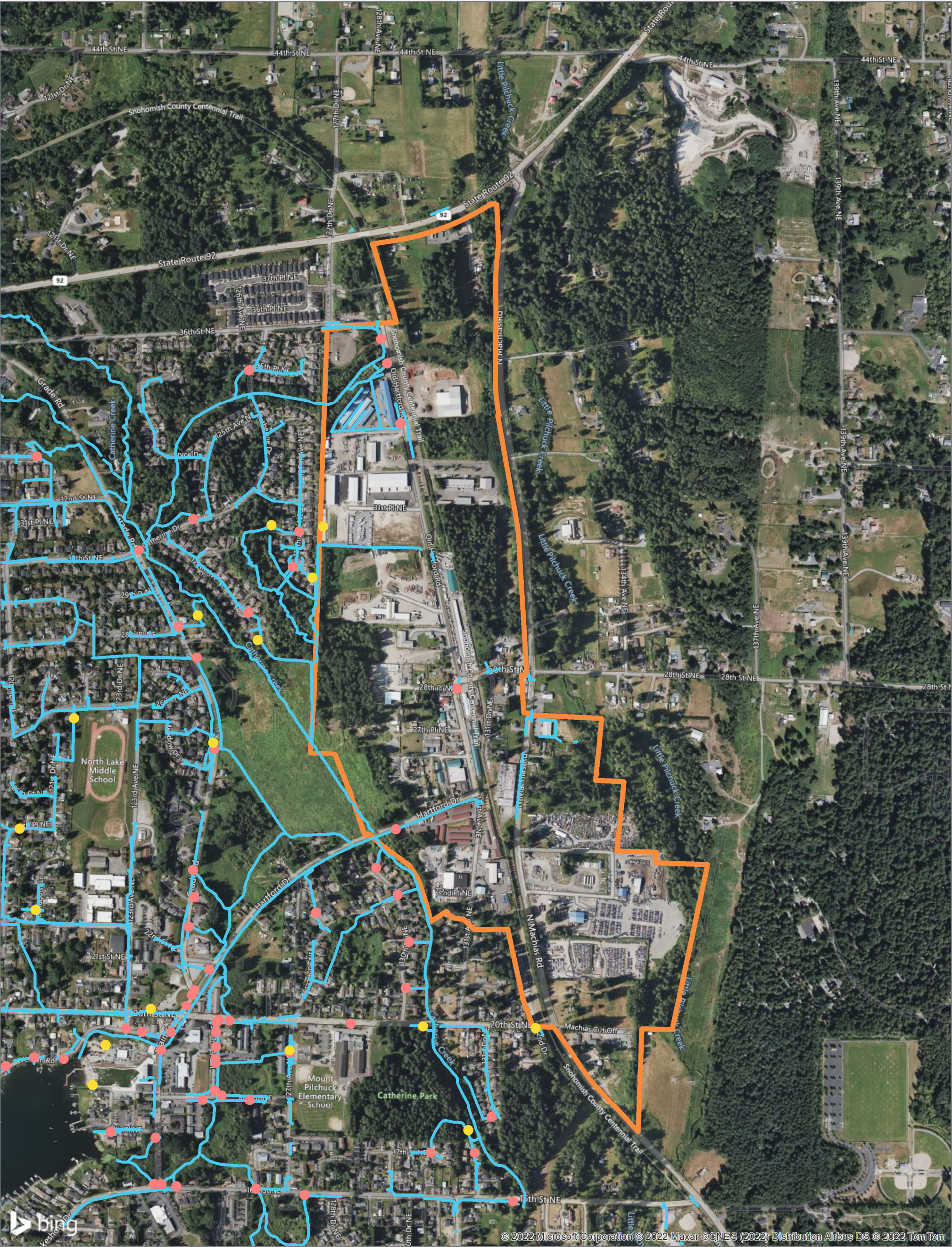
³ See regulations in Chapter [14.62](#) for specific regulations. See Chapter [14.38](#) for wireless facilities within subareas.

⁴ See specific regulations in Section [14.62.160](#).

⁵ Only allowed as an essential public facility pursuant to Section [14.16C.060](#).

(Ord. 1124, Sec. 2 (Exh. A), 2021)

[Mobile Version](#)



CITY OF LAKE STEVENS INDUSTRIAL LANDS ANALYSIS
STORM WATER SERVICE
Lake Stevens, Washington

LEGEND

- City Drainage Facilities
- Outfalls
- Stormwater Network
- ▭ Industrial Study Area

03456901,380

Feet

N

1 inch = 700 feet

SOURCE DATA:
Snohomish County Database,
July 2022

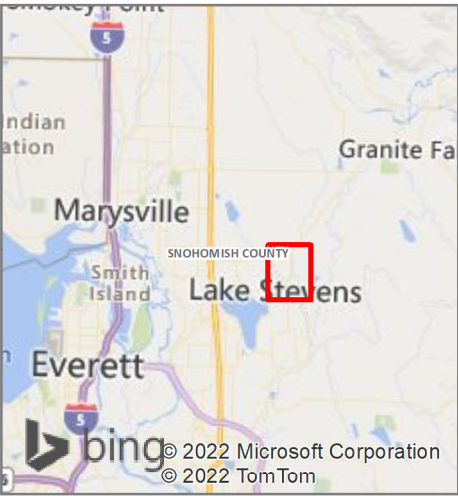
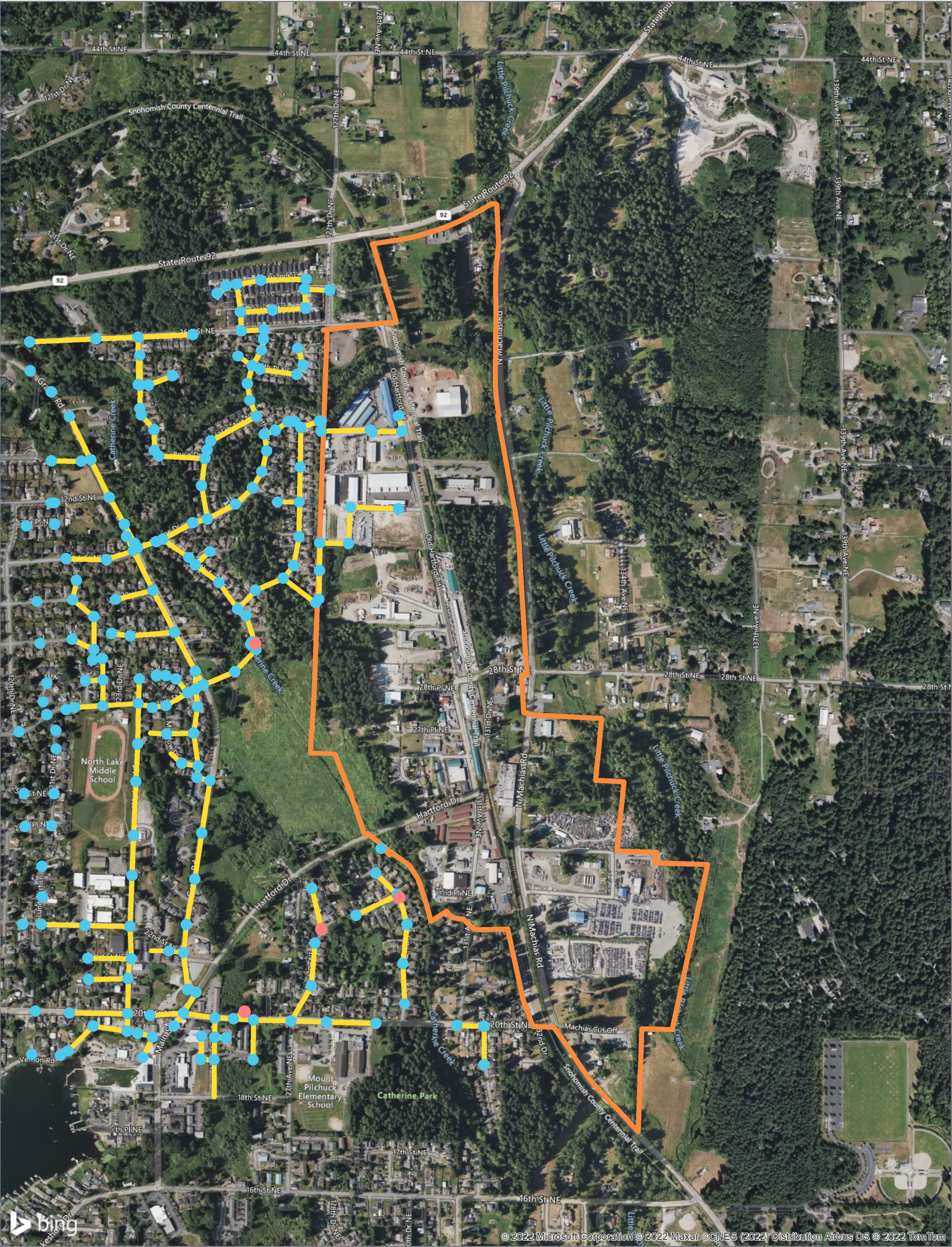
GEOGRAPHIC PROJECTION:
NAD 83 HARN, Washington North
Lambert Conformal Conic

Date: 10/13/2022
File: Lake Stevens Stormwater Map

Map Created By: JBM
Project No: 2220142.00

Attachment 7 - Lake Stevens
Stormwater Map

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CITY OF LAKE STEVENS INDUSTRIAL LANDS ANALYSIS
SANITARY SEWER SERVICE
Lake Stevens, Washington

- LEGEND**
- Lift Station
 - Manhole
 - Sewerline
 - Industrial Study Area

03507001400

Feet

N

1 inch = 700 feet

SOURCE DATA:
Snohomish County Database,
July 2022

GEOGRAPHIC PROJECTION:
NAD 83 HARN, Washington North
Lambert Conformal Conic

Date: 9/27/2022
File: Lake Stevens Sanitary Sewer Service

Map Created By: JBM
Project No: 2220142.00

PLANNING COMMISSION STAFF REPORT



Agenda Date: 10/19/2022

Subject: Housing Action Plan Update

Contact Person/Department: David Levitan, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

No action required. The city's consultants (Berk Consulting) will provide an overview of the draft findings of the city's Housing Needs Assessment (HNA), which is one component of the city's Housing Action Plan and will help inform the upcoming periodic update to the Comprehensive Plan. .

SUMMARY/BACKGROUND:

The city is currently utilizing a grant from the Washington State Department of Commerce to develop a Housing Action Plan (HAP), which will identify actions, strategies and programs to help meet the city's current and future housing needs. The first step in the creation of the HAP is the completion of a Housing Needs Assessment (HNA), which will assess the city's current housing supply and its projected housing needs across a variety of housing types, household sizes, and income ranges. The city's consultant team (Berk Consulting) will provide an overview of the draft HNA findings (Attachment 1) as well as recent state legislation (most notably HB 1220) that must be incorporated into the city's Comprehensive Plan Housing Element as part of the 2024 periodic update. Berk will also review the project's engagement strategy and milestones and discuss the Commission's projected role in the process. The objective of the meeting is to establish a common understanding of the city's housing needs and gaps, which will help support future conversations about policy options.

Commissioners are encouraged to ask questions about the draft HNA findings, provide

feedback on the engagement strategy, and discuss how they would like to be involved in the process.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - Summary of Draft HNA Findings

Lake Stevens Housing Needs Assessment

HNA Analysis Brief DRAFT: Planning Commission 10/19/22

Overview

This Housing Needs Assessment (HNA) provides information on key elements of Lake Stevens' housing supply and demand to support the development of the Lake Stevens Housing Action Plan (HAP). The purpose is to identify housing gaps to be addressed through the HAP and potentially updates to the Comprehensive Plan Housing Element in 2024.

The following overview maps are provided for reference:

- An overview of the current city boundaries and Urban Growth Areas (Exhibit 1).
- The history of annexation in Lake Stevens (Exhibit 2).
- Current zoning in the city (Exhibit 3).

This analysis brief highlights major elements of the HNA in six major categories:

- Overall demographics
- Housing affordability
- Housing equity
- Housing stock and production
- Residential real estate markets

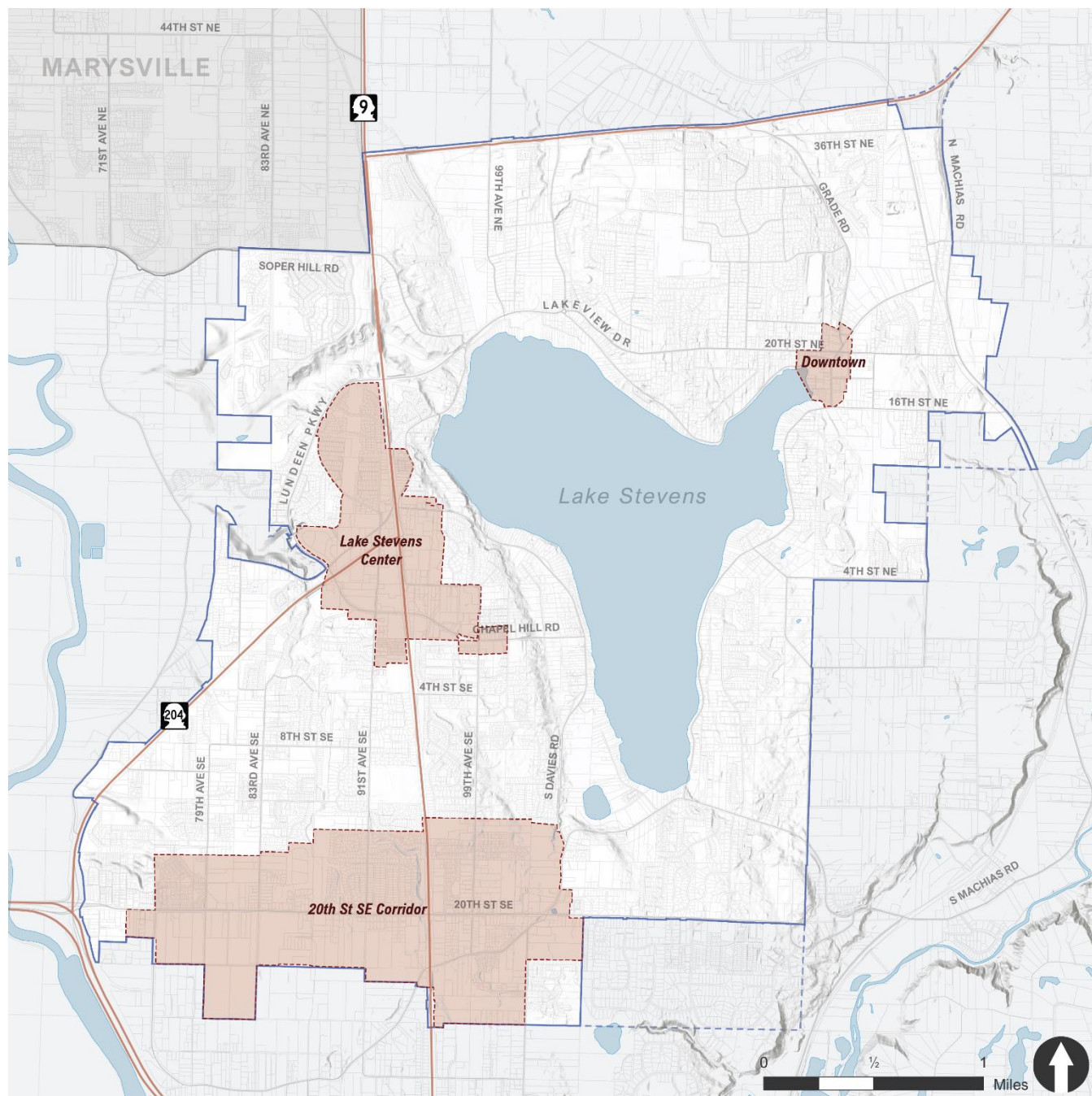
Note that this assessment does not incorporate a discussion of the expected housing targets by income category. Future updates will address housing targets by income bracket, based on the targets set by Snohomish County.

Report Highlights

The following highlights will be considered for the Housing Action Plan:

- **State mandates for accommodating low-income housing will likely require the city to broaden the variety of housing types.** Under [HB 1220](#) passed by the Legislature in 2021, the Washington State Department of Commerce has been directed to establish housing targets for categories of affordability at the county level. This will require jurisdictions to plan for housing affordable to lower income households to meet the requirements of the *Growth Management Act*. While the exact housing targets by income band are still pending, it will likely require Lake Stevens to enact policies that encourage the development of more affordable housing options as part of the Comprehensive Plan updates in 2024.
- **Considerations of racially disparate impacts in Lake Stevens will need to take a regional approach.** In addition to revisions regarding housing for households of all income segments, [HB 1220](#) also mandates that cities identify and address local policies and regulations that result in racially disparate impacts. There is evidence of racially disparate impacts with respect to cost burden and housing affordability, though identifying policies to address and undo the disparities will require evaluating the issue from a regional perspective.
- **Small families with two to four members form the largest group of households in the city, and these households are increasing in number.** Ensuring that Lake Stevens remains sustainable over the longer term and can maintain its role as a community affordable to younger families will require encouraging housing access and expanding rental options with larger units.
- **Despite the relatively young population, seniors will be a growing demographic over the next 20 years.** While Lake Stevens is characterized by its relatively younger population, the next 20 to 30 years will likely see an increase in the number of senior households (both couples and individuals living alone). While this may be at a lower rate than the countywide average, it suggests a need for increases in supportive housing and policies that encourage a built environment conducive to aging-in-place.
- **Infill and redevelopment will be necessary to meet Lake Stevens' obligation to accommodate its share of the expected regional population and housing growth.** Lake Stevens' development capacity for new housing consists largely of sites that support infill or redevelopment projects. Ensuring that city regulations support such projects will be an important component of the Housing Action Plan and the upcoming Housing Element update.

Exhibit 1. Lake Stevens and Surrounding Areas.



Legend

- City of Lake Stevens
- Lake Stevens UGA
- Subareas
- Water

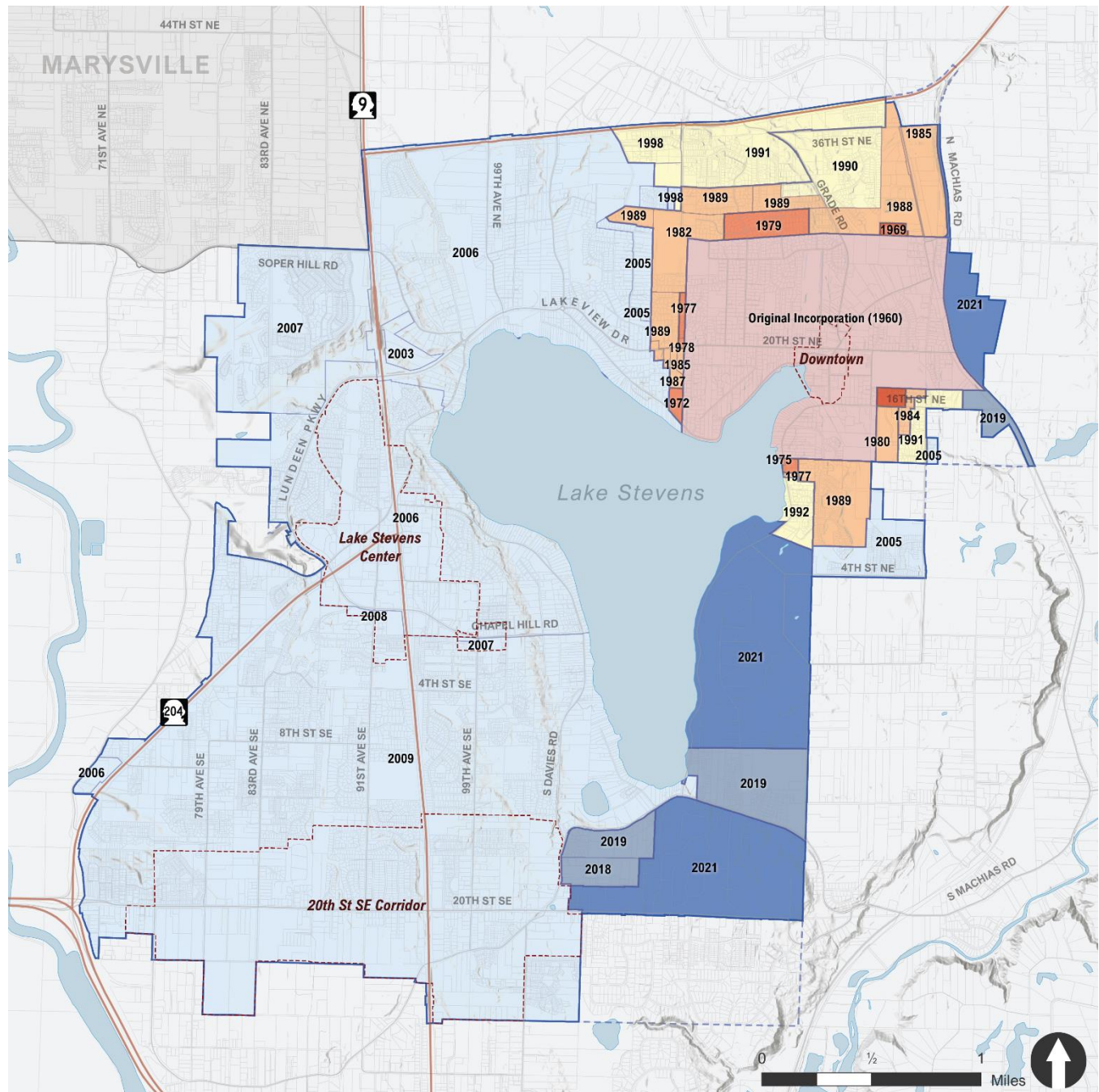
- Highways
- Arterials
- Roads

BERK

Map Date: September 2022

Sources: Snohomish County GIS, 2022;
ESRI, 2022; City of Lake Stevens, 2022;
BERK, 2022.

Exhibit 2. Lake Stevens Annexation History.



Legend

- City of Lake Stevens
- Lake Stevens UGA
- Subareas
- Water
- Highways
- Arterials
- Roads

Annexation History

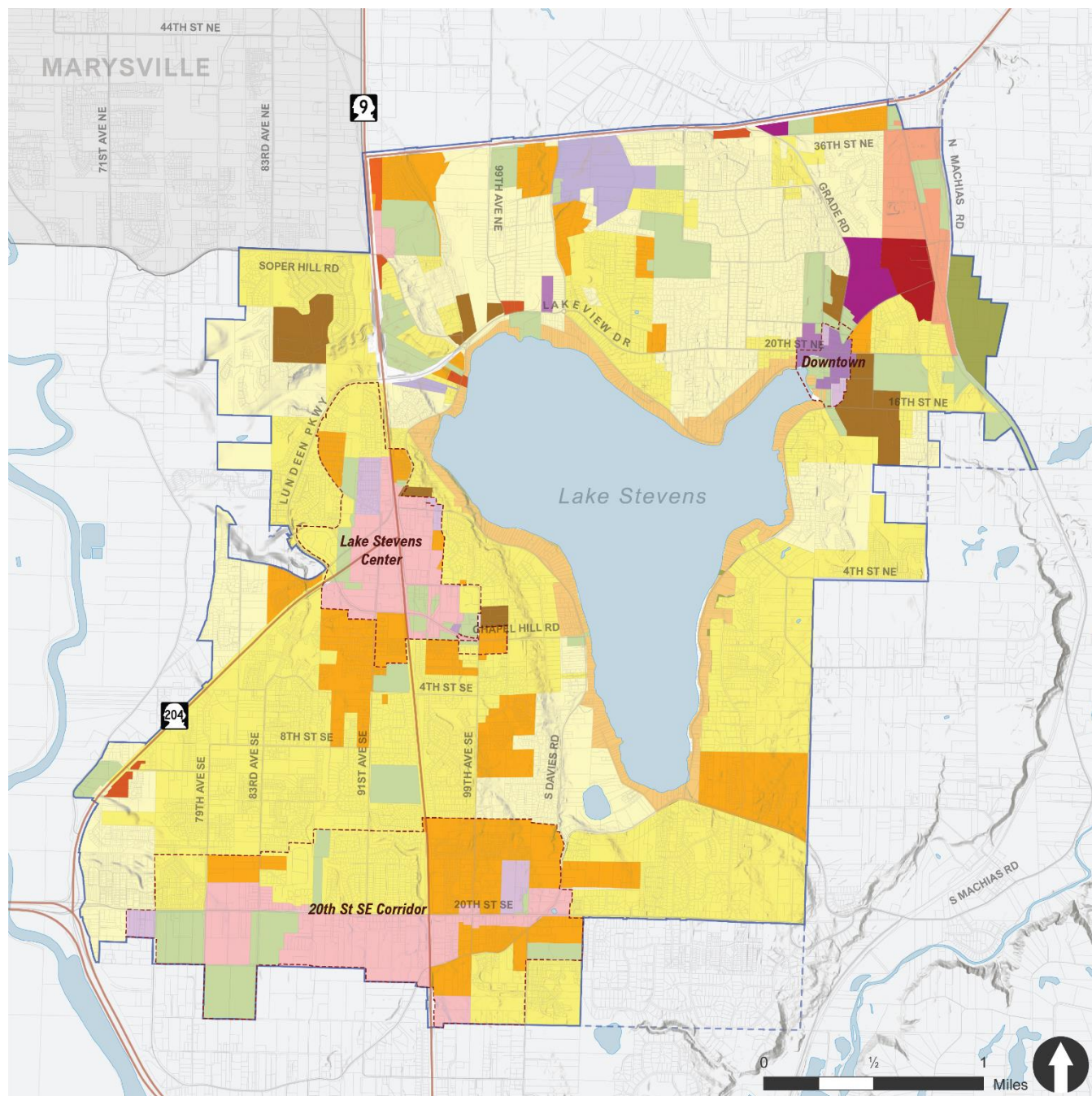
- Original Incorporation
- 1960–1969
- 1970–1979
- 1980–1989
- 1990–1999
- 2000–2009
- 2010–2019
- 2020–



Map Date: September 2022

Sources: Snohomish County GIS, 2022;
ESRI, 2022; City of Lake Stevens, 2022;
BERK, 2022.

Exhibit 3. Lake Stevens Zoning.



Legend

- City of Lake Stevens
- Lake Stevens UGA
- Subareas
- Water
- Highways
- Arterials
- Roads

Zoning

- | | |
|---|---|
| Business District (BD) | Mixed Use (MU) |
| Central Business District (CBD) | Mixed-Use Neighborhood (MUN) |
| Commercial District (CD) | Public/Semi-Public (P/SP) |
| General Industrial (GI) | Planned Business District (PBD) |
| GI Development Agreement (GIDA) | R4 Residential |
| Local Business (LB) | R6 Residential |
| Light Industrial (LI) | R8-12 Residential |
| MF Development Agreement (MFDA) | Waterfront Residential (WR) |
| Multi-Family Residential (MFR) | |



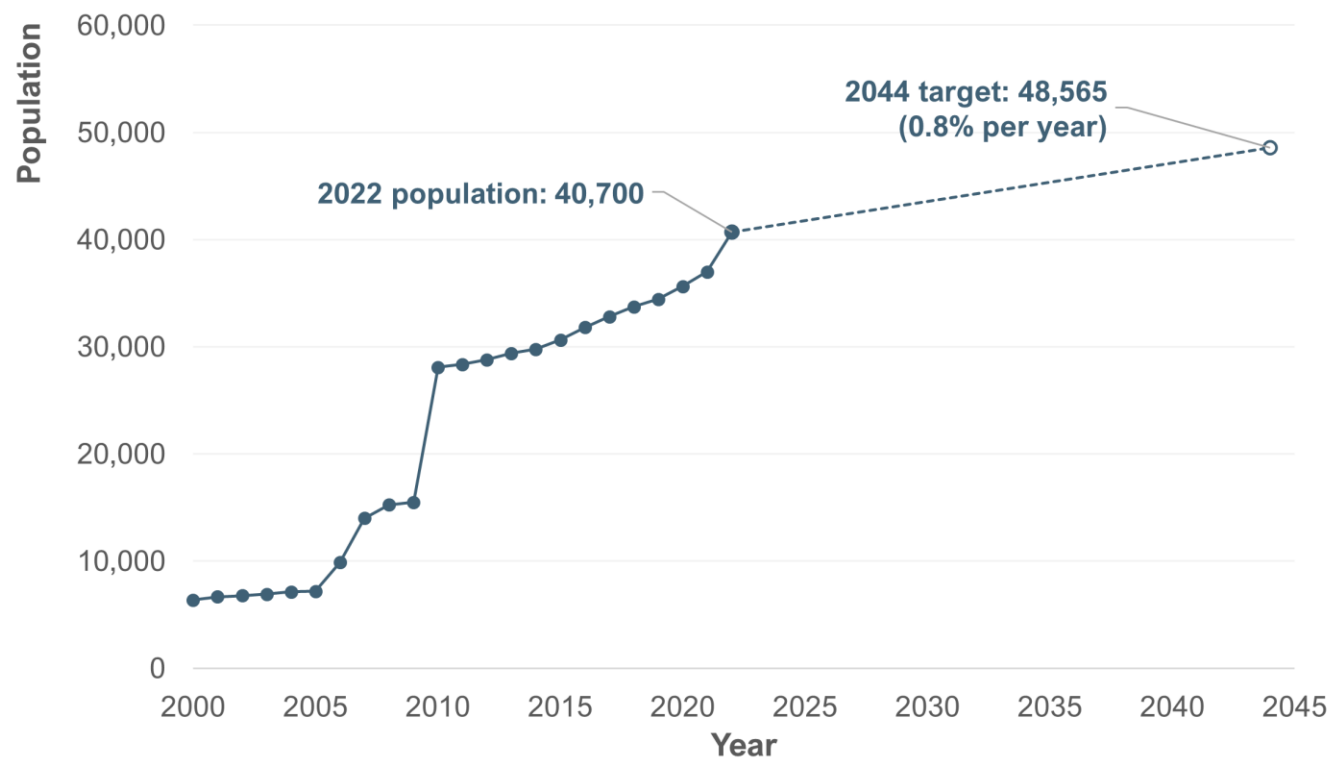
Map Date: September 2022

Sources: Snohomish County GIS, 2022;
ESRI, 2022; City of Lake Stevens, 2022;
BERK, 2022.

Overall Demographics

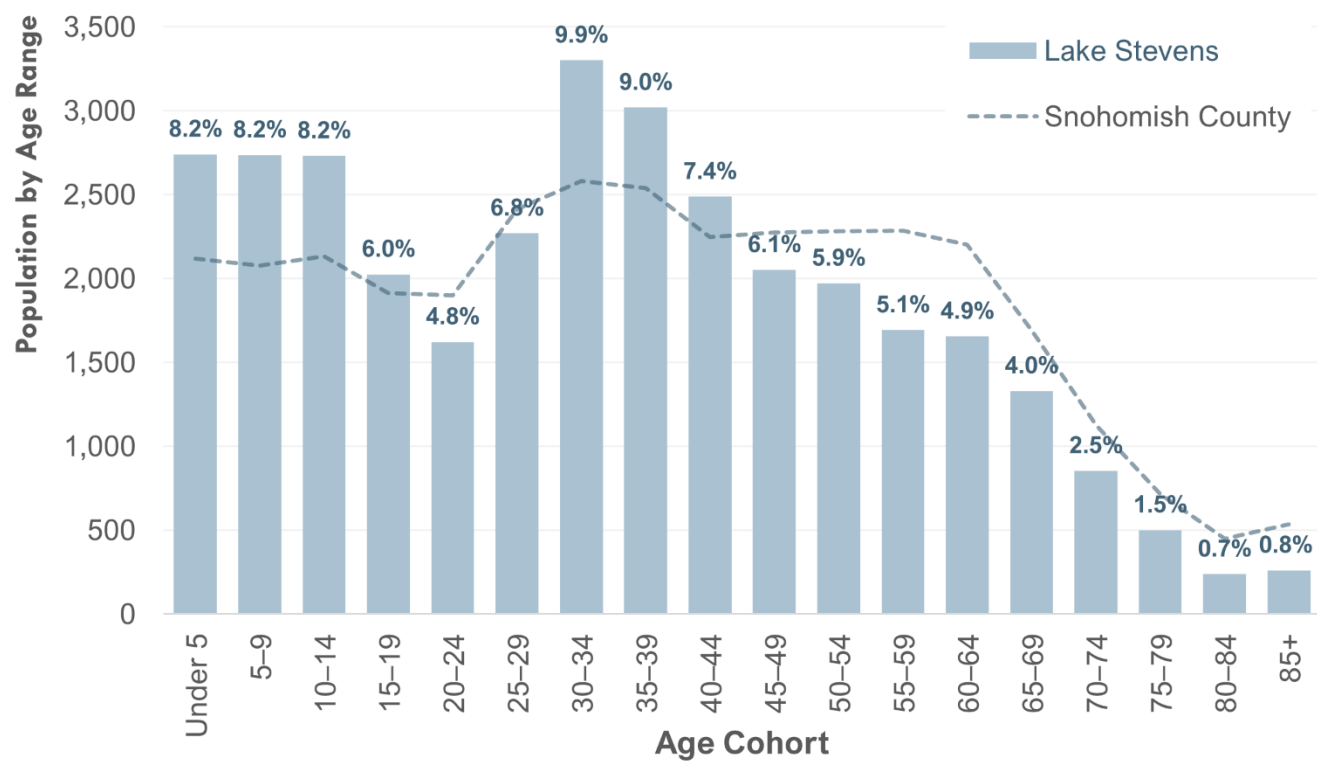
- **Lake Stevens has experienced significant growth over the past several years.** Due to new development and annexation, Lake Stevens has grown significantly, from 28,342 people in 2011 to 40,700 in 2022 (Exhibit 4). This represents a growth rate of 3.2% per year, double the Snohomish County average of 1.6% per year. Expected targets for the city under the Countywide Planning Policies project more modest growth over the long term, increasing to 48,565 people for the city by 2044.
- **The community in Lake Stevens is young, but the proportion of senior households is increasing.** Age cohorts for Lake Stevens and Snohomish County are provided in Exhibit 5. Compared with Snohomish County, Lake Stevens has a higher proportion of children up to 14 years old and adults ages 30 to 44. This is also reflected in the high local proportion of small families with 2 to 4 members, which form over half of the local households. However, from 2015 to 2020, households of senior couples increased the most, expanding by about 46%.
- **Local incomes are generally around the county average and have a narrower distribution.** Overall, Lake Stevens households had a median income of \$93,087 in 2020, higher than the County median of \$89,273 (Exhibit 6). Compared to the County, family households are slightly lower, while non-family (typically people living alone) have slightly higher incomes. Lake Stevens also has a narrower distribution of household incomes (see Exhibit 7), with higher proportions of households with incomes between \$75,000 and \$200,000 than the County.
- **People of color represent a smaller proportion of the population than in the County.** In Lake Stevens, there are a greater proportion of white individuals than people of color than in the County. This is shown in the breakdown in Exhibit 8. Only 15% of local residents identify as people of color, with 9% identifying as Hispanic/Latino. In contrast, 27% of the County population identifies as a person of color (see Exhibit 9).

Exhibit 4. Historical Population and Future Targets, Lake Stevens, 2000–2044.



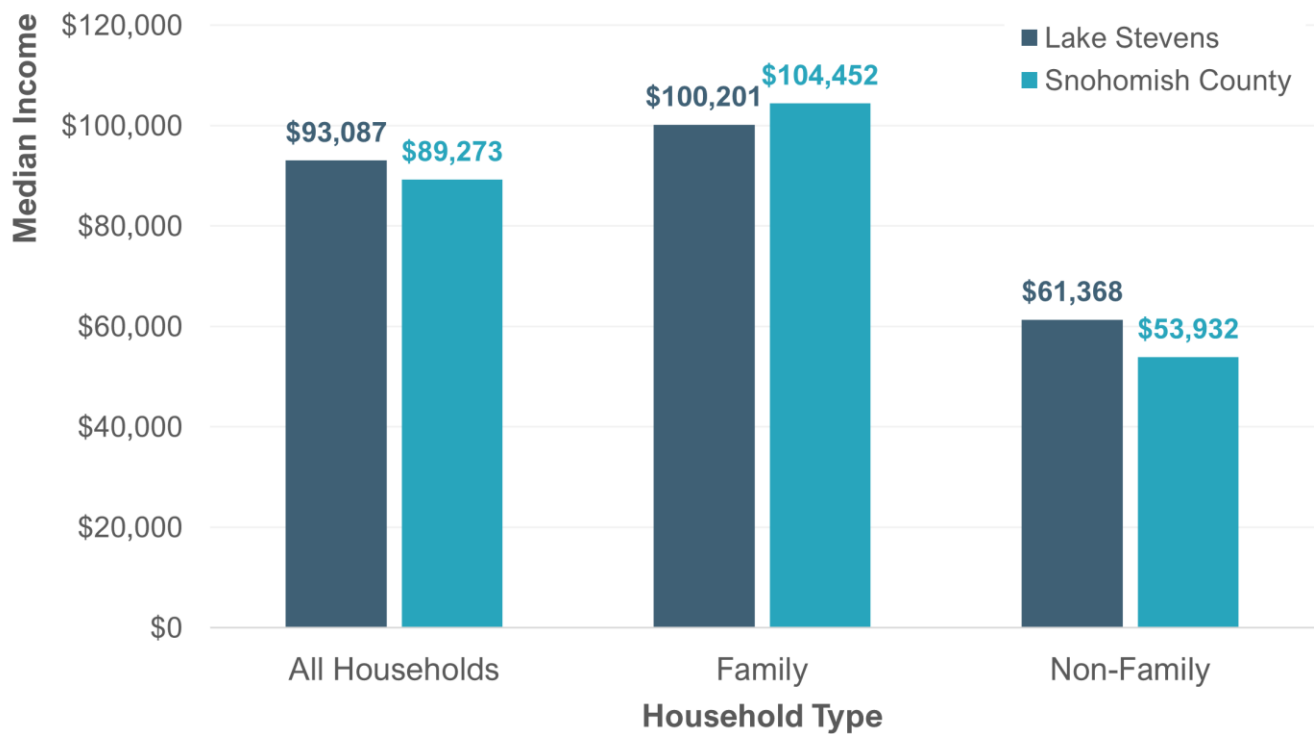
Sources: WA Office of Financial Management, 2022; Snohomish County, 2022.

Exhibit 5. Population Age Profile, Lake Stevens, 2020.



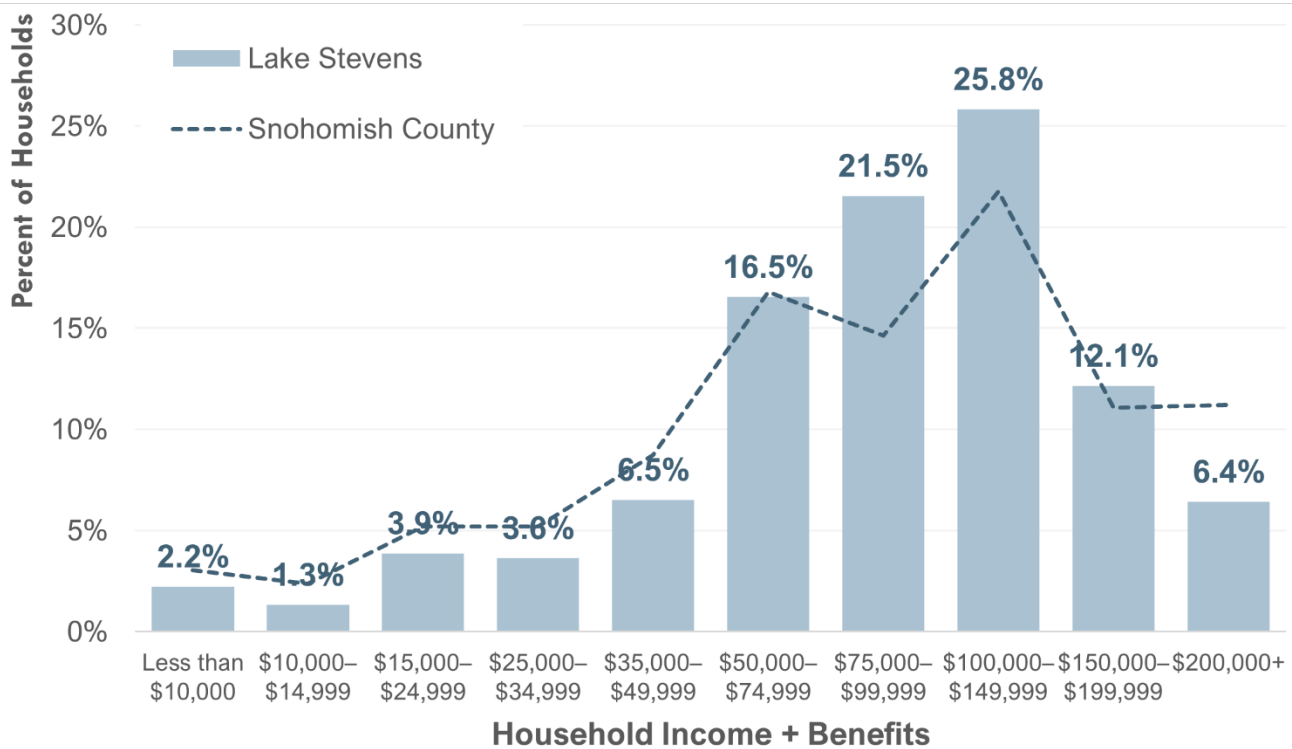
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Exhibit 6. Median Income of Household Types, Lake Stevens and Snohomish County, 2020.



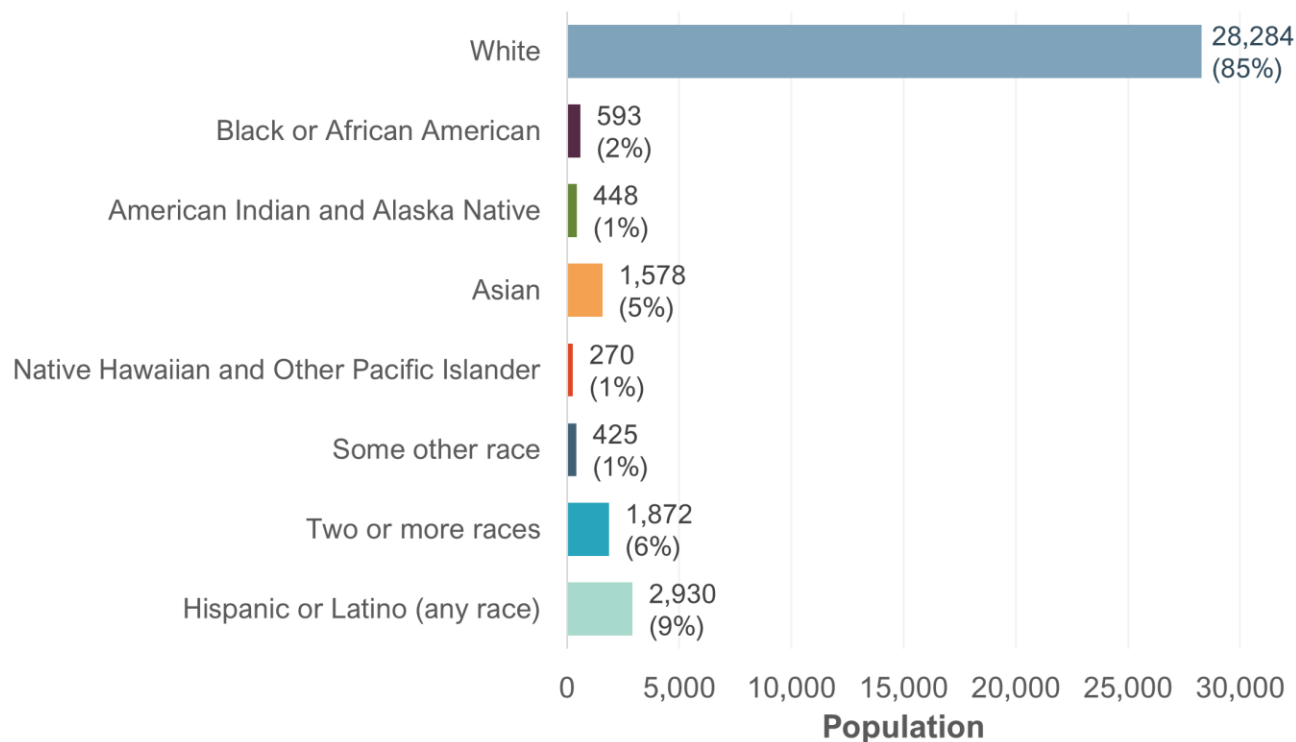
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Exhibit 7. Distribution of Household Income, Lake Stevens, 2020.



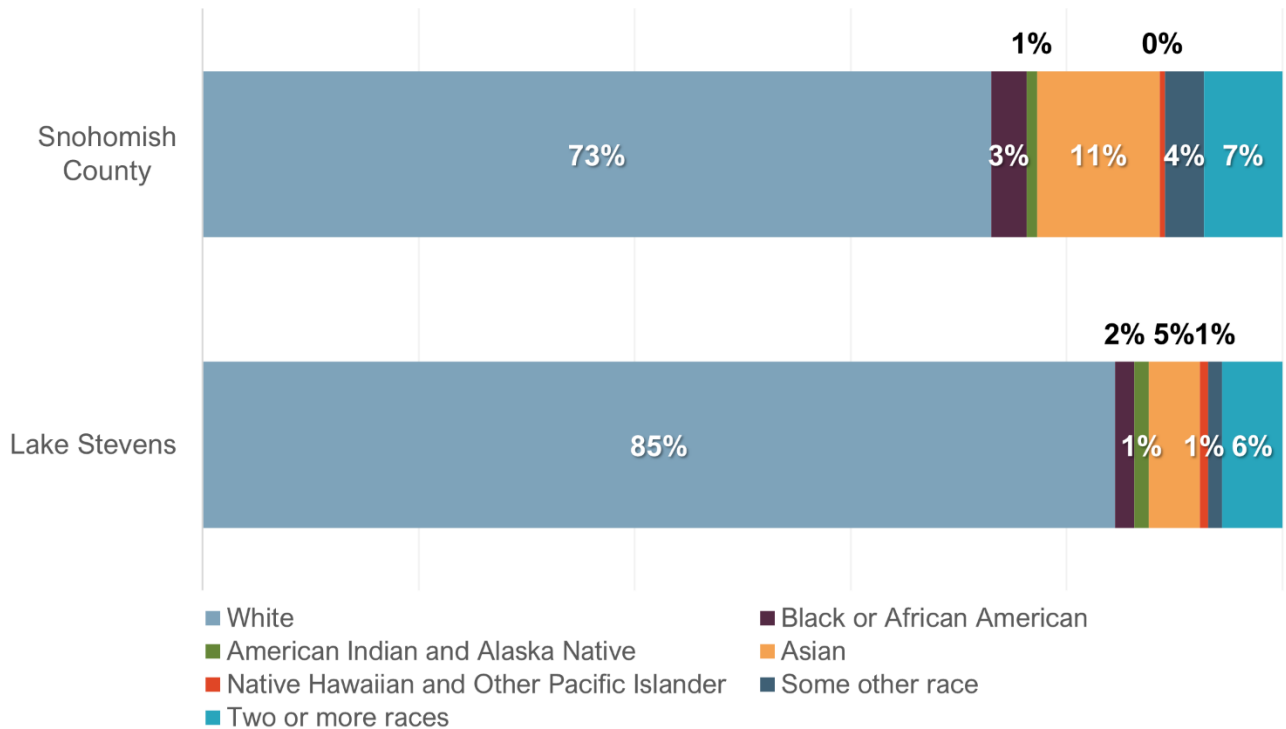
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Exhibit 8. Breakdown of Population by Race/Ethnicity, Lake Stevens, 2020.



Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Exhibit 9. Comparison of Population by Race/Ethnicity. Lake Stevens and Snohomish Co., 2020.



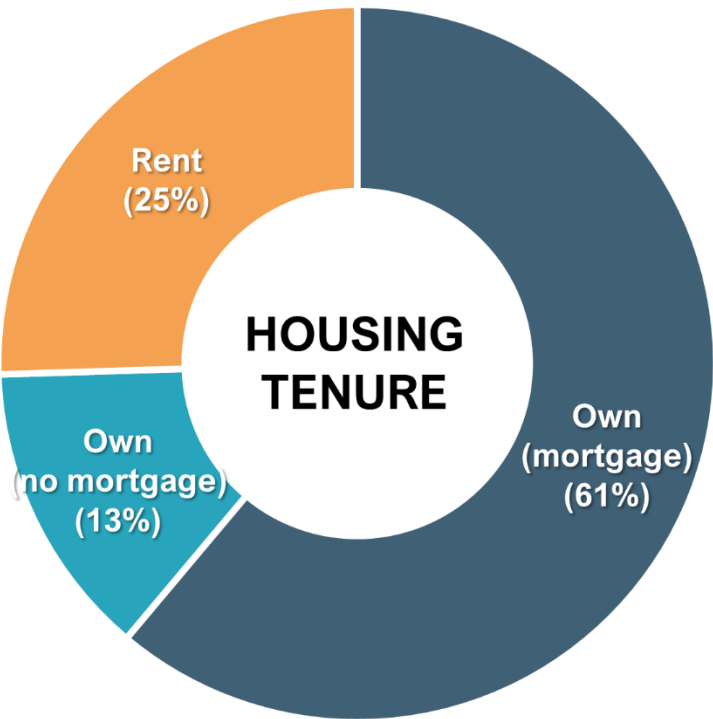
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Housing Affordability

- **About three-quarters of households in Lake Stevens own their homes.** The distribution of households by tenure is in Exhibit 10, with comparisons to Snohomish County and other communities in Exhibit 11. For Lake Stevens, about 61% of households own their home and have a mortgage, while 13% own their home with no mortgage. Compared to the County overall, a smaller proportion rent (33% in the county versus 25% in Lake Stevens) and a smaller proportion own their home outright (17% versus 13%).
- **A greater proportion of renters have lower household income.** A breakdown of households in Lake Stevens and the County by household income and tenure is provided in Exhibit 12. In 2019, about 31% of Lake Stevens households could be considered to have low income (less than 80% of the area median income). As noted previously, this is a lower average than the County. However, renters form a disproportionate amount of these households, with 60% of households as low-income or lower.
- **This also means that a greater proportion of renters are facing increased housing burdens.** Estimates of housing cost burden by household are provided in Exhibit 13. For Lake Stevens, over half of renters are facing some type of cost burden, with 36% considered “cost burdened” in 2019 and paying 30 to 50% of their income on housing, and 16% “severely cost burdened” and paying over half their income on housing. Overall, about 53% of local renters are facing cost burdens of some kind, which is higher than the county average of 45%. Most of the cost burdened households are making 80% of area median income or less.
- **There are shortfalls in the availability of affordable rental units at both the high and low ends of the market.** When comparing household incomes with the affordability of local rents, there are gaps at the market’s high and low ends. Exhibit 14 provides a comparison for renters between their income and the availability of housing that they can afford, for both Lake Stevens and Snohomish County. While 19% of households are extremely low income, only about 10% of available units are affordable at this income range, meaning that many will need to “uprent” and spend a greater proportion of their income on housing. On the other end of the distribution, while 40% of households are making greater than area median income, only 19% of units have comparable rents. This means that at the higher end of the distribution, some wealthier households may be “downrenting,” and occupying housing that would otherwise be affordable for lower-income households.
- **The greatest magnitude of need appears to be with family-sized housing.** Exhibit 15 highlights how uprenting and downrenting differ by the size of the housing units for renters. For both uprenting and downrenting, the largest need appears to be with family-sized housing with three bedrooms or more. For higher-end rental housing, this reflects the

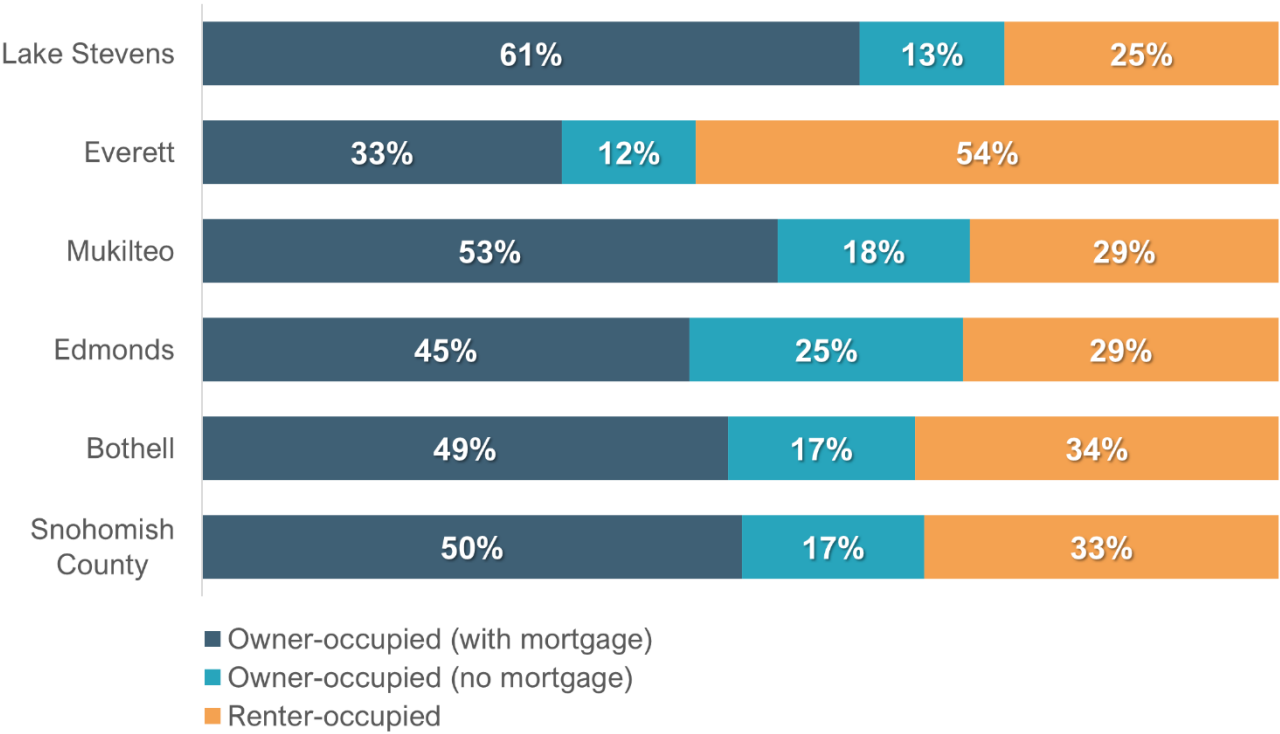
greatest number of downrenting households, while for households that are very low- and extremely low-income (50% of area median income or less), the greatest magnitude of need would appear to be with those larger units.

Exhibit 10. Housing Tenure, Lake Stevens, 2019.



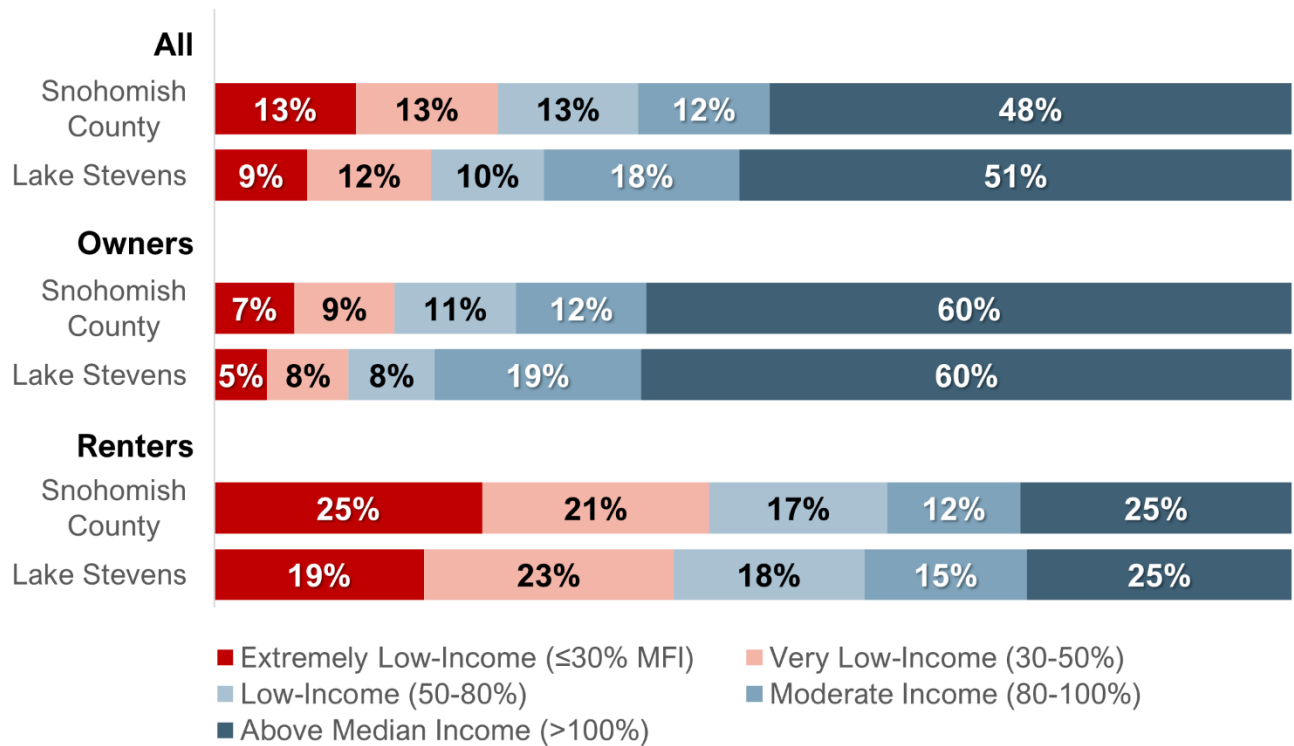
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 11. Housing Tenure, Lake Stevens and Area Communities., 2019.



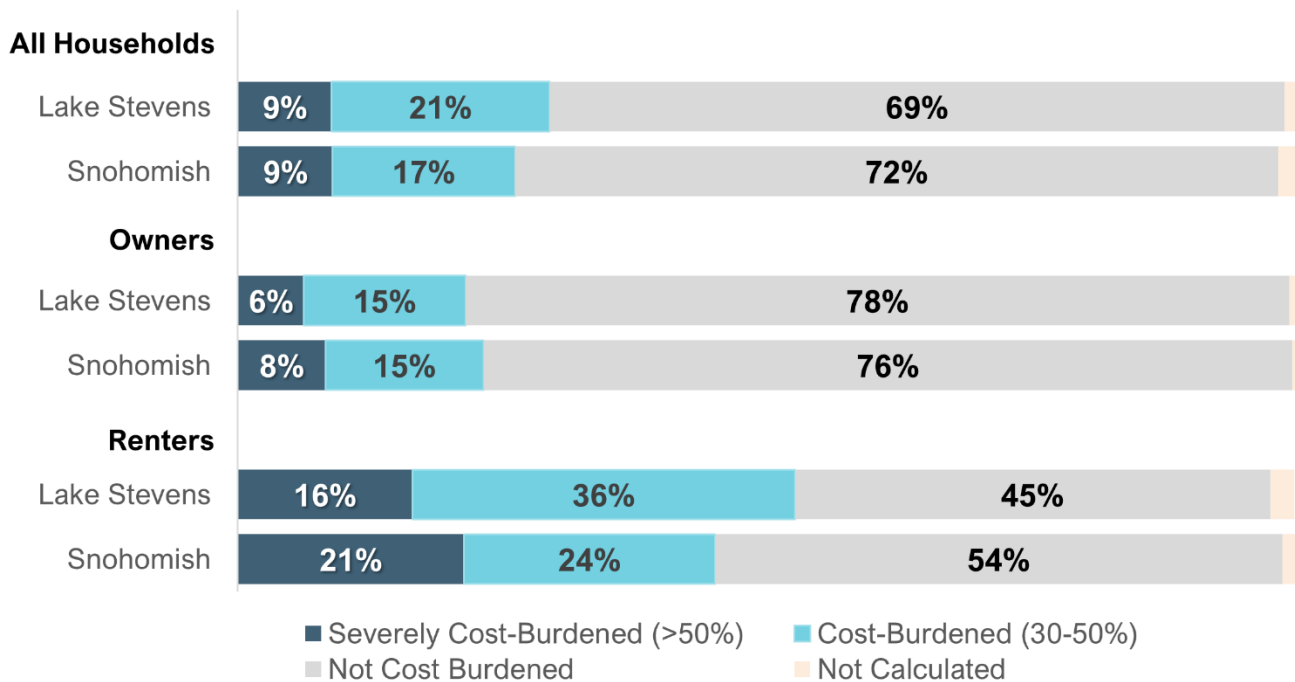
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 12. Proportion of Households, Tenure & Income, Lake Stevens and Snohomish Co, 2019.



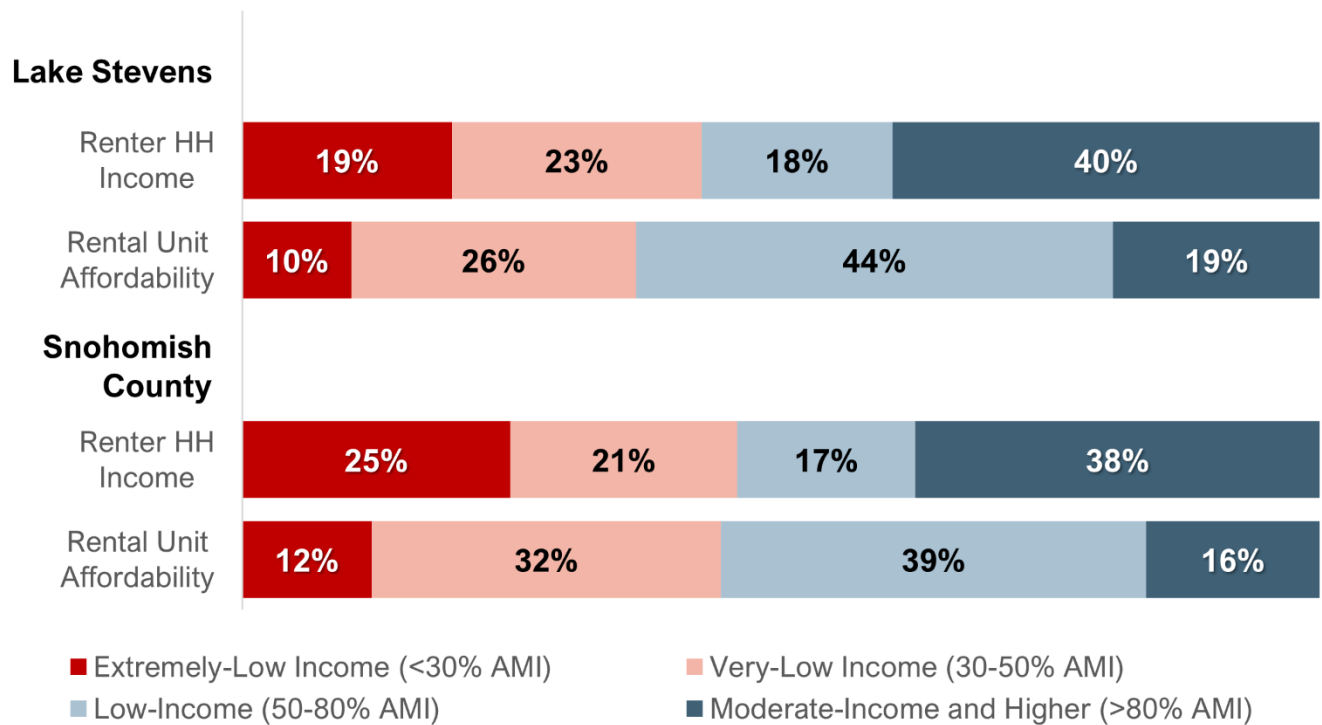
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 13. Prop. of HHs by Tenure & Housing Burden, Lake Stevens & Snohomish Co, 2019.



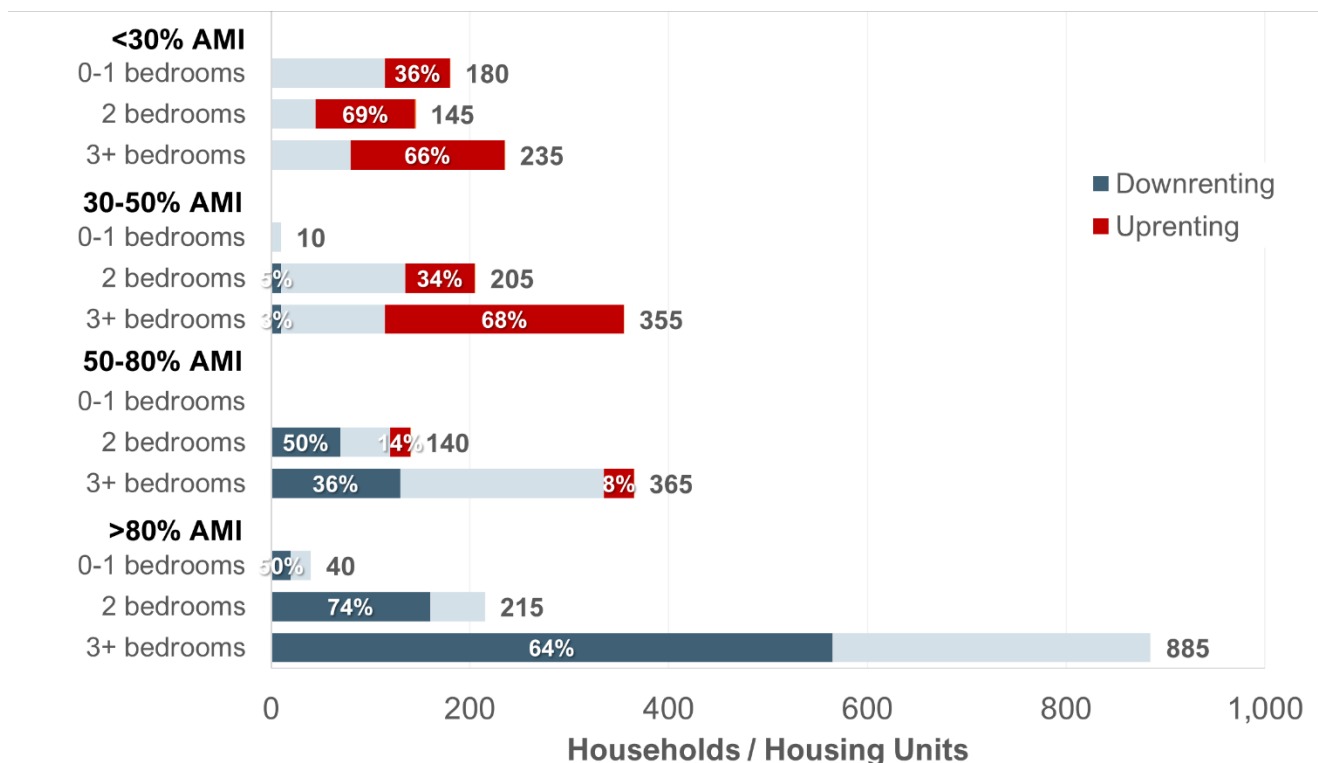
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 14. Proportion of Households, Tenure & Afford., Lake Stevens and Snohomish Co, 2019.



Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 15. Renting Households by Uprenting/Downrenting, 2019.

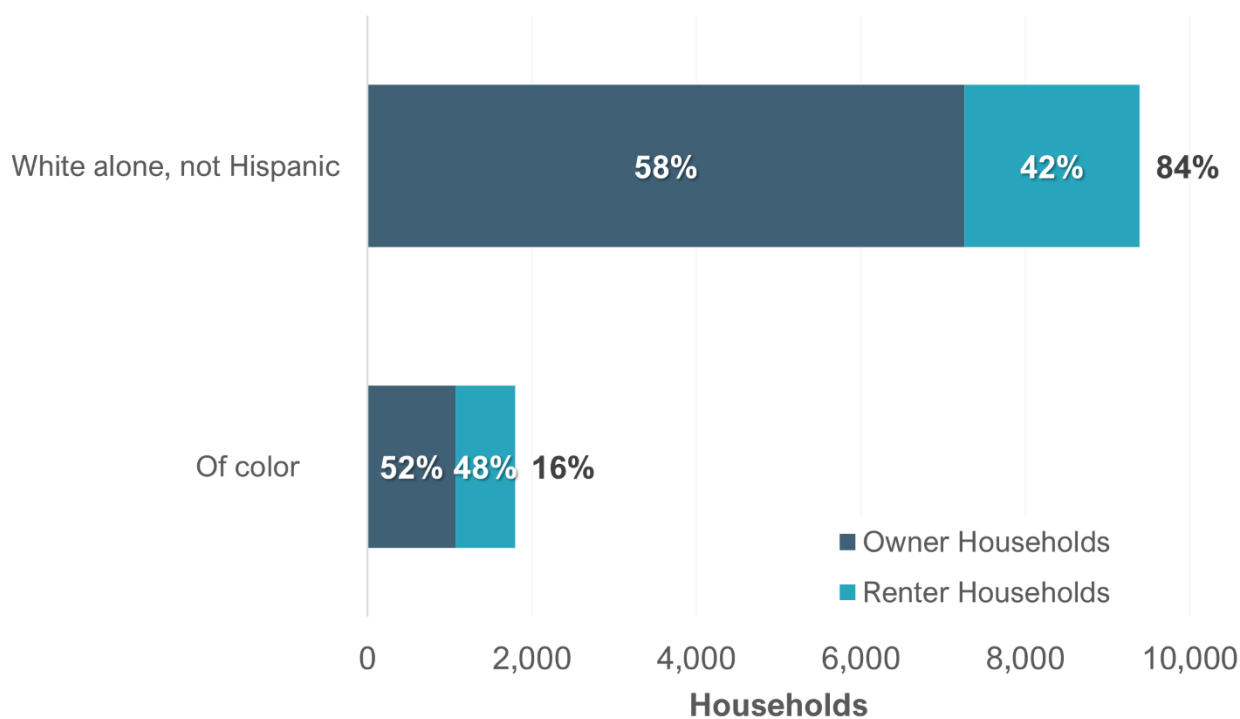


Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Housing Equity

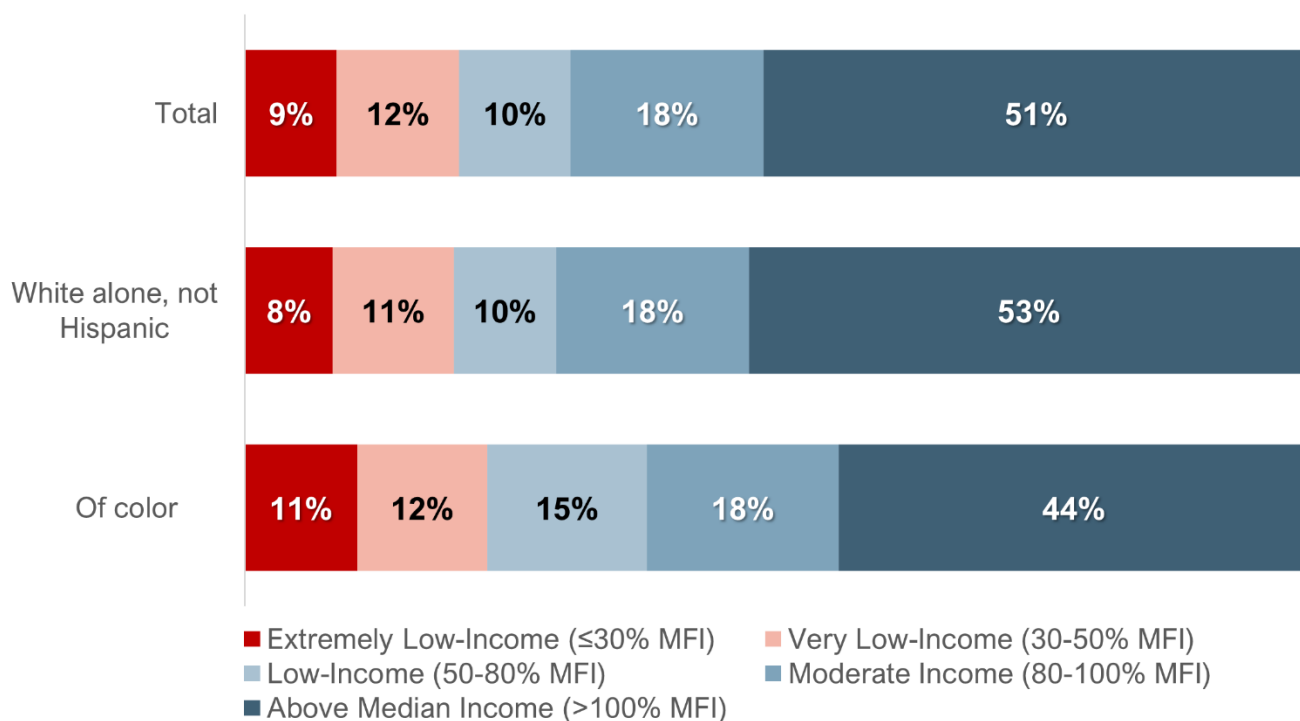
- **Households of color represent a higher proportion of renters and lower-income households in Lake Stevens.** Exhibit 16 highlights the differences between the number and tenure of households with householders (the person who owns the housing unit or holds the rental contract) that identify as white or persons of color. In Lake Stevens, an estimated 16% of households have a householder that identifies as a person of color (including Hispanic/Latino households). However, these households represent a slightly higher proportion of renters, with 48% renting in Lake Stevens versus 42% of white households. Additionally, Exhibit 17 compares the income distribution among racial groups. The data show that 38% of households of color have low income or lower incomes (less than 80% of the area median income) versus 29% of white households.
- **Households of color face higher cost burdens.** With respect to potential disparities, a greater proportion of households of color also face housing cost burdens. Exhibit 18 highlights differences in cost burdens between white renters and renters of color. While about 53% of renters are facing cost burdens in Lake Stevens, this number is higher for renters of color, where about 64% are facing some type of housing cost burden.
- **A greater proportion of lower-income households have members with disabilities.** Many residents live with some type of disability, and there are many cases where a person's disability can impact the need for housing and housing stability. Exhibit 19 provides distributions of renters that include at least one member living with a disability, with a focus on disabilities that relate to limitations to self-care or independent living. For renters, about 60% of very low-income households (30–50% of area median income) and 50% of extremely low-income households live with disabilities, with 28% of very low-income and 23% of extremely low-income households experiencing disabilities that impact self-care or independent living. Housing needs related to disabilities should be considered when planning for lower-income housing options in the community.

Exhibit 16. Households by Race/Ethnicity and Tenure, Lake Stevens, 2019.



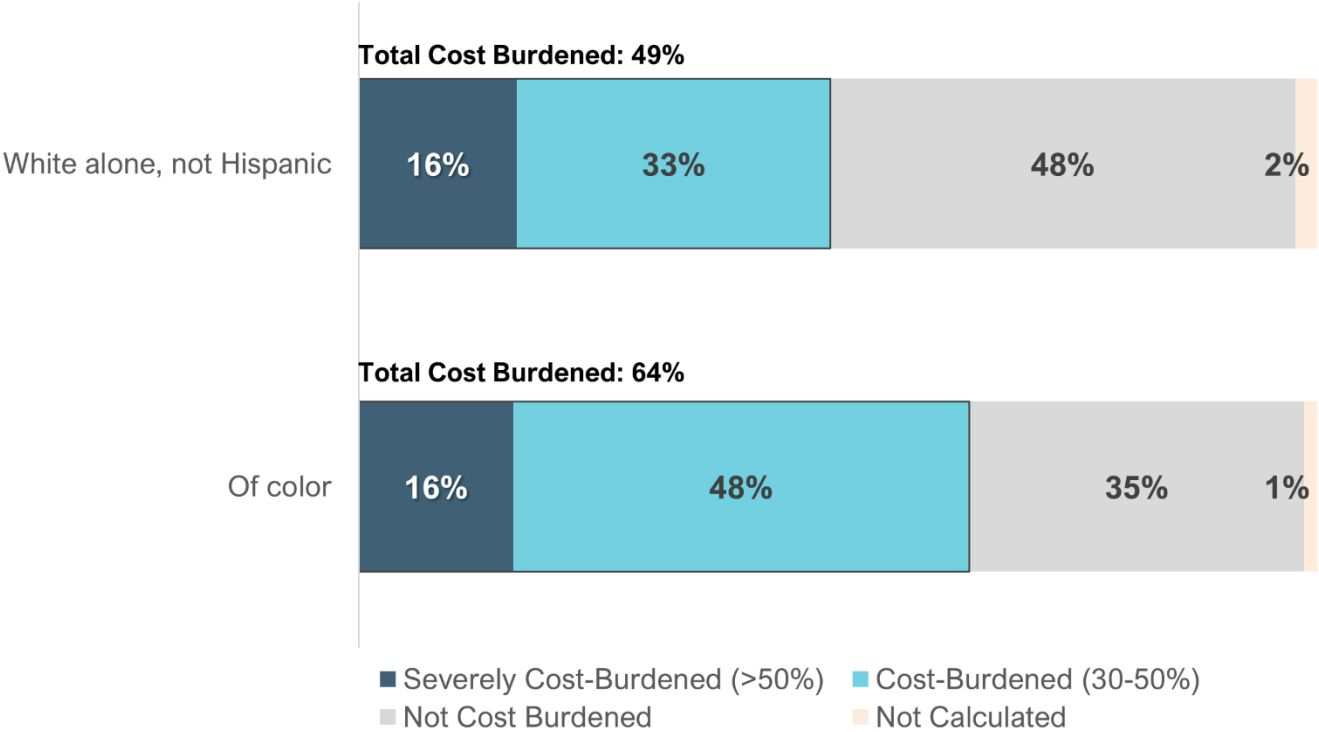
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 17. Proportion of Households by Race/Ethnicity and Income, Lake Stevens, 2019.



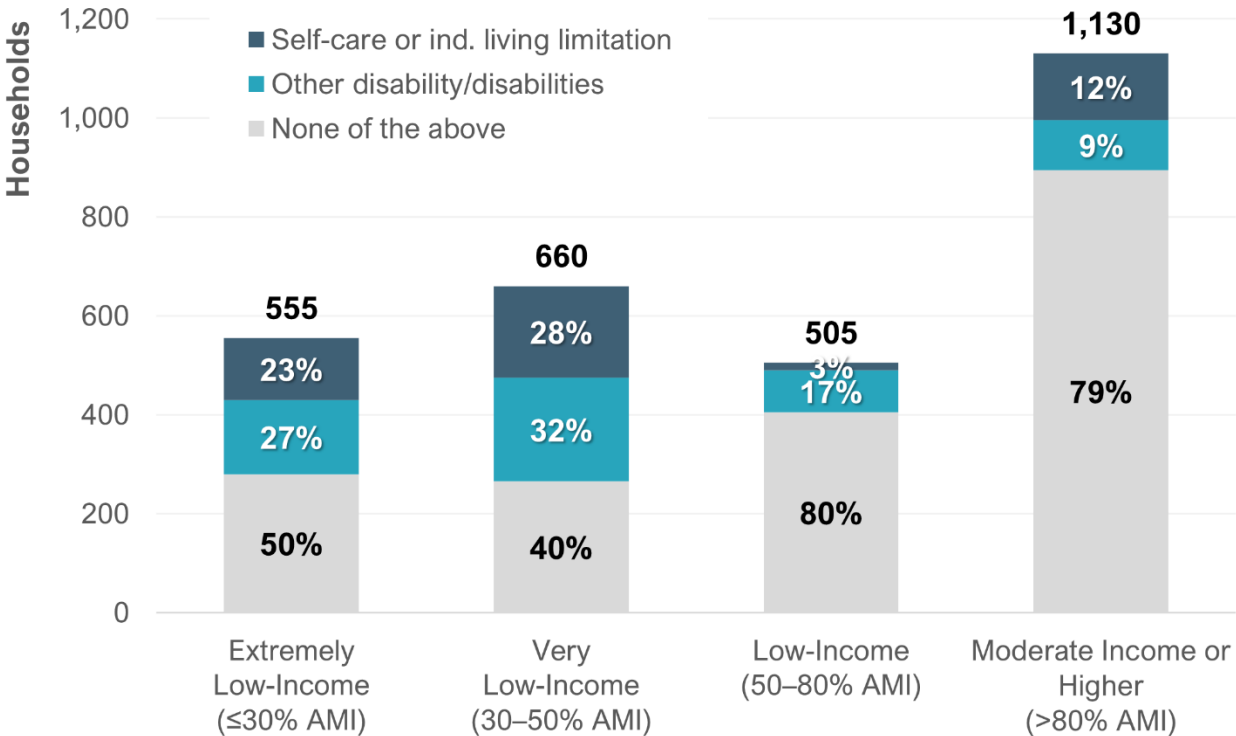
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 18. Proportion of Households by Race/Ethnicity and Cost Burden, Lake Stevens, 2019.



Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 19. Households by Household Income and Disability, Lake Stevens, 2019.

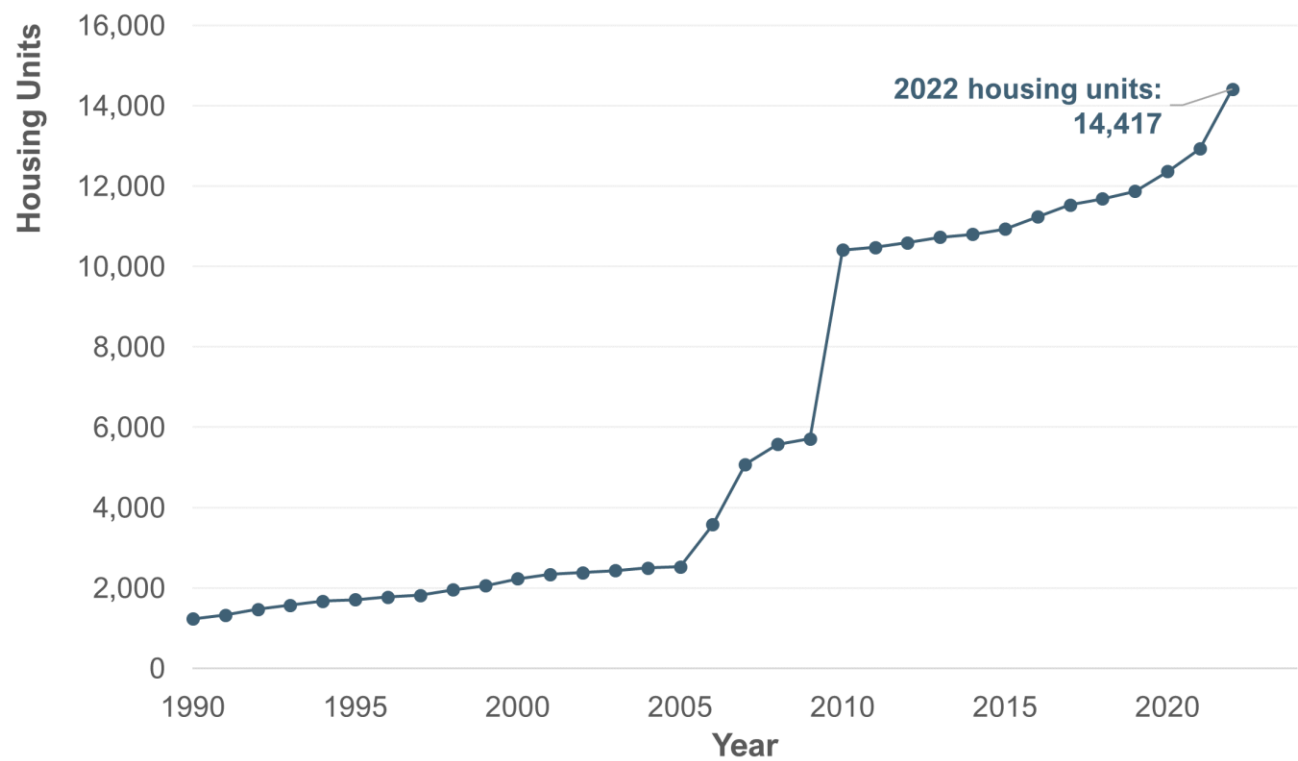


Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Housing Stock and Production

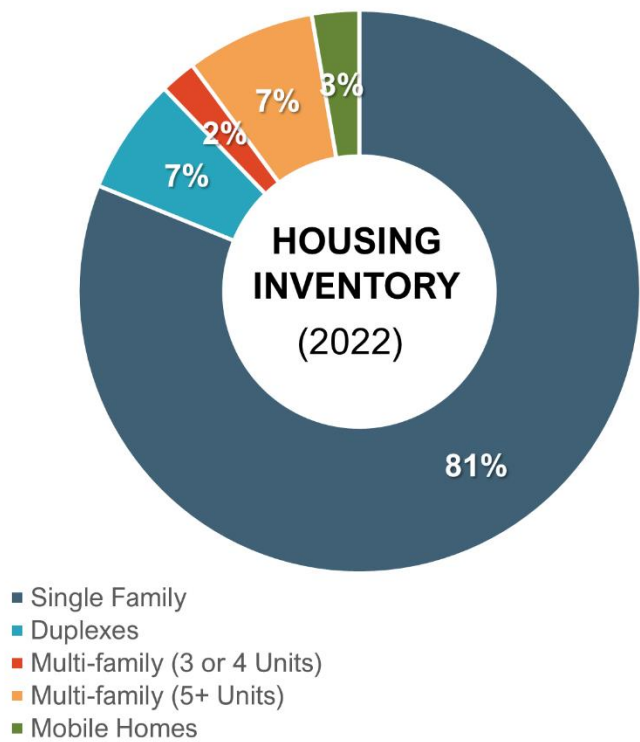
- **Single-family housing dominates Lake Stevens' housing stock and recent production.** As of April 2022, Lake Stevens had 14,417 housing units (Exhibit 21). Exhibit 23 provides a breakdown of these units by type. About 81% of housing in Lake Stevens is single-family detached housing, with an additional 3% being manufactured or mobile homes. Since 2012, single-family homes have also dominated housing production, outpacing production of all other types. This housing composition is not uncommon for a community lacking transit options and urban centers but is notably different than county communities.
- **Recent housing production favored larger multifamily projects.** In recent development, multifamily development has been skewed more toward larger multifamily projects with five or more units. As shown in Exhibits 23 and 24, this represented about 16% of total production between 2012 and 2022, with most of this stock coming online in 2021 and 2022.
- **Recent ADU production has been limited but is growing.** When examining permit records on ADU production (see Exhibit 24), only about 11 units have been produced since 2019. However, six of those units were produced between April 2021 and 2022, reflecting a notable (but slight) increase in the uptake of the program.
- **Future development will need to be accommodated redevelopable and infill sites.** Estimates of future growth capacity in Lake Stevens suggest that long-term growth can be accommodated within the UGA, with the [2021 Buildable Lands Report](#) indicating that up to 4,311 housing units can be accommodated in the city and UGA, about 2,080 units of which is in pending projects within the development pipeline. However, only 8% of this capacity consists of vacant lands, meaning that a large proportion of the remaining capacity is in redevelopable (28%) and infill (17%) sites. This can be seen in more detail in the map in Exhibit 25.

Exhibit 20. Total Housing Units, Lake Stevens, 1990–2022.



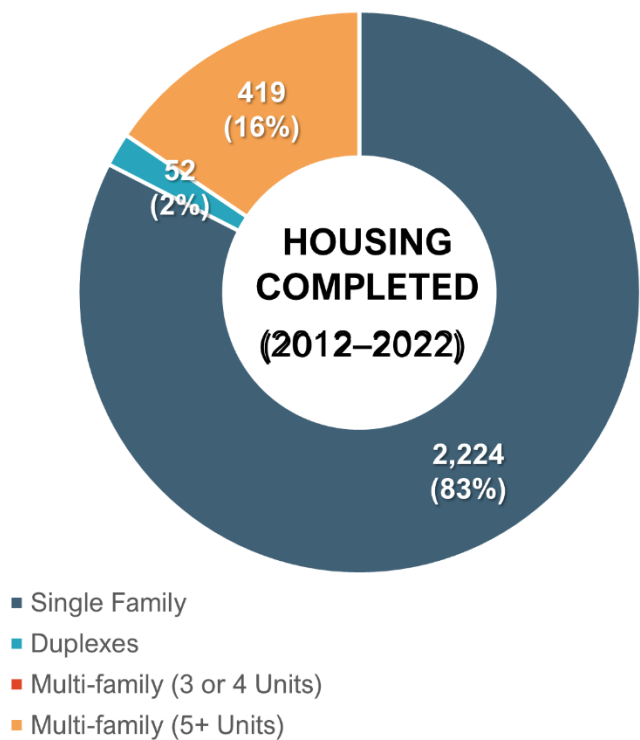
Source: Washington Office of Financial Management, 2022.

Exhibit 21. Housing Inventory, Lake Stevens, 2022.



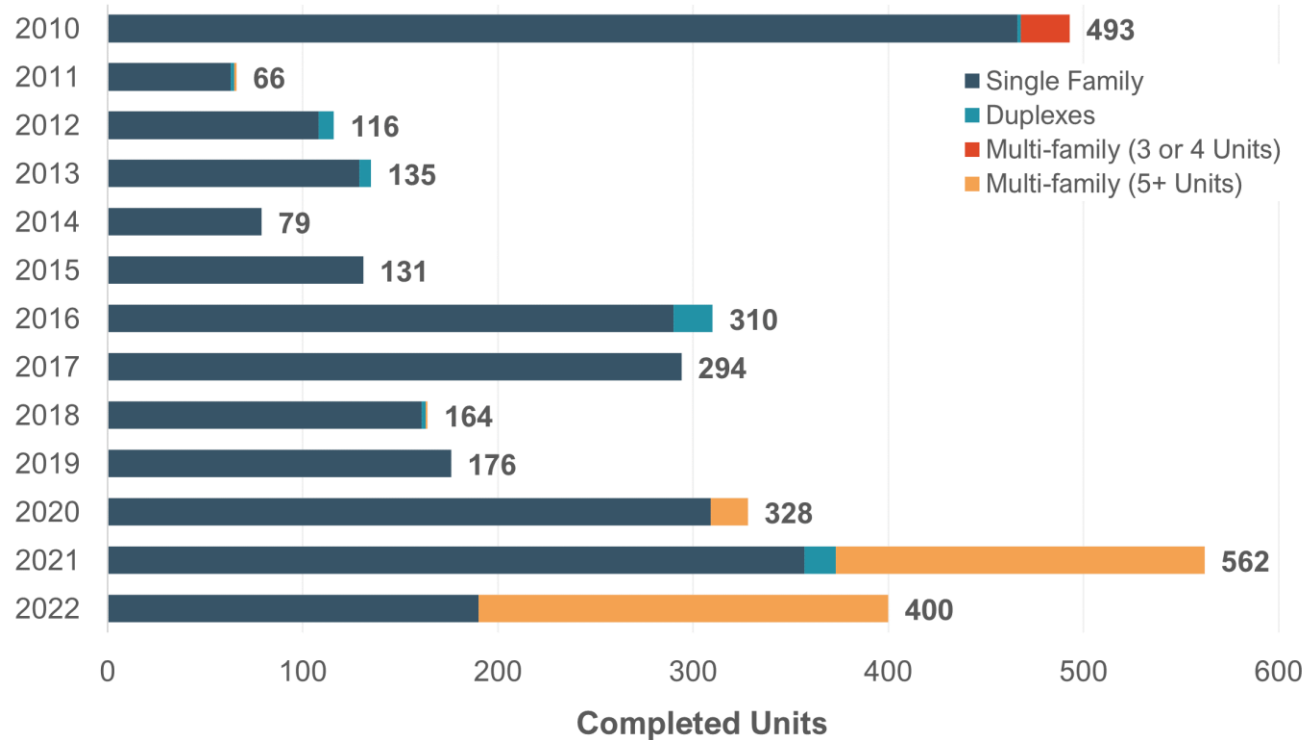
Source: Washington Office of Financial Management, 2022.

Exhibit 22. Total Housing Completed by Type, Lake Stevens, 2010–2022.



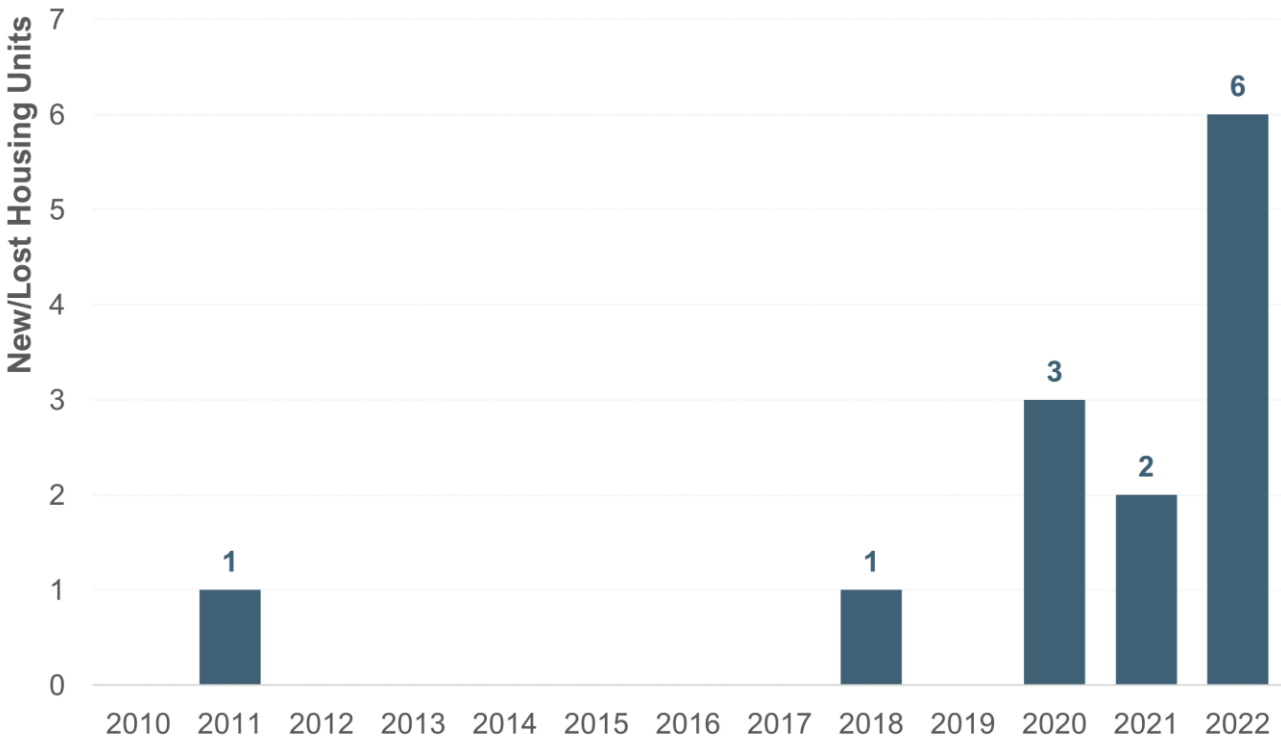
Source: Washington Office of Financial Management, 2022.

Exhibit 23. Housing Completed by Year and Type, Lake Stevens, 2010–2022.



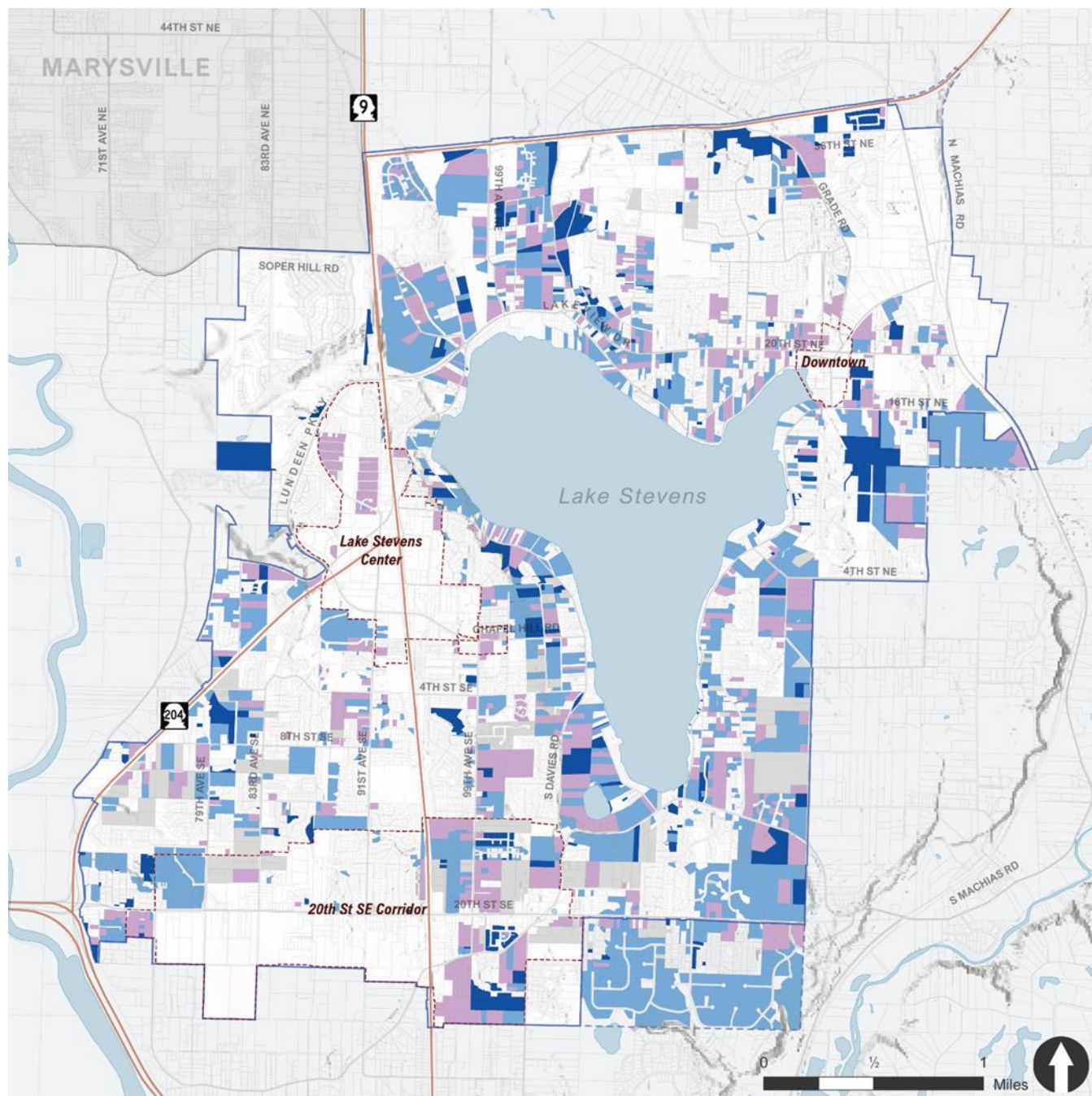
Source: Washington Office of Financial Management, 2022.

Exhibit 24. ADUs Completed by Year, Lake Stevens, 2010–2022.



Source: Washington Office of Financial Management, 2022.

Exhibit 25. Buildable Lands Inventory, Lake Stevens, 2021.



Legend

- City of Lake Stevens
- Lake Stevens UGA
- Subareas
- Water

Residential Buildable Lands

- Vacant
- Partially-Used
- Redevelopable
- Pending

- Highways
- Arterials
- Roads

BERK
Map Date: September 2022

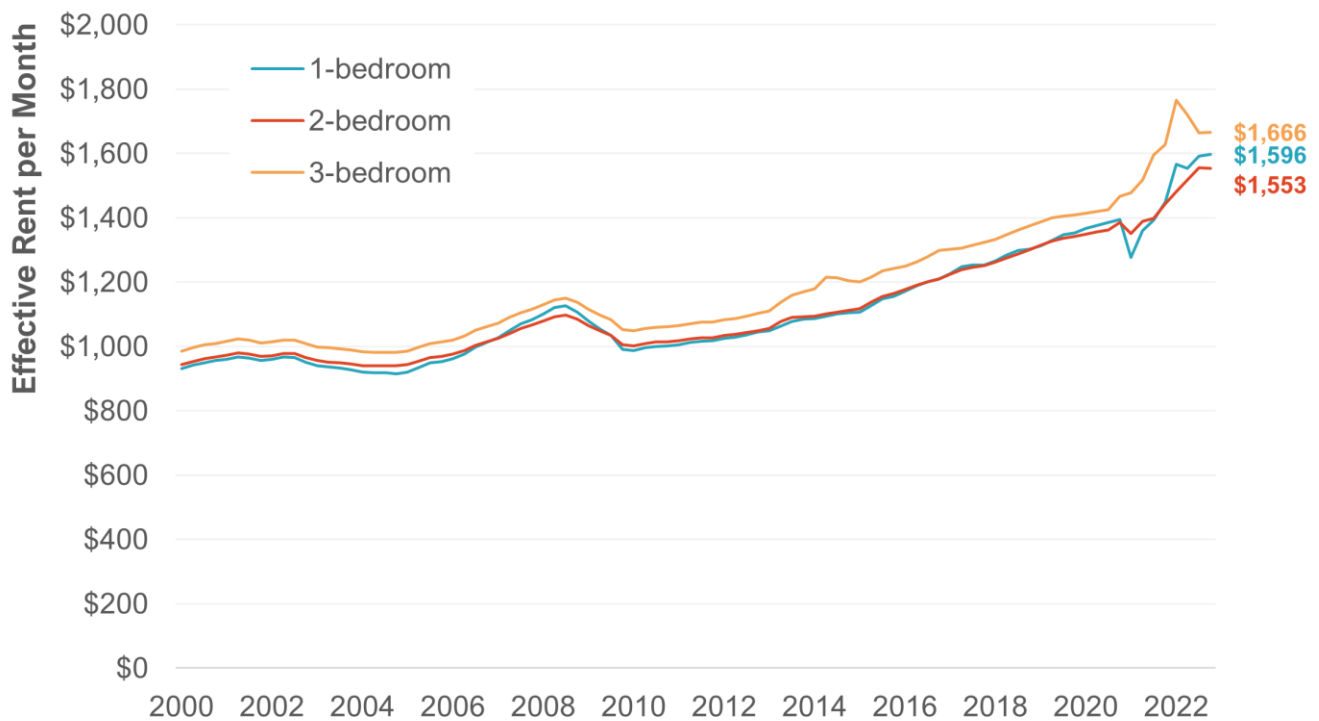
Sources: Snohomish County GIS, 2022;
ESRI, 2022; City of Lake Stevens, 2022;
BERK, 2022.

Residential Real Estate Markets

- **Rents for Lake Stevens have largely kept pace with local incomes.** Although rents in Lake Stevens have increased steadily since 2010, this has grown at a rate comparable to local median incomes. Exhibit 26 shows trends in effective rents (asking rents less concessions) by unit size from 2022, which is compared to local median family income in Lake Stevens (not regional AMI) in Exhibit 27. One-bedroom apartments are projected to be affordable to households at around 76% of the city's median family income. Two- and three-bedroom apartments are affordable at 62% and 58% of the median income, respectively. This has not experienced drastic changes recently; note that all of these values peaked in 2016.
- **However, recent rent growth suggests that affordability could become more of an issue.** Looking at year-over-year rent changes shown in Exhibit 28, current rents in October 2022 have increased by 8.8% from Q4 2021. This represents a significant post-pandemic increase in rents and outpaced the increases in Snohomish County for Q4 (6.2% YOY). Higher short-term increases may reflect additional short-term challenges with affordability that would not be reflected in the affordability measures discussed previously.
- **Vacancy rates have been low in Lake Stevens.** Stabilized vacancy rates available from CoStar and displayed in Exhibit 29 and highlight that the rental market in Lake Stevens may be tighter than in Snohomish County as a whole, with 3.0% vacancy rates in October versus 4.2% for the rest of the county. Generally, vacancy rates for Lake Stevens have been lower than the county over time.
- **Recent sales have suggested more private market activity with multifamily residential real estate.** Exhibit 30 highlights the volume of sales of multifamily buildings in Lake Stevens (expressed in dollars) and the average per unit sale price for these projects. Although the Lake Stevens market has been characterized by relatively low sales volume for multifamily real estate over the past 20 years, recent activity and sharper increases in estimated sales prices per unit indicate more private equity demand for multifamily development.
- **Owner-occupied housing has experienced significant increases in sales prices, but the market is poised for a correction.** Unlike rental housing in Lake Stevens, which has been relatively stable in comparison to median family income, owner-occupied housing prices have been increasing notably faster than incomes, a trend also reflected in regional and national markets. Exhibit 31 shows the Zillow Home Value Index as a proxy for housing value increases over time, while Exhibit 32 compares this to median family income in Lake Stevens. After the trough in prices experienced in 2012, housing prices have increased from about 2.86 times median income to an estimated 6.23 times income. While a

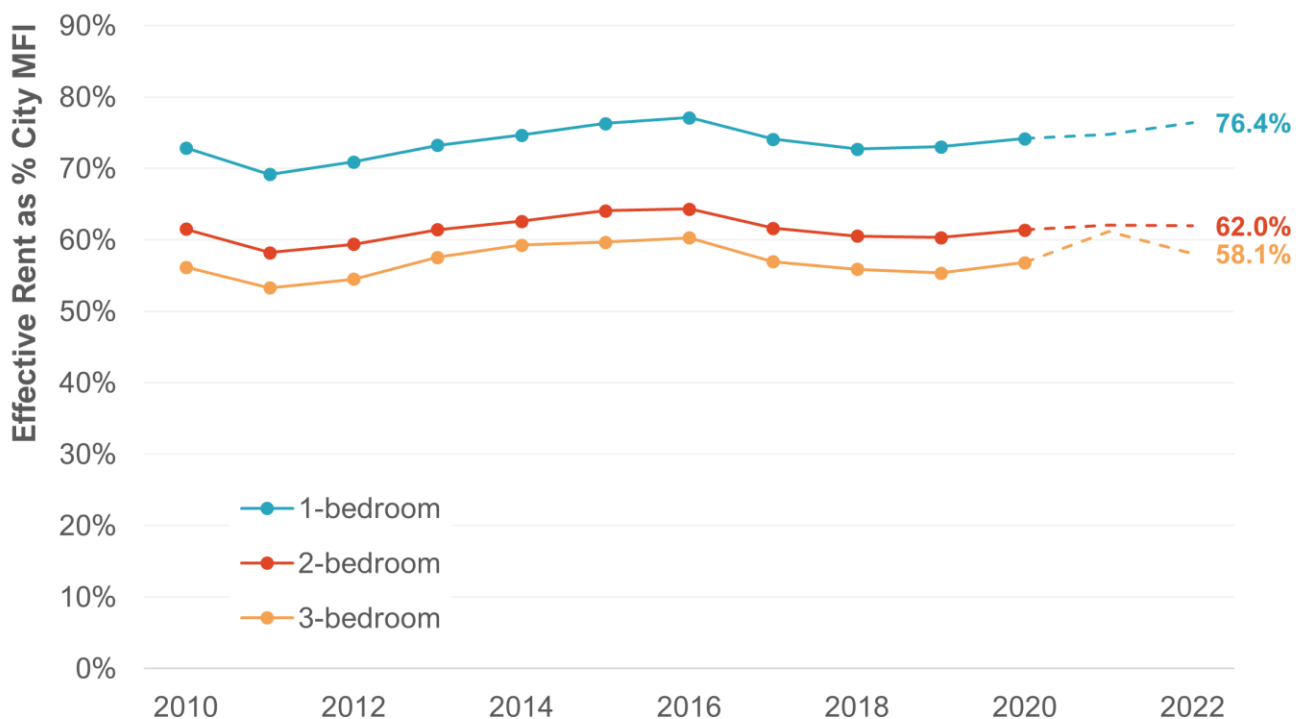
correction has been noted in the most recent data available, it is not likely to result in significant increases in affordability given increases in mortgage interest rates.

Exhibit 26. Effective Rent by Unit Size, Lake Stevens, 2000–2022.



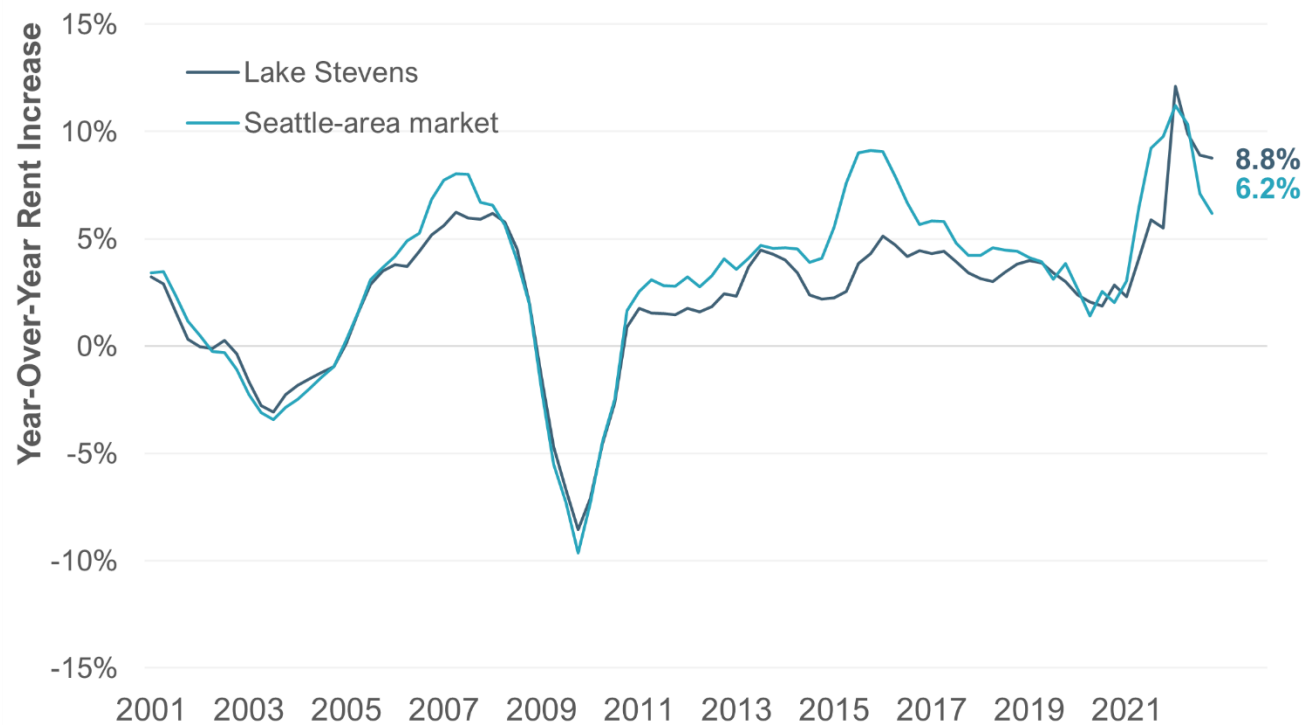
Source: CoStar, 2022.

Exhibit 27. Affordability of Effective Rent in % Local Median Income, Lake Stevens, 2010–2022.



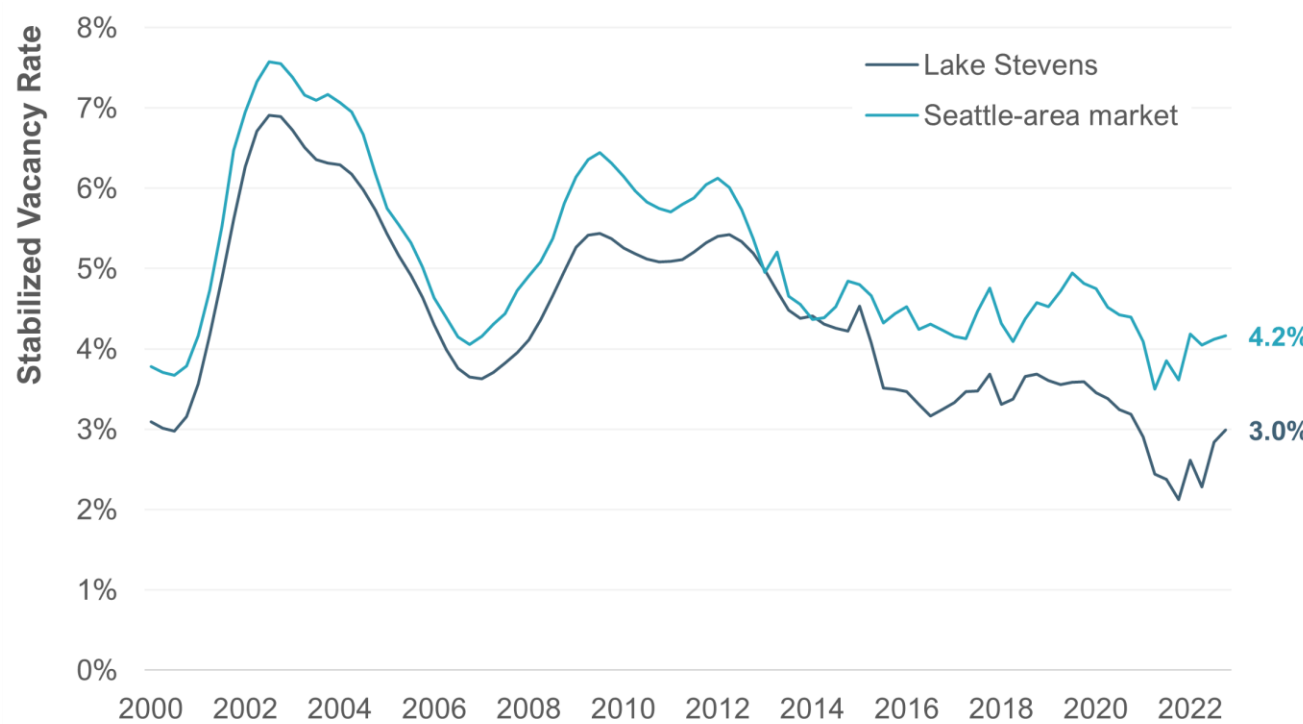
Source: US Census Bureau, American Community Survey 5-Year Estimates, 2010–2020.

Exhibit 28. Year-Over-Year Rent Changes, Lake Stevens, 2001–2022.



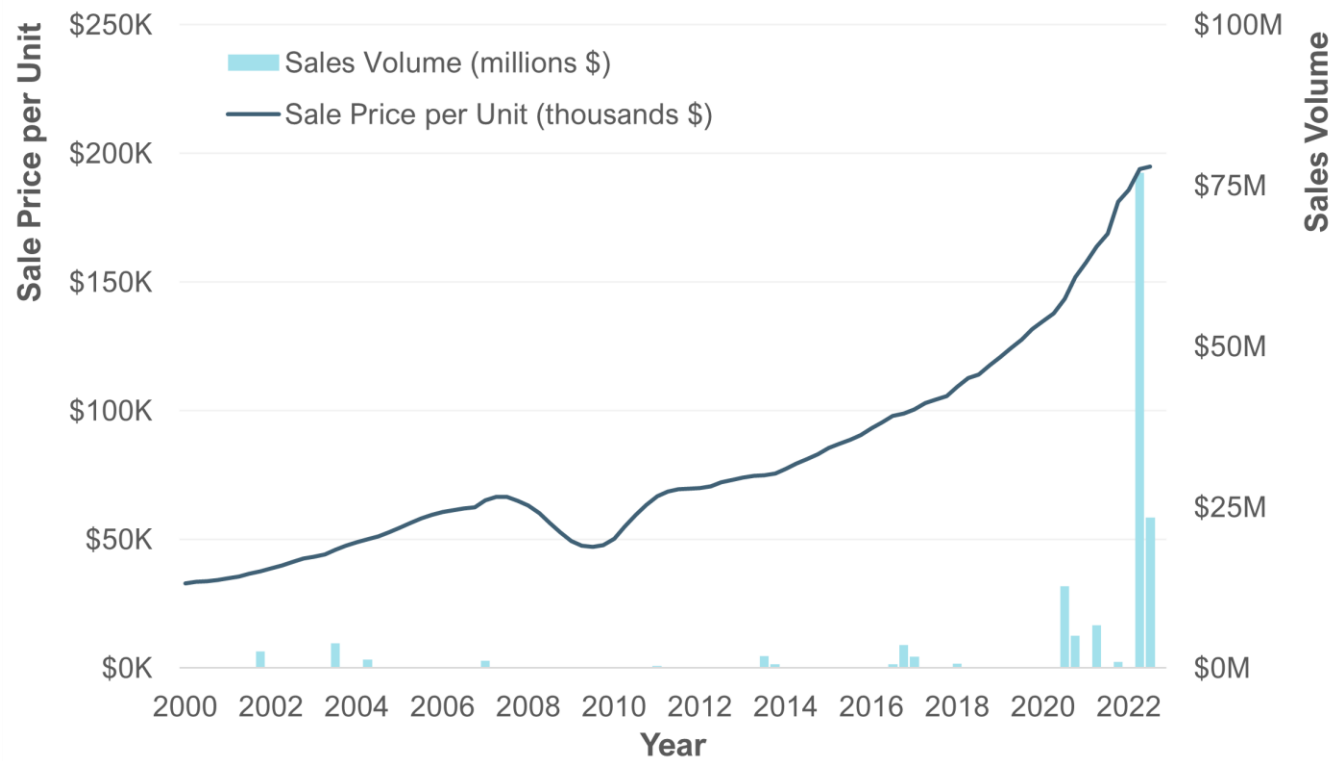
Source: CoStar, 2022.

Exhibit 29. Stabilized Vacancy Rates, Lake Stevens, 2010–2022.



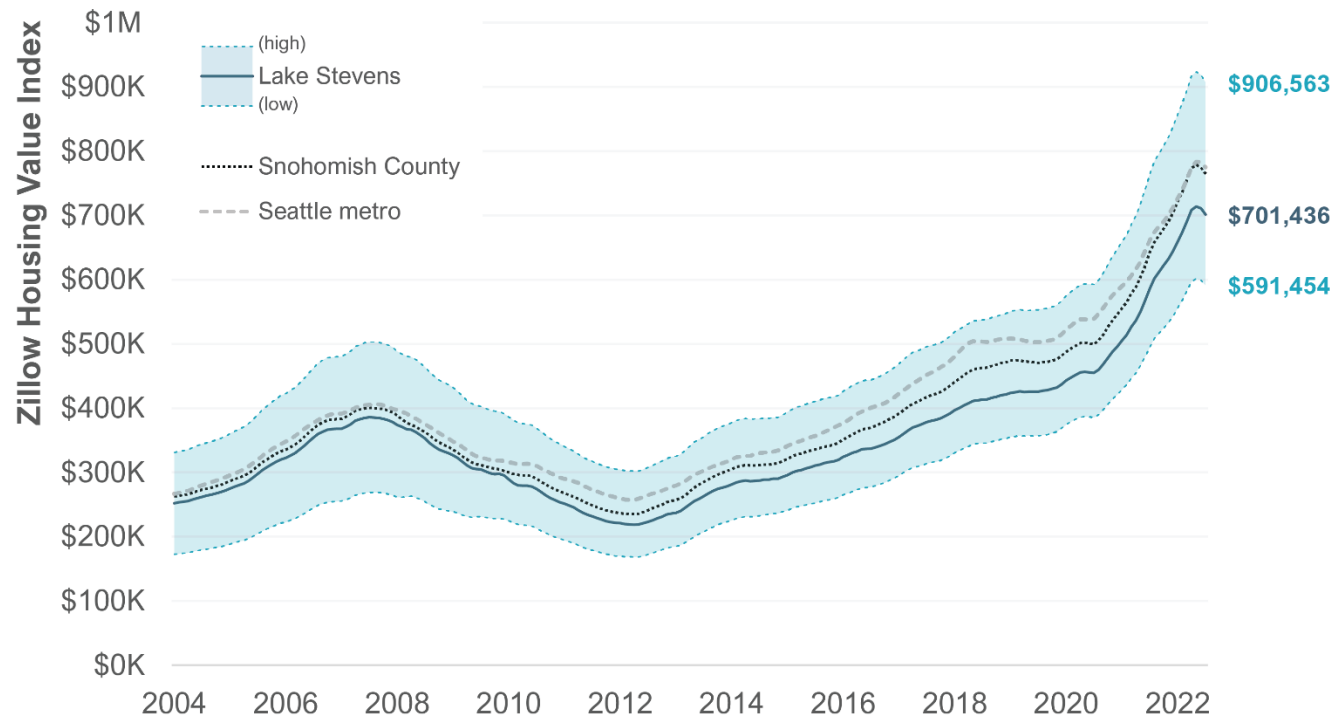
Source: CoStar, 2022.

Exhibit 30. Sales Volume and Average Sale Price per Unit, Lake Stevens, 2000–2022.



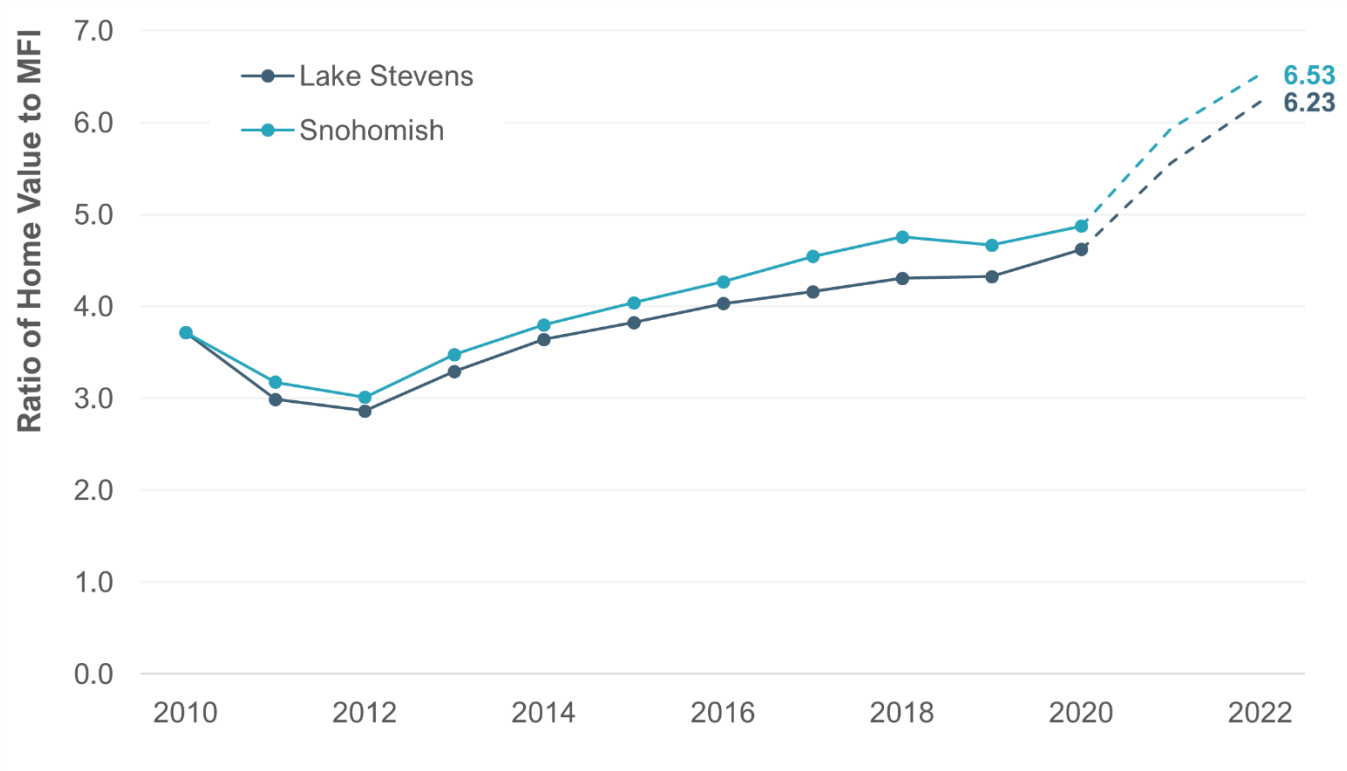
Source: CoStar, 2022.

Exhibit 31. Zillow Housing Value Index, Lake Stevens, 2004–2022.



Source: Zillow, 2022.

Exhibit 32. Ratio of Housing Price Index to Median Family Income, Lake Stevens, 2010–2022.



Source: Zillow, 2022; US Census Bureau, American Community Survey 5-Year Estimates, 2010–2020.

MEMORANDUM



Planning and Community Development

DATE: September 9, 2022
TO: Planning Commission / City Council
FROM: Gary Petershagen, *City Council*
Todd Welch, *Planning Commission Chair*
Russ Wright, *Community Development Director*
SUBJECT: **Planning Commission / City Council Coordination**

The city council has inquired if coordination between the Lake Stevens Planning Commission and Lake Stevens City Council can be improved.

Background

The Revised Code of Washington (RCW) 35A.63.020 authorizes the creation of a “planning agency” which includes a planning department and planning commission. The Planning Enabling Act (Chapter 36.70 RCW) identifies several roles for a planning commission, including facilitating public participation and advising the chief administrative officer and legislative body on planning and land use issues. The Growth Management Act (Chapter 36.70A) identifies the types of land use elements and implementing development regulations that will be studied by the planning commission. Chapter 2.64 Lake Stevens Municipal Code (LSMC) is the local adopting ordinance creating a planning commission. Selected specific duties include:

- Act as the principal planning advisory body for all matters relating to land use, comprehensive planning and zoning;
- Hold hearings on certain land use permit applications;
- Distribute copies of status reports of activities of the planning commission which may include plans and official recommendation made by the commission in the regular exercise of its duties
- To consult with and advise public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens in relation to its plans and recommendations

The Lake Stevens Planning Commission practices parliamentary procedures to conduct hearings and meetings; is subject to the appearance of fairness doctrine; must disclose conflicts of interest; and follow the Open Public Meeting Act while carrying out its assigned duties.

Work Program

Since 2015, staff has proposed an annual work program for the planning commission that includes annual and major updates to the comprehensive plan, buildable lands, housing, development of subarea / special

plans, mandatory changes to code from statutory updates, ambiguous or problematic code sections and changes in economic/business practices or technology to be addressed. The work program is presented to the planning commission and city council to review and approve. Typically, the planning commission and city council hold a joint meeting to discuss the upcoming work program and the previous year's accomplishments.

The planning commission meets once or twice a month to study the specific topics on the work program, most notably land use code amendments and comprehensive plan amendments. The planning commission reviews staff recommendations and research on these topics and solicits/reviews oral and written community comments. Each topic usually has several workshops before a public hearing is held. The planning commission is also responsible to review professional reports and survey results related to other planning efforts such as subarea planning, housing, transportation, and shoreline management. For high-profile subjects, staff will often schedule a workshop with city council and relay initial city council feedback to the planning commission before a public hearing is set. After the public hearing, staff prepares a formal recommendation on behalf of the planning commission that is relayed to the city council for discussion and action.

Future Coordination

Planning staff met with the planning commission chair and city council liaison to discuss opportunities for improved communication and increased coordination. In general, the chair and liaison felt the planning commission should have a degree of autonomy in its review of planning and land use materials and that its recommendations to the city council should reflect it as the body best equipped to study these topics in detail and shape the content of the comprehensive plan elements and development regulations. The working group agreed that the annual work program and joint meeting should continue. Planning staff agreed to provide more detailed quarterly reports on planning commission activities for inclusion as a city council department report. The city council liaison is willing to provide more information at council meetings if this is the preferred communication for board liaisons moving forward. The current planning commission chair recommends inviting the planning commission chair to future council retreats to discuss planning topics. However, given the busy schedules of city council and the planning commission, the group believes that joint quarterly meetings would be logistically infeasible.