

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.*

March 15, 2023 - 6:00 PM
Hybrid-The Mill:1808 Main St, Lake Stevens, WA 98258
Join Zoom Meeting: <https://us02web.zoom.us/j/86760349194>
or call in at: 253-215-8782 Meeting ID: 867 6034 9194

1. **Call to Order** Pledge of Allegiance
 - A. Pledge of Allegiance
2. **Roll Call**
3. **Guest Business**
4. **Action Items**
 - A. Approve Minutes of March 1, 2023
5. **Public Hearing**
 - A. 2023 Comprehensive Plan Docket Ratification Public Hearing Russ Wright
6. **Commissioner Report**
7. **Planning Director's Report**
8. **Adjourn**

THE PUBLIC IS INVITED TO ATTEND

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-Online or in the Mill

3-1-23

CALL TO ORDER:	6:00 pm by Chair Mike Duerr
MEMBERS PRESENT:	Chair Mike Duerr, Vice Chair Jennifer Davis, Todd Welch, Linda Hoult, Connor Davis, and Janice Huxford
MEMBERS ABSENT:	None
STAFF PRESENT:	Community Development Director Wright, Senior Planner Schmidt, Senior Planner Place, Clerk Cody Schwindt and Clerk Jennie Fenrich
OTHERS PRESENT:	Councilmember Ryan Donahue

Chair Duerr called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Roll Call: All present

Guest business: None

Action Items: Minutes for January 18, 2023, motion to approve made by Commissioner Hoult, seconded by Commissioner Welch with one addition (6-0-0-0).

Commissioner Welch made a motion to approve, Commissioner Huxford seconded February 15, 2023, the minutes with one addition. (6-0-0-0).

Discussion Items: Senior Planner Place introduced the Climate Mitigation plan. Gretchen Muller of Cascadia Consulting Group gave a presentation on the Climate Mitigation Plan Update. She shared that the goal of this exercise is to identify strategies and actions for meeting Lake Steven's climate and equity goals, align with state greenhouse gas reduction goals and to incorporate climate change policy into the 2024 Comprehensive Plan update. She shared the outline of how the planning process will proceed for the Plan, with the ultimate goal of adoption of the final ordinance and proposed actions. The timeline to have this plan completed by June 30, 2023, was presented. The Commission provided the following feedback to the consultant and staff on the draft strategies and actions that were presented:

- Significant cost increases for people live in town - drive up cost of first-time homeownership
- P.9 - home electrification - grant funding and local taxes on fossil fuels - leading with stick and not carrot – prefer carrot
- Replacing systems as go offline and need to be replaced - love this approach

- Renewable energy credits - wants more information on this
- Aviation - not necessarily need to talk about it – seems irrelevant to Lake Stevens
- Adoption will come in form of affordability – the more affordable something is, the greater the likelihood for it to be adopted
- Want more trees - development continues to take down trees
- Own local recycling company - recyclable hauler - now only independent recyclable hauler - would ask that mammoths not only ones included- look at independent companies that are in these spaces
- Strategies/actions need to be fluid and flexible – keep in mind local businesses
- Cost of construction putting undue burden on housing stock - don't want to be in direct conflict with affordable housing
- Incentivizing solar - solar potential - cost-benefit analysis - not good investment - cost outweighs benefit (solar where appropriate)
- Look for central location to recycle/have recycle drop-off (had to drive out in county recently to recycle)
- Transportation focus area
 - Developing pedestrian and bike plan - dovetails with other goals for community - livability - co-benefit with climate - nice element for other goals too. Top priority for two Commissioners.
 - Emphasizing incentives as opposed to stick (disincentives)

Senior Planner Christi Schmidt presented the Lake Stevens Industrial Center work session for draft plans to the area. Mackenzie and EconNorthwest have done an analysis on the Industrial Area and provided their options for development. It was noted by the consultants the good news that rents are up and vacancies are down in the area. Their research shows our Industrial area will be most suitable for businesses like wood working, metal shops, cabarets and similar and will most likely be Built to Suit development. The Commissioners were asked for their feedback. Commissioners want to make sure the connectivity to the Centennial Trail and bike/walking paths are considered. Concerns with Marijuana odor was brought up, and how it will be a deterrent to developers. Director Wright has presented these findings to the City Council during their retreat.

Commissioner Report: Commissioner Huxford gave thanks to City Engineer Kim Klinkers for the work Public Works has been doing to try to reduce the speeding on South Lake Stevens Rd. She also cautions the Commission to watch HB1110 and is worried how it will affect our city and growth.

Director Report: Director Russ Wright reported there are multiple bills being discussed that will affect growth management. Director Wright expects middle housing objectives will pass.

Adjourn: Commissioner Hoult moved to close the meeting, seconded by Commissioner Welch to adjourn the meeting at 7:47 p.m. On vote the motion carried (6-0-0-0).

Jennie Fenrich, Planning Commission Clerk

PLANNING COMMISSION STAFF REPORT



Agenda Date: 3/15/2023

Subject: 2023 Comprehensive Plan Docket Ratification Public Hearing

Contact Person/Department: Russ Wright, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Hold a public hearing on the proposed 2023 Comprehensive Plan Docket and forward a recommendation to City Council to ratify the docket.

SUMMARY/BACKGROUND:

Under the Growth Management Act, the city can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. On February 15, staff introduced potential docket items, including two city-initiated map changes (M-1 and M-2) along with potential text amendments (T-1) and one citizen-initiated map change (M-3).

- M-1 is a city-initiated request to change the land use designation and associated zoning of the Cedarwood property (Parcel ID 00698100010200), acquired by the city in 2021 for park purposes, to Public/Semi-Public (Exhibits 1a and 1b).
- M-2 is a city-initiated request to change the land use designation and associated zoning of two parcels (parcel Nos. 00402800001600 and 00457000002604) at 9705 South Lake Stevens Rd from High Density Residential to Commercial with a concurrent rezone from R8-12 to Commercial District (see map in Exhibit 1). Parcel 00457000002604 is an approximate 369 square foot parcel attached to 9705 South Lake Stevens Road under common ownership.
- M-3 is a citizen-initiated request to change the land use designation of parcels 00385500402200 and 00385500402202/ 00385500402203 from Mixed Use to

High Density Residential with an associated rezone to R8-12 (Exhibits 3a through 3d).

- T-1 is a placeholder for any changes to the Plan Elements along with standard administrative amendments including the Cover, Title Page, Table of Contents, Executive Summary, Introduction and Appendices (including SEPA Addenda) as needed.

Commissioners generally supported moving these items forward for further study. Staff briefed the City Council on the proposed docket at their February 16 meeting. Councilmembers agreed that the proposals should be considered for additional study.

This hearing serves as the Commission's opportunity to review the merits of individual docket proposals and take public testimony, consistent with the procedures outlined on pages I-15 through I-20 of the [Comprehensive Plan Introduction](#) (Chapter 1). A staff summary (Attachment 1) and analysis of each item (Attachments 2 – 3, with exhibits) describe how each proposed amendment is consistent with the annual amendment and ratification criteria.

DISCUSSION

Staff recommends including text amendment T-1 and map amendments M-1, M-2 and M-3 on the 2023 Comprehensive Plan Docket as they meet the review criteria for further consideration. Following the public hearing, the Planning Commission will make a motion and recommend the Council ratify the 2023 docket. This motion is a recommendation to set the 2023 Docket and is not a recommendation to approve or deny any amendments.

NEXT STEPS:

The City Council will hold a separate public hearing (currently scheduled for March 21, 2023) to consider the Planning Commission's recommendation. If docketed, staff will analyze each proposal based on the merits of the application compared to established review criteria. The Planning Commission and City Council will review this analysis and take action in mid-2023.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - 2023 Docket Summary Table With Analysis
2. Attachment 2 - Docket Proposal M-1
3. Attachment 3 - Docket Proposal M-2
4. Attachment 4 - Docket Proposal M-3

SUMMARY OF 2023 DOCKET PROPOSALS

RATIFICATION MAPS		
#	NAME	REQUEST
M-1	City-Initiated Map Amendment	Change the land use designation and associated zoning of the Cedarwood property, acquired by the city in 2021 for park purposes, to Public/Semi-Public (Exhibits 1a and 1b)
M-2	City-Initiated Map Amendment	City-initiated request to change the land use designation and associated zoning of two parcels (parcel Nos. 00402800001600 and 00457000002604) at 9705 South Lake Stevens Rd from High Density Residential to Commercial with a concurrent rezone from R8-12 to Commercial District (see map in Exhibit 1).
M-3	Citizen-Initiated Map Amendment	A citizen-initiated request to change the land use designation of parcels 00385500402200 and 00385500402202/ 00385500402203 from Mixed Use to High Density Residential with an associated rezone to R8-12 (Exhibits 3a through 3d)
RATIFICATION TEXT		
#	NAME	REQUEST
T-1	Minor text amendments	Placeholder for any changes to the Plan Elements along with standard administrative amendments including the changes to the Capital Projects List, Cover, Title Page, Table of Contents, Executive Summary, Introduction and Appendices (including SEPA Addenda) as needed.

Factors for Consideration, per Comprehensive Plan [Chapter 1: Introduction](#), Revision and Amendments to the Comprehensive Plan Section G (page I-18):

Map Amendments

- *How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it isn't, the development should demonstrate how the change is in the best long-term interest of the city.*
 - Staff analyzed the proposed map amendments against the ratification criteria in Section H Revisions and Amendments to the Comprehensive Plan and applicable goals and policies of the Comprehensive Plan, which are included as Attachments 2 - 4. Staff believes proposals M-1 through M-3 comply with the policies of the Comprehensive Plan for inclusion on the docket.
- *How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.*

- M-1 promotes a desirable land use pattern by providing sufficient land for public facilities to meet required levels of service for parks and recreation, ensuring recreation opportunities for all ages, maximizing park facilities, coordinating land use decision with capital needs and designating land that is publicly owned as Public-Semi Public, as identified in Land Use Policy 2.2.4.
- M-2 promotes a desirable land use pattern by providing sufficient land for employment and supporting employment growth. The change would serve the public benefit by reviewing land use changes as part of the annual docket and by supporting business startups, small businesses and locally owned businesses, as identified in Economic Development Policy 6.8.2.
- M-3 promotes a desirable land use pattern by providing sufficient land for housing and providing access to different housing types. supporting employment growth. The change would serve the public benefit by reviewing land use changes as part of the annual docket and by supporting flexibility in housing type and promoting residential development in areas in proximity to commercial areas, employment, public transportation routes, schools and park or recreational areas, as identified in Housing Policy 6.8.2.
- *What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?*
 - Staff believes that the proposals would have minimal impacts on other properties in the vicinity.
 - The property identified in M-1 has historically been used for park and recreation purposes.
 - The properties identified in M-2 have been previously designated commercial, it is adjacent to commercially designated properties; access is from South Lake Stevens Road (a collector), not from a residential street; and existing development regulations would be applied to buffer the commercial use from adjacent residential uses.
 - The properties identified in M-3 are adjacent to multifamily properties to the west and single-family properties to the east. The properties are in proximity to a major park, transit and neighborhood commercial.
- *Comments received from affected property owners and residents.*
 - If docketed, property owners within proximity of M-1, M-2 and M-3 will receive notice of the proposed land use designation changes to solicit public input.

Text Amendment Ratification Criteria

1. *Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?*
 - The proposed changes are not development regulations. Any changes will be minor in nature such as updates to the Capital Projects List, Cover, Title Page, Table of Contents, Executive Summary, Introduction and Appendices (including SEPA Addenda) as needed.
2. *Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?*
 - a. Yes, all amendments proposed shall follow an established legal process and criteria.
3. *Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.*

- a. The proposed text amendments are limited in scope. Any major changes will be considered as part of the 2024 Periodic Update.
4. *Does the City have the resources, including staff and budget, necessary to review the proposed amendment?*
 - a. The city has adequate staffing and budget to process the proposed amendments.
5. *Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan?*
 - a. Any changes will ensure the most up to date information is included in the plan and will create internal consistency within the plan. The proposed amendments will correct inconsistencies as they are discovered.
6. *OR All of the following:*
 - a. *The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and*
 - The proposed amendments aim to serve the public interest by keeping the plan up to date, including capital project lists.
 - b. *The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*
 - The proposed amendments are necessary during this review period to keep the Comprehensive Plan updated with the most recent and accurate information. A more thorough update to the Comprehensive Plan will be completed as part of the 2024 Periodic Update.



2023 Comprehensive Plan Docket Ratification

M-1 – Cedarwood Map Amendment - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 21, 2023
Planning Commission Hearing Date: March 15, 2023

SUBJECT: City-initiated map amendment to the Comprehensive Plan and Zoning Map.

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element – Figure 2.3 Land Use Map	
Proposed Change(s): City-initiated request to change the land use designation and associated zoning of the Cedarwood property (Parcel ID 00698100010200), acquired by the city in 2021 for park purposes, to Public/Semi-Public (Exhibits 1a and 1b).	
Applicant: City of Lake Stevens	Property Location(s): Intersection of 101 st Ave SE and 5 th Place SE, Lake Stevens, WA
Existing Land Use Designations	Proposed Land Use Designation
Medium-Density Residential	Public/Semi-Public
Existing Zoning Districts	Proposed Zoning District
R8-12	Public/Semi-Public

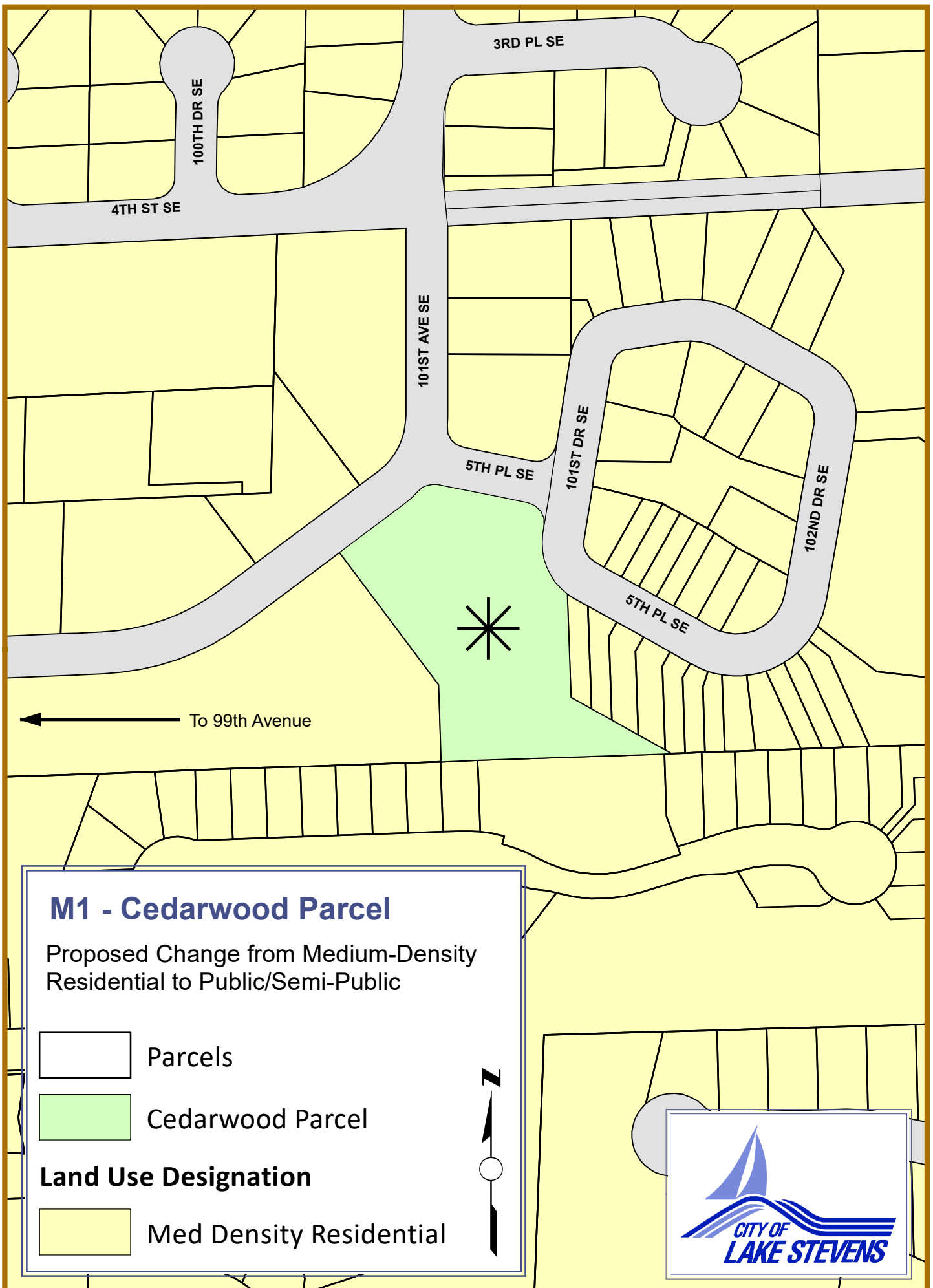
ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in [Ratification of Docket and Authorization Hearing Section H](#) (page I-9).

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: The proposed land use map change does not implement a development regulation or program. The change will create consistency between the Land Use Element, Park Element and Capital Facilities Element of the Comprehensive Plan, as this property is designated a special use park (page P-23) and is identified for future capital improvements (page P-35 and page CF-38).	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: The proposed land use map change would be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited, unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	X	

Discussion: The land use designation change is requested to reflect the change to city ownership and for consistency with the adopted park plan and capital facilities plan. This property has not been considered previously for a map change.		
4. Does the city have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: The Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function.	X	
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? Discussion: The land use designation change for the subject property will create consistency between the land use map, Park Element and Capital Facilities Element of the Comprehensive Plan, as this property is designated a special use park (page P-23) and is identified for future capital improvements (page P-35 and page CF-38) in the adopted park plan and capital facilities plan. Land Use Policy 2.2.4 states, "allow the Public/Semi-Public land use designation, which is intended for use on all land that is publicly owned. It allows public buildings and services, recreational uses, utilities, and transportation facilities."	X	
6. All the following: a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process. Discussion: 6.a – The change would serve the public benefit by allowing a city-owned asset to be designated to the appropriate land use designation. Multiples goals and policies demonstrate potential to serve the public interest. LAND USE GOAL 2.1 provide sufficient land area to meet the projected needs for housing, employment and public facilities within the city of Lake Stevens. Along with policies 2.1.1, 2.1.2 and 2.1.5 (page LU-26). LAND USE GOAL 2.2 Achieve a well balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses. Along with policy 2.24 (page LU-26 and LU-28). LAND USE GOAL 2.14 Design and build a healthy community to improve the quality of life for all people who live, work, learn, and play within the city. Along with policy 2.14.4 (page LU-36). PARK GOAL 5.1 Provide a high-quality, diversified parks, recreation and open space system that provides recreational and cultural opportunities for all ages and interest groups. Along with policies 5.1.2, 5.1.3, 5.1.5, 5.1.6 and 5.1.7 (pages P-37 – P38). PARK GOAL 5.5 Maximize park facilities by leveraging, sharing and efficiently using resources. Along with policies 5.5.1, 5.5.2, 5.5.3 and 5.5.4 (page P-40).	X	

PARK GOAL 5.7 The city recognizes that land is in high demand and that acquisitions must be pursued as quickly as possible to implement the community's vision concurrently with developing and improving existing facilities to achieve a high-quality and balanced park and recreation system. Along with policies 5.7.1, 5.7.2, 5.7.3, 5.7.4 and 5.7.5 (pages P-41 – P-42). CAPITAL FACILITIES GOAL 9.2 Provide public facilities in a manner which protects investments in, and maximizes use of, existing facilities and promotes orderly compact urban growth. Along with policies 9.2.1 and 9.2.3 (page CF-27). CAPITAL FACILITIES GOAL 9.5 Coordinate land use decisions and financial resources with a schedule of capital improvements to meet adopted level of service standards, measurable objectives. Along with policies 9.5.2 and 9.5.4 (pages CF-28 – CF-30). 6.b – The change would serve the public benefit by moving forward this year to maintain consistency with adopted levels of service and identified capital plans to improve the property for community use.		
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Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2023 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2023 Comprehensive Plan Docket (see attached recommendation letter, if applicable).		
The City Council accepts this proposal for inclusion in the 2023 Comprehensive Plan Docket.		





2023 Comprehensive Plan Docket Ratification

M-2 – South Lake Stevens Map Amendment - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 21, 2023
Planning Commission Hearing Date: March 15, 2023

SUBJECT: City-initiated map amendment to the Comprehensive Plan and Zoning Map.

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element – Figure 2.3 Land Use Map	
Proposed Change(s): City-initiated request to change the land use designation and associated zoning of two parcels (parcel Nos. 00402800001600 and 00457000002604 ¹) at 9705 South Lake Stevens Rd from High Density Residential to Commercial with a concurrent rezone from R8-12 to Commercial District (see map in Exhibit 1).	
Applicant: City of Lake Stevens	Property Location(s): Intersection of 101 st Ave SE and 5 th Place SE, Lake Stevens, WA
Existing Land Use Designations	Proposed Land Use Designation
Medium-Density Residential	Commercial
Existing Zoning Districts	Proposed Zoning District
R8-12	Commercial District

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in [Ratification of Docket and Authorization Hearing Section H](#) (page I-9).

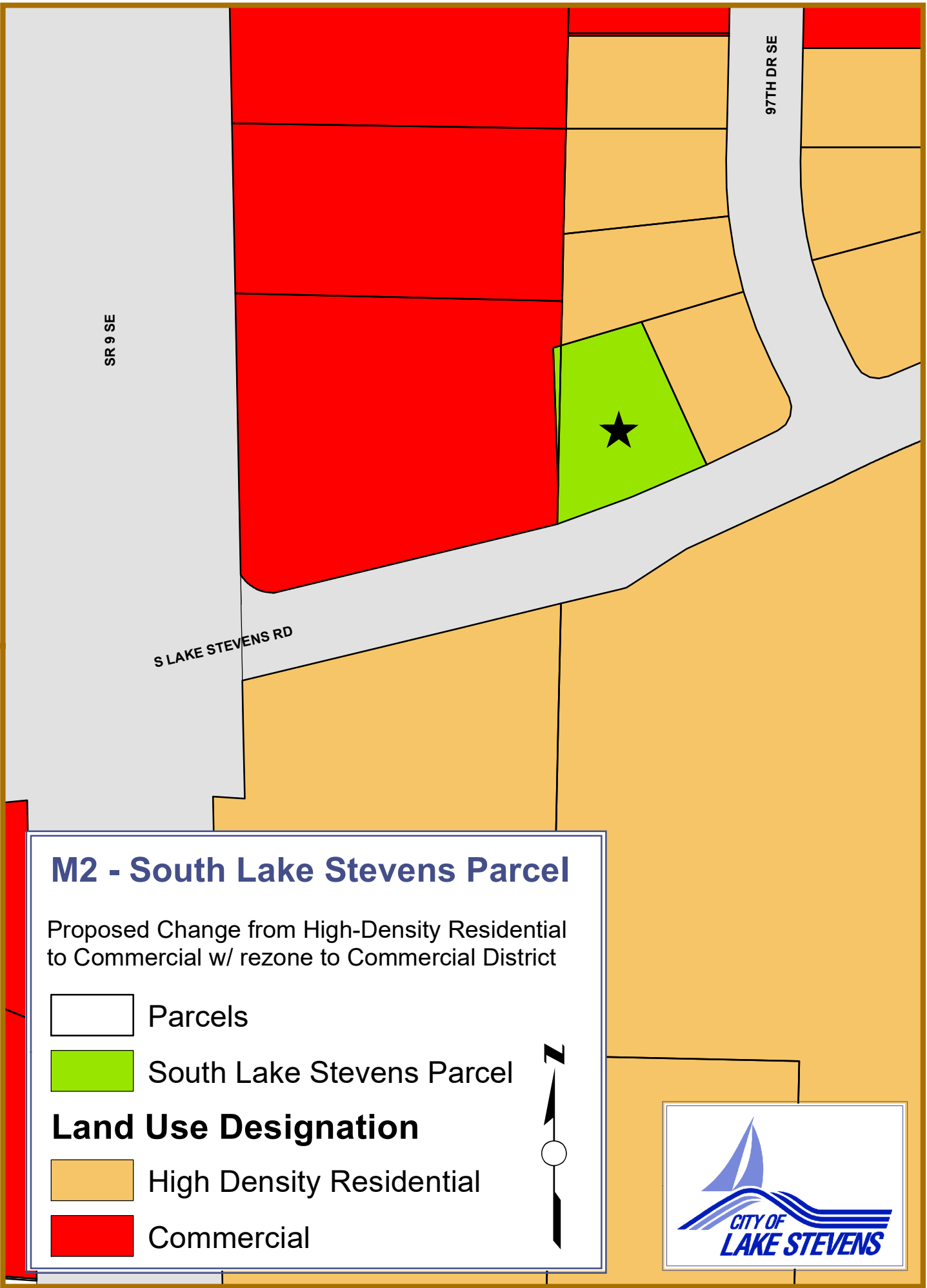
Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: The proposed land use map change does not implement a development regulation or program. Any future development would be reviewed against the codes in place at the time of application.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: The proposed land use map change would be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	

¹ Parcel 00457000002604 is an approximate 369 square foot parcel attached to 9705 South Lake Stevens Road under common ownership.

3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited, unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time. Discussion: The land use designation change is requested to consider an oversight from the 2022 docket process. The mitigating change in circumstance for review is that the property changed hands towards the end of the public process. After the land use hearings were completed, staff learned that the most western property had changed ownership and the new owner was unaware of the pending change. This property borders South Lake Stevens Road and the remaining commercially designated properties (see Attachment 2). The new owner had purchased the property for commercial purposes and did not have knowledge of the pending change affecting the property. If the new property owner had advanced notice of the proposed change, they would have been able to provide testimony to the Planning Commission and City Council about proposed courses of action.	X	
4. Does the city have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: The Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function.	X	
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? Discussion: The land use designation change for the subject property does not correct an inconsistency. Likewise, this change would not create an inconsistency with land use patterns in the vicinity.		X
6. All the following: a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process. Discussion: 6.a – Identified goals and policies from the Land Use Element and Economic Development Element demonstrate how the proposed land use map change serves the public interest. LAND USE GOAL 2.1 Provide sufficient land area to meet the projected needs for housing, employment and public facilities within the city of Lake Stevens. Along with policies 2.1.1, 2.1.2, 2.1.3 and 2.1.4 (page LU-26). LAND USE GOAL 2.2 Achieve a well balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses. Along with policy 2.2.23 (page LU-26 and LU-28).	X	

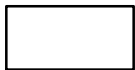
LAND USE GOAL 2.3 Apply the comprehensive plan as a guide for community development implemented through the city’s development regulations to ensure preferred community growth patterns are achieved. Along with policies 2.3.1, 2.3.3 and 2.3.9 (pages LU-28 – LU-29). LAND USE GOAL 2.14 Design and build a healthy community to improve the quality of life for all people who live, work, learn, and play within the city. Along with policy 2.14.1 (page LU-36). ECONOMIC DEVELOPMENT GOAL 6.2 Manage commercial growth in centers. Along with policy 6.2.1, 6.2.2 and 6.2.3 (page ED-8). ECONOMIC DEVELOPMENT GOAL 6.4 Support employment growth in the city. Along with policy 6.4. (page ED-9). ECONOMIC DEVELOPMENT GOAL 6.8 Support businesses and job creation, investing in all people, sustaining environmental quality, and creating great central places, diverse communities and high quality of life. Along with policies 6.8.1 and 6.8.2 (pages ED-9 – ED-10). 6.b – The change would serve the public benefit by supporting a review of land use zones as part of the annual docket and by supporting business startups, small businesses and locally owned businesses proposed to locate in centers.		
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Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2023 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2023 Comprehensive Plan Docket (see attached recommendation letter, if applicable).		
The City Council accepts this proposal for inclusion in the 2023 Comprehensive Plan Docket.		



M2 - South Lake Stevens Parcel

Proposed Change from High-Density Residential to Commercial w/ rezone to Commercial District



Parcels



South Lake Stevens Parcel

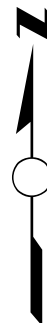
Land Use Designation



High Density Residential



Commercial





2023 Comprehensive Plan Docket Ratification

M-3 – Chapman Map Amendment - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 21, 2023
Planning Commission Hearing Date: March 15, 2023

SUBJECT: City-initiated map amendment to the Comprehensive Plan and Zoning Map.

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element – Figure 2.3 Land Use Map	
Proposed Change(s): A citizen-initiated request to change the land use designation of parcels 00385500402200 and 00385500402202/ 00385500402203 from Mixed Use to High Density Residential with an associated rezone to R8-12 (Exhibits 3a through 3d).	
Applicant: City of Lake Stevens	Property Location(s): Intersection of 101 st Ave SE and 5 th Place SE, Lake Stevens, WA
Existing Land Use Designations	Proposed Land Use Designation
Medium-Density Residential	Commercial
Existing Zoning Districts	Proposed Zoning District
R8-12	Commercial District

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in [Ratification of Docket and Authorization Hearing Section H](#) (page I-9).

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: The proposed land use map change does not implement a development regulation or program. Any future development would be reviewed against the codes in place at the time of application.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: The proposed land use map change would be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited, unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	X	

Discussion: The proponent has provided all initial information required to consider a land use and zoning change. The land use designation change is requested by the owner who has been unable to sell and/or develop the property as a mixed-use site due the physical constraints of the site over the last 15 years when the land use and zoning designations were changed to Mixed Use. At this point, the family wishes to remain on the property and look to build additional residential units in the future for family members (see Attachments 3c and 3d).		
4. Does the city have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: The Growth Management Act and the city’s Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function.	X	
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? Discussion: The land use designation change for the subject property does not correct an inconsistency. Likewise, this change would not create an inconsistency with land use patterns in the vicinity. All surrounding properties are residential.		X
6. All the following: a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process. Discussion: 6.a – Identified goals and policies from the Land Use Element and Housing Element demonstrate how the proposed land use map change serves the public interest. LAND USE GOAL 2.1 Provide sufficient land area to meet the projected needs for housing, employment and public facilities within the city of Lake Stevens. Along with policies 2.1.1, 2.1.2, 2.1.3 and 2.1.4 (page LU-26). LAND USE GOAL 2.2 Achieve a well balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses. Along with policy 2.2.1 (page LU-26). LAND USE GOAL 2.3 Apply the comprehensive plan as a guide for community development implemented through the city’s development regulations to ensure preferred community growth patterns are achieved. Along with policies 2.3.1, 2.3.2 and 2.3.3 (pages LU-28 – LU-29). LAND USE GOAL 2.14 Design and build a healthy community to improve the quality of life for all people who live, work, learn, and play within the city. Along with policy 2.14.1, 2.14.5 and 2.14.6 (page LU-36). HOUSING GOAL 3.1 Provide fair and equal access to a range of housing types and choices to meet the existing and projected housing Needs of all lake stevens residents regardless of income level or demographic status. Along with policy 3.1.1, 3.1.2 and 3.1.4 (page H-17).	X	

HOUSING GOAL 3.3 Encourage the use of innovative techniques to provide a broad range of infill housing types for all income levels and housing needs. Along with policy 3.3.1 (page H-18). HOUSING GOAL 3.5 Provide a balanced development pattern, which promotes pedestrian activities, a sense of community and safety. Along with policies 3.5.1 and 3.5.7 (pages H-19 – H-20). 6.b – The change would serve the public benefit by supporting a review of land use zones as part of the annual docket and by supporting flexibility in housing type throughout the community.		
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Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2023 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2023 Comprehensive Plan Docket (see attached recommendation letter, if applicable).		
The City Council accepts this proposal for inclusion in the 2023 Comprehensive Plan Docket.		

