

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.*

June 26, 2023 - 6:00 PM

Hybrid-in The Mill or VIA ZOOM

Join Zoom Meeting: <https://us02web.zoom.us/j/89222537840>

or call in at: 253-215-8782 Meeting ID: 892 2253 7840

- 1. Call to Order**
- 2. Roll Call**
- 3. Guest Business**
- 4. Action Items**
 - A. Approve Minutes for June 5, 2023
 - B. Housing Action Plan Russ Wright
- 5. Discussion Items**
 - A. 2023 Comprehensive Plan Update Christi Schmidt,
Jill Needham
- 6. Commissioner Report**
- 7. Planning Director's Report**
- 8. Adjourn**

THE PUBLIC IS INVITED TO ATTEND

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PLANNING COMMISSION MEETING MINUTES



Hybrid-via Zoom or in the Mill's Sawyers Room

6-5-2023

CALL TO ORDER: 6:00 pm by Vice-Chair Jennifer Davis

MEMBERS PRESENT: Vice-Chair Jennifer Davis, Commissioner Janice Huxford, Commissioner Bruce Morton and Commissioner Connor Davis and Commissioner Linda Hoult

MEMBERS ABSENT: Chairperson Mike Duerr

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner Melissa Place and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmember Ryan Donahue

Vice-Chair Jennifer Davis called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Roll Call: Absences for Chair Duerr were excused. Motion by Huxford, seconded by Commissioner Hoult (5-0-0-1).

Guest business: None

Action Items: Minutes for May 17, 2023, motion to approve made by Commissioner Morton, seconded by Commissioner Huxford as written (5-0-0-1).

Discussion Items:

Climate Sustainability Plan Update: Senior Planner Place gave an informational briefing on the update to the proposed plan. As a directive of HB 1181, the Washington Department of Commerce has initiated a multiyear project to develop a model element, as well as guiding policies and actions for addressing climate issues in city and county comprehensive plans. This Commerce guidance provides pathways to integrate both a climate resilience and mitigation element into a comprehensive plan, either as a set of integrated policies or standalone element. She asked for feedback from the Commissioners.

Commissioner Report: Commissioner Hoult apologized for missing the last Planning Commission meeting but reported she had taken her mom to the Norwegian parade in Ballard and was very thankful to get to go in person.

Commissioner C. Davis reported that both Boy's and Girl's high school track teams are the Regional District Champions. He brought up that a Park Ranger would be helpful to monitor crowds at the parks.. He also gave a plug to get more parks by repurpose the Dump Site.

Commissioner Huxford and her husband were given a demonstration of the new drone their company donated to the police department.

Director Report: Community Development Director Wright Director commented that the City has been in discussion regarding Park Rangers. There is an ongoing discussion about repurposing the old dump site. It will need to be brought into the City through annexation and significant mitigation measures will be needed.

Adjourn: Commissioner Hoult moved to close the meeting, seconded by Commissioner Huxford to adjourn at 6:37 p.m. The motion carried (5-0-0-1).

Jennie Fenrich, Planning Commission Clerk

PLANNING COMMISSION STAFF REPORT



Agenda Date: 6/26/2023

Subject: Housing Action Plan

Contact Person/Department: Russ Wright, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Forward a recommendation to the City Council to approve the Lake Stevens Housing Action Plan

SUMMARY/BACKGROUND:

The city received a \$100,000 grant from the Washington State Department of Commerce to develop a Housing Action Plan (HAP). The city hired Berk Consulting to prepare the HAP. Over the last year, staff and the consultant have briefed the Planning Commission and City Council at project milestones. As part of the process, Berk developed a robust public outreach program to solicit input from diverse stakeholders - this included targeted meetings, an open house, surveys and outreach on the city's website as well as at Aquafest. Berk also prepared an audit of the current housing element in preparation of the 2024 Comprehensive Plan Periodic Update.

Berk has prepared four distinct reports:

- Needs Assessment
- A Public Engagement Plan
- Public Engagement Summary
- Housing Action Plan

The key findings and recommendations from these reports are discussed in specific sections of the HAP. The Needs Assessment and Summary of Public Engagement are

embedded in the HAP as appendices. The HAP also includes a significant amount of demographic data, development statistics and correlations to the county and region.

The Executive Summary provides a concise overview of the plan.

- In general, the city of Lake Stevens is in good shape and is prepared to meet its housing needs in relations to House Bills 1220 and 1110 with the progressive actions to update the zoning code between 2018 and 2020.
- The city will need to refine its Comprehensive Plan goals and policies along with its development standards to ensure the Lake Stevens can address new state requirements, meet countywide population and housing targets and provide housing for all residents of Lake Stevens.
- Future efforts will need to consider the housing needs of lower income individuals or other marginalized groups.
- The city will need to propose targeted upzoning to increase multifamily and “missing middle” housing options as it updates the Comprehensive Plan in 2024, especially considering the city’s remaining land supply. The city will also need to capitalize on current subareas, areas near transit and areas near retail and services as it considers appropriate locations to increase housing supply.

Berk prepared a series of ranked policy recommendations to consider for implementation over the next several years, including measures to increase local housing capacity (Executive Summary, page iii); address state requirements (Executive Summary, page iv); and develop new strategies to achieve housing goals (Executive Summary, page V). These recommendations are discussed in detail in the Policy Recommendations Section (Attachment 1, page 34). Specific implementation recommendations start on page 62 of Attachment 1.

Next Steps: The City Council will adopt the Housing Action Plan by Resolution. Staff will develop a schedule for implementation tasks. Specific tasks will be considered as part of the 2024 Comprehensive Plan Periodic Update and as part of future annual work plans.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. R0010725 Lake Stevens HAP - Housing Action Plan DRAFT - 2023 0621

Attachment 1

City of Lake Stevens

HOUSING ACTION PLAN

June 2023 DRAFT

Executive Summary

The City of Lake Stevens has developed this Housing Action Plan (HAP) to ensure it can provide housing that meets the needs for all its residents, both in the present and the future. The HAP builds on work the city has already done by incorporating input from the community and providing ideas for new regulations and programs.

The HAP informs and guides the city's next phase of work to improve housing options and availability in Lake Stevens. The HAP includes strategies and implementing actions to promote greater housing opportunities for residents and workers across all economic segments of the community. The HAP will be incorporated into the upcoming updates to the Housing Element of the Comprehensive Plan.

This document includes the following sections:

- A description of the **housing needs in Lake Stevens** provides a summary of the Housing Needs Assessment and provides supporting information for policy development.
- A **summary of public engagement** is provided to outline the outreach events and activities conducted as part of this project, and to summarize the feedback received from these events.
- **Policy recommendations** are provided, based on a review of current city policies and identified needs. Note that these recommendations are attached after this summary.
- **Recommendations for implementation** provide a general timeline for implementation by city staff, partners, and supporting consultants as needed.

This document also contains three appendices:

- **Appendix A** provides a glossary of common terms used in this report for reference.
- **Appendix B** includes the full Housing Needs Assessment as of December 2022.
- **Appendix C** includes a more detailed summary of public engagement activities.

Major findings from this report include the following:

- **State mandates for accommodating low-income housing will require the city to broaden its strategies with respect to affordable housing.** New requirements under HB 1220 that mandate housing targets allocated by household income will result in a significant shift in focus for housing policy. Higher targets at low incomes, combined with limited buildable lands capacity, will mean that a greater proportion of the city will need to be developed as multifamily projects.
- **Considerations of racially disparate impacts in Lake Stevens are important and will need to take a regional approach.** There is evidence of racial disparities with respect to cost burden and housing affordability, both locally and in the region. Additionally, regional market pressures may result in people being priced out of their homes in the city, or not being able to access affordable options in the community.

- **Infill and redevelopment will be necessary to meet Lake Stevens' obligation to accommodate its share of the expected regional population and housing growth.** As Lake Stevens' development capacity for new housing consists of sites that support infill or redevelopment projects, future policies will need to consider the particular challenges in achieving sustained housing yields on these types of building sites.
- **Previous actions by the city have already addressed changes in requirements for the housing element.** Actions taken by the city since 2018 have already worked to address some of the considerations included in HB 1110. As these requirements may demonstrate substantive compliance, the city may be able to fulfill them through consideration from the state Department of Commerce.
- **While the general amount of developable land should be sufficient to support future growth, upzoning will be needed.** Although there is likely to be sufficient land area to meet overall housing needs, the focus of housing targets on lower-income households and the need to accommodate these households with smaller, less expensive units suggests that there will need to be a significant shift towards more multifamily development in the community.
- **Overall, residents recognize how affordable housing is a challenge.** At every event, people have said that housing problems in the region are a major concern. Even people that already own their own homes know that it can be hard for other households to find a place to live.
- **Focusing on developing high-quality, high-amenity neighborhoods to meet perceived housing needs will be essential to address concerns with the impacts of growth.** A major sentiment expressed in engagement was the idea that Lake Stevens is a community with strong local amenities and a "small-town feel". However, despite concerns expressed about perceived challenges to local character, many respondents indicated the importance of a sustainable and welcoming community that can be accessible to seniors and new homebuyers. Supporting these types of neighborhoods and their supporting amenities. will be essential to consider in future policy development and implementation.

Policy Recommendations

1. Addressing Needs for Local Capacity

- 1.1. Revise plans for the city's subareas.** Given the need for higher-density housing in Lake Stevens, in addition to concerns about impacts of growth, the city's subarea plans should be updated to accommodate additional mixed-use and residential development.

- 1.1.1 *Coordinate an update to the Downtown subarea plan.*
- 1.1.2 *Update the 20th St SE Corridor subarea plan.*
- 1.1.3 *Provide updates to the Lake Stevens Center subarea plan.*
- 1.1.4 *Identify additional areas for subarea planning.*

- 1.2. Implement strategic upzoning to address housing capacity needs.** While subarea planning will be essential, the city should also look to pursue separate efforts to upzone across the city, especially in strategic areas that should be denser over time.

- 1.2.1 *Provide short-term upzoning in key locations.*
- 1.2.2 *Approve initial criteria for long-term residential upzoning.*
- 1.2.3 *Update zoning regularly to maintain necessary capacity.*
- 1.2.4 *Coordinate upzoning with affordable housing opportunities.*

- 1.3. Encourage different housing types.** Recent changes to state statutes have placed more of a focus on middle housing and accessory dwelling units (ADU). The city should work to encourage these housing types and provide a broader set of housing options to meet local needs.

- 1.3.1 *Update the Municipal Code to address changes in requirements for ADUs on a site.*
- 1.3.2 *Allow additional middle housing types in residential zones.*
- 1.3.3 *Provide standardized, preapproved ADU plans for use.*

- 1.4. Ensure that previous efforts are considered under new state requirements.**

Previous efforts in revising zoning regulations and designations in the city will put Lake Stevens in compliance with recent changes to the Growth Management Act. The city should pursue options that will allow these changes to be treated as “substantially similar”.

- 1.4.1 *Coordinate documentation for substantial compliance with HB 1110.*
- 1.4.2 *Monitor requirements for title review.*

- 1.5. Coordinate ongoing monitoring and review to ensure compliance with housing targets.** With changes in planning requirements providing more of a focus on housing targets, the city should work to provide more detailed information on a regular basis regarding housing yields and remaining development capacity.

- 1.5.1 *Manage internal data sources to monitor housing development yield and capacity.*
- 1.5.2 *Provide regular internal reporting and review on housing targets.*

2. Meeting Additional State Requirements

- 2.1. Integrate considerations of special needs housing into the Code.** Changes to requirements for zoning made by the state have mandated that certain uses such as emergency shelters and transitional housing be allowed in areas consistent with those uses, and supportive housing cannot be treated differently than comparable family housing.

2.1.1 *Reorganize land use requirements for “Health and Social Service Facilities”.*

2.1.2 *Align outdoor emergency shelter regulations with state mandates.*

- 2.2. Clarify impact fees for emergency housing and ADUs.** Recent statutory changes require that the city’s policies regarding impact fees for specific housing types be adjusted to align with requirements.

2.2.1 *Adjust impact fees for ADUs.*

2.2.2 *Specify that emergency housing is exempt from impact fees.*

- 2.3. Implement anti-displacement policies to increase housing stability.** Given increasing pressures on housing costs and the availability of suitable affordable housing options, many households are facing greater housing instability and the potential that they will be “priced out” of the community. This trend is often faced even more strongly by different groups that have experienced structural racism. These policies work to address specific issues with potential displacement from the community.

2.3.1 *Coordinate strategies for mobile home preservation.*

2.3.2 *Provide emergency homeowner assistance programs.*

2.3.3 *Support low-income homeownership programs.*

2.3.4 *Expand local tenant protections.*

3. Additional Strategies to Achieve Housing Goals

3.1. Refine the Multifamily Housing Property Tax Exemption (MFTE). The MFTE program is an important incentive that can provide a partial exemption from property taxes in exchange for public goods, including affordable housing. These recommendations highlight potential changes to the program in Lake Stevens to allow it to better meet city housing goals.

- 3.1.1. *Expand definitions of “multifamily housing” to accommodate more housing types.*
- 3.1.2. *Provide resale restrictions in 12-year owner-occupied MFTE units.*
- 3.1.3. *Add a 20-year owner-occupied MFTE option to the program.*
- 3.1.4. *Add an option for a 12-year MFTE extension.*
- 3.1.5. *Consider future adjustments to required household incomes and restricted rent levels.*
- 3.1.6. *Include provisions in the code that maintain housing stability with increased income.*

3.2. Revise the provisions for Planned Residential Developments (PRDs). PRDs are developments that can be afforded flexibility with development and platting requirements in exchange for commitments of public benefits. Changes to this section of the Code can also explicitly reinforce that it can be used to support affordable housing as well.

- 3.2.1 *Incorporate provisions for multifamily housing in PRD requirements.*
- 3.2.2 *Revise density bonusing provisions for PRDs.*
- 3.2.3 *Consider affordable housing under PRD provisions.*

3.3. Provide additional incentives to encourage affordable housing development. In addition to PRDs and MFTE, communities can also provide incentives for affordable housing through impact fee waivers and inclusionary zoning. While some bonus height is permitted in exchange for affordable housing in the mixed-use subareas, allowing broader incentives could provide additional incentives for affordable units.

- 3.3.1 *Explore impact fee waivers or reductions to provide an incentive for affordable units.*
- 3.3.2 *Widen voluntary inclusionary zoning provisions.*
- 3.3.3 *Coordinate long-term review and monitoring of affordable units.*

3.4. Explore the local use of community land trusts (CLTs) and comparable models. New models of property ownership can provide more affordable options for housing, such CLTs, which remove the value of land from the cost of housing. This may be a future option to encourage more affordable housing options.

- 3.4.1 *Explore partnerships with CLTs in the region.*
- 3.4.2 *Encourage other alternate ownership models for affordability where possible.*

3.5. Cooperate with area organizations for affordable and emergency housing. Affordable housing in the region includes a significant number of organizations, including housing authorities, nonprofit and religious affordable housing providers, and other jurisdictions. Providing effective solutions to manage affordable housing needs can be more efficient if the city can coordinate its efforts with these organizations.

- 3.5.1 *Recruit nonprofit housing partners to develop affordable housing in the city.*
- 3.5.2 *Coordinate with service providers to secure emergency housing options.*
- 3.5.3 *Continue to coordinate with partners on affordable housing issues.*

3.6. Use surplus properties for affordable housing. Vacant and underutilized properties owned by nonprofits and public agencies pose an opportunity for affordable housing. Coordinating with other organizations to develop a consistent approach to manage these properties can help them to be put into use for affordable housing options.

3.6.1 Provide updated policies for surplus property.

3.6.2 Identify and facilitate opportunities for housing development with partners on surplus properties.

3.7. Coordinate the permitting and approvals process. While the permit approval process in Lake Stevens is seen as efficient, approvals from other jurisdictions such as utility districts may pose delays and obstacles to housing development. The city should work to evaluate whether these delays can be addressed to improve the responsiveness of the process.

3.7.1 Coordinate ongoing oversight of permitting timelines.

3.7.2 Coordinate with other agencies to determine approaches for reducing approval times.

3.8. Secure additional funding for programs to support housing affordability and stability. The city will not have sufficient funding to provide all the subsidies necessary to address the lower-income housing targets in the community. While coordinating with partners has potential to provide some investment, the city should work to pursue additional grant funding from supporting agencies.

3.8.1 Identify and secure potential sources of funding.

3.8.2 Consider long-term options for more reliable internal funding.

3.9. Distribute information about local housing development options. Providing information to developers working in the community about changes in development regulations and incentives will be essential in ensuring that both developers become motivated to develop housing in Lake Stevens, and that incentives and other programs are used in the most efficient and effective ways possible.

3.9.1 Maintain a guidebook for local housing programs.

3.9.2 Provide regular communication with the development community.

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Introduction

Overview

The city of Lake Stevens has grown rapidly over the past two decades through a series of annexations and increased residential development. Under the Countywide Planning Policies in Snohomish County, the city's population is expected to grow by almost 25% by 2044. While the city has taken steps to increase building capacity, there is a need for a more comprehensive approach to ensure housing opportunities are available for all in the community.

The city developed this Housing Action Plan (HAP) to ensure it can provide housing that meets the needs of all its residents, both in the present and the future. The HAP builds on work the city has already done by incorporating input from the community and providing ideas for new regulations and programs.

The HAP informs and guides the city's next phase of work to improve housing options and availability in Lake Stevens. The HAP includes strategies and implementing actions to promote greater housing opportunities for residents and workers across all economic segments of the community. The HAP will be incorporated into the upcoming updates to the Housing Element of the Comprehensive Plan.

The Housing Action Plan is intended to include the following elements:

- An assessment of **local and regional population and employment trends** to understand changes in housing demand in the community.
- A review of the **current supply of housing** and the **adequacy of existing stock** to meet current and future demands, including both broad needs for housing units and specific needs for different populations.
- An evaluation of **community perspectives** on housing needs and goals.
- An assessment of **existing and recently amended policies, programs, ordinances**.
- **Housing strategies and policies** necessary to address current and future needs.
- **Anti-displacement policies** to ensure that current and future members of the community are not excluded from Lake Stevens by a lack of accessible or appropriate housing.
- **Recommendations for implementation** that consider the timing of specific actions to carry out housing strategies, including consideration of city staff capacity.

Development of the HAP was supported by a Washington Department of Commerce grant designed to increase housing options in Washington's communities.

Outline of the Plan

This Plan is organized into several sections:

- **Housing Needs in Lake Stevens.** This section provides a summary of the material from the Housing Needs Assessment to highlight the major needs for housing in Lake Stevens, both today and over the next 20 years. This includes a discussion of recent housing targets updated by Snohomish County to fulfill state requirements under [HB 1220](#).
- **Summary of Public Engagement.** In this section, an outline of major engagement activities conducted for this project is provided, based on the Engagement Summary provided in Appendix C. This also includes the major takeaways regarding public and stakeholder perspectives on growth and housing development that would be relevant for policy.
- **Policy Recommendations.** This component of the Housing Action Plan provides a broad set of recommendations for city housing policy based on the findings of the Housing Needs Assessment, public engagement, and a review of short- and long-term policy options. These are included under three categories relevant to implementation:
 - Addressing needs for housing capacity to meet new state and county targets.
 - Meeting other new housing policy requirements.
 - Additional strategies to achieve local housing goals.
- **Recommendations for Implementation.** From the policy recommendations provided, this section reviews the steps that the city could take, to implement the recommendations, over the short-term (within the next 2–3 years), moderate-term (3–5 years), and long-term (6 years or more). This includes not only actions for the city to take, but also areas of cooperation with other organizations and jurisdictions that could help to meet local housing goals.
- **Appendices.** There are three appendices included with this plan:
 - **Appendix A** provides a glossary of common terms used in this report for reference.
 - **Appendix B** includes the full Housing Needs Assessment as of December 2022.
 - **Appendix C** includes a more detailed summary of public engagement activities.

Housing Needs in Lake Stevens

Introduction

This section highlights key elements regarding housing in Lake Stevens across five major categories:

- **Overall demographics**, including basic characteristics of the population and households across the city.
- **Housing stock and production** in the city, detailing both existing housing and trends in new housing that has been developed recently in Lake Stevens.
- **Residential real estate markets**, including trends with rents, home sale prices, and other market indicators.
- **Housing affordability** considerations, including discussions of housing burdens.
- An assessment of **equity** in housing to highlight issues of access.

This assessment addresses the housing market and inventory found within the boundaries of the city of Lake Stevens, as shown in Exhibit 1. This map also highlights the three major mixed-use subareas in the city: Downtown, Lake Stevens Center, and the 20th St. SE Corridor.

Note that this represents a summary of the full Housing Needs Assessment report, which is included in Appendix B.

Policy Context

Zoning

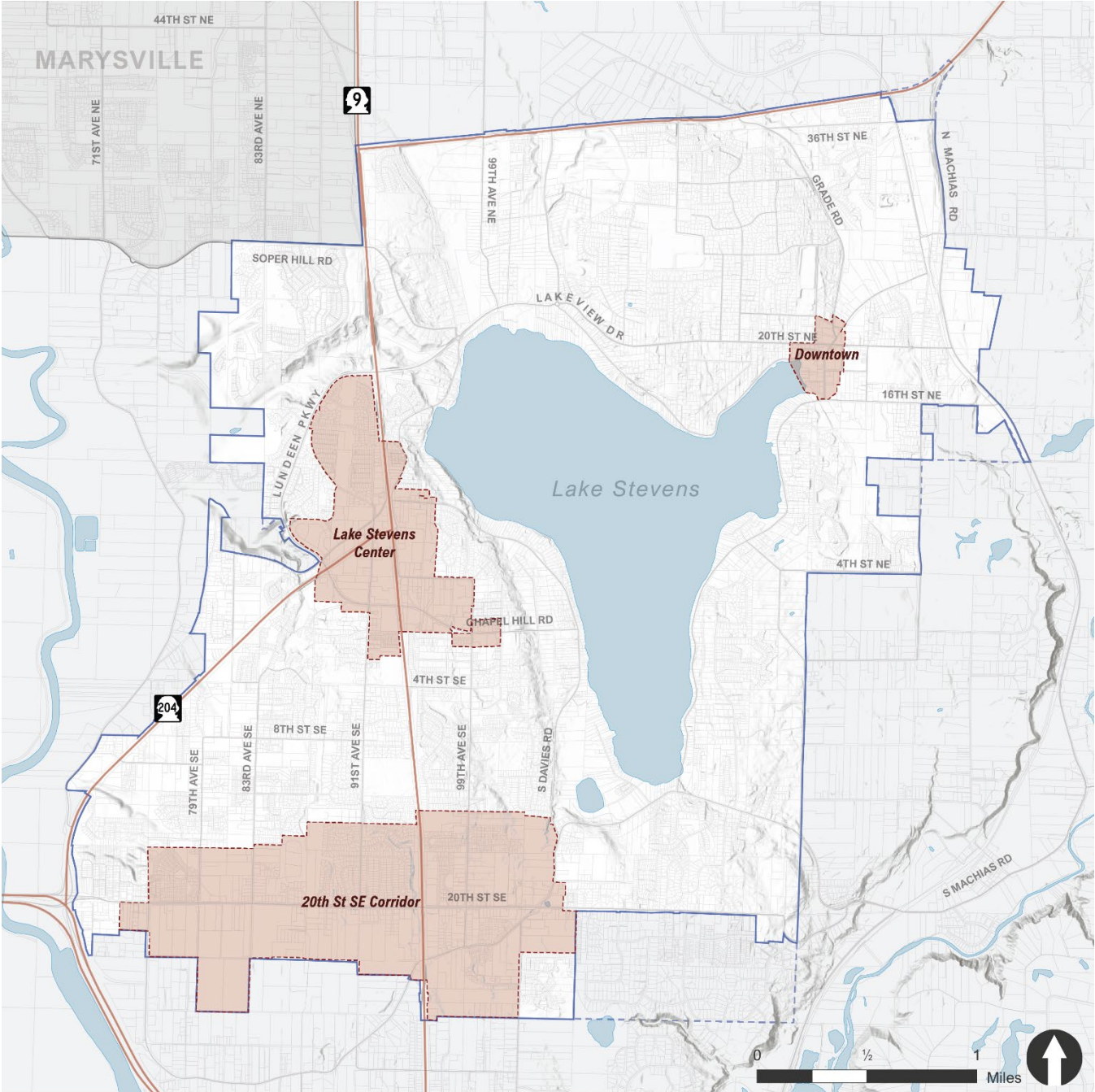
Current zoning is provided in Exhibit 2, with a table showing the total areas in each zoning district in Exhibit 3. Note that residential development is technically permitted as of right in all districts except the Business District (BD) and Public / Semi-Public (P/SP) zoning districts, although commercial and mixed-use areas aside from the Planned Business District only allow apartments built mostly over permitted nonresidential uses.¹

Across the city, the largest zoning districts include the R4, R6, and R8-12 districts, which comprise much of the low- to moderate-density residential development in the city. These districts allow cottage developments and up to fourplexes as of right. The R8-12 district permits townhomes and rowhouses. The Waterfront Residential (WR) zone, which includes much of the land directly abutting the lake, allows for cottages and duplexes, but duplexes can only be accommodated on parcels that are 25% larger than the minimum lot size permitted (12,000 square feet, versus 9,600 square feet for single-family homes).²

¹ See Table 14.40-I, [LSMC 14.40.070](#). Also note that under [LSMC 14.44.065](#), there are constraints to accessory apartments allowed in industrial districts.

² See “Duplexes in Single-Family Zones”, [LSMC 14.48.020](#).

Exhibit 1. Overview, Lake Stevens and Surrounding Areas.



Legend

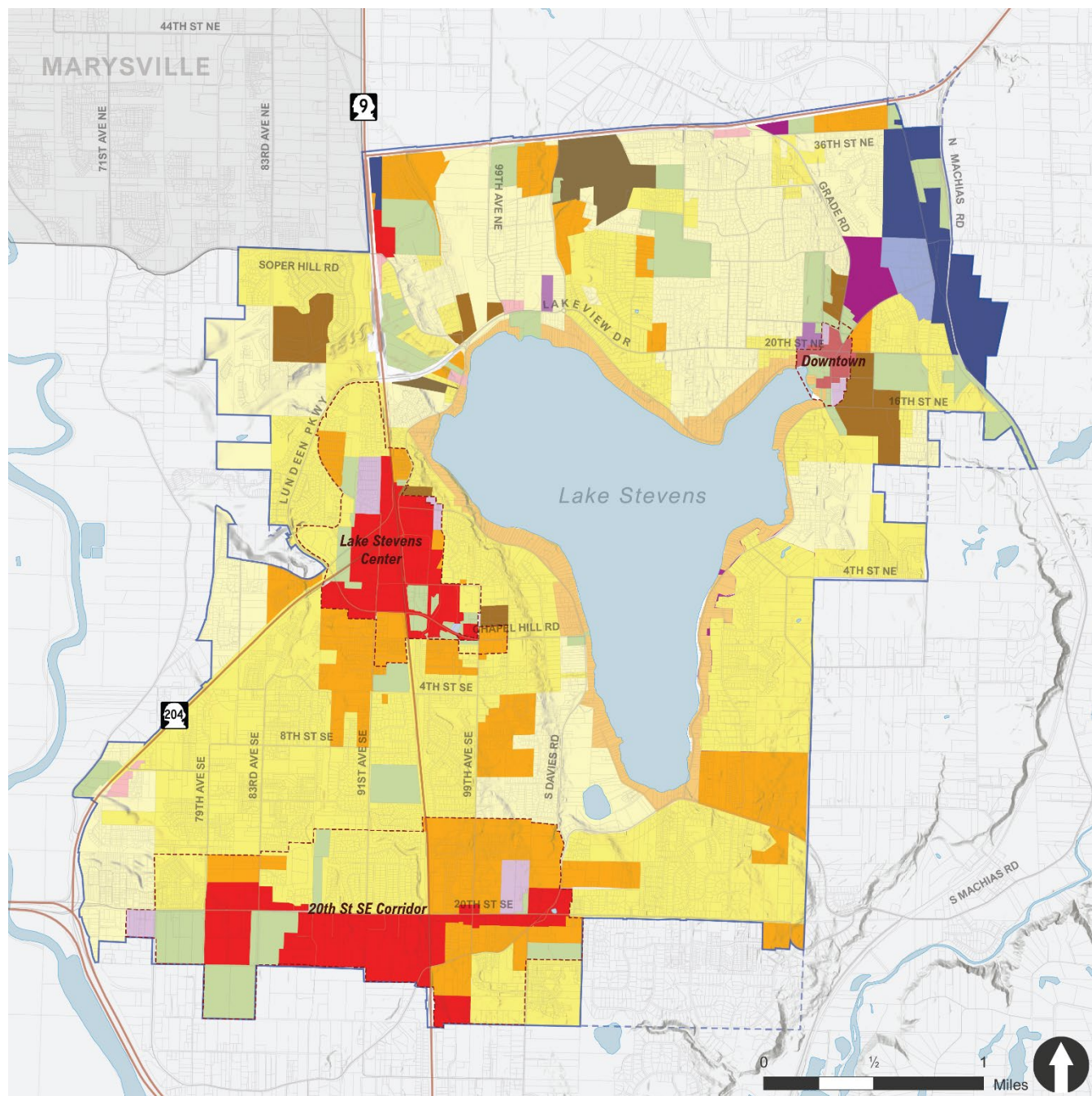
- City of Lake Stevens
- Lake Stevens UGA
- Subareas
- Water

- Highways
- Arterials
- Roads

BERK
Map Date: December 2022

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

Exhibit 2. Zoning, Lake Stevens.



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: December 2022

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

Exhibit 3. Total Area by Zoning District, Lake Stevens.

	Zoning District	Area (acres)	% of Total
BD	Business District	0.9	0.02%
CBD	Central Business District	16.3	0.3%
CD	Commercial District	327.3	5.6%
GI	General Industrial	148.0	2.5%
GIDA	GI Development Agreement	7.0	0.1%
LB	Local Business	17.3	0.3%
LI	Light Industrial	35.4	0.6%
MFDA	MF Development Agreement	64.0	1.1%
MFR	Multi-Family Residential	124.5	2.1%
MU	Mixed Use	10.7	0.2%
MUN	Mixed-Use Neighborhood	49.3	0.8%
P/SP	Public / Semi-Public	448.0	7.7%
PBD	Planned Business District	41.4	0.7%
R4	R4 Residential	1,282.5	21.9%
R6	R6 Residential	2,319.5	39.6%
R8-12	R8-12 Residential	642.2	11.0%
WR	Waterfront Residential	316.3	5.4%

Source: City of Lake Stevens, 2022.

Recent City Policy Actions

The city has made several recent changes relevant to housing development in Lake Stevens:

- [Ordinance 1030](#) in 2018 provided new regulations for Accessory Dwelling Units (ADU), included in the code under [LSMC 14.44.045](#). This was presented to comply with [RCW 43.63A.215](#), which required cities with populations greater than 20,000 to allow ADUs within the community, and amended the previous code which managed these uses similar to duplexes.
- [Ordinance 1068](#) (2019) eliminated the volunteer Design Review Board and shifted these responsibilities to city staff to streamline the development process.

- [Ordinances 1080](#) and [1081](#) in 2020 provided for several changes resulting from consultation with an advisory committee. These included:
 - Overall adjustments to zoning district designations.
 - Reduced minimum lot sizes.
 - Provisions for lot size averaging ([LSMC 14.48.085](#)).
 - Additional defined housing types and revisions to existing definitions.
 - Expanded housing types allowed in residential districts.
 - Expanded infill regulations under [Part III](#) of [Chapter 14.46 LSMC](#).
- [Ordinance 1082](#) in 2020 allowed for the receipt of the sales and use tax credit permitted under [RCW 82.14.540](#) for affordable housing.
- [Ordinance 1103](#) (2020) created a Multifamily Housing Tax Exemption (MFTE) program under [Chapter 3.27 LSMC](#) for the city as per [Chapter 84.14 RCW](#). This provides 12 years of exemption from property taxes on the value of residential improvement on a site in exchange for 20% of housing units being reserved for low- or moderate-income households (up to 80% of AMI for Snohomish County). Eligible “residential targeted areas” are designated as per [Resolution 2020-23](#).
- [Ordinance 1118](#) (2020) increased thresholds for projects receiving categorical exemptions as minor new construction to up to 30 single-family housing units and 60 units in multifamily residential projects.

Several of these changes have been instituted per state legislative amendments under [HB 1923](#) in 2019, which provided cities with exemptions from review under the State Environmental Policy Act (SEPA) for key actions related to promoting moderate-density, “missing middle” housing types.

Local Housing Assessment

Overview

As part of the assessment of the Lake Stevens context relevant to current and future housing needs, this section provides an evaluation of key statistics in several areas:

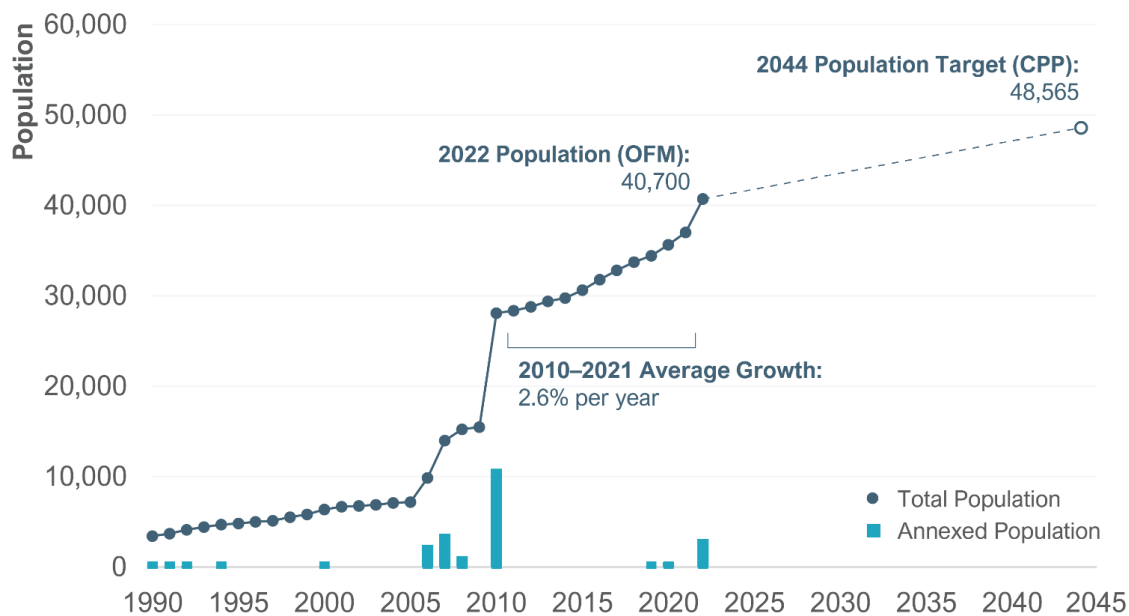
- City demographics of population and households
- Housing stock and production in the city
- Residential real estate market statistics
- Housing affordability
- Equity in housing

Through an evaluation of these indicators, this assessment will highlight important considerations that should be made going forward with respect to the policies and actions included in the Housing Action Plan.

Demographics

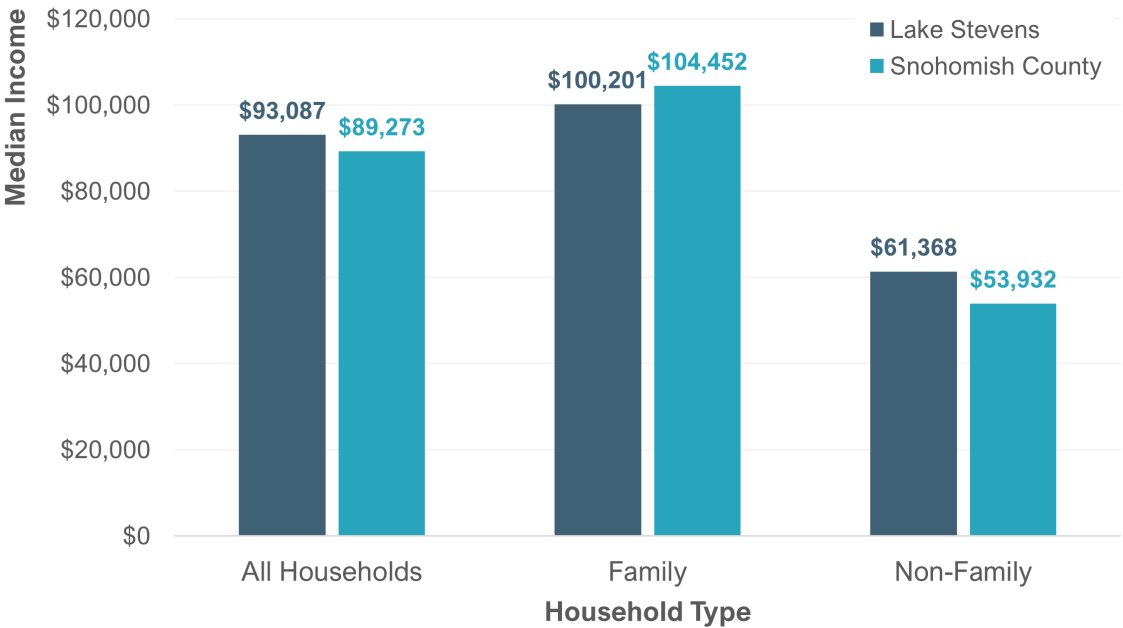
- **Lake Stevens has experienced significant growth over the past several years.** Due to new development and annexation, Lake Stevens has grown significantly, from 28,342 people in 2011 to 40,700 in 2022 (Exhibit 4). This represents a growth rate of 3.2% per year, double the Snohomish County average 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.
- **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 5). 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 5), 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 6. Only 15% of 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.

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



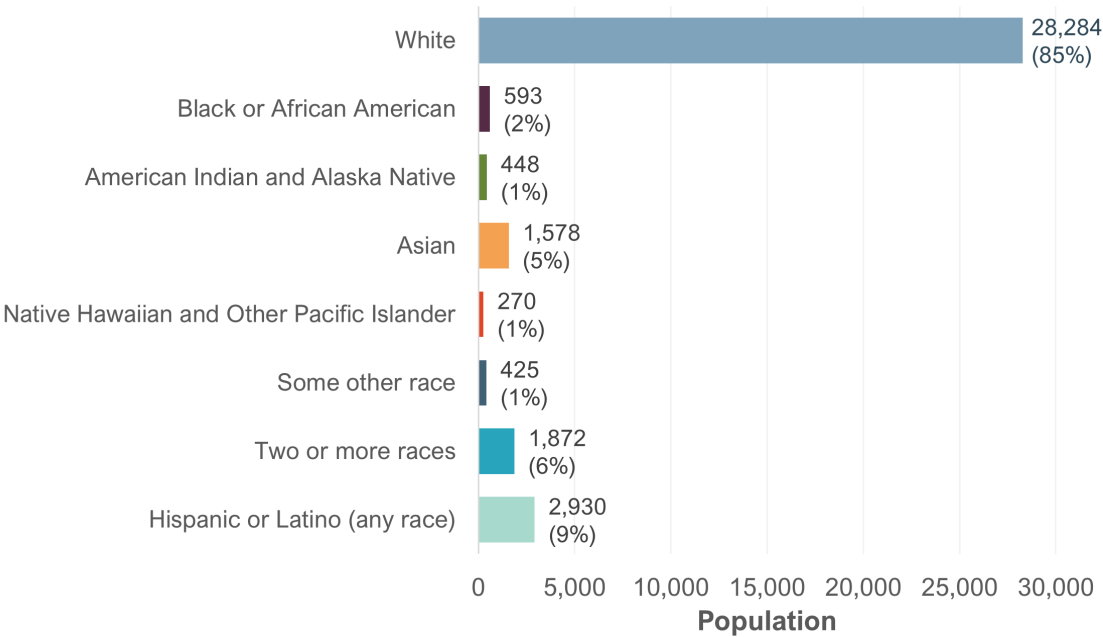
Sources: WA Office of Financial Management, 2022; Snohomish County, 2022.

Exhibit 5. Median Income of Household Types, Lake Stevens and Snohomish County, 2020.



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

Exhibit 6. Distribution of Population by Race/Ethnicity, Lake Stevens, 2020.

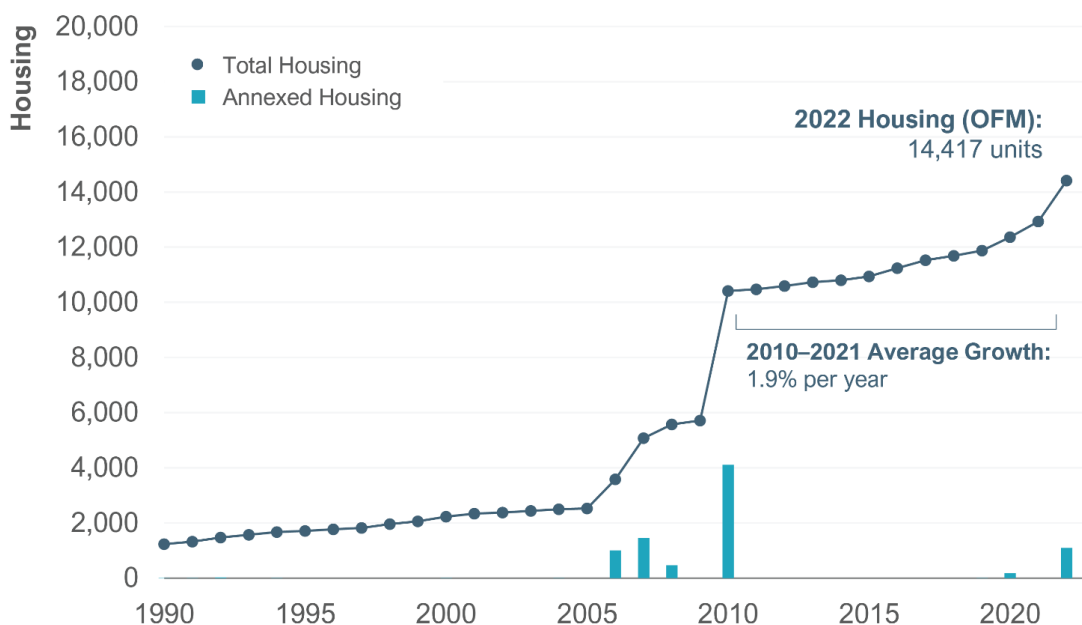


Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Housing Stock and Production

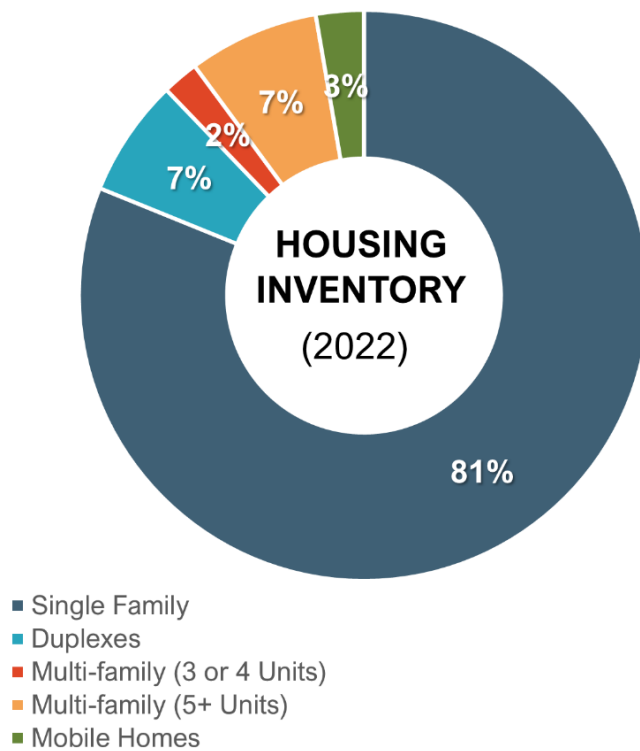
- **Single-family housing dominates Lake Stevens' housing stock and recent production.** As of April 2022, Lake Stevens had 14,417 housing units (Exhibit 7). About 81% of housing in Lake Stevens is single-family detached housing, with an additional 3% being manufactured or mobile homes (Exhibit 8). Since 2012, single-family homes have dominated housing production, outpacing production of all other types (Exhibit 9). This housing composition is common for a community lacking transit options and urban centers but is notably different than other communities in the county.
- **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 (Exhibits 9 and 10). This represented about 16% of total production between 2012 and 2022, with most of this stock coming online in 2021 and 2022.
- **Future development will need to be accommodated re-developable 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 re-developable (28%) and infill (17%) sites, as shown in Exhibit 11.

Exhibit 7. Total Housing Units and Annexed Housing, Lake Stevens, 1990–2022.



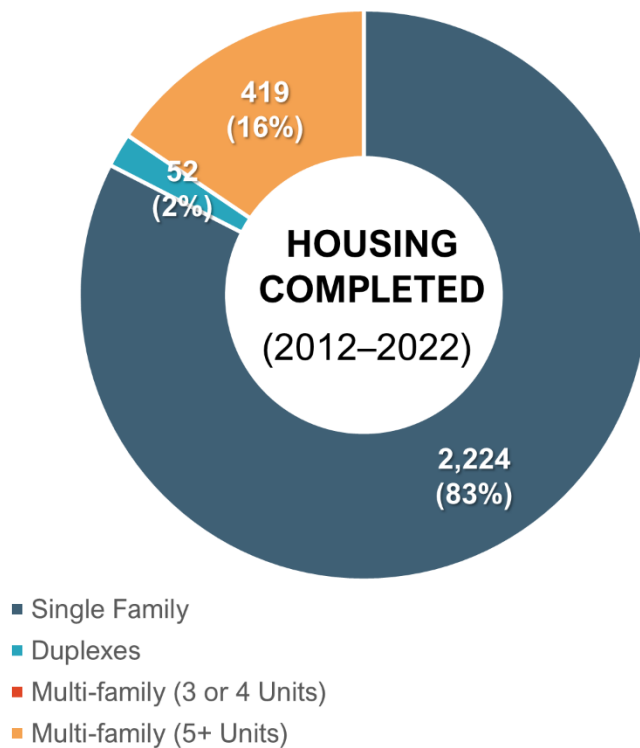
Source: Washington Office of Financial Management, 2022.

Exhibit 8. Housing Inventory, Lake Stevens, 2022.



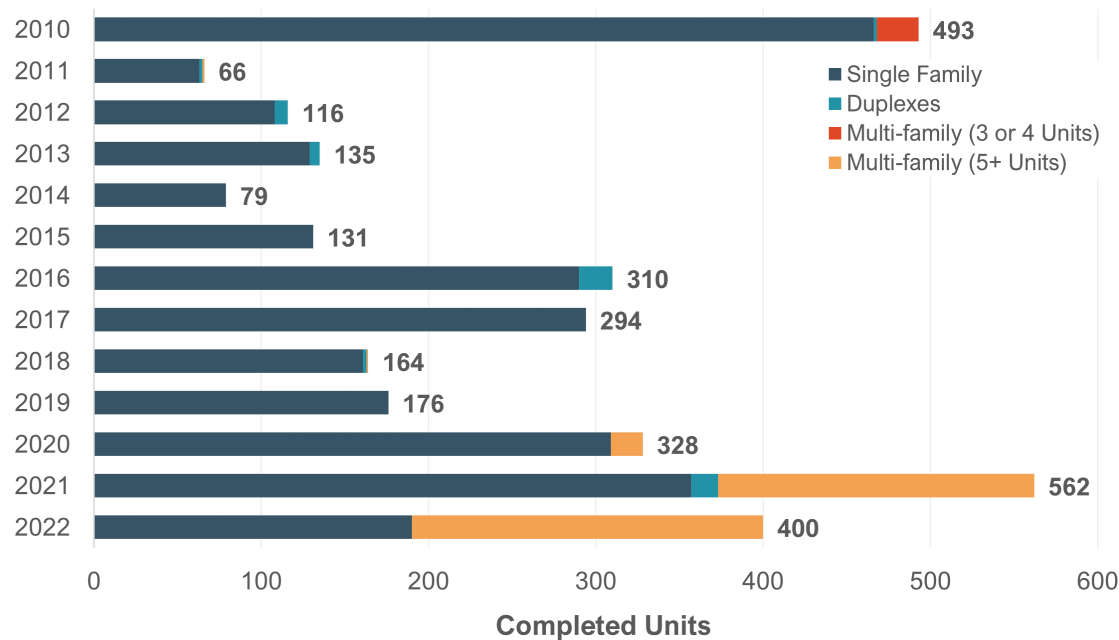
Source: Washington Office of Financial Management, 2022.

Exhibit 9. Total Housing Completed by Type, Lake Stevens, 2010–2022.



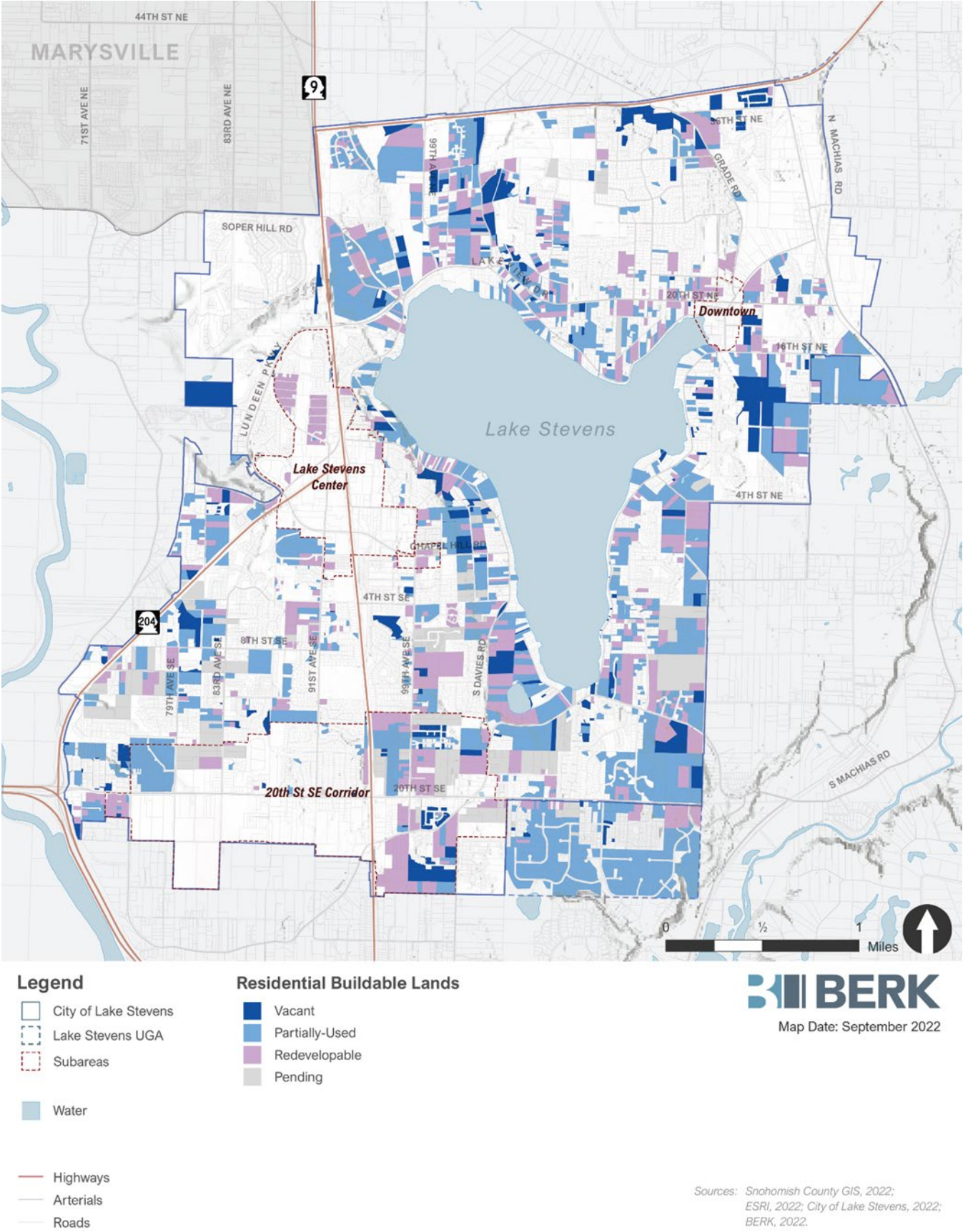
Source: Washington Office of Financial Management, 2022.

Exhibit 10. Housing Completed by Year and Type, Lake Stevens, 2010–2022.



Source: Washington Office of Financial Management, 2022.

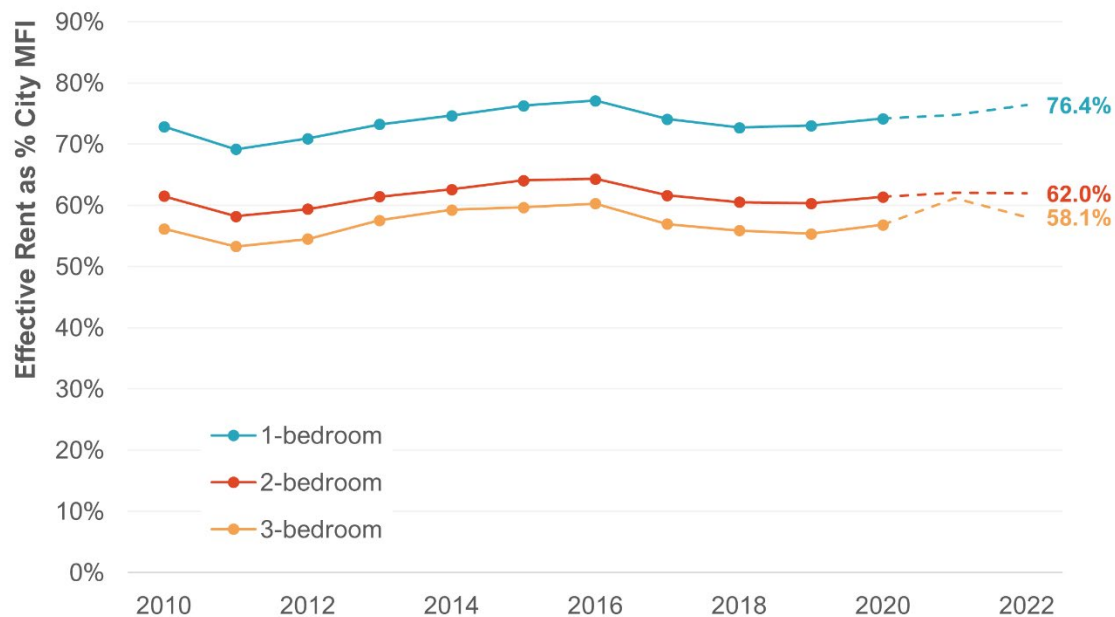
Exhibit 11. Buildable Lands Inventory, Lake Stevens, 2021.



Residential Real Estate Markets

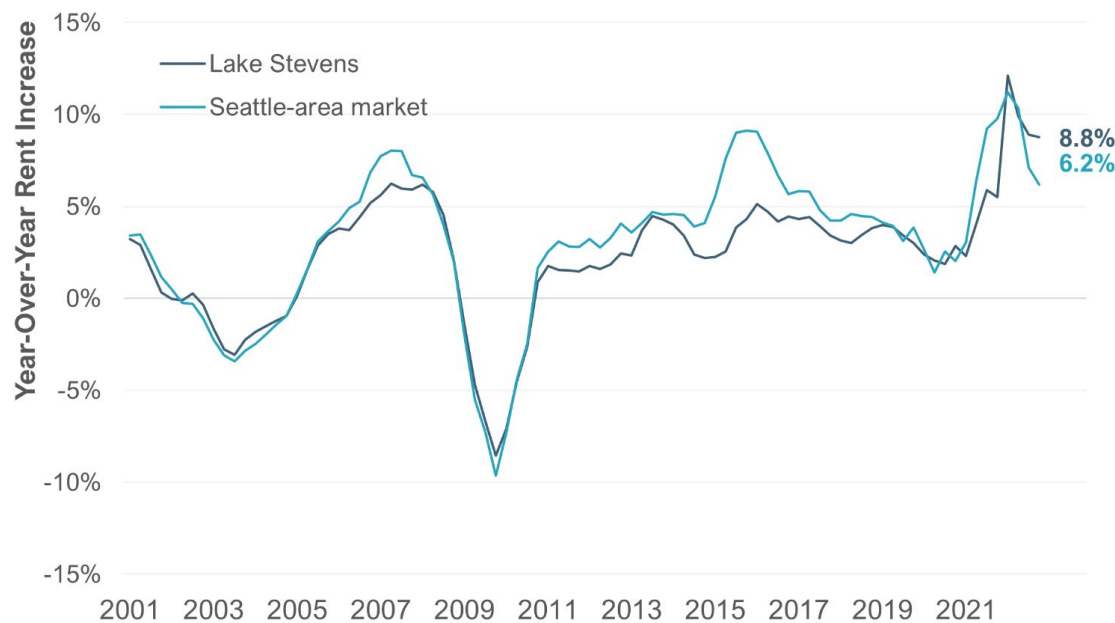
- **Rents for Lake Stevens have largely kept pace with local incomes.** Although rents in Lake Stevens have increased steadily since 2010, this has grown at a rate comparable to local median incomes (Exhibit 12). One-bedroom apartments are projected to be affordable to households at around 76% of the 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 these values peaked in 2016.
- **However, recent rent growth suggests that affordability could become more of an issue.** Current rents as of October 2022 have increased by 8.8% from Q4 2021 (Exhibit 13). 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.
- **Owner-occupied housing has experienced significant increases in sales prices.** Unlike rental housing in Lake Stevens, which has been 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. Housing prices have increased from about 2.86 times median income to an estimated 6.23 times income (Exhibit 14) since 2012. 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 12. Affordability of Effective Rent in % Local Median Income, Lake Stevens, 2010–2022.



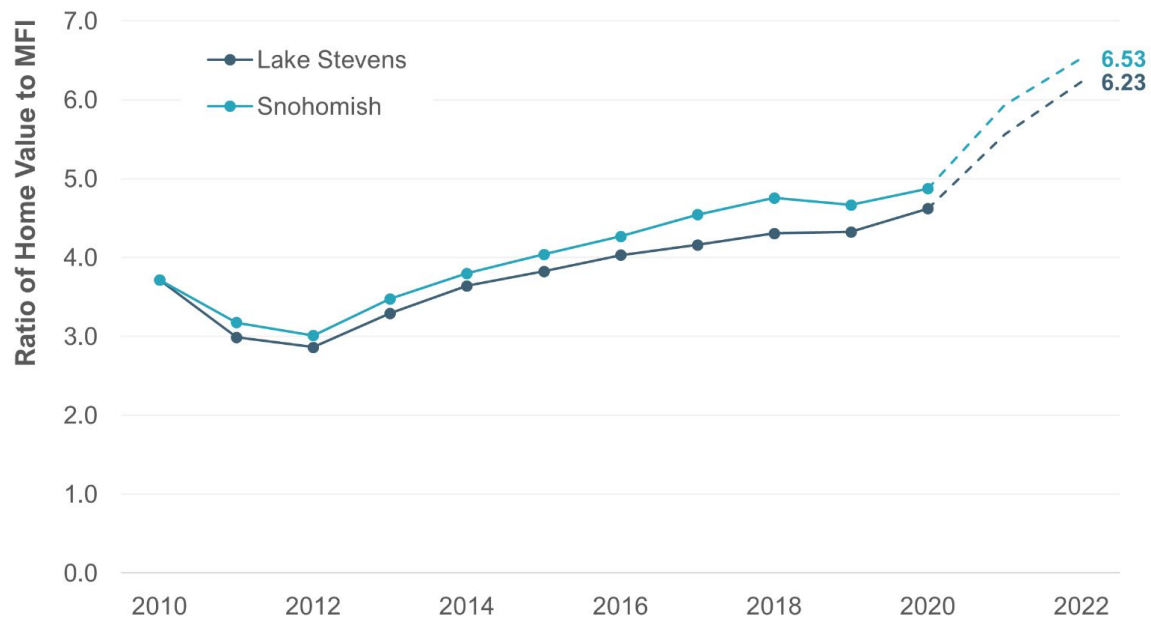
Source: US Census Bureau, American Community Survey 5-Year Estimates, 2010–2020.

Exhibit 13. Year-Over-Year Rent Changes, Lake Stevens and Seattle Metro Area, 2001–2022.



Source: CoStar, 2022.

Exhibit 14. Ratio of Housing Price Index to Median Family Income, Lake Stevens, 2010–2022.

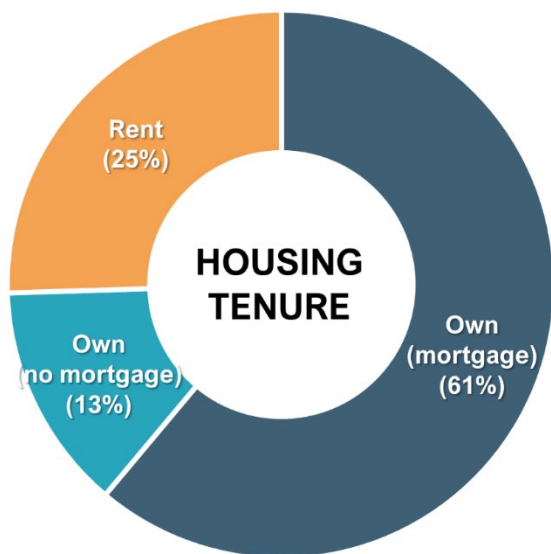


Source: Zillow, 2022; US Census Bureau, American Community Survey 5-Year Estimates, 2010–2020.

Housing Affordability

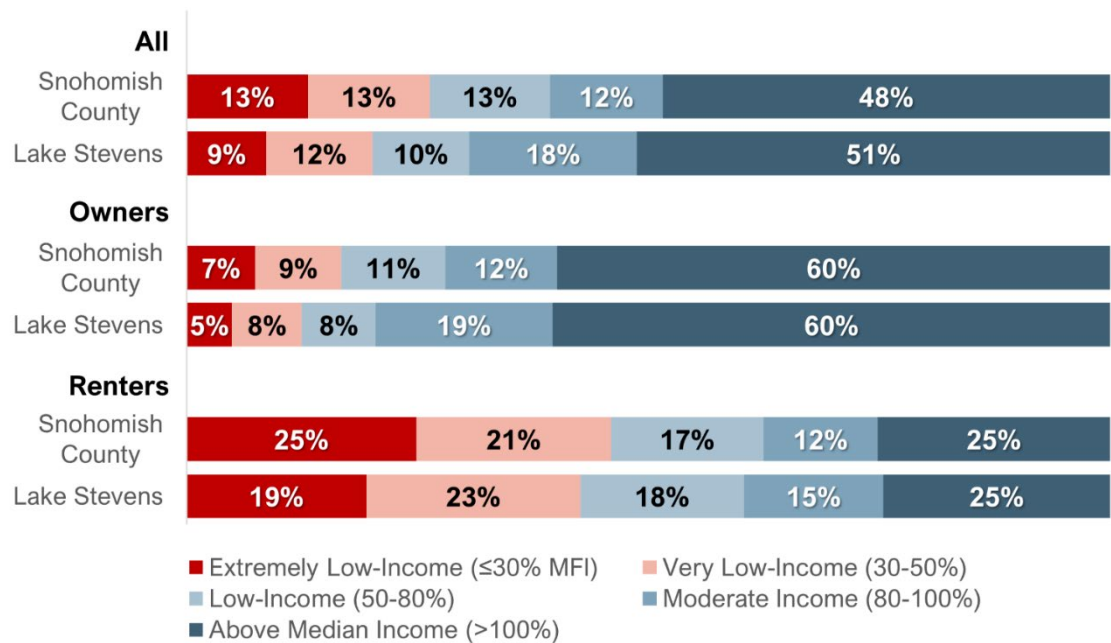
- **About three-quarters of households in Lake Stevens own their homes.** For Lake Stevens, about 61% of households own their home and have a mortgage, while 13% own their home with no mortgage (Exhibit 15). Compared to the County overall, a smaller proportion rent (33% in the county versus 25% in Lake Stevens) and a smaller proportion own their home outright (17% versus 13%).
- **A greater proportion of renters have lower household income.** In 2019, about 31% of Lake Stevens households could be considered to have low income (less than 80% of the area median income), as shown in Exhibit 16. 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 means a greater proportion of renters face increased housing burdens.** For Lake Stevens, over half of renters face 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 (Exhibit 17). Overall, about 53% of local renters are face cost burdens of some kind, which is higher than the county average of 45%. Most cost burdened households make 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. 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 (Exhibit 18). 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.

Exhibit 15. Housing Tenure, Lake Stevens, 2019.



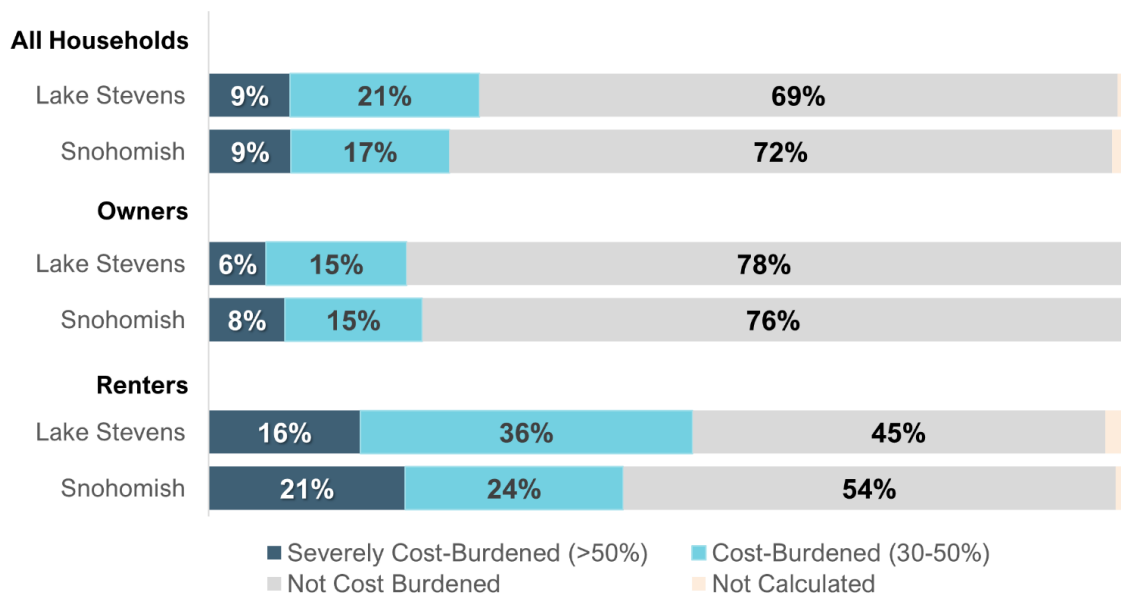
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 16. Proportion of Households, Tenure & Income, Lake Stevens and Snohomish Co, 2019.



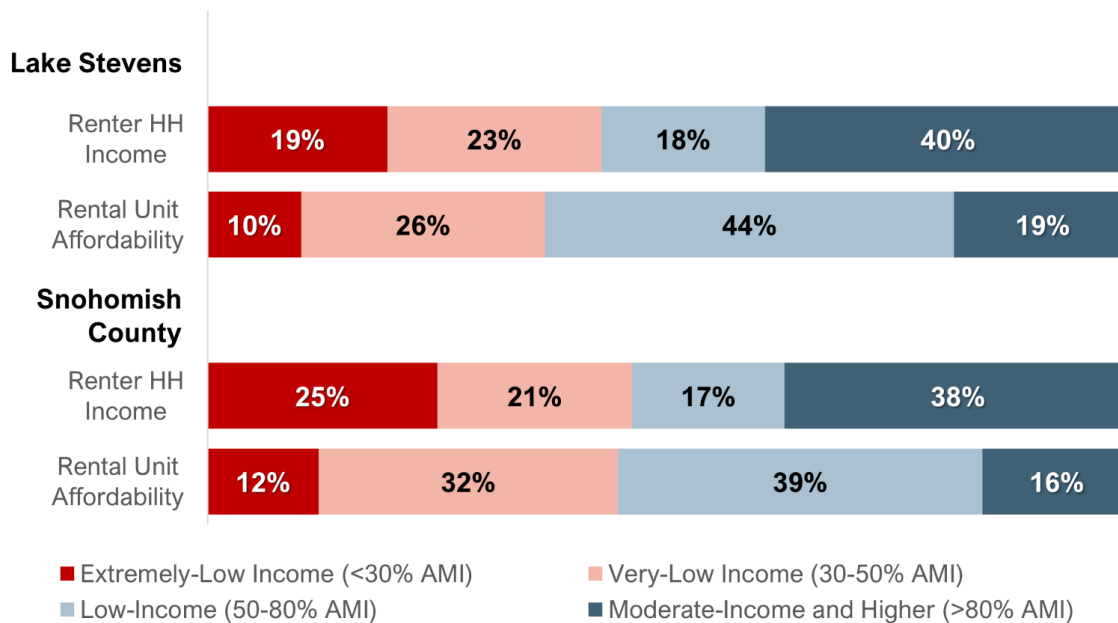
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 17. Prop. of HHs by Tenure & Housing Burden, Lake Stevens & Snohomish Co, 2019.



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

Exhibit 18. Proportion of Households, Tenure and Affordability, Lake Stevens and County, 2019.



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

Housing Equity

One final element of this assessment is to determine whether differences in housing cost burdens are faced by various groups in the community. This focuses on issues related to race and ethnicity and housing access, but this section also includes a discussion of how certain disabilities may also need to be considered as part of this type of equity assessment. This work can help to support the new requirements in the *Growth Management Act* to address racially disparate impacts in housing.

Because of the size of the community, it can be difficult to access information that provides fine-grained estimates of specific neighborhoods or locations where traditionally disadvantaged groups may be located. In this circumstance it is important to reinforce the idea that Lake Stevens still has a role to support housing equity across the region and can help address broader issues of access to housing.

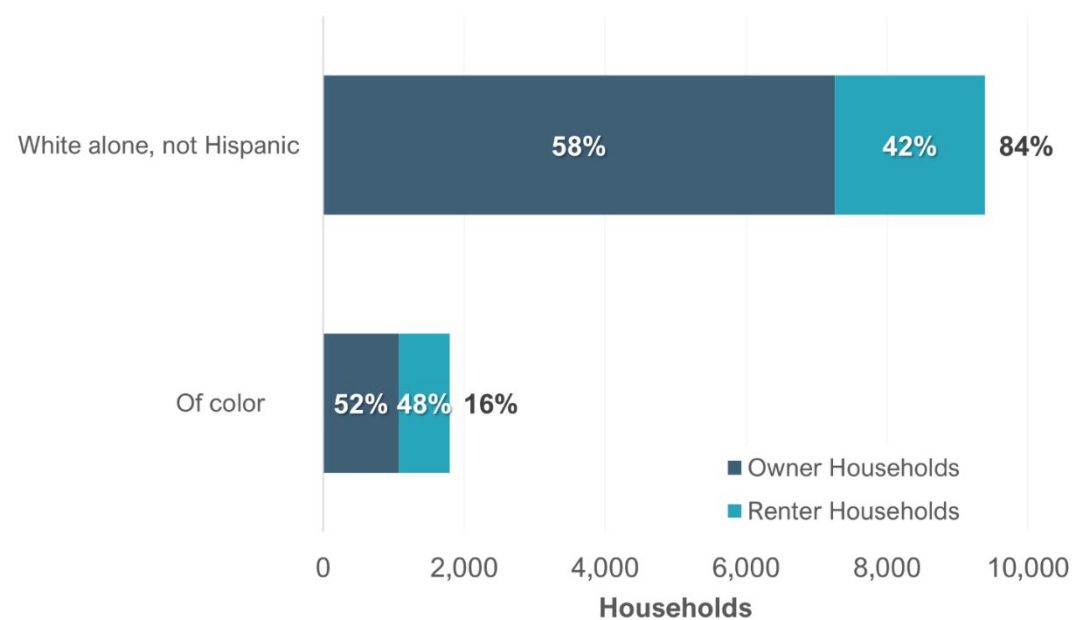
Exhibits 19 through 21 provide relevant information, including the following:

- Exhibit 19 highlights the differences between the 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.
- Exhibit 20 provides the distribution of household incomes by race and ethnicity and compares the proportional income distribution for households, aggregated to broad categories of race/ethnicity.
- Exhibit 21 presents rental cost burdens by household race/ethnicity and highlights proportional differences in rental cost burdens, aggregated to broad categories of race/ethnicity.
- Exhibit 22 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.

This information provides the following findings:

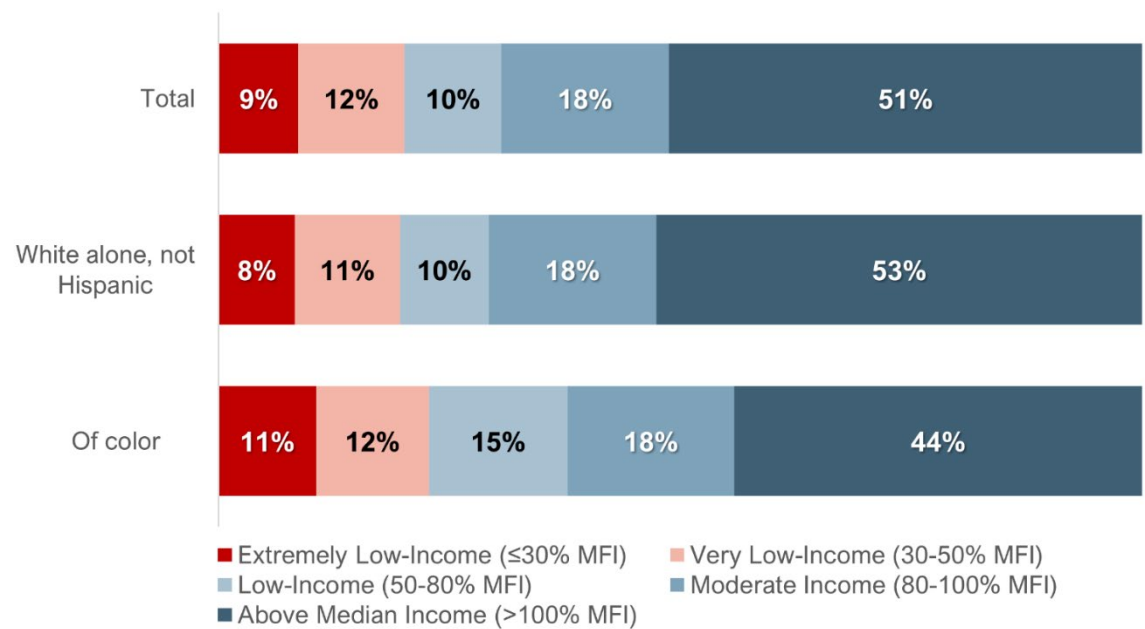
- **Households of color represent a higher proportion of renters and lower-income households in Lake Stevens.** In Lake Stevens, an estimated 16% of households have a householder that identifies as a person of color (including Hispanic/Latino households), as shown in Exhibit 19. However, these households represent a slightly higher proportion of renters, with 48% renting in Lake Stevens versus 42% of white households. Additionally, the data shows 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 do face higher cost burdens as renters in the community.** With respect to potential disparities, a greater proportion of households of color also face housing cost burdens. 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 (Exhibit 20).

Exhibit 19. Households by Race/Ethnicity and Tenure, Lake Stevens, 2019.



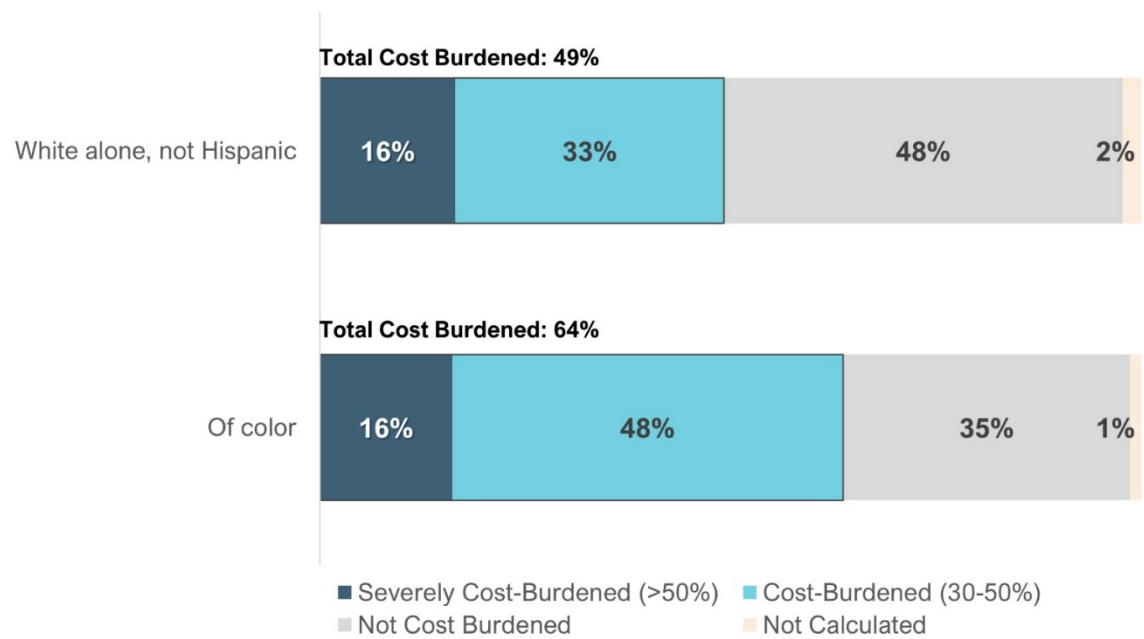
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 20. Proportion of Households by Race/Ethnicity and Income, Lake Stevens, 2019.



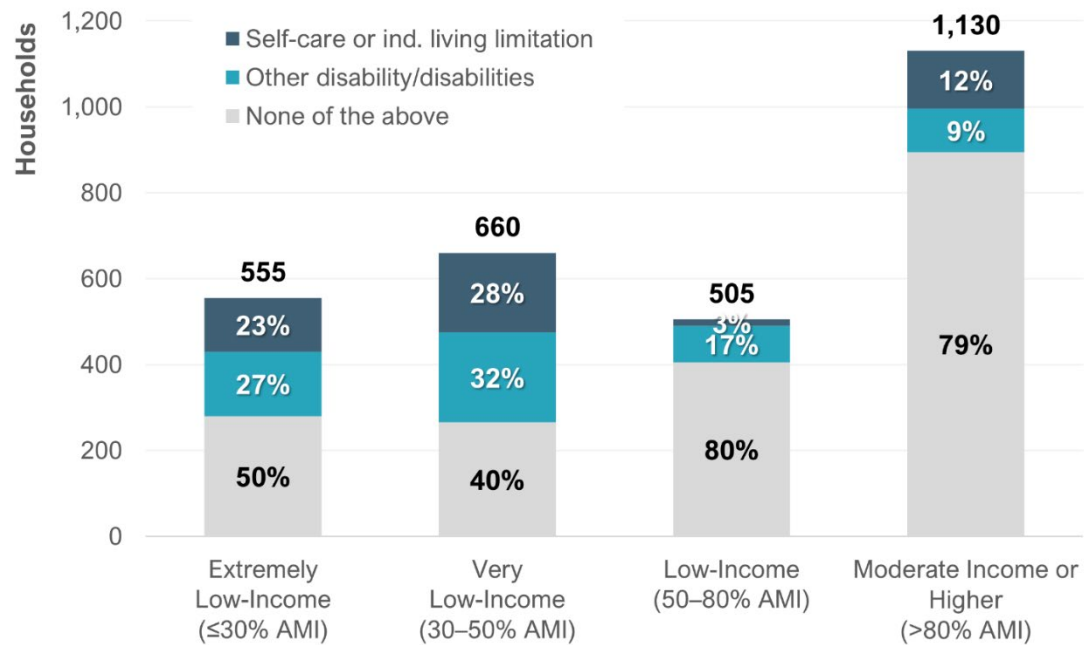
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 21. Proportion of Households by Race/Ethnicity and Cost Burden, Lake Stevens, 2019.



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

Exhibit 22 Households by Household Income and Disability, Lake Stevens, 2019.



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

Revised Housing Targets Under HB 1220

One of the major recent changes in housing policy in Washington State has been [HB 1220](#), which has included new requirements under the Growth Management Act that counties must plan to meet the housing goals set by the Washington State Department of Commerce and the Office of Financial Management. In addition to these goals providing the overall counts of housing units necessary to meet needs by 2044. This update also requires cities to identify sufficient capacity and plan to accommodate specific targets for:

- Units for **moderate** (80–100% AMI), **low** (50–80% AMI), **very low** (30–50% AMI), and **extremely low-income** (0–30% AMI) households.
- **Emergency housing, emergency shelters, and permanent supportive housing.**

Based on the requirements from the Department of Commerce, Snohomish County Tomorrow (SCT) has provided revised HO-5 targets for all cities in the county.³ For Lake Stevens, these targets indicate **4,915 housing units** will need to be built between 2020 and 2044, targeted to the following income categories (as shown in Exhibit 23):

- **1,168 units** for households at 0–30% of AMI, including **456 units** of permanent supportive housing.
- **820 units** of very low-income housing affordable at 30–50% AMI.
- **549 units** of low-income housing affordable at 50–80% AMI.
- **458 units** affordable to moderate income households at 80–100% AMI.
- **1,920 additional units** at market rate (affordable at 120% AMI or more)⁴

The city will also need to coordinate **304 units of emergency housing** by 2044, which may include shelters, temporary housing, and other types of accommodations for the unhoused.

These targets are based on a percent of median family income (MFI) or area median income (AMI) measure, as per state definitions.

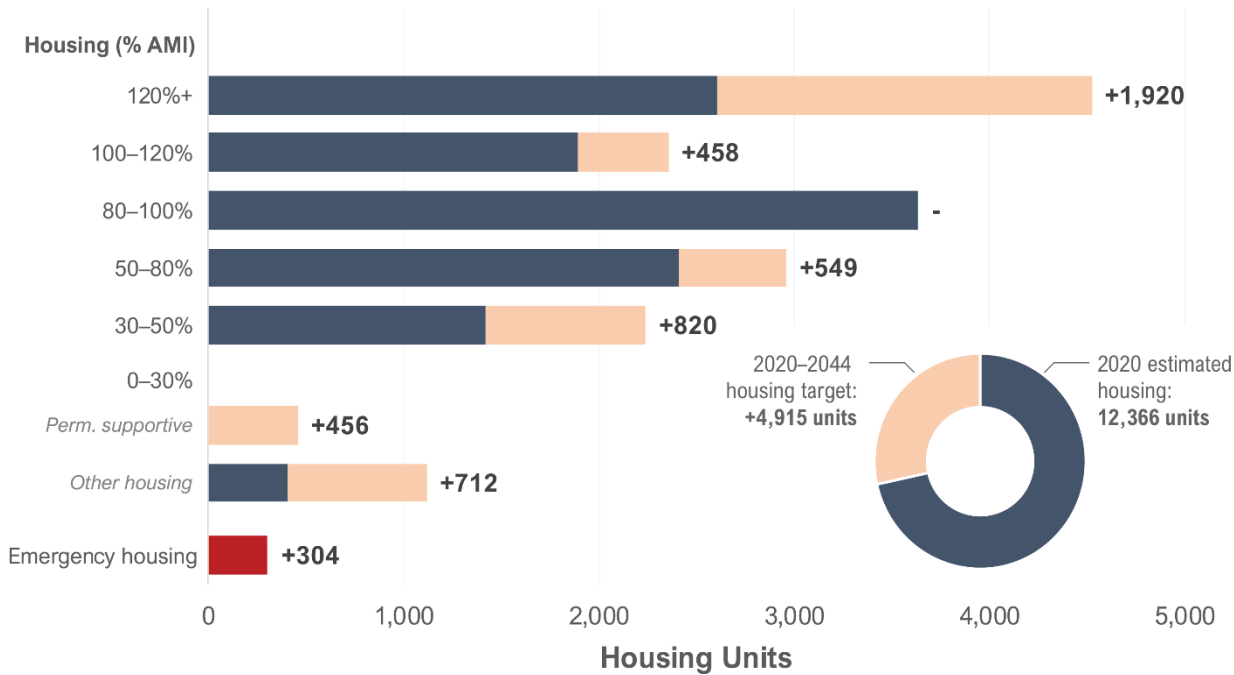
For comparison, Exhibit 24 provides a comparison between the housing targets by type (e.g., single-family, multi-family) and the 2019 buildable capacity provided in the 2021 Snohomish County Buildable Lands Report. This highlights that the total capacity available in 2019 provides enough capacity to accommodate expected 20-year housing needs.⁵

³ See Snohomish County Tomorrow [2023 HO-5 Report](#) and [Appendix G](#).

⁴ Note that while targets are provided for 120% AMI and above, the policy consensus is that any market-rate housing can fulfill this requirement since there are no provisions for including targets at this income level under 100% AMI. For Lake Stevens, there are also no provisions for housing at the 100–120% AMI level.

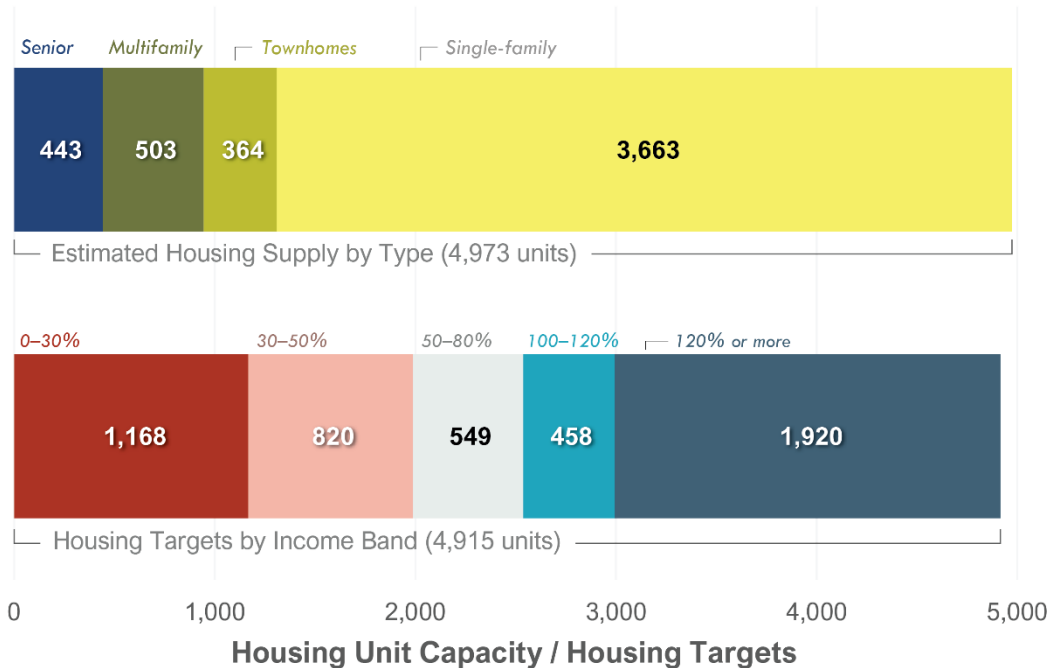
⁵ Note that this estimate of capacity does not include considerations of ADUs, which may present additional effective capacity beyond what is discussed here.

Exhibit 23. Revised 2020–2044 Lake Stevens Housing Targets, HO-5.



Source: Snohomish County Tomorrow, 2023.

Exhibit 24. Comparison of 2019 BLR Capacity to 2020–2044 Lake Stevens Housing Targets.



Source: Snohomish County, 2021; Snohomish County Tomorrow, 2023.

However, this also indicates that the housing types assumed in this calculation heavily favor “single-family residential” type. When examining the breakdown of available capacity, only 867 units are attached or multifamily units, which are more likely to be the types necessary to meet the needs of lower-income households in the community. This imbalance will be the most likely need for adjustment in capacity in the community to meet the 20-year targets.

Translating these figures into meaningful targets in real-world terms can be complicated to consider. When examining the actual housing costs that would be expected under each category, three main calculation steps are required:

- **Household incomes** at each level based on King and Snohomish County MFI and adjusted for household size are provided in Exhibit 25. This assumes that median family income is for a household of four people, with adjustments made by household size.⁶
- Exhibit 26 provides **gross affordable housing payments**, which represent the total amount that a household should be able to pay for all household expenditures. This is assumed to be 30% of household income. When aligning households with the size of the unit (by number of bedrooms) to get expected rents, it is typically assumed that each bedroom can accommodate 1.5 household members (with studios accommodating one person per unit).
- **Net affordable housing payments** are also provided in Exhibit 27, which accounts for utility costs that would also be considered in the cost of housing. For Lake Stevens, these values are drawn from general utility estimates for affordable housing from the Everett Housing Authority’s [Utility Allowance Schedule](#).⁷

The net housing payments shown in Exhibit 27 indicate that current and future market-rate housing, especially newly constructed or refurbished units, will not be able to meet all of these price points without additional action. Achieving these targets requires significant effort to coordinate incentives and funding options, as well as revisions to current development regulations to ensure that more affordable types of housing can be accommodated in the community.

⁶ Note that these calculations are based specifically on median family income projected to 2023 by the US Department of Housing and Urban Development. HUD and affordable housing agencies may also use other measures that adjusted to account for fair market rent (FMR) and year-to-year price changes.

⁷ Note that this assumes all heating in these housing units is electric, and that tenants are responsible for all utilities. Actual rents may vary in practice.

Exhibit 22. Household Income Thresholds by %MFI / Household Size, Snohomish County, 2023.

Household Size	% of Median Family Income				
	30%	50%	80%	100%	120%
1	\$28,250	\$47,100	\$75,400	\$94,200	\$113,050
2	\$32,300	\$53,850	\$86,150	\$107,700	\$129,200
3	\$36,350	\$60,550	\$96,900	\$121,150	\$145,350
4	\$40,400	\$67,300	\$107,700	\$134,600	\$161,500
5	\$43,600	\$72,700	\$116,300	\$145,350	\$174,450
6	\$46,850	\$78,050	\$124,900	\$156,150	\$187,350

Source: US HUD Office of Policy Development and Research, 2023.

Exhibit 23. Gross Housing Payments by %MFI / Unit Size, Snohomish County, 2023.

Housing Unit Size	Affordable to % of Median Family Income				
	30%	50%	80%	100%	120%
Studio	\$706	\$1,178	\$1,885	\$2,355	\$2,826
1-bedroom	\$757	\$1,262	\$2,019	\$2,524	\$3,028
2-bedroom	\$909	\$1,514	\$2,423	\$3,029	\$3,634
3-bedroom	\$1,050	\$1,750	\$2,800	\$3,499	\$4,199
4-bedroom	\$1,171	\$1,951	\$3,123	\$3,904	\$4,684

Source: US HUD Office of Policy Development and Research, 2023.

Exhibit 27. Estimated Net Housing Payments by %MFI / Unit Size, Snohomish County, 2023.

Housing Unit Size	Affordable to % of Median Family Income				
	30%	50%	80%	100%	120%
Studio	\$526	\$998	\$1,705	\$2,175	\$2,646
1-bedroom	\$568	\$1,073	\$1,830	\$2,335	\$2,839
2-bedroom	\$688	\$1,293	\$2,202	\$2,808	\$3,413
3-bedroom	\$797	\$1,497	\$2,547	\$3,246	\$3,946
4-bedroom	\$887	\$1,667	\$2,839	\$3,620	\$4,400

Sources: US HUD Office of Policy Development and Research, 2023; Everett Housing Authority, 2023.

Conclusions

Based on the information reviewed as part of this Housing Needs Assessment, the following points should be considered as the Housing Action Plan is being developed:

- **State mandates for accommodating low-income housing will likely require the city to broaden its strategies with respect to affordable housing.** Under the new housing targets mandated by recent amendments to the *Growth Management Act*, Lake Stevens will need to promote new housing policies to accommodate more affordable to lower-income households. While the exact housing targets by income band are still pending negotiations within Snohomish County, these obligations will need further policy attention to identify and leverage available resources to meet these needs.
- **Considerations of racially disparate impacts in Lake Stevens are important and will need to take a regional approach.** In addition to changes regarding housing accessible at a range of incomes, the revised GMA also mandates that cities identify and address local policies and regulations that result in racially disparate impacts. There is evidence of racial disparities with respect to cost burden and housing affordability but given the size and demographic composition of the city, these considerations require a regional approach as well as a local one.
- **Previous actions by the city have already addressed changes in requirements for the housing element.** Actions taken by the city since 2018 have addressed some of the considerations included in the revisions to the GMA under HB 1110. Recent adjustments that permit small multi-plex development, widely across the residential areas of the city, have effectively addressed many of the “missing middle” goals identified. Changes to the ADU ordinances provide a system that supports the use of ADUs to help meet housing needs. While revisions to the policies in the Housing Element may be necessary to clarify policy goals and intentions, the city’s current framework already largely meets these needs.
- **Small families with two to four members form the largest group of households in the city, and these households will need to be accommodated in future development.** 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. This is reinforced by the findings that suggest that the largest proportion of downrenting and uprenting households are larger families. Addressing these housing needs across the range of household incomes will be critical in supporting overall demand.
- **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, especially with respect to accommodating housing accessible to lower-income households.

- **While the general amount of developable land should be sufficient to support future growth, upzoning will be needed.** Although there is likely to be sufficient land area to meet overall housing needs, the focus of housing targets on lower-income households and the need to accommodate these households with smaller, less expensive units suggests that there will need to be a significant shift towards more multifamily development in the community. This would involve targeted upzoning to allow for more effective density in certain areas.

Summary of Public Engagement

Introduction

As part of the Housing Action Plan process, the city of Lake Stevens supported by BERK Consulting conducted a community engagement program. The specific engagement goals for this effort were to:

1. **Engage a broad range of stakeholders** that represent the community's housing needs (renters, single-family homeowners, first-time owners, younger people establishing new households, retirees, households from across the household income spectrum, the local workforce, employers).
2. Identify unmet housing needs and disparate impacts related to housing in the community.
 - Who is experiencing the need?
 - What are the barriers or obstacles to meeting those needs?
3. **Build a collective** understanding of community housing needs using narratives, charts, graphics, and maps.
4. **Increase the community awareness and understanding** of the city's recent efforts to increase housing options and housing choice including recent regulation updates and changes in the housing types allowed in certain areas.

To meet these goals, the city and BERK coordinated a public engagement plan with a clear set of engagement and outreach activities. Outcomes from this engagement were considered as part of the overall development of policies for the Housing Action Plan and recommendations for future Comprehensive Plan updates due in 2024.

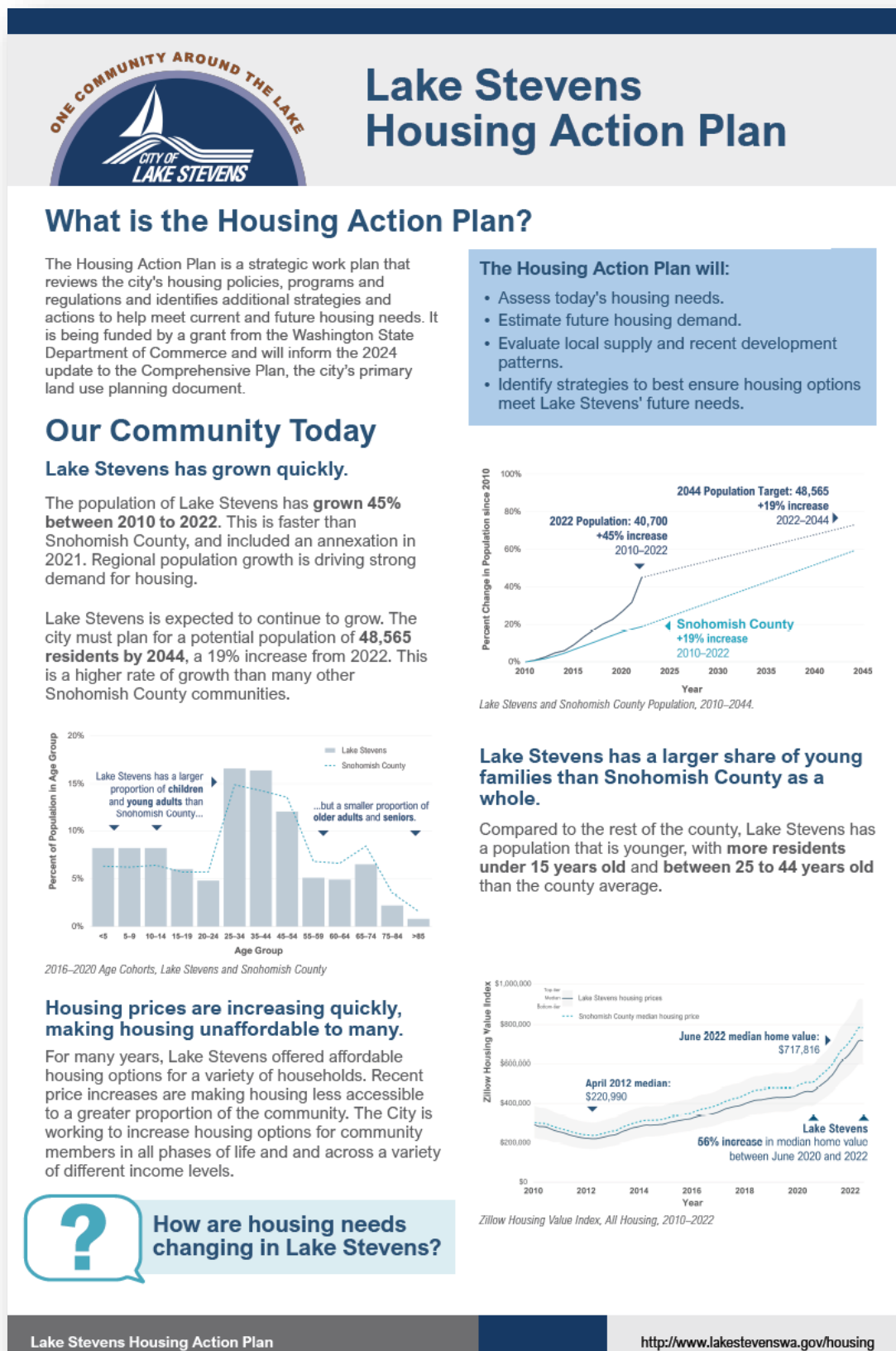
Overview of Engagement Activities

City staff and BERK provided the following activities and opportunities for community members:

Lake Stevens Aquafest 2002

Aquafest in Lake Stevens is billed as one of the largest summer festivals in the Pacific Northwest, with attendance between 20,000–30,000 per year. As part of the regular activities at the festival, city staff typically maintain a booth for information about current city programs and initiatives and remain on hand to answer any questions necessary.

For this project, we provided display boards (see Exhibit 28 for an example of the content) intended to introduce the project to the public, provide some high-level statistics on housing, and give members of the public an opportunity to discuss any concerns with staff. Additionally, a handout provided a link to the project page for ongoing project information.



Community Story Map and Housing Survey

As part of an initial effort to compile community feedback on housing issues, we created a story map with an embedded survey. The story map included several key statistics about housing in the city and highlighted the needs for the Housing Action Plan. I

We collected 357 responses from this survey between October 23 and December 19, 2022 and publicized the availability of the survey through the city newsletter and meetings attended.

Community Advisory Council Presentation

The Lake Stevens Community Advisory Council works to identify issues, prioritize support, and ensure varied perspectives of the community are represented in decision-making processes regarding diversity and inclusion. Committee members reflect the racial, ethnic, and socioeconomic diversity of the Lake Stevens area.

At a regular meeting of the Council, staff from BERK Consulting provided a handout about the housing needs in Lake Stevens and moderated a discussion about several housing-related questions. Major points from the discussion included the following:

- How are housing needs changing?
- What housing options does Lake Stevens need more of?
- Where should new housing go?

Community Workshop with the Lake Stevens Planning Commission

At a regular meeting of the Lake Stevens Planning Commission on November 29, 2022, BERK staff provided a short presentation about housing needs and coordinated a table mapping exercise. As part of this exercise, participants were asked to provide feedback on a large map of the city and identify considerations about growth and where they believed new housing in the community could be included.

Group Interview

To provide insight from local and regional experts and representatives of organizations working in the area, we coordinated a focus group meeting to discuss major considerations for housing policy in Lake Stevens.

As part of initial outreach, we provided an RSVP to participants that included a priming question to prepare for the meeting: *“What is the one issue with housing in Lake Stevens that is the most important to cover as part of a citywide housing strategy?”*

The group interview was held on March 20, 2023, with four representatives from local development interests, the chamber of commerce, and nonprofit housing development.

Discussion with Community Transit

Given the importance of transit to the potential for intensification in Lake Stevens, we worked with Community Transit staff to understand their long-term strategy regarding different transportation options in Lake Stevens.

As part of this meeting (conducted on March 21, 2023), we discussed resource constraints to system expansion, expected planning for new lines, new service delivery models, and future options for revisiting levels of service with increases in local demand.

Other Activities

In addition to these activities, other information was provided through city staff as part of regular city newsletters, discussions at City Council and Planning Commission, and informal discussions with community members and other stakeholders.

Findings

Based on the information received from the different engagement activities, there are several key lessons to consider as part of future housing policy in Lake Stevens, summarized below.

- **At different events, people have talked about how affordable housing is a problem in the region and how more homes are needed.** At every event, people have suggested housing problems in the region are a major concern. Even current homeowners know it can be hard for other households to find a place to live. This highlights that many people understand the general need for more housing, although there can be some strong differences about how to address the problem locally.
- **Concerns have been raised about the form and types of recent development which could affect future city housing initiatives.** Based on the results of the survey, it seems that some residents have been concerned about issues related to growth in the community. Some of the effects, like "overcrowding," could simply be related to any new development that might occur. However, comments about sidewalks, green space, and infrastructure suggest that people are feeling local systems may not be keeping up with development. Some of these problems are being managed by the city through investment in new sidewalks and other initiatives, but this may be an ongoing concern raised with future housing initiatives.
- **The local focus on owner-occupied housing will need to shift to address state-mandated housing targets.** The focus on owner-occupied housing in the community has been clear from the comments and feedback, and new housing development should consider a range of options for housing available for purchase. However, owner-occupied housing alone will not meet the income-based housing goals for future growth. The city will need to keep engaging with the community as policies to implement these requirements are developed.
- **Addressing transportation issues will be a necessary component to accommodating new growth.** Lake Stevens residents are concerned about traffic, and many people have said that new, denser development should be supported by transit in part as a response to these concerns. Efforts to build multi-unit housing to accommodate new growth should be coordinated with plans for future transit and walkable communities to reduce car trips.
- **Focusing on high-quality, high-amenity neighborhoods to meet perceived housing needs will be essential for policy.** A major sentiment expressed in engagement was the idea that Lake Stevens is a community with strong local amenities and a "small-town feel".

Despite concerns expressed about perceived challenges to local character, many respondents indicated the importance of a sustainable and welcoming community that can be accessible to seniors and new homebuyers. Encouraging housing solutions that can consider and support local amenities and be seen as assets to the community at large will be more favored by residents.

Policy Recommendations

Overview

This section recommends how the city can meet its housing goals. These include a wide range of actions that the city could take in the short term as part of the upcoming update to the Comprehensive Plan for 2024, as well as longer-term housing initiatives that can help build the homes needed to meet local needs over the next 20 years.

To this end, a clear strategy to achieve the city's housing targets requires:

- Ensuring **sufficient developable land** that can be feasibly developed to provide the types of necessary housing.
- Providing **regulatory changes** to reduce costs and encourage additional housing development of needed types.
- Implementing **incentive programs** that promote housing development, especially for lower-income housing.
- Coordinating **direct funding** for affordable housing options for lower-income households, especially those that would require significant subsidies.

To meet these considerations, the strategic recommendations in this section can be divided into three categories, based on the nature of these changes:

1. **Addressing needs for housing capacity.** While the most recent Buildable Lands Assessment shows the city can meet long-term housing growth with its current supply of land; however, the city still needs to consider available capacity for specific housing types. Recent state-level changes require the city to make clear plans to accommodate housing for people with lower incomes. These housing options will require appropriately zoned capacity for new construction.
2. **Meeting additional state requirements.** Since the last time the Comprehensive Plan was updated, there have been many changes at the state level related to how cities must plan for housing. This section lists recommended changes to the Comprehensive Plan and Municipal Code, to help the city meet these new and revised requirements.
3. **Additional strategies to achieve housing goals.** Aside from the above categories, there are other things the city can do to help meet its short- and long-term housing needs. These strategies can help the city achieve these housing goals in a way that is tailored to the needs of the community.

Note anti-displacement strategies are incorporated across all three of these elements. For each category, clear action items are provided for the city and its partners described in the following Recommendations for Implementation section at the end of this Plan.

When developing these recommendations, there were also several considerations drawn from the assessment of the context and consultation with the public:

- **Funding options for affordable housing.** Even though meeting goals for affordable housing in the city will be hard in general, it may be especially challenging to find new local

funding. While several cities have explored the use of an additional sales tax or a special property tax levy to support new affordable projects, the recent narrow margin of success (52.1% yes/47.9% no) for Proposition 1 in the 2022 General Election⁸ suggests that in the short term a housing levy would be a challenging proposition. Alternative opportunities are highlighted to support new affordable housing.

- **Role of transit in housing development.** Transit can help meet some future transportation needs in Lake Stevens, mostly for regular commutes during peak hours. Community Transit is also looking into other ways of getting around with transit services that could help local transportation needs. However, denser, transit-oriented housing with less parking will not be as practical until more regular transit service is available.
- **Previous efforts to address housing needs.** Lake Stevens pursued significant changes to housing policy between 2018 and 2020, which provided substantial rewrites to residential zoning in the Municipal Code. These amendments resulted from considerable local deliberation. Recent state action through [HB 1110](#) and [HB 1337](#) have presented additional mandatory changes to development regulations. Because of this context, it would likely be very difficult to make considerable additional changes in local zoning regulations. Efforts to encourage more dense development will need to focus on targeted, “right-sized” options.
- **Incorporating amenities into growth planning.** As noted from the review of engagement activities, many respondents expressed concern about the pressures that additional growth would place on local amenities. This included impacts on traffic, open space and recreation facilities, and the natural environment. While for some residents any new growth would be undesirable, there may be opportunities where additional housing can also support local amenities and healthy businesses in neighborhood centers.

⁸ [Official Results: Nov. 8, 2022 General Election, Snohomish County.](#)

1. Addressing Needs for Local Capacity

Introduction

As indicated in the Housing Needs section of the report, housing targets approved by the County will require that Lake Stevens accommodate the following additional housing by 2044:

- **1,168 units** for households at 0–30% of AMI, which includes **456 units** of permanent supportive housing.
- **820 units** of very low-income housing affordable at 30–50% AMI.
- **549 units** of low-income housing affordable at 50–80% AMI.
- **458 units** affordable to moderate income households at 80–100% AMI.
- **1,920 additional units** at market rate (affordable at 120% AMI or more)
- **304 units** of emergency housing (e.g., shelters and other temporary housing options)

While the overall housing targets are achievable with respect to developable land, per the Snohomish County Buildable Lands Report, there are concerns about achieving these housing targets:

- **Single- versus multifamily housing capacity.** Overall capacity calculated by the Buildable Lands Report could address the total required housing counts. However, the report also indicates that the capacity estimated in 2020 for the city and UGA can only accommodate 707 total units in townhomes and multifamily buildings. For housing affordable to low-, very low-, and extremely low-income households, these housing types are also going to be needed, especially as affordable alternatives to single-family units.
- **Mixed-income neighborhoods as a policy goal.** While capacity for an additional 1,830 multifamily and townhome units will be necessary simply to meet the requirements listed above, it can also be important to support a mix of incomes within projects and neighborhoods. Additional townhome and multifamily capacity should be provided to support higher-income households and promote a mix of incomes in multifamily neighborhoods.
- **A future focus on redevelopment in growth management.** In addition to concerns about the lack of capacity in multifamily housing, much of the development capacity of the city includes sites where infill or redevelopment will be required, instead of new subdivisions on undeveloped land. These projects may be more complicated than new developments on vacant sites, especially as many would occur in existing neighborhoods.
- **Accommodating emergency housing in the city.** There are limitations to siting emergency shelters and other comparable housing types in the code that do not align with current state requirements and complicate meeting defined targets.

In this section, there are four overall recommendations to address compliance with these goals with respect to securing appropriate capacity:

- 1.1. Revise plans for the city's subareas.
- 1.2. Implement strategic upzoning to address housing capacity needs.

- 1.3. Encourage different housing types.
- 1.4. Ensure that previous efforts are considered under new state requirements.
- 1.5. Coordinate ongoing monitoring and review to ensure compliance with housing targets.

1.1. Revise plans for the city's subareas

Rationale

There is a clear need for housing across the region, and the city has agreed to allocations of the County's 20-year growth targets to help address expected demand. However, there is also local concern regarding the impacts of future growth on local quality of life, community amenities, and transportation access.

Ensuring that community concerns about the costs and impacts of growth are heard and considered in planning is an essential component going forward. Highlighting more detailed, neighborhood level visions for how growth can be accommodated can help to address many of these questions and involve the community in more detailed planning about how this growth should occur.

The city's three mixed-use subareas are natural locations to accommodate more density, especially given their transportation and transit accessibility, proximity to retail and services, and existing intensity of development. Providing upzoning in these areas, especially in the shorter term, will be essential to achieve the city's housing targets. While they may have different roles to play in accommodating growth, these locations are likely to be important nodes for more intensive residential development in the near term.

Recommended Actions

- 1.1.1 Coordinate an update to the downtown subarea plan.** Between the three subareas of particular interest for future development of housing, the downtown presents the most important opportunities for intensification. Aside from the availability of sites for more intensive future development, this area has pedestrian access to local parks, restaurants, and shopping that can support a walkable neighborhood. Revisions should focus on expanding the designated area of the downtown and considering upzones in these expanded areas, with continued and improved access to downtown amenities.⁹
- 1.1.2 Update the 20th St SE Corridor subarea plan.** Second to the downtown, the 20th St SE Corridor subarea presents the strongest opportunities to support additional housing development, especially given the presence of available land for development. While site conditions may limit the ability for certain parts of the subarea to be developed, there may be sufficient areas that can be used for a cohesive multifamily and mixed-use neighborhoods.¹⁰
- 1.1.3 Provide updates to the Lake Stevens Center subarea plan.** The Lake Stevens Center subarea presents the strongest connections with regional transit, given the location of the Transit Center close to 4th St NE and Highway 9. The dominance of highway-oriented retail in this neighborhood makes walkability a greater challenge, but the presence of higher-density residential development and the potential for long-term

⁹ See the [Lake Stevens Downtown Subarea Plan](#) (2018).

¹⁰ See the [Lake Stevens 20th Street SE Corridor Subarea Plan](#) (2012).

redevelopment of some parts of the subarea could support longer-term efforts to meet the city's housing targets.

1.1.4. Identify additional areas for subarea planning. Over the longer term, as redevelopment of other areas into higher density, higher amenity mixed-use centers will become more feasible as a prospect, the city may look to expand neighborhood-level planning to locations such as Soper Hill and the Lundeen area. Other areas, particularly those anchored by existing retail and service nodes, may also be of interest.

1.2. Implement strategic upzoning to address housing capacity needs

Rationale

While comprehensive, neighborhood-scale planning will be essential in coordinating the housing growth envisioned while supporting local amenities and quality of life, the city should also look to pursue separate efforts to upzone, including immediate efforts in the short term. This can be important for different reasons:

- Given the lead time necessary with development and the need to achieve a higher yearly yield for multifamily housing, providing more immediate opportunities for development can be essential.
- While building up housing opportunities in key centers will be important, mixed-income housing development should be dispersed where possible to prevent overconcentration in specific areas.
- Achieving significant multifamily housing development overall, especially with the reliance on infill and redevelopment projects, will require more developable land than would be available only in the centers without considerable local upzoning.

To this end, the city should pursue additional actions to upzone areas outside of subarea planning. With respect to short-term upzoning, providing capacity for at least 500 to 1,000 new units should provide the additional opportunities necessary for reaching future housing targets.

Recommended Actions

1.2.1 Provide short-term upzoning in key locations. To ensure that short-term opportunities in the city's mixed-use subareas can be used in the most effective way, the city should upzone developable areas in these subareas that could be developed before revised subarea plans are developed. Priority areas for upzoning should include sites that have:

- Depreciated improvements and/or vacant areas with significant potential capacity that could be developed in a shorter timeframe.
- The ability to be serviced without additional infrastructure investment.
- High local walkability, including connected sidewalks (or the potential for sidewalk improvements).
- Proximity to retail and service opportunities.
- A location within ½ mile of a transit stop.

- A location within ½ mile of public amenities, such as schools, parks, or public lake access.

As noted, short-term upzoning should work to increase local capacity by 500–1,000 housing units, preferably before the completion of (but consistent with) the Comprehensive Plan in 2024.

1.2.2 Approve initial criteria for long-term residential upzoning. In addition to short-term upzoning to ensure that development opportunities are not lost in the subareas, the city should also establish a set of comparable criteria for upzoning residential areas outside of the subareas. These criteria would be comparable to the list provided above, which would be used to target guided upzones across the city.

1.2.3 Update zoning regularly to maintain necessary capacity. Over time, new development may take up building capacity in ways that may not help the city achieve its housing goals, either by overall count or meeting needs at different income levels. In conjunction with ongoing monitoring (see 1.5 below), the city should review and reapply these criteria on a regular basis (e.g., every 3–5 years) to adjust available supplies of developable land and help reach the identified targets.

1.2.4 Coordinate upzoning with affordable housing opportunities. Where possible, the city should also provide a general policy to explore increases in developable capacity for sites that include affordable housing. While this may be covered in part under development incentives (see 3.3 below), coordinating with nonprofit organizations and other housing providers can also help to increase the density of affordable projects sited in the community.¹¹

1.3. Encourage different housing types

Rationale

The changes provided as part of [HB 1110](#) and [HB 1337](#) mandate additional housing types that can be used by cities to achieve their housing goals. While many of these considerations were explored by the city as part of earlier housing work between 2018 and 2020, the new requirements go further in certain cases.

Aside from mandated changes, however, there are other considerations that can be included in city strategies to help different housing types become more feasible options for development. For example, efforts in other cities to provide standardized, pre-approved plans for ADUs can help promote the construction of these units as another housing option to meet community needs.

Recommended Actions

1.3.1 Update the Municipal Code to address changes in requirements for ADUs on a site. Under the requirements provided in [HB 1337](#), there are several elements of the city's

¹¹ Note that this may also be coordinated with surplus land policies, noted below in 3.6.

current ADU ordinance (LSMC [14.44.045](#)) that must be addressed, including the following under Section 3(6):

- Two ADUs in any configuration (attached or detached) must be allowed on any site with a primary residence, if the minimum lot size of the primary residence and other development requirements are met ((b)(2) and (5)).
- ADUs may be allowed in any detached structure, not only detached garages ((b)(1)).
- The maximum size of an ADU can be no less than 1,000 square feet ((b)(3)).
- Impact fees must be limited to half of the fees that would be charged to the primary residence ((b)(11)).
- The individual ADUs can be conveyed separately as condominium units ((b)(6)).

Note that these requirements for ADUs are mandated, with the only exception for critical areas.¹²

1.3.2 Allow additional middle housing types in residential zones. Under the requirements of [HB 1110](#), cities are required to allow at least six of the following nine types of attached or multifamily housing on all residential lots:

- duplexes
- triplexes
- four-plexes
- five-plexes
- six-plexes
- townhouses
- stacked flats
- courtyard apartments
- cottage housing

At present, Lake Stevens allows for duplexes, triplexes, four-plexes, and cottage housing across residential lots.¹³ While strict compliance may not be required for these requirements (see 1.4 below), the city may look to allow for stacked flats and townhouses more widely to comply with these requirements and provide additional flexibility with respect to residential development.

1.3.3 Provide standardized, preapproved ADU plans for use. One approach that cities have used to facilitate the development of ADUs has been with the creation of pre-

¹² See [HB 1337](#) Sec.3(4).

¹³ Excepting Waterfront Residential lots, which should be addressed as per 1.4.

approved plans for detached units.¹⁴ By providing base plans for ADUs and requiring only a nominal review process and fee to receive a permit for construction, the cost and time required to design and permit these units can be reduced.¹⁵

1.4. Ensure that previous efforts are considered under new state requirements

Rationale

Although this HAP provides recommendations for action with respect to Lake Stevens housing policy, this has been an ongoing effort by the city. In particular, [Ordinances 1080](#) and [1081](#) provided several changes resulting from consultation with an advisory committee. These included:

- Overall adjustments to zoning district designations.
- Reduced minimum lot sizes.
- Provisions for lot size averaging ([LSMC 14.48.085](#)).
- Additional defined housing types and revisions to existing definitions.
- Expanded housing types allowed in residential districts.
- Expanded infill regulations under [Part III](#) of [Chapter 14.46 LSMC](#).

While the requirements under [HB 1110](#) have mandated sweeping changes to zoning in other communities, this earlier effort largely matches or exceeds the requirements under these state-level changes. Notable differences include:

- Waterfront Residential zoning only allowing up to duplexes, with up to four units allowed in other formerly single-family zones ([LSMC Table 14.40-I](#)). However, this may be justified based on the location of the lake as a critical area with special restrictions through the Shoreline Management Program.
- As fourplexes are allowed as of right, requirements for affordable units are not possible as per [HB 1110](#).
- Under duplex regulations ([LSMC 14.48.020](#)) and infill requirements ([Chapter 14.46](#), Part III LSMC), minimum lot sizes are between 125% and 175% of the base for the zone if multiple units are included on the site, with some additional design requirements.

As the city is largely compliant under the requirements of [HB 1110](#), it may be eligible to demonstrate that elements of the current Comprehensive Plan and development regulations

¹⁴ See, for example, the City of Seattle's [The ABCs of ADUs](#), or the City of Renton [Permit Ready ADU \(PRADU\) Program](#).

¹⁵ It is also an important consideration in implementation to make sure that these units are inexpensive for homeowners to construct. This should be managed as part of the plan development process.

are substantially similar to these requirements.¹⁶ This can minimize the challenges that would be associated with community outreach for broad zoning changes soon after previous amendments, and can allow the city to focus efforts on the other initiatives in this HAP and the upcoming Comprehensive Plan.

Recommended Actions

1.4.1 Coordinate documentation for substantial compliance with HB 1110. As per [HB 1110](#) Sec.4(3), previous actions coordinated by the city should be presented for alternate compliance with the conditions of [HB 1110](#). Documentation should be presented to the Department of Commerce as per future processes issued under the statute to provide evidence of compliance.¹⁷

1.4.2 Monitor requirements for title review. As per [HB 1110](#) Sec.3(4), communities that seek to exempt some of their residential lots from consideration under the [HB 1110](#) requirements need to demonstrate that any areas excluded from consideration cannot have been “historically covered by a covenant or deed restriction excluding racial minorities from owning property or living in the area”. The city should review future guidance from the Department of Commerce on this topic and processes to confirm alternate compliance to ensure that additional changes will not be required under [HB 1110](#).

1.5. Coordinate ongoing monitoring and review to ensure compliance with housing targets

Rationale

Under provisions of the [Growth Management Act](#), cities with a population of at least 6,000 are required to submit an implementation progress report to the Department of Commerce detailing the progress they have achieved in implementing their Comprehensive Plan five years after a full review of the Plan.¹⁸ This is, in part, intended to review compliance with housing target requirements by income level allocated to Lake Stevens.

Addressing the requirements for these reports will need ongoing data collection by the city. The progress report will require information regarding affordable, transitional, and emergency housing yields, available development capacity, and local housing costs. This should be coordinated with regular work conducted by Snohomish County Tomorrow with evaluating buildable lands, and it should provide regular internal processes for data collection and reporting.

¹⁶ This is permitted under [HB 1110](#) Sec.4(3).

¹⁷ Under [HB 1110](#) Sec.4(3)(b) and (c), this would involve demonstrating that housing yields would be at least 75% of what would be obtained without the required changes. As fourplex development allowed in the city would exceed the net density allowed as of right under [HB 1110](#) by 14%, and duplex development is allowed as of right in WR zones while exempted under [HB 1110](#) requirements, maximum zoned capacity will be higher than what is required by the state.

¹⁸ RCW [36.70A.130](#)(9)(a)

Recommended Actions

1.5.1 Manage internal data sources to monitor housing development yield and capacity.

The city should work to maintain sources of information to monitor housing development. On a regular schedule, the city should compile records of subdivision and development permits to amend buildable lands data and evaluate:

- Remaining development capacity by general housing type.
- Recent housing yields by type and affordability.
- Achieved residential densities by zone.
- Income-restricted housing developed.
- Progress towards housing goals.

In addition to fulfilling requirements for progress reports, this information can be used to support future County buildable lands work and other efforts that may require demonstrating compliance with housing goals.

1.5.2 Provide regular internal reporting and review on housing targets. In addition to relying on compiled development information to meet external requirements, the city should also develop regular reporting for internal use. Efforts such as strategic upzoning (1.2) and housing incentives (3.1, 3.2, and 3.3) can be readjusted as needed, with supporting information provided to internal stakeholders to provide guidance on changes to help meet housing goals.

2. Meeting Additional State Requirements

Introduction

In addition to the mandated changes to the city's housing targets provided by the Department of Commerce and Snohomish County noted in Section 1, other changes are necessary based on recent statutory changes from the State legislature. As noted previously, these are related to the following topics:

- Racially disparate impacts, displacement, and exclusion in the housing market
- Permanent supportive housing and transitional housing
- Emergency shelters and emergency housing.
- Supportive housing and group care for children.
- Outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses.

Although many of these elements can help the city to achieve the goals identified in the previous category, others set additional requirements that will also need to be updated accordingly. The city may have some leeway in meeting these requirements and this section provides some guidance to maximize these benefits where possible, but many of these requirements are specific mandates from the state.

Under this category, there are several areas of focus for recommended actions:

- 2.1. Integrate considerations of special needs housing into the Code.
- 2.2. Clarify impact fees for emergency housing and ADUs.
- 2.3. Implement anti-displacement policies to increase housing stability.

2.1. Integrate considerations of special needs housing into the Code

Rationale

As indicated previously, the city has targets not only for market-rate and affordable housing, but also emergency housing options. Additionally, other recent amendments have provided new requirements about how special types of housing can be managed by the city.

- **Emergency housing locations.** Under changes from [HB 1220](#), indoor emergency shelters and emergency housing must be allowed where hotels are permitted.¹⁹
- **Permanent supportive and transitional housing locations.** Permanent supportive housing or transitional housing must also be allowed where residences and hotels are permitted in the city.²⁰
- **Supportive housing regulation.** Supportive housing for people with disabilities or group care for children must be regulated in the same way as other residential structures. No additional requirements can be provided beyond what would be imposed on a comparable dwelling.²¹
- **Shelters and encampments on religious property.** The state has provided new requirements as of 2020 that regulate the management of outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization.²²

Recommended Actions

2.1.1 Reorganize land use requirements for “Health and Social Service Facilities”. Under LSMC [14.08.010](#), several types of uses covered under special needs housing are included as “Health and Social Service Facilities” (HSSF). This includes uses such as assisted living facilities, group homes for disabled people, and homeless and transient shelters. These uses should be reorganized to consider [Tables 14.40-I](#) and [14.40-II](#) and the requirements noted above, with new categories as follows:

- All Level I HSSF uses, plus assisted living facilities, private adult treatment homes, veterans’ homes, residential alcohol treatment facilities, and comparable residential uses in Level II should be allowed in all areas where residential uses are permitted and managed accordingly.
- Permanent supportive and transitional housing, including uses in HSSF Levels I and II, should also be allowed where residences and hotels are permitted (BD zones, plus P/SP zones as an administrative conditional use).

¹⁹ See RCW [36.70A.390](#).

²⁰ See RCW [35A.21.430](#).

²¹ See RCW [36.70A.410](#).

²² See RCW [35A.21.360](#).

- Homeless and transient shelters under HSSF Level III should be allowed where hotels are permitted.

Remaining facilities in the HSSF category should consist of medical facilities, residential schools, and comparable uses. Note that residential treatment facilities for illegal drugs are not covered under the requirements above and can remain in the HSSF category. Additionally, correctional facilities and secure community transitional facilities are not impacted by these requirements.

2.1.2 Align outdoor emergency shelter regulations with state mandates. As per RCW [35A.21.360](#), regulations in LSMC [14.44.038](#) regarding outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned by religious organizations should be adjusted as follows:

- The length of operation must be extended from 90 to 120 consecutive days at one time, and no fewer than 180 days per year with a 90-day separation.
- The restriction on only one temporary encampment in the city at one time must be removed if it conflicts with the previous provision regarding timing. However, a separation distance of at least 1,000 feet between temporary encampments can be provided in the Code.
- Any property owned by a religious organization in any zone must be allowed to provide shelter, meaning that the permitted uses defined by zone in [Table 14.40-1](#) cannot restrict “temporary encampments” and comparable uses in areas where religious organizations own property suitable for encampments.
- Additional requirements permitting small homes and safe parking facilities may need to be included. Note that as per RCW [35A.21.360](#)(3)(a), the city may determine that these additional uses should be managed through a memorandum of understanding with the religious organization.

2.2. Clarify impact fees for emergency housing and ADUs

Rationale

Although cities can waive or reduce impact fees and other charges as an incentive to promote affordable housing options (see 3.3), statutory requirements have mandated changes to how impact fees are charged. These adjustments are intended to broadly incentivize certain housing options across the state.

Recommended Actions

2.2.1 Adjust impact fees for ADUs. As per [HB 1337](#) Sec. 4(1)(a), impact fees on ADUs cannot be more than 50% of the total impact fees that would be levied on the primary residence. This provision should be incorporated into LSMC [14.44.045](#)(b)(11), which currently sets impact fees for ADUs as an apartment unit.

2.2.2 Specify that emergency housing is exempt from impact fees. As per RCW [82.02.090](#)(1)(b), development activity for the purpose of impact fees does not include “buildings or structures constructed as shelters that provide emergency housing for

people experiencing homelessness, or emergency shelters for victims of domestic violence.” While this is covered under the definition for park impact fees under LSMC [14.120.040\(a\)\(1\)](#), this is not explicitly discussed under the definition of “development activity” for school impact fees (LSMC [14.100.030](#)), as well as the process for traffic impact mitigation fees under [Chapter 14.112](#) LSMC. This should be explicitly included as a requirement to ensure that this statutory requirement is met.

2.3. Implement anti-displacement policies to increase housing stability

Rationale

Increases in housing costs and growth in housing demands across the regional market have had widespread impacts on housing stability and security. There can be broad impacts on current and potential residents of Lake Stevens, such as:

- Renters being priced out of the local market because of increasing housing costs and limited alternatives.
- For first-time homebuyers, a lack of access to starter homes in the community excluding them from moving to Lake Stevens.
- With homebuyers that have limited incomes (e.g., retirees), falling behind with property taxes and maintenance and being forced to leave their homes.

Affordable options may exist in other communities, but there are challenges faced when people cannot access local housing options. People that work in Lake Stevens, such as teachers or local retail workers, may be forced to commute longer distances to find affordable housing, which can hamper employee retention efforts. Families interested in moving closer to friends or relatives to be part of the community are kept away, and others that are priced out may lose community social connections.

This concept is especially important with respect to acknowledging impacts that are disparate across different categories, such as racial, ethnic, or religious groups. While there may be differences with larger cities in the area, Lake Stevens is part of a region with a diverse population, and the impacts of housing policy in the city can contribute to these impacts.

Under the revisions to the [Growth Management Act](#) under [HB 1220](#), several provisions were added to accommodate concerns about displacement. This includes requirements under RCW [36.70A.070\(2\)](#) to provide anti-displacement policies and address racially disparate impacts, displacement, and exclusion in housing.²³

Although the policies outlined in other parts of the Housing Action Plan present broad options to manage housing affordability and access, these actions are specifically intended to manage the more specific and immediate effects of displacement.

²³ For more details about racially disparate impacts and policy considerations in housing, see the Department of Commerce [Guidance to Address Racially Disparate Impacts: Updating Your Housing Element to Address New Requirements](#) (2023).

Recommended Actions

2.3.1 Coordinate strategies for mobile home preservation. Mobile homes, including those provided in mobile home parks can be cheaper options for housing, especially for households that prefer detached housing (such as seniors). However, these units can be extremely vulnerable to redevelopment and displacement of existing residents. Providing city policies to mitigate displacement from these sites can be important, including:

- Notification requirements to tenants regarding sale and closure/conversion to another use.
- Increased relocation assistance, potentially through site development incentives.²⁴
- Support for residents to purchase their mobile home park and operate it as a cooperative.²⁵

2.3.2 Provide emergency homeowner assistance programs. Rehabilitation assistance and emergency housing aid can grant income-eligible owners funding to repair, renovate, or rebuild their homes. This need-based funding can provide opportunities to manage deferred maintenance on a home or provide upgrades for accessibility or energy efficiency. This can help keep people in their homes, especially those that may have limited income or other household financial instability. Implementation may depend on securing outside sources of funding (see 3.8).

2.3.3 Support low-income homeownership programs. There are several financial hurdles that community members can face when trying to access homeownership opportunities. Connecting potential low-income homeowners with support can be essential, and organizations such as the Washington State Housing Finance Commission²⁶ provides resources such as:

- Low-rate mortgage loan programs
- Mortgage Tax Credit Certificates
- Downpayment assistance
- Homebuyer education

Although the city will not likely have the budget resources available to coordinate broad homeowner assistance, connecting eligible households with these programs can help to address local affordability challenges.

2.3.4 Expand local tenant protections. As efforts to accommodate more housing accessible to lower-income households continue, there will be a rise in the rental housing available

²⁴ See for example, the lot coverage bonuses provided by the City of SeaTac in exchange for mobile home relocation assistance under SMC [15.515.100\(H\)\(6\)](#). This would be provided beyond what would be available from the state [Manufactured/Mobile Home Relocation Assistance Program](#) under [Chapter 59.21](#) RCW.

²⁵ This may include support from the city and funders such as the Washington State Housing Finance Commission [Manufactured Home Community Investment Fund](#).

²⁶ See Washington State Housing Finance Commission [Homeownership](#) website for more information.

in the community. Addressing potential challenges that tenants may face in the local rental market can help to prevent instability in housing that can put households at risk of displacement. Expanding tenant protections can include:

- Extending the lead time for notices of rent increases, demolition, or condo conversion beyond the requirements provided in RCW [59.18.200](#).
- Requiring “just cause” for landlords ending a rental agreement.
- Maintaining a rental unit registration program with inspections provided to confirm compliance of the unit with health and safety requirements .²⁷

²⁷ See for example the City of Renton’s Residential Rental Registration and Inspection Program (RMC [4-5-125](#)).

3. Additional Strategies to Achieve Housing Goals

Introduction

In the previous sections, changes have been focused on meeting expanded requirements provided by the state under the [Growth Management Act](#). However, while these policy and code adjustments will be necessary to meet these new requirements, there are other actions that the city can also take to help achieve more housing production, both generally and for the affordable housing targets in the community.

These recommendations incorporate certain broad types of strategies:

- **Housing incentives.** While the city may be limited in the direct financial support it can provide directly to support housing development, there are development and indirect financial incentives that it can provide in exchange for public benefits such as affordable housing.
- **Policy and process improvements.** Adjustments to housing development policy and associated programs can help to facilitate streamlined processes that are less expensive and time-consuming for developers to navigate.
- **Information distribution.** The city is in an important position to distribute information that can help to promote development in Lake Stevens. This can range from marketing materials to guidance about how local housing programs and policies will impact the development process, and these can be a crucial component in facilitating new housing construction.
- **Partnerships.** Local government is not the only stakeholder involved with the city's housing goals and coordinating with other organizations such as affordable housing providers can be effective in meeting common goals.

The specific strategies discussed in this section include:

- 3.1. Refine the Multifamily Housing Property Tax Exemption.
- 3.2. Revise the provisions for Planned Residential Developments.
- 3.3. Provide additional incentives to encourage affordable housing development.
- 3.4. Explore the local use of community land trusts.
- 3.5. Cooperate with area organizations for affordable and emergency housing.
- 3.6. Use surplus properties for affordable housing.
- 3.7. Coordinate the permitting and approvals process.
- 3.8. Secure additional funding for programs to support housing affordability and stability.
- 3.9. Distribute information about local housing development options.

3.1. Refine the Multifamily Housing Property Tax Exemption

Rationale

The city has implemented an MFTE program under [Chapter 3.27](#) LSMC. This program applies to five targeted areas, including Downtown, Lake Stevens Center, 20th Street, Lundeen, and Soper Hill. It offers 12-year exemptions for owner-occupied and rental housing, which require that at least 20% of units are affordable at 80% of current median family income. This has been implemented recently as a new program through [Ordinance 1103](#) in 2020.

As implemented, this provision of the Code is a strong basis for providing incentives for new affordable housing in the community. However, there are several elements that should be considered as part of future updates:

- **Affordability targets and feasibility.** Although providing a property tax deduction can be a significant incentive for property owners, setting the rent thresholds can be challenging in practice. While current market rents are close to the current 80% AMI threshold under LSMC [3.27.050](#)(f)(1), it can be challenging to build denser affordable housing with smaller units even with the tax exemption given parking requirements and increasing land costs.
- **Housing stability for tenants.** Having a threshold of 80% AMI for rent-restricted units is important to ensure these units meet affordable housing needs. However, for some households, there can be a risk of losing access to affordable housing if they experience mild increases in income compared to changes in the broader market. In certain jurisdictions, MFTE programs allow for households to have their incomes increase beyond this threshold by some amount to ensure that they will not be penalized for success.
- **Provisions for other housing formats.** While the intent of the exemption is to support “multifamily housing”, revised definitions under RCW [84.14.010](#)(10) for “multiple unit housing” indicate that MFTE may apply to “a building or a group of buildings having four or more dwelling units” (emphasis added). This means that MFTE may apply to other, smaller formats of housing, such as townhomes and duplexes/triplexes.
- **Management of affordable owner-occupied units.** The 12-year MFTE option allows for MFTE units to be sold, but owner-occupied units may only represent available affordable housing for a single sale. While these units need to stay as permanent residential use, they can be resold at market-rate even within the period of the exemption under the regulations with appropriate protections.
- **Opportunities for longer-term affordability.** Provisions in the MFTE statute include two additional options that can provide options for affordability over a longer period. First, extensions allowed under RCW [84.14.021](#) allow the city to grant a 20-year exemption in exchange for permanently affordable housing that must be managed by a separate nonprofit or government organization. Second, extensions to the 12-year exemption are allowed under RCW [84.14.020](#)(6) to be extended for an additional 12 years.

Recommended Actions

Based on this rationale, there are several components that can be addressed:

- 3.1.1. Expand definitions of “multifamily housing” to accommodate more housing types.** As per the changes to the statutory definition under RCW [84.14.010](#)(10), adjust the definition of “multifamily housing” to include “a building or a group of buildings”, and allow developments with duplexes, triplexes, townhomes, and cottage housing to be accommodated under the program as well. Note that this should be highlighted as an option for infill as well as new development.
- 3.1.2. Provide resale restrictions in 12-year owner-occupied MFTE units.** The city should ensure that 12-year affordable MFTE units are not resold at market rate during the term of the tax exemption. This should be included as a provision in the Municipal Code, although it could be managed through development agreements or the MFTE contract as well.
- 3.1.3. Add a 20-year owner-occupied MFTE option to the program.** Based on the provisions from RCW [84.14.021](#), the city should add a new 20-year option that can provide for permanently affordable owner-occupied housing. This would need to be coordinated in partnership with nonprofit housing agencies, but would present an opportunity to provide long-term options for affordable homeownership. (Note that this will require any area under this option to be zoned to at least 25 units per acre.)
- 3.1.4. Add an option for a 12-year MFTE extension.** As with the 20-year option for owner-occupied housing, the city should also provide the option for a 12-year MFTE extension for rental properties only. (Owner-occupied housing should not be included.) This can help to provide longer-term options for maintaining affordable rental housing through the program.
- 3.1.5. Consider future adjustments to required household incomes and restricted rent levels.** To date there has not been uptake of the MFTE incentive with new development. While other options may make the incentive more attractive to developers and property owners, the city may need to explore different levels of affordability to promote the use of the program. This could include two different situations:
- If the exemption is not taken over the next few years, the city should increase allowable rents over a portion of the set aside, up to the amount allowed under the statute, to promote the use of the exemption. (For example, 10% of the units affordable to 80% AMI, 10% of the units affordable to 115% AMI).
 - If the exemption becomes more popular and is regularly taken by developers, the city should lower the maximum rents allowed to qualify to ensure that the exemption is used the most efficiently. (For example, reduce the household income threshold from 80% AMI to 70% AMI for the 20% of affordable units under the exemption.)
- 3.1.6. Include provisions in the code that maintain housing stability with increased income.** To ensure that households in MFTE units can retain their housing even if their income increases by a nominal amount, provide an additional requirement to supplement the income restriction that allows existing low-income tenants to remain in their units even if their income reaches 90% AMI.

3.1.7. Consider expanding residential targeted areas. Given that state-mandated zoning changes will result in almost all residential areas to be permitted four housing units per lot, this tax exemption can be provided for a much broader range of sites. The city should examine whether the MFTE program could be expanded to other areas close to the existing targeted areas, especially in cases where infill or new development would be likely to occur, and in cases where upzoning would be pursued (as described under category 1 above).

3.2. Revise the provisions for Planned Residential Developments

Rationale

Under LSMC [14.18.300](#), “planned residential developments” (PRDs) are allowed as options for property owners to provide a higher-quality neighborhood with additional amenities in exchange for flexibility in meeting development regulations. Under the Code, a developer receives the following bonuses for a development on a site of one acre or higher:

- A 20% increase in density over the allowable density on the underlying lot.
- Flexibility with dimensional requirements, including lot sizes, widths, and setbacks.
- Aggregate calculations of maximum impervious surface areas.

In exchange, the city provides some additional requirements:

- At least 60% of the housing on the site must be single-family detached units.
- The project must meet the city’s design guidelines and shall be subject to a design review.
- At least 10% of the site must be improved with usable open space and amenities, landscaped entries to the project, or protection of unique natural site amenities (such as stands of trees or water features).

PRDs are not often used under the Code and there will be a growing focus on infill development that may not be appropriate under this provision. However, there are two main reasons to update this section:

- Provisions in the current version focus on use for single-family detached housing and density bonuses, but new requirements from [HB 1110](#) will change how these provisions are implemented. While relaxations to dimensional requirements may still be applicable, these other components will need to be re-evaluated.
- Although the amenities listed under LSMC [14.18.300](#)(h) may have public value, affordable housing could also be considered as a public amenity that could be supported under this structure. This has been applied to comparable programs in other cities.²⁸ The flexibility with site design in combination with other incentives could help to make market-rate projects with affordable housing more feasible to develop.

²⁸ See, for example, provisions by the City of Kirkland to include bonus density for affordable housing under KZC [125.30](#).

Recommended Actions

- 3.2.1 Incorporate provisions for multifamily housing in PRD requirements.** Under the requirements for a PRD under LSMC [14.18.300\(c\)](#) and (d), the city should make allowances for a wider range of housing types. Larger individual building sizes should be permitted (six-unit buildings or more), and requirements for at least 60% single-family detached housing under (d)(1) should be reduced or eliminated.
- 3.2.2 Revise density bonusing provisions for PRDs.** The 20% bonus density allowed under LSMC [14.18.300\(b\)](#) will need to be revised to account for changes provided by [HB 1110](#) allowing more units on individual lots. This may be accommodated solely by providing changes to possible lot size reductions or permitting additional units on an individual lot.
- 3.2.3 Consider affordable housing under PRD provisions.** LSMC [14.18.300\(h\)](#) outlines a very specific set of amenities that can provide public benefits in exchange for regulatory flexibility. The city should examine the best way of incorporating some consideration for PRDs that accommodate affordable housing, either through tying density bonuses or lot size reductions to housing affordability, or by allowing affordable housing with a specific set aside (25% of units at 60–80% AMI) to fulfill the amenity requirement.

3.3. Provide additional incentives to encourage affordable housing development

Rationale

While the MFTE program represents one of the most significant financial incentives that cities can provide to developers, and PRDs present significant flexibility for new development projects, there are additional incentives available to communities that can help to support desirable types of affordable housing. The primary tools available for use would include:

- **Impact fee waivers** (RCW [82.02.060\(4\)](#)) that provide waivers from payment or some or all of the transportation mitigation and park impact fees to support affordable housing.
- **Inclusionary zoning** (RCW [36.70A.540](#)), which provides other bonuses and flexibility with development requirements in exchange for a commitment of affordable housing in a project.

In practice, the value of these incentives will be somewhat lower than the property tax exemption under the MFTE program. However, layering these incentives, especially at income levels that align with identified housing needs, can help to build a package of incentives that can make affordable and even mixed-income projects more feasible.

Recommended Actions

- 3.3.1 Explore impact fee waivers to provide an incentive for affordable units.** Impact fee waivers for affordable housing provide an incentive specifically for low-income units. Recommended conditions for this incentive include the following:
- The waiver should cover park ([Chapter 14.120](#) LSMC) and transportation ([Chapter 14.112](#) LSMC) impact fees only, as school impact fees ([Chapter 14.100](#) LSMC) would require approval of the local school boards.

- A partial exemption of only 80% should be provided, as this would not trigger the “backfill” requirements under RCW [82.02.060](#)(4) that would require 20% of the impact fee to be paid from the General Fund.
- There is an option to set a maximum total exemption amount each year, with waivers received on a “first come, first serve” basis (or prioritized as necessary). This can limit the total impact on the respective funds from year to year.
- While affordable housing provided through waivers can be set as affordable at up to 80% of median income, this incentive should be targeted specifically at 50–60% of median income to be consistent with housing goals and other incentives in the long term.
- Affordability requirements should be mandated through a covenant for 50 years.

3.3.2 Widen voluntary inclusionary zoning provisions. Currently, the city does provide some nominal incentives for including affordable housing, with an additional 10 feet of height provided in exchange for 15% of housing units set aside as affordable.²⁹ Because the affordability incentive for additional units under [HB 1110](#) will not be used in Lake Stevens, providing an alternate incentive could help to reach housing goals. Ideally, this incentive would include:

- Requirements should be consistent with promoting deeper levels of affordability consistent with the base requirements in RCW [36.70A.540](#)(2)(b). This would require around 20% of units to be reserved as affordable for 50 years. Rental units would be affordable at 50% of median family income in the county, while owner-occupied units would be required to be affordable at 80% of median income, with these provisions managed through a covenant.
- As development intensity is not managed through maximum densities and there is limited opportunity for parking reductions, providing affordable units should be matched with broader increases to maximum heights, decreases in setbacks, and increases in allowable impervious area.
- The primary focus for these incentives should be on apartment and mixed-use buildings, as there may be more potential for bonus height to be useful as an incentive for these developments.

3.3.3 Coordinate long-term review and monitoring of affordable units. The city should ensure that property owners that have received these incentives are following standard practices to identify qualified tenants or buyers of any income-restricted housing. This may involve expanding the required review and oversight processes used for the MFTE program (see 3.1) to include other types of affordable housing.

²⁹ See LSMC [14.38.040](#), Note 8. These affordable units must remain affordable for 30 years and must either be sold at 80% of “average median sales price” or rented as affordable to households at 100% of median income. Note that these requirements are not aligned with requirements under RCW [36.70A.540](#)(2)(b), however.

3.4. Explore the local use of community land trusts and comparable models

Rationale

Although standard homeownership models can work for many households, there are challenges with affordability that restrict others from the market and limit their ability to access these opportunities. While providing more affordable options can be related to changing the housing product and providing cost-savings to developers, another option is to change the ownership model.

One alternative is the community land trust (CLT) model.³⁰ Under this approach, a homebuyer purchases a house, but the land is only leased to the buyer. Ownership of the land is kept by the CLT, and a condition in the sale agreement restricts the price of the later resale of the property to keep it affordable. Overall, the CLT is managed as a nonprofit, with residents typically represented in management decisions.

Other alternatives also exist, such as housing cooperative models or rent-to-own systems. At present, however, CLTs have wide representation in the region, with several larger scale working models to emulate.

Recommended Actions

3.4.1 Explore partnerships with CLTs in the region. The city should work to reach out to trusts working in the region to determine their potential interest for projects in Lake Stevens, and potential local opportunities for new projects. Note that this may include provisions for surplus properties covered in 3.6, as well as other considerations for support, including:

- connecting local low-income homebuyers with local CLTs
- streamlining city regulations to make CLTs more feasible as an option
- working with CLTs on relevant housing policies and incentive programs

3.4.2 Encourage other alternate ownership models for affordability where possible. Over the long term, the city should work to identify other potential models that can address affordability concerns with homeownership and support local pilots where possible. Given the broad need for affordable housing in the community, all tools should be explored.

³⁰ See Ground Solutions Network [Community Land Trust Technical Manual](#) (2011) for more information.

3.5. Cooperate with area organizations for affordable and emergency housing

Rationale

Coordinating with affordable housing providers and comparable organizations can help the city fulfill its housing goals. Organizations such as the Housing Authority of Snohomish County (HASCO), the Housing Consortium of Everett and Snohomish County, nonprofit and religious organizations, private developers, and other jurisdictions are all involved with coordinating housing solutions. Partnerships with these organizations in activities such as developing affordable projects in Lake Stevens, coordinating policy and advocacy work, and exchanging information and expertise in the field can help to facilitate the city's housing goals.

One area for partnerships is meeting local needs for very low- and extremely low-income housing. For housing affordable at 50% of median income or below, significant subsidies are required, especially in cases where additional wraparound services would be provided through permanent supportive housing. This may also be true for emergency housing options, which would require a social services provider to operate in the community.

Recommended Actions

- 3.5.1 Recruit nonprofit housing partners to develop affordable housing in the city.** The city should work with local affordable housing providers to determine potential approaches to develop and operate housing for very low- and extremely low-income households that would not likely be served by private housing investment (even with city incentives) These activities may involve coordinating development locations (see 3.6), supporting applications for funding, providing technical support, and otherwise facilitating the development process.
- 3.5.2 Coordinate with service providers to secure emergency housing options.** Aside from the need for housing at extreme levels of affordability, the provisions of [HB 1220](#) also require that emergency housing needs be addressed in the city. To achieve the goal of securing an additional 304 emergency housing units, the city should also actively work to find partners to support these services and coordinate approaches to deliver these services in the community.
- 3.5.3 Continue to coordinate with partners on affordable housing issues.** The city should continue working to achieve local affordable housing in partnership with other jurisdictions, nonprofits, developers, social service providers, and other stakeholders. Participation in collaborative projects, advocacy, and policy development can ensure that key housing policies in Lake Stevens can complement the work done by other organizations.

3.6. Use surplus properties for affordable housing

Rationale

Residential land is expensive. This has led to ongoing challenges not only to identify locations for housing, but also to manage the costs of securing developable sites. One potential

approach to reduce costs for affordable housing is to address the costs of land inputs, which can help to minimize overall project costs and required rents for project feasibility.

Typically, the city does not hold onto developable lands to “bank” them for later development. However, in limited cases, it may have possession of property that could be useful as affordable housing, and policies should be put in place to support its development.

Other organizations that have an interest in affordable housing may also control properties that could be developed. This would include other levels of government, religious organizations, and even school districts. The city can coordinate with these agencies to help facilitate the development of these sites for affordable housing.

Recommended Actions

3.6.1 Provide updated policies for surplus property. Per the provisions of [RCW 39.33.015](#), public property can be sold by a jurisdiction for affordable housing at lower than market rate, as long as it provides public benefits. As such, the city should provide amendments to [Chapter 2.98](#) LSMC that clearly outline that city property can be sold as surplus for affordable housing under specific conditions determined by city policy.

3.6.2 Identify and facilitate opportunities for housing development with partners on surplus properties. The city should play an active role to facilitate the development of surplus lands owned by other organizations as affordable housing. This may involve upzoning available parcels (see 1.2), participating in efforts to raise project funding, and supporting the development process.

3.7. Coordinate the permitting and approvals process

Rationale

A consistent focus for developers, both market-rate and affordable, is the permitting process. Long delays in the process, including time required to address design changes, can increase the costs associated with holding the site and potentially risk available sources of external funding.

While discussions with developers indicated that the permitting process in Lake Stevens has been effective in meeting their needs, one particular comment suggested that there are still issues involved with receiving permits from utility companies for new development. While this is outside of the direct control of the city, evaluating potential bottlenecks and determining short- and long-term options for streamlining the broader project permitting process can be important to promote effective growth.

3.7.1 Coordinate ongoing oversight of permitting timelines. As mentioned, the permitting system in place in the city appears to be efficient in providing timely approvals for development projects. The city should continue to monitor its own permitting process, and also determine the necessary approval times for permits from other approval agencies to identify whether there are any ongoing bottlenecks that the city could look to address.

3.7.2 Coordinate with other agencies to determine approaches for reducing approval times. Based on the information from 3.7.1, the city should reach out and work with partner agencies to find ways to reduce overall project wait times. This may include solutions such as targeted technical and administrative support, or even just clearer obligations for providing responses to permit applications.

3.8. Secure additional funding for programs to support housing affordability and stability

Rationale

Providing the resources to incentivize the necessary amounts of housing at different levels of affordability under the new targets is challenging. The city can rely on partners for support and can leverage incentives such as MFTE that may not have a significant fiscal impact in practice. However, there will be additional gaps that will need to be addressed through new funding sources.

Available resources can be divided between two general sources of support:

- Internal funding, either provided through the General Fund or new sources of revenue such as sales taxes earmarked for housing (RCW [82.14.530](#)) or special levies to support affordable housing (RCW [84.52.105](#)).
- External funding through grant programs and other government transfers, ranging from Low-Income Housing Tax Credits (LIHTC) to direct funding for affordable housing options.

As noted previously, securing additional internal sources of funding in Lake Stevens would be extremely challenging. While the city passed the sales tax credit under [Chapter 3.30](#) LSMC, this represents money received from the state's sales tax proceeds. Additional levies or sales taxes would require voter approval, and general voter sentiment from recent elections suggests that additional taxes would be challenging to pass.

Because of this, the city's main focus, especially in the short term, should be on identifying and securing additional sources of external funding for use. Where relevant, this should be done in conjunction with partners that would be involved with projects potentially supported with this funding.

Recommended Actions

- 3.8.1 Identify and secure potential sources of funding.** As noted, a major focus of the city should be on identifying and acquiring sources of funding that can help Lake Stevens reach its community housing goals. As needed, especially in cases where funding would support construction of affordable units, partners should be engaged in this process.
- 3.8.2 Consider long-term options for more reliable internal funding.** While passing new taxes may not be as feasible an option in the short-term, there may be the potential for relying on sources like these in the future. Over the longer term, the city should explore the potential for a housing levy to meet some of the identified funding gaps.

3.9. Distribute information about local housing development options

Rationale

The elements included in the Housing Action Plan and future efforts to be coordinated as part of the Comprehensive Plan process and later may help to provide additional support for housing production. However, these changes are only effective in a private real estate market as long as there is sufficient information available that can help developers, property owners, tenants, and other stakeholders make decisions.

As with other aspects of the housing market, the city is best positioned to provide information about development activity, regulations for construction, opportunities for incentives, affordable rental opportunities, and other aspects of local real estate development.

Recommended Actions

- 3.9.1 Maintain a guidebook for local housing programs.** As the city works to implement more solutions to achieve its housing target, it should provide a common public resource describing the available programs in Lake Stevens. This source, preferably available in both hardcopy and electronic formats, would outline applications requirements for interested groups, provide all necessary forms, and outline the expected approvals process. Note that this could include a range of programs, from the MFTE incentive program described in 3.1 to the infill regulations under [Chapter 14.46](#) Part III.
- 3.9.2 Provide regular communication with the development community.** The city should also coordinate regular outreach to the development community about regulatory and incentive changes in addition to providing guidance for local programs as per 3.9.1. This outreach should work to inform developers working in the city about potential changes that could impact them but may also be combined with efforts under 3.5 to engage with developers about broader housing market trends and needs, and how incentives and development regulations are performing in the market.

Recommendations for Implementation

Overview

As part of the Housing Action Plan, it is important to know how to put the recommendations discussed in this document into action. These recommendations are meant to help city departments budget and plan their work, communicate with partners, and coordinate clear action steps to address housing goals.

The actions identified in this section for implementation are divided between three different recommended timeframes:

- **Short-term actions** are generally expected to be accomplished as part of the expected regular update to the Comprehensive Plan.
- **Medium-term actions** include actions to be accomplished over the next three to four years, including implementation steps for the Comprehensive Plan coordinated as part of the regular update cycle.
- **Long-term and ongoing actions** are actions expected to occur five or more years in the future. These may be related to ongoing monitoring and review, as well as efforts that may require more coordination steps after the Comprehensive Plan.

The descriptions of key implementation steps include:

- A summary of the **action** to be taken.
- References to the **recommended strategy**.
- Potential **partners** with respect to the implementation of the action.
- The expected **priority** of the action, where:
 - **Very high** priority actions are essential in achieving the housing goals identified in this Plan and should be a commitment by the city under the Plan.
 - **High** priority actions are important for achieving the goals of this Plan and should be strongly considered during Plan implementation.
 - **Moderate** priority actions are important for long-term implementation of the Plan but are not identified as part of the critical path in achieving identified goals.
- The expected **investment** required, where:
 - **Very high** investment would require significant budget allocations by the city, including significant capital expenditures and external support.
 - **High** investment would require specific budget allocations by the city, including the use of existing sources of support specifically targeted to housing-related actions.
 - **Moderate** investment would require a significant focus of staff time and resources from involved city departments, potentially including the use of external consultants.
 - **Low** investment would be expected to involve staff time and resources as allocated to regular tasks, potentially with changes to identified priorities.

Key Implementation Actions

Short-Term Implementation

1. Addressing Needs for Local Capacity

Action	Implementation Steps	Partners	Priority	Investment
1.1. Revise plans for the city's subareas	Incorporate considerations of future subarea planning into the development of the Comprehensive Plan.	Comp Plan consultant	Moderate	Low
1.2. Implement strategic upzoning to address housing capacity needs	Identify immediate options for upzoning within the subareas in coordination with Comprehensive Plan development.	Comp Plan consultant	Moderate/High	Moderate/High
1.3. Encourage different housing types	Provide Code changes to implement ADU requirements from HB 1337.	(none)	High	Low
1.4. Ensure that previous efforts are considered under new state requirements	- Upon release of guidance from the Department of Commerce, provide documentation about substantial compliance with the requirements of HB 1110. - Review guidance on the identification of properties ineligible for exclusion from HB 1110 requirements, in case Commerce does not find current zoning as substantially similar to state requirements, as per HB 1110 Sec.4(3).	Department of Commerce	Very High	Moderate

Action	Implementation Steps	Partners	Priority	Investment
1.5. Coordinate ongoing monitoring and review to ensure compliance with housing targets	- Coordinate with Snohomish County BLR staff to develop a process to monitor and maintain records on buildable land inventory and housing yields. - Develop internal reporting framework for tracking progress towards housing goals.	Snohomish County Tomorrow	Moderate	High

2. Meeting Additional State Requirements

Action	Implementation Steps	Partners	Priority	Investment
2.1. Integrate considerations of special needs housing into the Code	Provide Code changes to adjust the consideration of special needs housing.	(none)	Very High	Moderate
2.2. Clarify impact fees for emergency housing and ADUs	Provide Code changes to clarify state requirements for impact fees with emergency housing and ADUs.	(none)	High	Low
2.3. Implement anti-displacement policies to increase housing stability	- Review conditions of existing mobile home parks to determine potential strategies for preservation/anti-displacement. - Review needs for housing support and tenant protections as part of the development of the Housing Element of the Comprehensive Plan.	- Local residents - Local affordable housing organizations	Moderate	High

3. Additional Strategies to Achieve Housing Goals

Action	Implementation Steps	Partners	Priority	Investment
3.1. Refine the Multifamily Housing Property Tax Exemption	Provide updates to the Code as specified, including revisions for clarity, addition of a 20-year option and 12-year extension, and resale restrictions.	Department of Commerce	High	Moderate
3.2. Revise the provisions for Planned Residential Developments	- Provide revisions to the Code that allow affordable housing to count as a public benefit for allowing a PRD. - Review options for benefits under the PRD to provide a clear incentive for participation.	(none)	High	Low
3.3. Provide additional incentives to encourage affordable housing development	Consider options for affordable housing incentives as part of the development of the Comprehensive Plan.	Local developers	Moderate	Low
3.4. Explore the local use of community land trusts and comparable models	Coordinate outreach to CLTs to ascertain options for a local CLT pilot program.	Regional CLTs	Moderate	Low
3.5. Cooperate with area organizations for affordable and emergency housing	- Coordinate outreach to major affordable housing providers to determine future options for projects. - Continue to participate in regional organizations.	- Affordable / emergency housing developers - Emergency housing providers - Housing organizations	Moderate	Low
3.6. Use surplus properties for affordable housing	- Provide revisions to the Code that can allow municipal property to be sold at below market rates for affordable housing. - Coordinate with other organizations and agencies in the city to determine potential surplus sites for affordable housing development.	- Other jurisdictions (including school districts) - Religious organizations - Other nonprofits - Affordable housing developers	Moderate	Low

Action	Implementation Steps	Partners	Priority	Investment
3.7. Coordinate the permitting and approvals process	- Review data on approvals timelines to determine if approval processes in other jurisdictions will impact development timelines in the city. - Reach out to utility districts to determine any challenges with development approvals.	Local utility districts	Moderate	Moderate
3.8. Secure additional funding for programs to support housing affordability and stability	Review options for funding targeted affordable housing projects in partnership with affordable housing providers.	- Affordable housing developers/providers - Funding agencies	Moderate	Low
3.9. Distribute information about local housing development options	Develop a guidebook for local housing programs to provide information about approval and monitoring processes.	Local developers / property owners	Moderate	Moderate

Medium-Term Implementation

1. Addressing Needs for Local Capacity

Action	Implementation Steps	Partners	Priority	Investment
1.1. Revise plans for the city's subareas	- Coordinate updates to the Downtown subarea plan - Coordinate updates to the 20th Ave SE Corridor subarea plan	Consultant support	High	High
1.2. Implement strategic upzoning to address housing capacity needs	Develop approaches to identify neighborhood opportunities for upzoning.	(none)	High	Moderate
1.3. Encourage different housing types	Coordinate the development of standardized, preapproved ADU plans.	Consultant support	Moderate	High
1.4. Ensure that previous efforts are considered under new state requirements	Review for compliance with state requirements.	(none)	Moderate	Low
1.5. Coordinate ongoing monitoring and review to ensure compliance with housing targets	- Create a process for regular collection and management of development data. - Provide internal reporting on progress towards housing goals.	Snohomish County Tomorrow	Moderate	Moderate

2. Meeting Additional State Requirements

Action	Implementation Steps	Partners	Priority	Investment
2.1. Integrate considerations of special needs housing into the Code	Review for compliance with state requirements.	(none)	Moderate	Low
2.2. Clarify impact fees for emergency housing and ADUs	Review for compliance with state requirements.	(none)	Moderate	Low

2.3.	Implement anti-displacement policies to increase housing stability	▪ Develop policies for minimizing displacement from mobile home parks. ▪ Develop tenant protection ordinance. ▪ Review options for expanding homeowner and tenant assistance.	▪ Local residents ▪ Local affordable housing organizations ▪ Local developers	High	High
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3. Additional Strategies to Achieve Housing Goals

Action	Implementation Steps	Partners	Priority	Investment
3.1. Refine the Multifamily Housing Property Tax Exemption	▪ Provide ongoing monitoring of the application of the tax exemptions. ▪ Review the potential for increasing affordability requirements and expanding the targeted areas.	▪ Department of Commerce	Moderate	Moderate
3.2. Revise the provisions for Planned Residential Developments	▪ Coordinate to pilot the use of the PRD to provide affordable housing as part of a development	▪ Housing developers	Moderate	High
3.3. Provide additional incentives to encourage affordable housing development	▪ Develop ordinances to implement partial impact fee waivers and bonusing to promote affordable housing.	▪ Local developers ▪ Affordable housing developers	High	Moderate
3.4. Explore the local use of community land trusts and comparable models	▪ Coordinate a pilot CLT program in the city, potentially in conjunction with other projects planned.	▪ Regional CLTs	Moderate	Moderate/High
3.5. Cooperate with area organizations for affordable and emergency housing	▪ Continue outreach to major affordable housing providers to determine future options for projects. ▪ Continue to participate in regional organizations.	▪ Affordable / emergency housing developers ▪ Emergency housing providers ▪ Housing organizations	Moderate	Low

Action	Implementation Steps	Partners	Priority	Investment
3.6. Use surplus properties for affordable housing	Determine options for using available surplus lands for development projects.	- Other jurisdictions (including school districts) - Religious organizations - Other nonprofits - Affordable housing developers	Moderate	Moderate
3.7. Coordinate the permitting and approvals process	- Continue monitoring development processes to determine bottlenecks with approvals. - Coordinate with utility districts on options to streamline approvals for housing.	Local utility districts	Moderate	Low
3.8. Secure additional funding for programs to support housing affordability and stability	Work with partner to secure funding for local affordable housing project.	- Affordable housing developers/providers - Funding agencies	Moderate	Moderate/High
3.9. Distribute information about local housing development options	- Maintain guidebook on development incentives. - Provide outreach for the implications of Comprehensive Plan changes on development in the community.	Local developers / property owners	High	Moderate

Long-Term Implementation

1. Addressing Needs for Local Capacity

Action	Implementation Steps	Partners	Priority	Investment
1.1. Revise plans for the city's subareas	- Coordinate updates to the Lake Stevens Center subarea plan - Identify additional potential locations for subarea planning	Consultant support	High	High
1.2. Implement strategic upzoning to address housing capacity needs	Continue coordinating neighborhood-level upzoning.	(none)	High	Moderate
1.3. Encourage different housing types	Coordinate the development of standardized, preapproved ADU plans.	Consultant support	Moderate	Low
1.4. Ensure that previous efforts are considered under new state requirements	Review for compliance with state requirements.	(none)	Moderate	Low
1.5. Coordinate ongoing monitoring and review to ensure compliance with housing targets	- Continue to provide internal reporting on progress towards housing goals. - Apply data as part of Comprehensive Plan progress reports	Snohomish County Tomorrow	High	Moderate

2. Meeting Additional State Requirements

Action	Implementation Steps	Partners	Priority	Investment
2.1. Integrate considerations of special needs housing into the Code	Review for compliance with state requirements.	(none)	Moderate	Low
2.2. Clarify impact fees for emergency housing and ADUs	Review for compliance with state requirements.	(none)	Moderate	Low

2.3.	Implement anti-displacement policies to increase housing stability	- Review policies for minimizing displacement from mobile home parks. - Review tenant protection ordinance. - Develop pilot for expanded homeowner and tenant assistance.	- Local residents - Local affordable housing organizations - Local developers - Property owners	High	High
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3. Additional Strategies to Achieve Housing Goals

Action	Implementation Steps	Partners	Priority	Investment
3.1. Refine the Multifamily Housing Property Tax Exemption	- Provide ongoing monitoring of the application of the tax exemptions. - Review the potential for increasing affordability requirements. - Review the use of MFTE in the city and determine additional changes necessary for the program.	- Department of Commerce - Consultant support	Moderate	Moderate/High
3.2. Revise the provisions for Planned Residential Developments	Review applications of PRDs and determine additional changes.	Housing developers	Moderate	Moderate
3.3. Provide additional incentives to encourage affordable housing development	Review the application of the partial impact fee waivers and bonusing to determine the effectiveness of the programs.	- Local developers - Affordable housing developers	High	Moderate
3.4. Explore the local use of community land trusts and comparable models	Review CLT pilot (if applicable) and review potential barriers to future projects	Regional CLTs	Moderate	Moderate
3.5. Cooperate with area organizations for affordable and emergency housing	- Continue outreach to major affordable housing providers to determine future options for projects. - Continue to participate in regional organizations.	- Affordable / emergency housing developers - Emergency housing providers - Housing organizations	Moderate	Low

Action	Implementation Steps	Partners	Priority	Investment
3.6. Use surplus properties for affordable housing	▪ Determine options for using available surplus lands for additional development projects. ▪ Review progress with the use of surplus lands.	▪ Other jurisdictions (including school districts) ▪ Religious organizations ▪ Other nonprofits ▪ Affordable housing developers	Moderate	Moderate
3.7. Coordinate the permitting and approvals process	▪ Continue monitoring development processes to determine bottlenecks with approvals. ▪ Coordinate with utility districts on options to streamline approvals for housing.	▪ Local utility districts	Moderate	Low
3.8. Secure additional funding for programs to support housing affordability and stability	▪ Work with partner to secure funding for local affordable housing projects and housing support.	▪ Affordable housing developers/providers ▪ Funding agencies	Moderate	Moderate/High
3.9. Distribute information about local housing development options	▪ Maintain guidebook on development incentives. ▪ Provide outreach for the implications of Comprehensive Plan changes on development in the community.	▪ Local developers / property owners	High	Moderate

Integration with the Comprehensive Plan Update

Given the timing of the Housing Action Plan with respect to the Comprehensive Plan update cycle, there are several considerations to make when reviewing and updating relevant elements of the Plan:

- **Subarea planning.** Future updates to the subarea plans may be noted as part of the Comprehensive Plan update process, as well as high-level statements on the role of these areas in accommodating additional density. However, more detailed neighborhood planning should be pursued to ensure that planning for more dense centers can be coordinated with the maintenance and expansion of local amenities and support for local quality of life.
- **Strategic upzoning.** Upzoning can be incorporated into the development of the Future Land Use Map for the city. If desired by the city, the map may classify specific locations for upzoning to accommodate additional development.
- **Anti-displacement policies.** As there are specific requirements in the [Growth Management Act](#) for antidisplacement policies to be included in the Housing Element of the Plan,³¹ these policies should be reviewed and adjusted as necessary to be incorporated into the final version of the Element.

In addition, the Department of Commerce Comprehensive Plan checklist included in Appendix B should be referenced to understand what changes may need to be made as part of the update to keep compliance with current statutory requirements.

³¹ See RCW [36.70A.070](#)(2)(h)

Appendix A: Glossary

The following are housing terms used in this report:

Accessory Dwelling Units. According to state law, an accessory dwelling unit is a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit. These can be “attached”, or located within or attached to the housing unit, or “detached”, consisting partly or completely of a separate building.

Affordable Housing. The United States Department of Housing and Urban Development (HUD) considers housing to be affordable if the household is spending no more than 30 percent of its income on housing costs, which is also the definition provided in state law. Under the Washington State *Growth Management Act*, this is defined as not exceeding 30 percent of monthly income for households at 60 percent of median household income for rental housing, 80 percent median household income for owned-occupied housing.

The term “affordable housing” is often used to describe income-restricted housing available only to qualifying low-income households. It can also include “naturally occurring” market-rate housing that is affordable at this income level.

American Community Survey (ACS). This is an ongoing nationwide survey conducted by the U.S. Census Bureau that is designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households. ACS data is commonly used for the Community Profile section of a housing needs assessment.

Note that the availability of data depends on the size of the jurisdiction. Currently, the most precise and detailed data is only available for smaller jurisdictions through 5-year estimates, based on data collected and averaged over a five-year period.

Area Median Income (AMI). This is a term that commonly refers to the area-wide median family income (MFI) calculation provided by the US Department of Housing and Urban Development (HUD) for a county or metropolitan region. Income limits to qualify for affordable housing are often set relative to AMI or MFI. In this report, unless otherwise indicated, both AMI and MFI refer to the HUD Area Median Family Income (HAMFI).

Note that for federal, state, and local policies, Lake Stevens relies on the AMI calculated for King and Snohomish Counties.

Cost Burdened. When a household pays more than 30 percent of their gross income on housing, including all utilities except telephone, they are “cost burdened.” When a household pays more than 50 percent of their gross income on housing, including utilities, they are “severely cost-burdened.”

Household. A household is a group of people living within the same housing unit. The people can be related, such as family. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households.

Household, Family. According to the US Census Bureau, a family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people are considered as members of one family.

Household, Nonfamily. According to the US Census Bureau, a nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related.

Household Income. The census defines household income as the sum of the income of all people 15 years and older living together in a household.

Income-Restricted Housing. This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at below-market rates. Income-restricted housing can be in public, nonprofit, or for-profit housing developments. It can also include households using vouchers to help pay for market-rate housing.

Note that for privately-owned properties, the owners typically receive a subsidy in the form of a tax credit or property tax exemption. As a condition of this subsidy, these owners must offer a set percentage of all units as income-restricted and affordable to household at a designated income level.

Low-Income. Families that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to area median family incomes (MFI), with consideration for family size. These levels are set in the state *Growth Management Act* as follows:

- Moderate income: 80–100% AMI
- Low-income: 50–80% AMI
- Very low-income: 30–50% AMI
- Extremely low-income: 0–30% AMI

Median Family Income (MFI). The median income (the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median) of all family households in the metropolitan region or county. Analyses of housing affordability typically group all households by income level relative to area median family income. The median income of non-family households is typically lower than for family households. In this report, both MFI and AMI refer to the U.S. Department of Housing and Urban Development Area Median Family Income (HAMFI).

Note that for federal, state, and local policies, Lake Stevens relies on the MFI calculated for King and Snohomish Counties.

Middle Housing. Middle (or “missing middle”) housing refers to housing that falls between single-family detached housing and mid-rise apartment buildings or condos in size. This can include duplexes, triplexes, and fourplexes; townhouses; courtyard apartments or cottages; and stacked flats, among others. These housing types, while common in older housing, have not been developed at the same volume as other types of housing in recent years.

Permanent Supportive Housing. Under state law, permanent supportive housing is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors.

Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.

Surplus Land. Surplus land is property that is owned by cities, town, or counties that is no longer needed to fulfill their needs and can be transferred or sold. The authority for cities to manage surplus property is granted by [RCW 35.22.280](#)(3).

Tenure. Tenure references the ownership of a housing unit in relation to the household occupying the unit. According to the US Census Bureau, a housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Appendix B: Housing Needs Assessment

Introduction

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.

This assessment highlights key elements regarding housing in Lake Stevens across five major categories:

- **Overall demographics**, including basic characteristics of the population and households across the city.
- **Housing stock and production** in the city, detailing both existing housing and trends in new housing that has been developed recently in Lake Stevens.
- **Residential real estate markets**, including trends with rents, home sale prices, and other market indicators.
- **Housing affordability** considerations, including discussions of housing burdens.
- An assessment of **equity** in housing to highlight issues of access.

In addition, this document also provides an evaluation of the current housing policies in the city's Comprehensive Plan and provides insights into the changes that will likely be necessary as part of the upcoming 2024 update to the Plan.

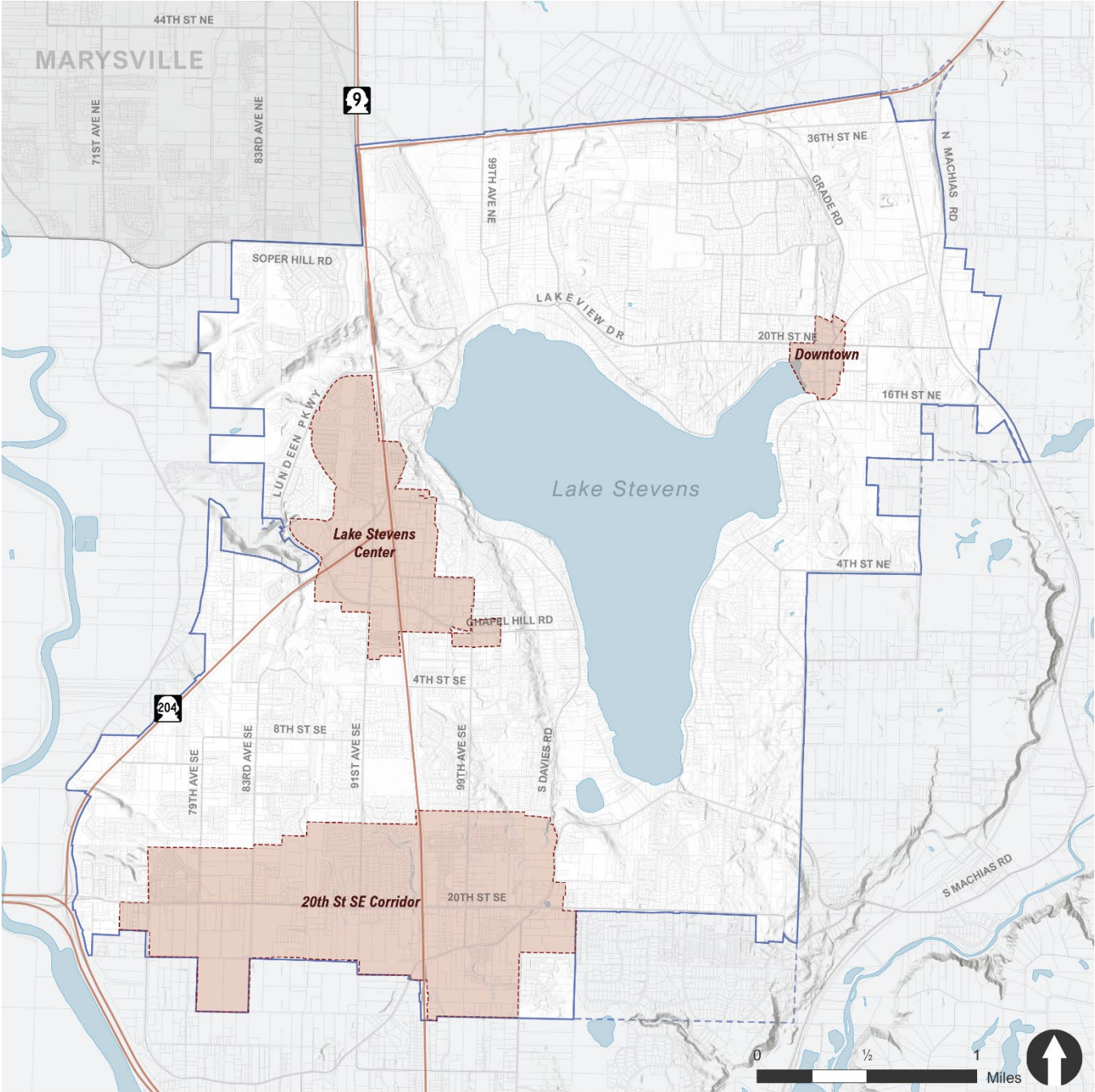
This document provides a foundation for additional steps in developing the full Housing Action Plan. This Plan will include details regarding public engagement and policy development and provide clear guidance on ongoing steps that can be taken by the city to meet future housing goals.

Study Area

This assessment addresses the housing market and inventory found within the boundaries of the city of Lake Stevens, as shown in Exhibit 29. This includes several smaller Urban Growth Areas which will likely be the focus of future annexations but are not currently part of the city proper.

The annexation history of the city is included in Exhibit 30, which highlights how the community has grown from the original town incorporated in November 1960 to the current boundaries surrounding Lake Stevens. The extension of the city around the entire lake was completed as of 2021 through an interlocal agreement with Snohomish County.

Exhibit 24. Overview, Lake Stevens and Surrounding Areas.



Legend

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

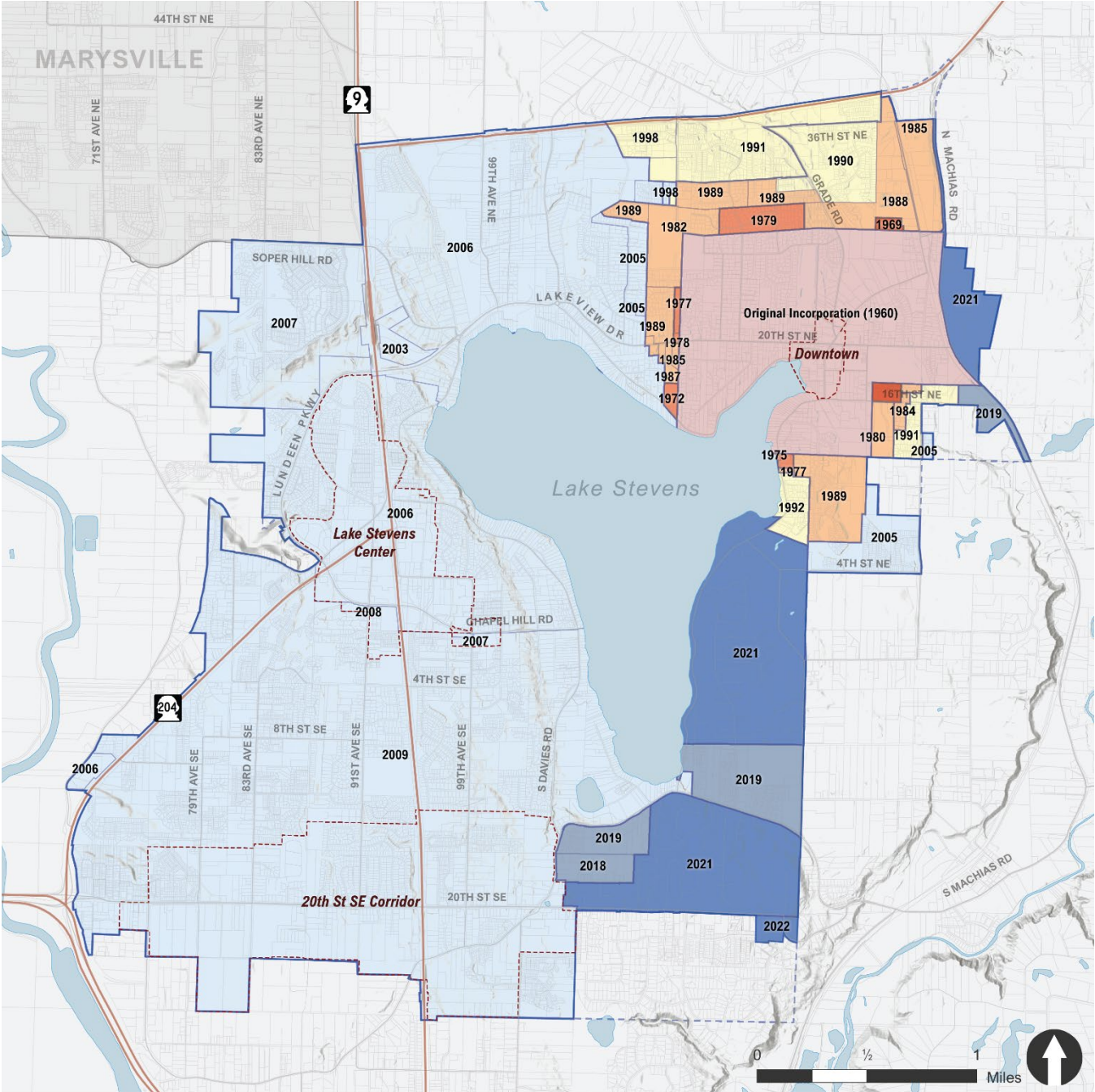
- Highways
- Arterials
- Roads



Map Date: December 2022

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

Exhibit 30. Annexation History, Lake Stevens.



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–

BERK
Map Date: December 2022

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

Data Sources

The evaluation of housing, households, and population relies on several data sources:

- **Washington State Office of Financial Management (OFM).** The OFM provides official data on population and housing counts for communities across the state, with regular post-censal estimations provided between official counts from the US Decennial Census. Additionally, OFM compiles current and historical data from individual communities on housing units built by type.
- **American Community Survey (ACS).** The US Census Bureau provides regular yearly surveys to track a range of demographic information, both to provide regular updates to information collected as part of the US Decennial Census, and to compile more detailed information on a variety of topics, such as household incomes, housing costs, education, and other characteristics. For the purposes of this assessment, the 2020 5-year dataset is used for key household and demographic characteristics.
- **Community Housing Affordability Survey (CHAS).** Although the ACS provides detailed information about demographics at a local level, this data set does not include information comparing many of these statistics to information about local housing costs. The US Department of Housing and Urban Development (HUD) uses the source data from the ACS and combines this with available information on housing costs to provide tables that are primarily used to evaluate housing cost burdens, as well as crosstab information useful for housing policies. The most recent dataset relies on 2019 5-year ACS data.
- **Private residential market data providers.** Companies such as Zillow and CoStar compile sources of information related to residential market conditions that can be useful in highlighting current housing costs and other relevant statistics, and do not have the delays associated with the ACS and CHAS data described above. These sources are used in the document as relevant to provide an understanding of current conditions.
- **City and County data sources.** Datasets from the City of Lake Stevens and Snohomish County have also been incorporated into these assessments. The major geographic datasets used to develop the maps in this report are sourced from the city and county, and there are some assessments of property characteristics that rely on data available from the Snohomish County Assessor. Additionally, population targets are derived from Snohomish County's Countywide Planning Policies.³²

³² See the Snohomish [County Countywide Planning Policies](#) webpage for more information.

Policy Context

Overview

This section highlights the current policy context for housing with the City of Lake Stevens. This provides an overall summary of three major components relevant to new housing yields in the city:

- A summary of **current zoning** and the types of residential development allowed in these areas.
- Recent **city actions** taken since 2018 that are relevant to increasing the production of housing, including both market-rate and affordable housing options.
- **Statutory changes to planning requirements** that will impact the upcoming revisions to the housing element of the city's Comprehensive Plan. These are primarily focused on the changes resulting from [HB 1220](#) which was passed in 2021 to amend the provisions of the *Growth Management Act* (GMA).
- A **policy audit** based on Department of Commerce guidance highlighting changes that will be necessary to be compliant with new requirements.

Zoning

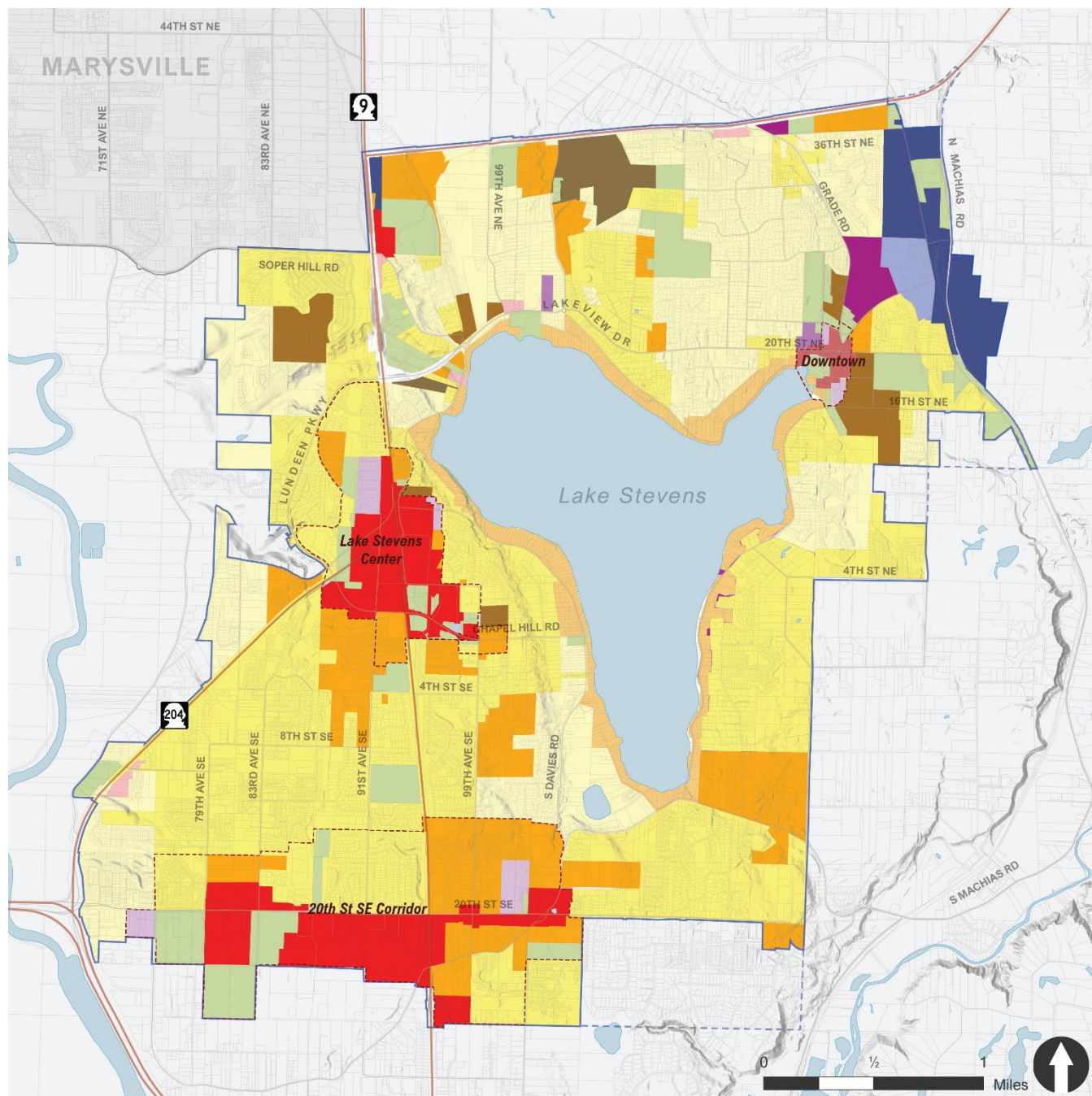
Current zoning is provided in Exhibit 31, with a table showing the total areas in each zoning district in Exhibit 32. Note that residential development is technically permitted as of right in all districts except the Business District (BD) and Public / Semi-Public (P/SP) zoning districts, although commercial and mixed-use areas aside from the Planned Business District only allow apartments built over permitted nonresidential uses.³³

Across the city, the largest zoning districts include the R4, R6, and R8-12 districts, which comprise much of the low- to moderate-density residential development in the city. These districts allow cottage developments and up to fourplexes as of right, and the R8-12 district permits townhomes and rowhouses. The Waterfront Residential (WR) zone, which includes much of the land directly abutting the lake, allows for cottages and duplexes, but duplexes can only be accommodated on parcels that are 25% larger than the smallest single-family lots permitted (12,000 square feet, versus 9,600 square feet for single-family homes).³⁴

³³ See Table 14.40-I, [LSMC 14.40.070](#). Also note that under [LSMC 14.44.065](#), there are constraints to accessory apartments allowed in industrial districts.

³⁴ See "Duplexes in Single-Family Zones", [LSMC 14.48.020](#).

Exhibit 25. Zoning, Lake Stevens.



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: December 2022

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

Exhibit 32. Total Area by Zoning District, Lake Stevens.

	Zoning District	Area (acres)	% of Total
BD	Business District	0.9	0.02%
CBD	Central Business District	16.3	0.3%
CD	Commercial District	327.3	5.6%
GI	General Industrial	148.0	2.5%
GIDA	GI Development Agreement	7.0	0.1%
LB	Local Business	17.3	0.3%
LI	Light Industrial	35.4	0.6%
MFDA	MF Development Agreement	64.0	1.1%
MFR	Multi-Family Residential	124.5	2.1%
MU	Mixed Use	10.7	0.2%
MUN	Mixed-Use Neighborhood	49.3	0.8%
P/SP	Public / Semi-Public	448.0	7.7%
PBD	Planned Business District	41.4	0.7%
R4	R4 Residential	1,282.5	21.9%
R6	R6 Residential	2,319.5	39.6%
R8-12	R8-12 Residential	642.2	11.0%
WR	Waterfront Residential	316.3	5.4%

Source: City of Lake Stevens, 2022.

Recent City Actions

The city has made several recent changes relevant to housing development in Lake Stevens:

- [Ordinance 1030](#) in 2018 provided new regulations for Accessory Dwelling Units (ADU), included in the code under [LSMC 14.44.045](#). This was presented to comply with [RCW 43.63A.215](#), which required cities with populations greater than 20,000 to allow ADUs within the community, and amended the previous code which managed these uses similar to duplexes.
- [Ordinance 1068](#) (2019) eliminated the volunteer Design Review Board and shifted these responsibilities to city staff to streamline the development process.

- [Ordinances 1080](#) and [1081](#) in 2020 provided for several changes resulting from consultation with an advisory committee. These included:
 - Overall adjustments to zoning district designations.
 - Reduced minimum lot sizes.
 - Provisions for lot size averaging ([LSMC 14.48.085](#)).
 - Additional defined housing types and revisions to existing definitions.
 - Expanded housing types allowed in residential districts.
 - Expanded infill regulations under [Part III](#) of [Chapter 14.46 LSMC](#).
- [Ordinance 1082](#) in 2020 allowed for the receipt of the sales and use tax credit permitted under [RCW 82.14.540](#) for affordable housing.
- [Ordinance 1103](#) (2020) created a Multifamily Housing Tax Exemption (MFTE) program under [Chapter 3.27 LSMC](#) for the city as per [Chapter 84.14 RCW](#). This provides 12 years of exemption from property taxes on the value of residential improvement on a site in exchange for 20% of housing units being reserved for low- or moderate-income households (up to 80% of AMI for Snohomish County). Eligible “residential targeted areas” are designated as per [Resolution 2020-23](#).
- [Ordinance 1118](#) (2020) increased thresholds for projects receiving categorical exemptions as minor new construction to up to 30 single-family housing units and 60 units in multifamily residential projects.

Several of these changes have been instituted as per state legislative amendments under [HB 1923](#) in 2019, which provided cities with exemptions from review under the State Environmental Policy Act (SEPA) for key actions related to promoting moderate-density, “missing middle” housing types.

Statutory Changes to Planning Requirements

At the state level, [HB 1220](#) in 2021 amended the requirements of the *Growth Management Act* ([Chapter 36.70A RCW](#)) to address several housing issues in the state through local Comprehensive Plans. Under changes to the stated goals of the GMA, communities are now obligated to “plan for and accommodate housing affordable to all economic segments of the population of this state” ([RCW 36.70A.020\(4\)](#)). This provides clear direction from the state that all cities must accommodate a range of different housing types that can accommodate a variety of incomes.

In addition to the broad changes to housing-related goals under the GMA, there are several key changes that will be required to the city’s Comprehensive Plan to align with new requirements. Most of these elements are included under changes to the requirements for housing elements under [RCW 36.70A.070\(2\)](#), and will impact the required updates to the city’s Comprehensive Plan [Housing Element](#). These include the following:

- **Accommodate moderate density housing options.** Under (2)(b), the housing element must now include statements about goals, policies, and objectives related to “moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes”.

Additionally, (2)(c) states that land capacities must consider “consideration of duplexes, triplexes, and townhomes”. These changes make explicit mention to consider these housing types in the housing element.

- **Identify sufficient capacities for providing housing across income categories.** According to (2)(a), the housing element must include projected housing needs that are provided by the Washington Department of Commerce. These projected needs incorporate estimates for housing needs for moderate (80–120% of Area Median Income, or AMI), low (50–80% AMI), very low (30–50% AMI), and extremely low-income (0–30% AMI) households. The requirements under (2)(c) also require that sufficient amounts of land are allocated for these households in communities, and (2)(d) reinforces that adequate provisions must be made to help meet these needs.
- **Provide capacity for emergency housing, emergency shelters, and permanent supportive housing.** In addition to the projections of housing needs under (2)(a), estimates of needs for emergency housing, emergency shelters, and permanent supportive housing will be provided by the Department of Commerce to counties for inclusion in city housing elements, and (2)(c) requires that sufficient land capacity is coordinated by the city for these uses.
- **Consider other provisions to meet existing and projected housing needs.** Aside from the broad statement of needs under these revisions, requirements under (2)(d) highlight that the housing element should document the actions needed to address housing availability, including increased funding, changes in development regulations, matching housing locations with employment, and considering accessory dwelling units to help meet housing needs.
- **Consider and address racially disparate impacts in housing.** Housing elements must now make explicit considerations of current and historical policies and regulations that result in “racially disparate impacts, displacement, and exclusion in housing” under (2)(e). This can include discriminatory zoning, disinvestment in communities, and availability of infrastructure. Requirements under (2)(f) also mandate that communities work to implement policies and regulations that work to undo these impacts.
- **Establish anti-displacement policies.** Finally, the requirements under (2)(g) and (h) highlight that areas that may be at higher risk of displacement due to changes in zoning development regulations and capital investment should be identified. These areas should be supported with anti-displacement policies that would preserve historical and cultural communities and ensure that households of all incomes can remain within the community. These policies can include such efforts as equitable development initiatives, inclusionary zoning, community planning requirement, tenant protections, and land disposition policies.

Policy Audit

To support efforts by communities to comply with new requirements under the *Growth Management Act*, the state Department of Commerce has compiled a set of checklists to ensure that updates to local Comprehensive Plans will align with state law. For the upcoming Comprehensive Plan update cycle, major checklists are presented to highlight changes necessary to the [Comprehensive Plan](#), [critical areas ordinance](#), and other elements of city code.

Although a full evaluation of the entire checklist would not be relevant for the Housing Action Plan, this report does include sections from the Plan and development regulations checklists to highlight areas where the city may not be compliant with current state requirements. Relevant excerpts from that checklist include:

- Housing (Exhibit 33)
- Zoning (Exhibit 34)
- Impact fees (Exhibit 35)

Exhibit 26. Department of Commerce Checklist for Comprehensive Plan Updates (Section I / Housing).

Requirement	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Goals, policies, and objectives for the preservation, improvement, and development of housing. RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a)	Yes. Chapter 3 of the Comprehensive Plan includes goals regarding housing preservation, improvement, and development. Policy 3.14 in the Comprehensive Plan specifically promotes moderate density housing options.	No.	Note Goal 3.6 (page H-20) and associated policies in particular for housing preservation and improvement, especially related to community revitalization and maintenance of existing affordable housing. While changes to these goals, policies, and objectives will occur as part of this update, this is currently in compliance with these statutory/regulatory requirements.
b. Within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-300	Yes. Policy 3.14 in the Comprehensive Plan specifically promotes small multifamily housing, and duplexes, triplexes, and townhomes are included in LSMC Table 14.40-I .	No.	Note that revisions to the code may be required under new provisions from HB 1110 to include more middle housing options and expand the provision of townhomes. See E2SHB 1110.PL Sec. 3(5).
c. Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) amended in 2021	Yes. Policy 3.1.1 and 3.1.4 encourage housing that is “equitably and rationally” distributed, and Policies 2.14.1 and 3.5.1 consider higher densities, mixes of land uses, and pedestrian access to employment to address distances between home and work locations. Policy 3.1.6 allows for ADUs in all residential zones with certain considerations of neighborhood quality.	No.	Given the auto-oriented nature of the community and low jobs-to-residents ratio, considering locations of housing versus employment may be more challenging than in other communities. However, this may be strengthened with additional policies regarding a focus on transit-supported residential development.

Requirement	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
d. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)	Yes. Housing needs for extremely low-, very low-, and low-income households are provided in Table 3.5. Goal 3.1 specifically indicates the need to provide housing at all income levels, and Goal 3.2 provides for special needs and affordable housing.	Yes.	This section needs to be updated to consider the specific targets determined by Snohomish County Tomorrow to consider updates to general targets, targets by income band, and needs for emergency and permanent supportive housing.
e. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)	Yes. Buildable lands estimates are included in the Comprehensive Plan in Chapter 2 (Land Use), which includes a summary of residential land capacity available to reach these targets.	Yes.	The current Comprehensive Plan includes discussions of land capacity, but this needs to be updated to consider both changes in buildable land capacity in the city and targeted capacity for housing targets by income band / type established by Snohomish County Tomorrow.
f. Adequate provisions for existing and projected housing needs for all economic segments of the community. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii) , WAC 365-196-300(f) , WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan	Yes. Housing needs across the communities are provided in Table 3.4 of the Comprehensive Plan, while needs for extremely low-, very low-, and low-income households are provided in Table 3.5. Goal 3.1 specifically indicates the need to provide housing at all income levels, and Goal 3.2 provides for special needs and affordable housing.	Yes.	The current Comprehensive Plan needs to be updated to consider housing targets by income band / type established by Snohomish County Tomorrow in projected housing needs. Additionally, specific considerations of special needs housing, including emergency and permanent transitional housing options, need to be included in the Comprehensive Plan.

Requirement	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
g. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: ▪ Zoning that may have a discriminatory effect; ▪ Disinvestment; and ▪ Infrastructure availability RCW 36.70A.070(e) new in 2021	No.	Yes.	A new section regarding racially disparate impacts and anti-displacement policies needs to be included in the Comprehensive Plan. Note elements included in the Housing Action Plan that discussion racially disparate impacts and exclusion.
h. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021	No.	Yes.	A new section regarding racially disparate impacts and anti-displacement policies needs to be included in the Comprehensive Plan.
i. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments. RCW 36.70A.070(2)(g) new in 2021	No.	Yes.	A new section regarding racially disparate impacts and anti-displacement policies needs to be included in the Comprehensive Plan. Note elements included in the Housing Action Plan that discussion racially disparate impacts and exclusion.

Requirement	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
j. Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) new in 2021	No.	Yes.	A new section regarding racially disparate impacts and anti-displacement policies needs to be included in the Comprehensive Plan.

Exhibit 27. Department of Commerce Checklist for Comprehensive Plan Updates (Section II / Zoning).

Requirement	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process (RCW 36.70A.070(2)(c)) - Amended in 2021 with HB 1220)	No. While previous future housing needs identified through the Comprehensive Plan included some targets by income level, current zoning and land use designations have not been clearly linked to achieving these targets.	Yes.	Note that under the provisions of RCW 36.70A.070(2)(c), the allocation of building capacity by zones is required to permit housing to meet these needs to be built. However, these designations themselves cannot mandate the actual construction of these projects, which must be promoted through other means.
b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 36.70A.390 New in 2021, (HB 1220 sections 3-5) “permanent supportive housing” is defined in RCW 36.70A.030; “transitional housing” is defined in RCW 84.36.043(2)(c)	No. Permanent supportive housing and transitional housing as defined under statute may be managed under LSMC 14.08.010 as Level I to III Health and Social Service Facilities. These designations are not permitted in all areas where residences are allowed, as per LSMC Table 14.40-I.	Yes.	Note that requirements for mixed-use development/apartments above permitted nonresidential uses in the LB, CBD, CD, LI, and GI zones under LSMC Table 14.40-I may be applied to these housing types as well.

Requirement	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
c. Indoor emergency shelters and indoor emergency housing shall be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one mile of transit. Indoor emergency housing must be allowed in areas with hotels. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5) “emergency housing” is defined in RCW 84.36.043(2)(b)	Yes. Provisions for Level III Health and Social Service Facilities include emergency shelter under this definition. These uses are allowed in all zones where hotels and motels are allowed. See LSMC Table 14.40-II for more information.	No.	Note that definitions under LSMC 14.08.010 should be adjusted to use the nomenclature provided in state statute to avoid confusion.
d. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short term rentals, or occupant load per square foot shall not be regulated or limited by cities. (HB 5235), RCW 35.21.682 new in 2021, RCW 35A.21.314 new in 2022, RCW 36.01.227 new in 2021	No. There are no clear considerations in the Code regarding unrelated persons.	No.	Note that this only applies in cases where long-term leases (at least month-to-month) are in place. Short-term rentals and hotels/motels can still be regulated accordingly.
e. Limitations on the amount of parking local governments can require for low-income, senior, disabled and market-rate housing units located near high-quality transit service. RCW 36.70A.620 amended in 2020 and RCW 36.70A.600 amended in 2019	Yes. With respect to the requirements under (1) through (3), the city is not currently served by transit routes with sufficient frequency to be considered “high-quality” and subject to these requirements	No.	Note that future changes in transit service could justify changes to the parking requirements, but this is not likely in the short term.

Requirement	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
f. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450 . Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.	No. Provisions for in-home family day care uses are managed under home occupations as per LSMC 14.44.015(k) , and are permitted in R4, WR, R6, R8-12, MFR, MU, and PBD zones as per LSMC Table 14.40-I . However, family day care providers are excluded from other zones where residential dwellings are allowed (including locations that only permit apartments above permitted nonresidential uses).	Yes.	As per WAC 365-196-865(1) , note that these uses may be regulated as conditional in the Code. While this cannot preclude the accommodation of these uses as per RCW 36.70A.450(4) , they can provide for conditions to manage potential impacts of this use.
g. Manufactured housing is regulated the same as site-built housing. RCW 35.21.684 amended in 2019, RCW 35.63.160 , RCW 35A.21.312 amended in 2019 and RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood but may not discriminate against consumer choice in housing. See: National Manufactured Housing Construction and Safety Standards Act of 1974	Yes. The definitions of manufactured housing provided in LSMC 14.08.010 do not preclude their definition as a single-family detached unit as long as they can be defined as a “structure”. Note that manufactured/mobile home parks are regulated separately as per LSMC Table 14.40-I , and allowed only as an administrative conditional use in many residential zones. However, individual units are permitted separately.	Yes.	It may be useful to provide clarity in the Code that manufactured homes are regulated the same as site-built housing, provided the conditions under RCW 35.21.684(1) , as this is not explicit.

Requirement	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
h. Accessory dwelling units: cities (and counties) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls the requirements of RCW 36.70A.698 amended in 2021. Review RCW 36.70A.696 amended in 2021 through 699 and RCW 43.63A.215(3) Watch for new guidance from Commerce on the Planning for Housing webpage.	N/A. Note that these provisions under RCW 36.70A.698 do not apply in Lake Stevens, given that there are no “major transit stops” in the city as per RCW 36.70A.696(7).	N/A.	
i. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of “familial status” are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410, RCW 70.128.140 and 150, RCW 49.60.222-225 and WAC 365-196-860	No. Uses such as child residential mental health care, private adult treatment homes, and residential facilities for the disabled may be managed under LSMC 14.08.010 as Level I or II Health and Social Service Facilities. These designations are not permitted in all areas where potentially comparable residential structures are allowed, as per LSMC Table 14.40-I. This includes areas where apartments are allowed	Yes.	Also see RCW 35A.63.240. Note that under 42 U.S.C. Sec. 3602(h), these provisions do not cover illegal drug addiction. Note that the provisions of RCW 36.70A.410 may apply differently depending on the design and scale of the development.

Requirement	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
j. Affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. WAC 365-196-300. See also RCW 36.70A.545 and WAC 365-196-410(2)(e)(i) “affordable housing” is defined in RCW 84.14.010 Review RCW 36.70A.620 amended in 2020 for minimum residential parking requirements	N/A. Note that provisions that allow additional height under LSMC 14.38.050 in exchange for public benefits (including affordable housing) are not covered under this provision.	No.	Note that the provisions in LSMC 14.38.050(7) need to be significantly revised, as the definitions of rental and owner-occupied housing affordability are not correct. The city may also investigate the potential of including additional height, bulk, and density incentives under RCW 36.70A.540. Also note that provisions in RCW 35A.63.300 regarding density bonuses for affordable housing on property owned by religious organizations need to be incorporated into the Code. This would apply to housing affordable to households at 80% of median family income.
k. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 36.01.290 amended in 2020	No. Note that provisions for timing under LSMC 14.44.038(b) for outdoor encampments do not comply with restrictions under RCW 35A.21.360(2)(d) regarding the period, frequency, and number of encampments allowed. Also note that zoning restrictions on temporary encampments may not be allowed as per LSMC Table 14.40-I if they contravene RCW 35A.21.360(2)(a) by not allowing encampments altogether on sites owned by religious organizations.	Yes.	Note that the reference provided in the checklist is specifically for counties. RCW 35A.21.360 is the specific reference for code cities. Separation requirements of 1,000 feet are allowed under RCW 35A.21.360(2)(f) for multiple encampments. Also note that RCW 35A.21.360 includes provisions for safe parking, indoor overnight shelters, and temporary small houses which may need to be considered. Although the lack of such ordinances may not be out of compliance with statute, these uses may also need to be included in the Code (potentially as part of a memorandum of understanding).

Exhibit 28. Department of Commerce Checklist for Comprehensive Plan Updates (Section II / Impact Fees).

Requirement	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2016, .060 amended in 2021, .070 , .080 , .090 amended in 2018 and .100 . WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.	Yes. Provisions of Chapters 14.100 (school), 14.112 (traffic), and 14.120 (parks) LSMC are generally consistent with requirements under the statute.	No.	Note that capital facilities planning needs to be updated in the Comprehensive Plan to be consistent with the use of funds under LSMC 14.120.130(b) .
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016	Yes. See Chapter 14.124 LSMC .	No.	
c. If adopted, limitations on impact fees for early learning facilities. RCW 82.02.060 amended in 2021	Yes. Note that park and school impact fees are calculated for residential uses only, and traffic mitigation impact fees are specifically calculated based on peak hourly trips (with adjustments based on pass-through/pass-by trips) as per LSMC 14.120.080 . This fulfills the requirement under RCW 82.02.060(3) .	No.	Note that the Code does not include optional reductions in impact fees for early learning facilities as per RCW 82.02.060(2) and (4) .
d. If adopted, exemption of impact fees for low-income and emergency housing development RCW 82.02.060 amended in 2021. See also definition change in RCW 82.02.090(1)(b) amended in 2018	No. While an exemption for low-income housing is not currently in place, the Code should explicitly state that emergency housing is not subject to impact fees as per RCW 82.02.090(1)(b) .	Yes.	Also note that the City should explore the use of 80% impact fee waivers under RCW 82.02.060(4) for affordable housing.

Local Housing Assessment

Overview

As part of the assessment of the Lake Stevens context relevant to current and future housing needs, this report provides an evaluation of key statistics in several areas:

- City demographics of population and households
- Housing stock and production in the city
- Residential real estate market statistics
- Housing affordability
- Equity in housing

Through an evaluation of these indicators, this assessment will highlight important considerations that should be made going forward with respect to the policies and actions included in the Housing Action Plan.

Demographics

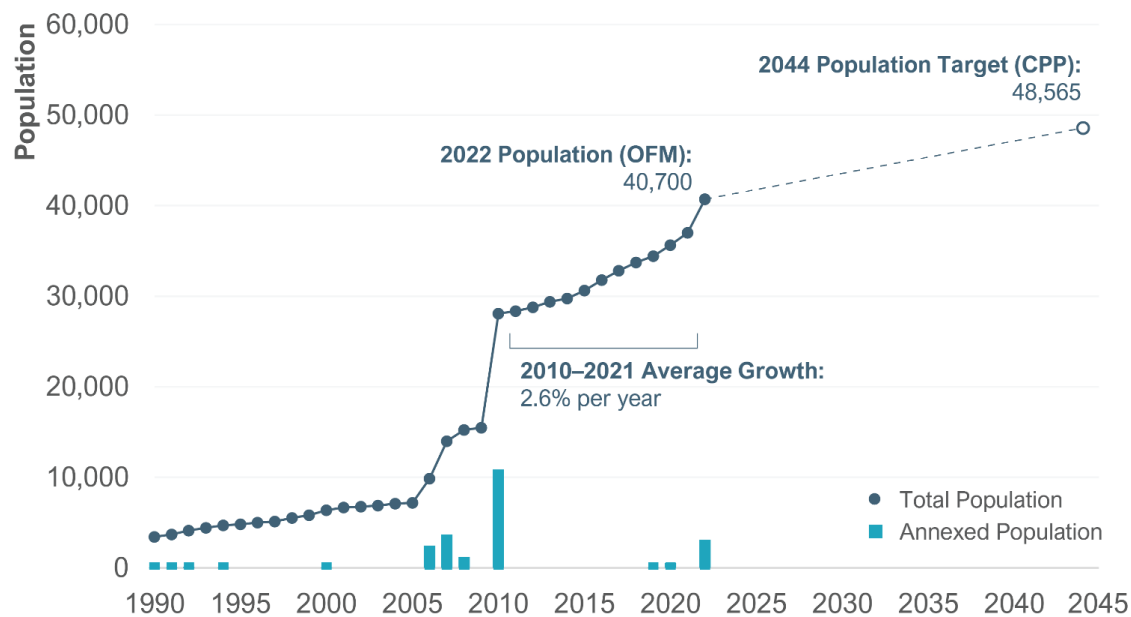
Exhibits 36 to 43 include data on the demographics of the current population of Lake Stevens. This includes the following:

- Exhibit 36 includes historical population totals and annexed population from 1990 to 2020, as well as prospective future population targets for 2044 under the current Countywide Planning Policies.
- Exhibit 37 presents a profile of the current population by age cohorts for Lake Stevens in 2020, compared with the corresponding Snohomish County age profile.
- Exhibit 38 provides the 2020 median incomes for all households as well as family and non-family households and compares these values between Lake Stevens and Snohomish County.
- Exhibit 39 gives a distribution of household by income intervals for Lake Stevens, with Snohomish County data provided for comparison.
- Exhibit 40 presents the distribution of households by the size of the household and their tenure (e.g., whether they rent or own their home).
- Exhibit 41 includes a distribution of households by their general household type and tenure.
- Exhibit 42 provides the distribution of the population of Lake Stevens by race and ethnicity for 2020.
- Exhibit 43 presents a comparison of the distribution of population by race for Lake Stevens and Snohomish County in 2020.

From these figures, the following conclusions can be reached:

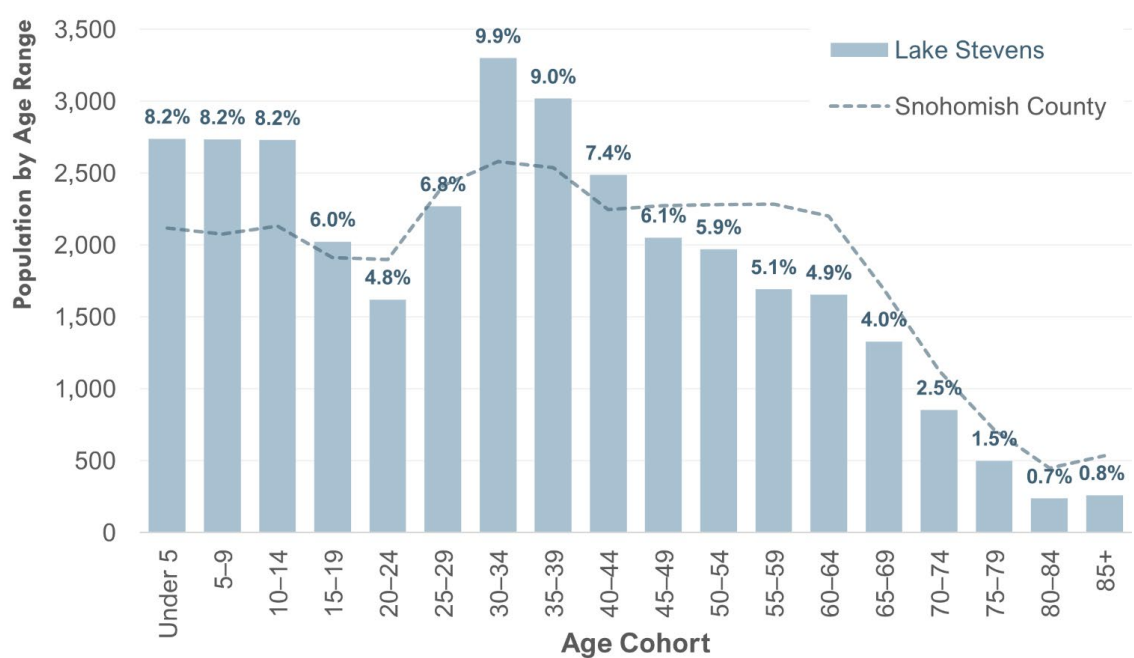
- **Lake Stevens has experienced significant growth over the past several years.** Due to new development and annexation, Lake Stevens has grown significantly, from 28,342 people in 2011 to 40,700 in 2022. This represents a growth rate of 3.2% per year, double the Snohomish County average of 1.6% per 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.** 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. 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 38), 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 41. 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.

Exhibit 29. Historical Population, Annexations, and Future Targets, Lake Stevens, 2000–2044.



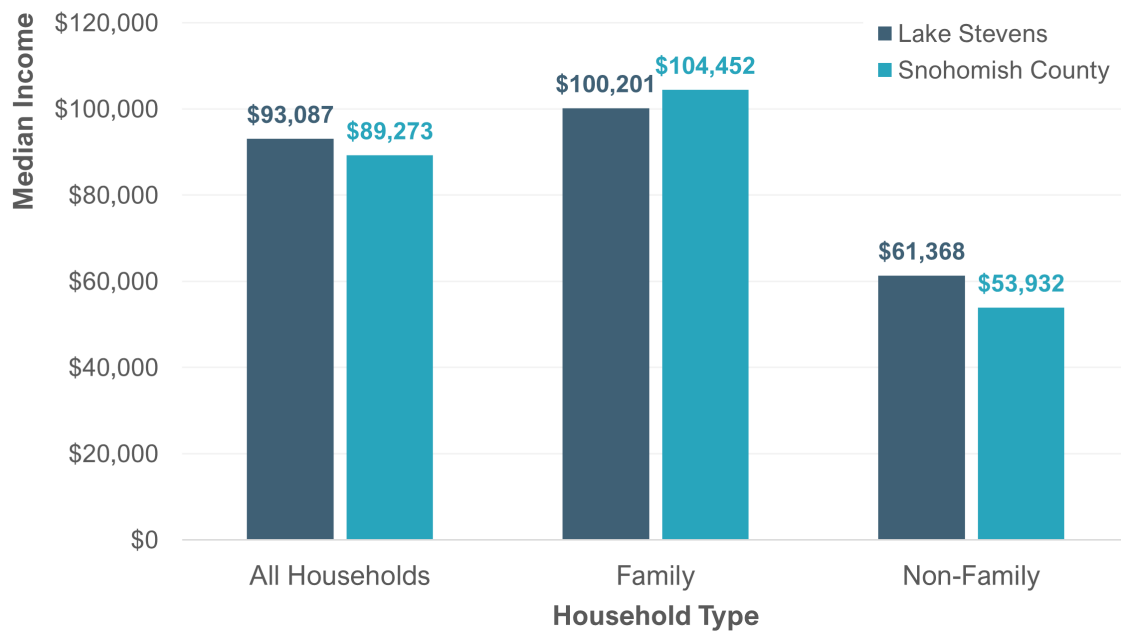
Sources: WA Office of Financial Management, 2022; Snohomish County, 2022.

Exhibit 30. Population Age Profile, Lake Stevens and Snohomish County, 2020.



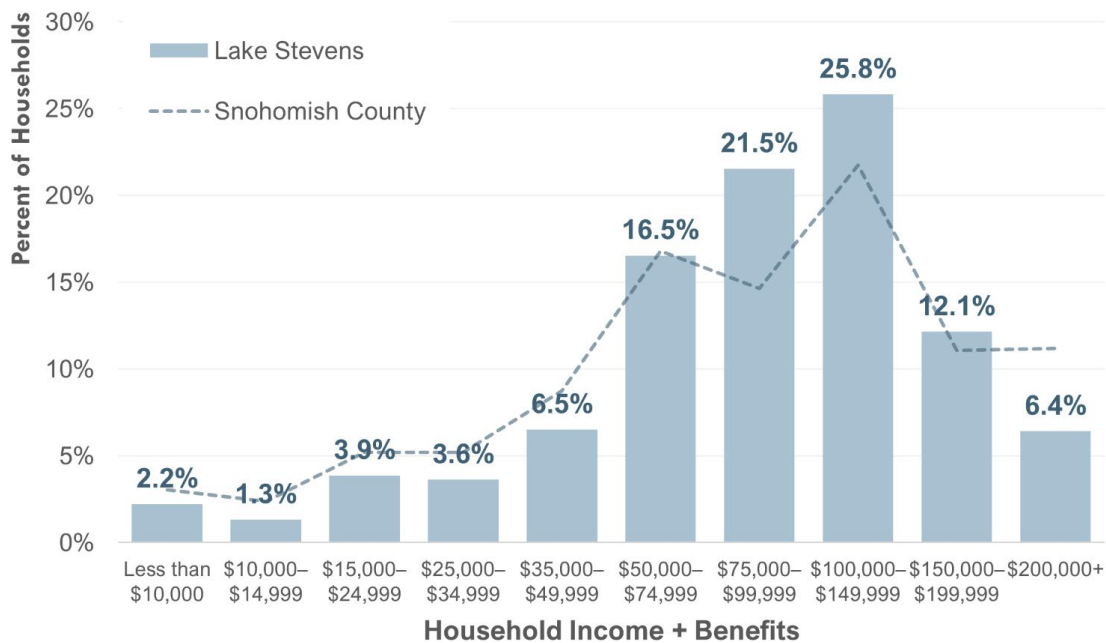
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Exhibit 31. Median Income of Household Types, Lake Stevens and Snohomish County, 2020.



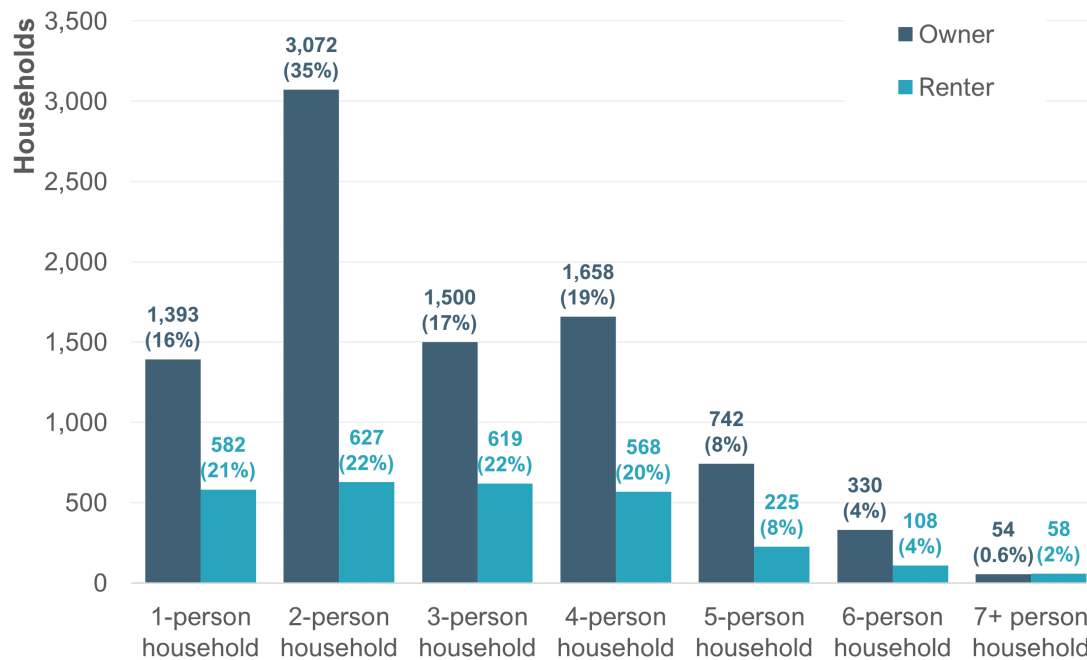
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Exhibit 32. Distribution of Household Income, Lake Stevens, 2020.



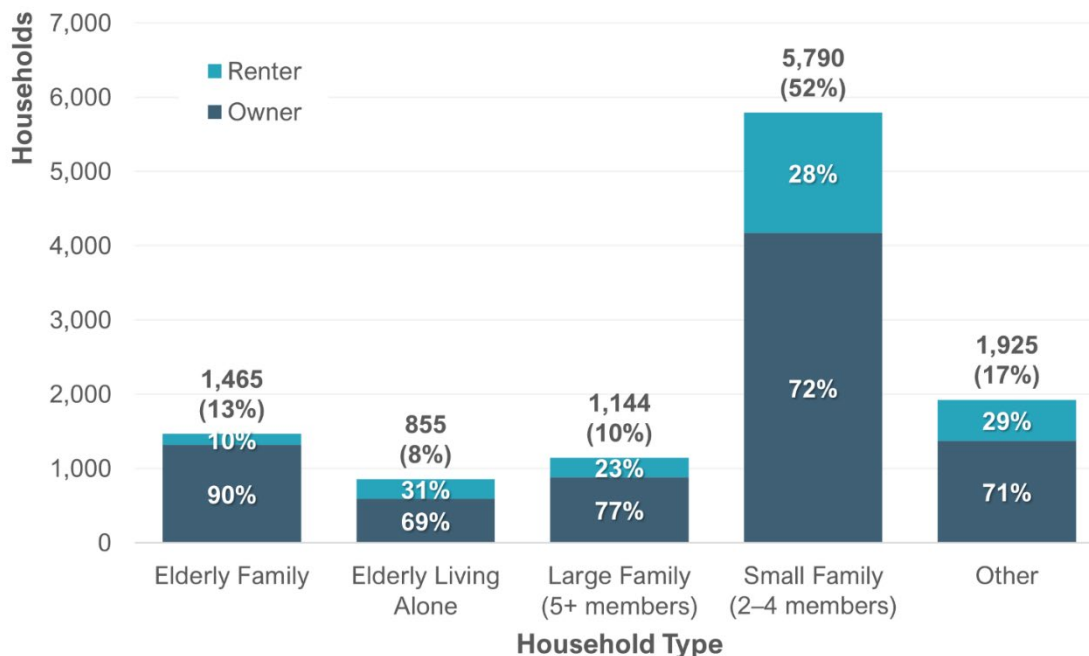
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Exhibit 40. Distribution of Households by Size and Tenure, Lake Stevens, 2020.



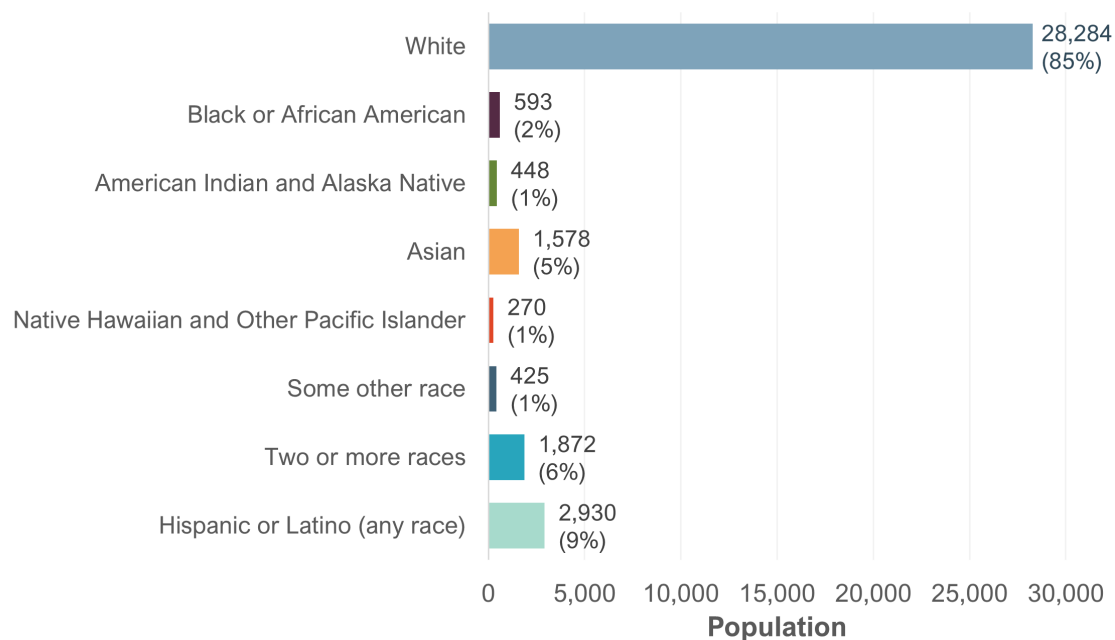
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Exhibit 33. Distribution of Households by Type and Tenure, Lake Stevens, 2020.



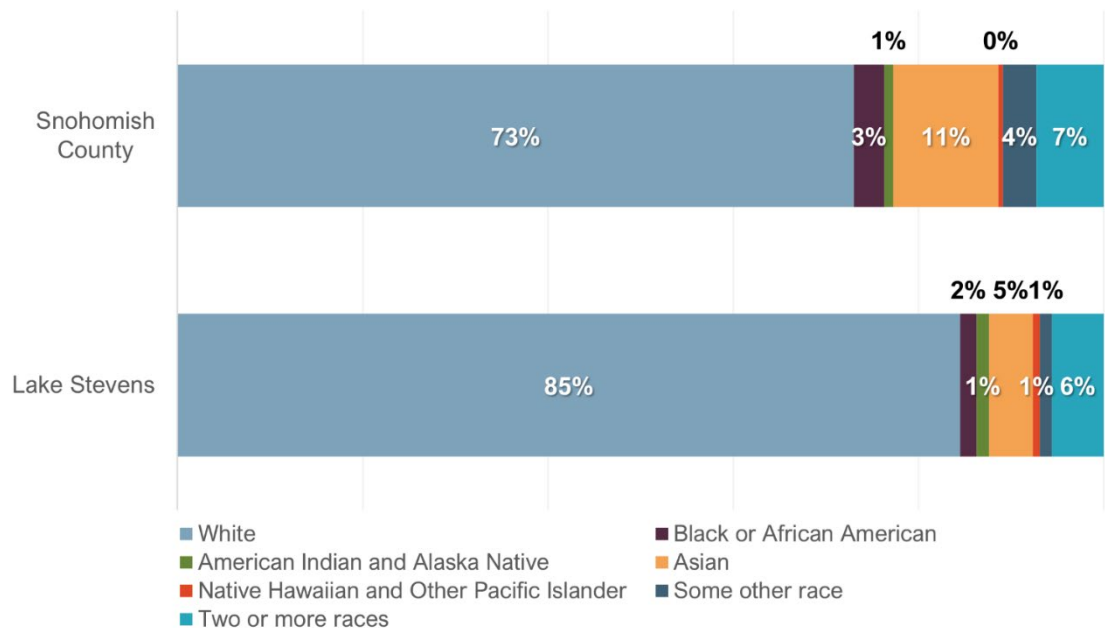
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Exhibit 34. Distribution of Population by Race/Ethnicity, Lake Stevens, 2020.



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

Exhibit 35. Comparison of Population Distribution by Race. Lake Stevens and Snohomish County, 2020.



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

Housing Stock and Production

Exhibits 44 to 50 provide information about the current housing stock and historical housing production in Lake Stevens to highlight trends and potential gaps in available supplies. This information includes the following:

- Exhibit 44 provides the housing units found in the city from 1990 to 2022, as well as the housing units annexed during that time. (Note that the current Snohomish Countywide Planning Policies provide growth targets by population and not housing.)
- Exhibit 45 gives the breakdown of the current housing inventory in 2022 according to the type of units (e.g., single-family homes, apartments, mobile homes, etc.).
- Exhibit 46 indicates the total frame housing completed over the past 10 years, from 2012 to 2022. Note that mobile homes are not included in this figure, but do not account for a substantial amount of new housing over this period.
- Exhibit 47 provides an evaluate of the housing units developed by year between 2010 and 2022, as well as a breakdown of the housing types developed.
- Exhibit 48 compares housing production in Lake Stevens for 2012–2022 with surrounding communities in Snohomish County.
- Exhibit 49 presents the total number of ADUs developed from 2010 to 2022 based on OFM data.
- Exhibit 50 shows the buildable lands inventory conducted as part of the [2021 Buildable Lands Report](#). This information highlights vacant, underutilized, or partially-used sites that would be able to accommodate additional growth.

One important note with these statistics is that information on housing production is based on the fiscal year basis used by OFM in reporting. This means that production for each listed year represents the last three quarters of the previous year and the first quarter of the year provided.

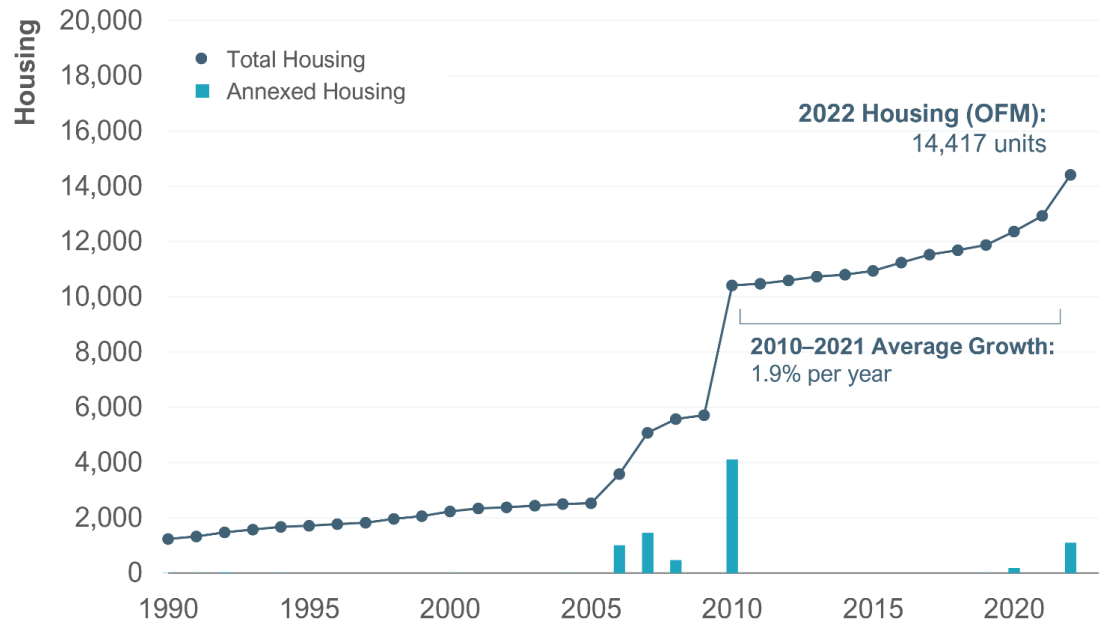
The following conclusions can be drawn from this information:

- **Single-family housing dominates Lake Stevens' housing stock and recent production.** As of April 2022, Lake Stevens had 14,417 housing units. 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 other communities in the county.
- **Recent housing production favored larger multifamily projects.** In recent developments, multifamily development has been skewed more toward larger multifamily projects with five or more units. This represented about 16% of total production between 2012 and 2022, with most of this stock coming online in 2021 and 2022.
- **Recently ADU production has been limited but is growing.** When examining permit records on ADU production, 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.

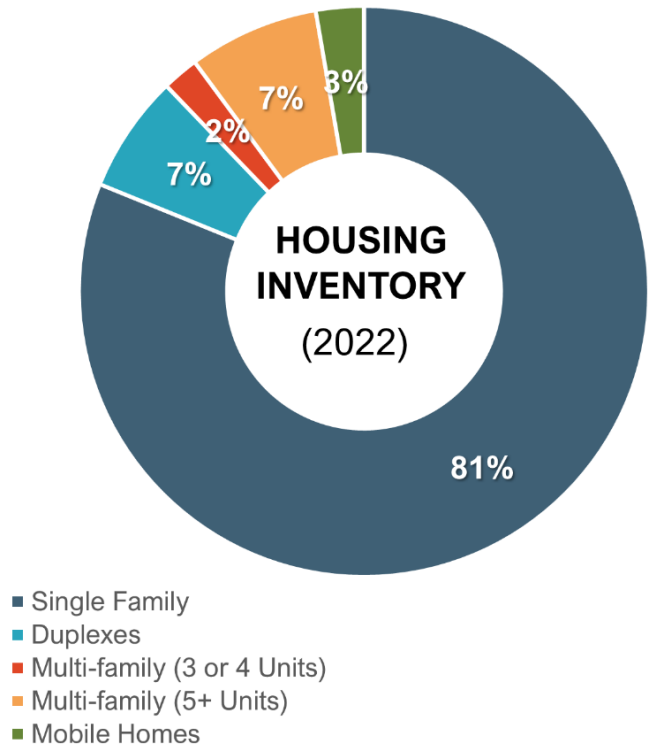
- **Future development will need to be accommodated re-developable and infill sites.** Estimates of future growth capacity in Lake Stevens suggest that long-term growth can be accommodated within the UGA, with the [2021 Buildable Lands Report](#) indicating that up to 4,311 housing units can be accommodated 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.

Exhibit 36. Total Housing Units and Annexed Housing, Lake Stevens, 1990–2022.



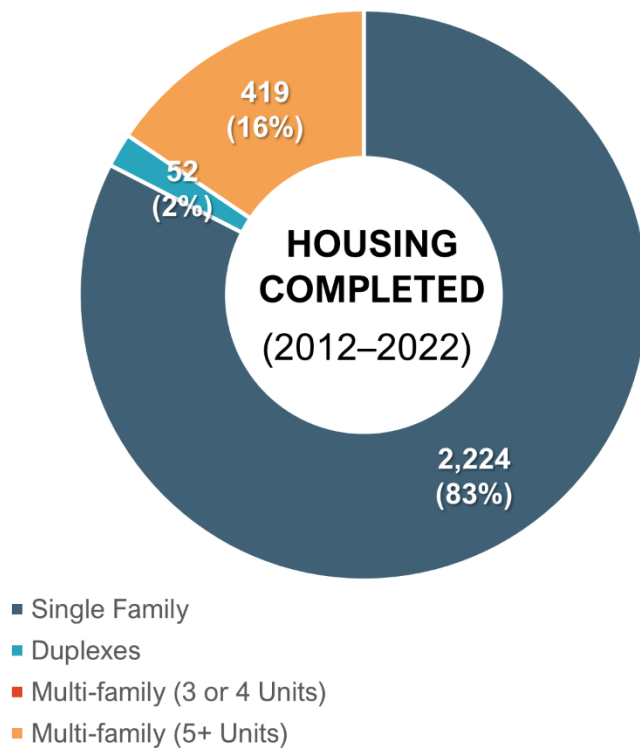
Source: Washington Office of Financial Management, 2022.

Exhibit 37. Housing Inventory, Lake Stevens, 2022.



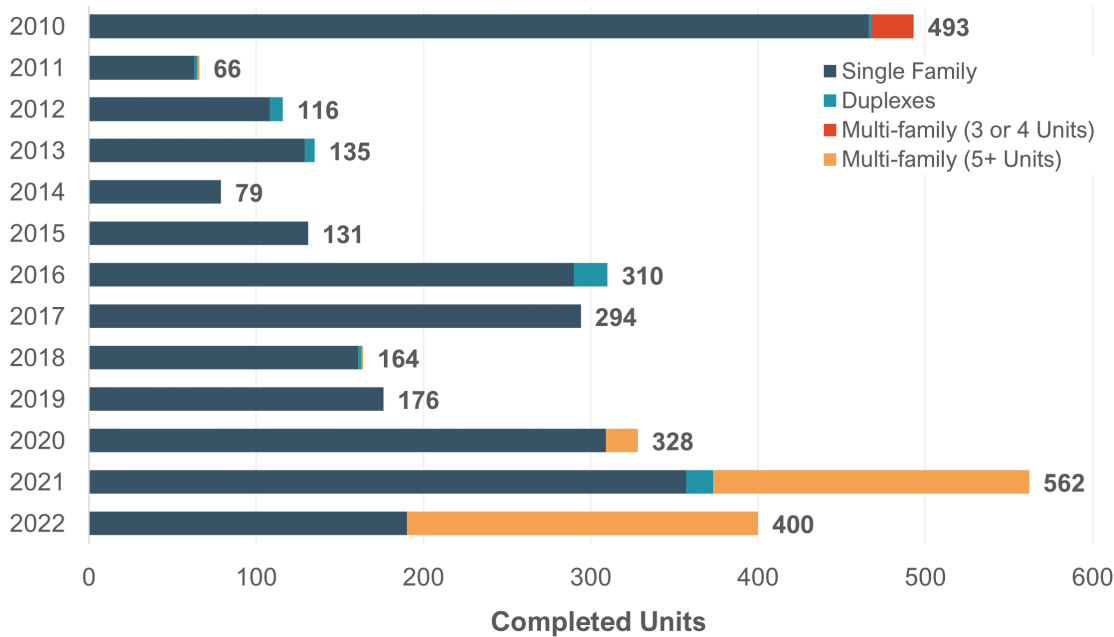
Source: Washington Office of Financial Management, 2022.

Exhibit 38. Total Housing Completed by Type, Lake Stevens, 2010–2022.



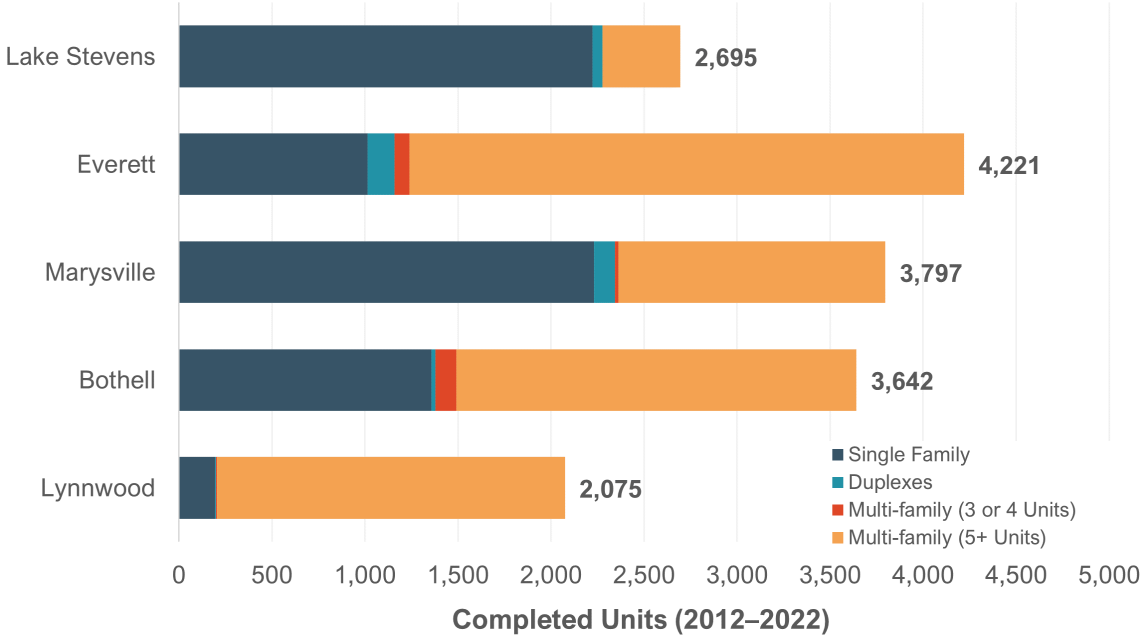
Source: Washington Office of Financial Management, 2022.

Exhibit 39. Housing Completed by Year and Type, Lake Stevens, 2010–2022.



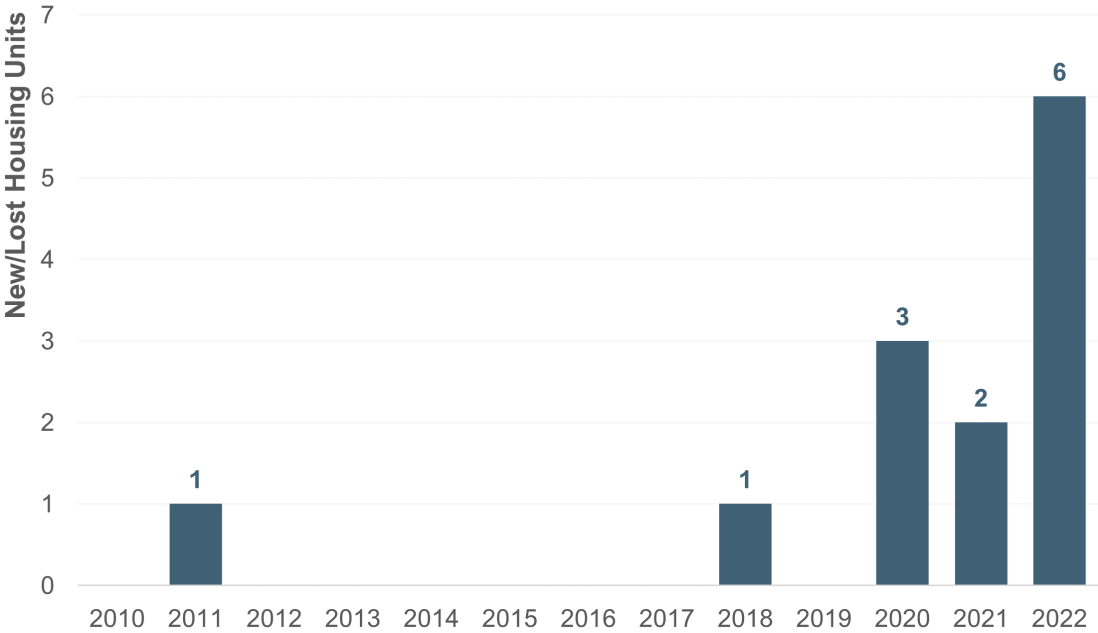
Source: Washington Office of Financial Management, 2022.

Exhibit 40. Comparisons of Housing Units Completed by City, 2012–2022.



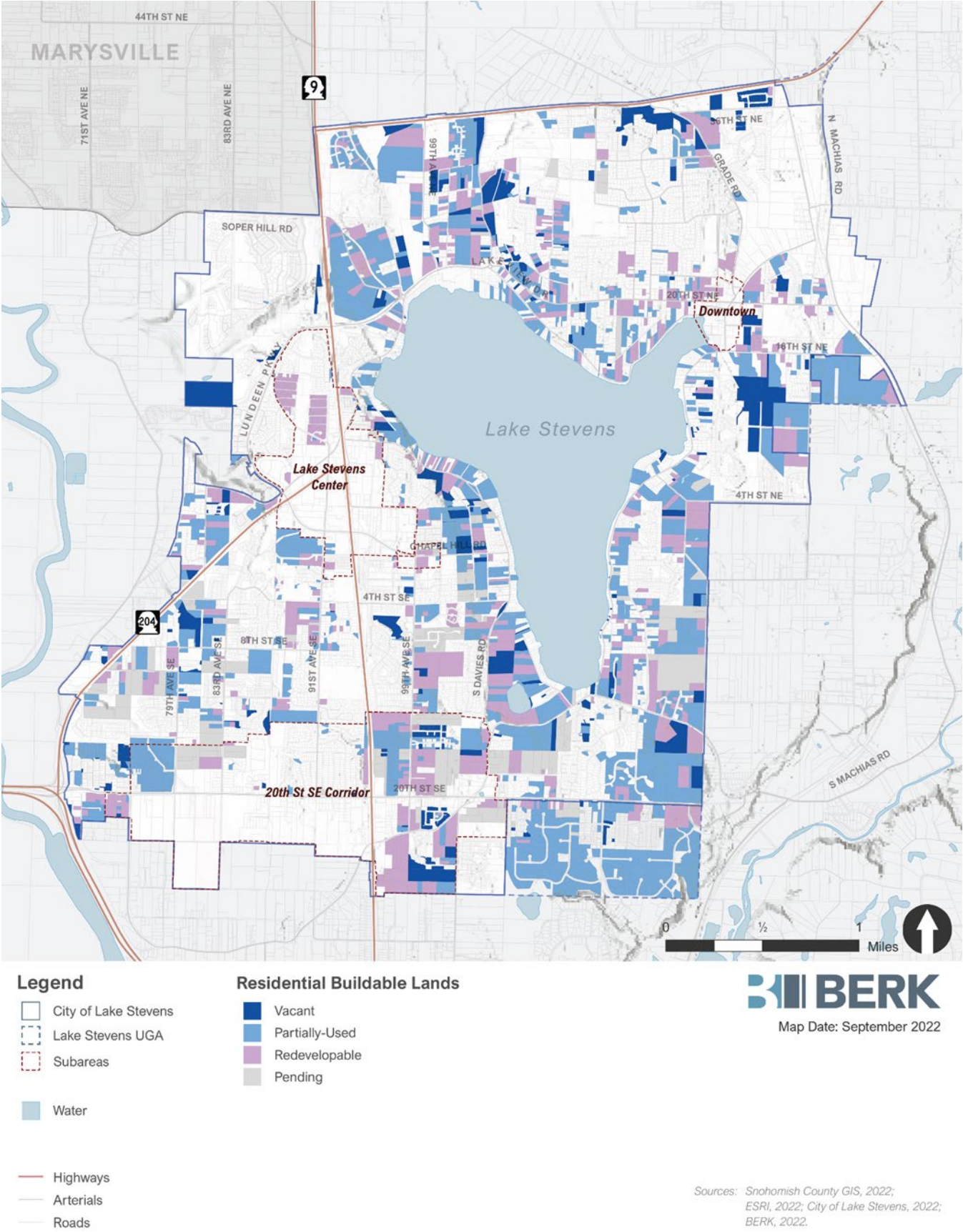
Source: Washington Office of Financial Management, 2022.

Exhibit 49. ADUs Completed by Year, Lake Stevens, 2010–2022.



Source: Washington Office of Financial Management, 2022.

Exhibit 50. Buildable Lands Inventory, Lake Stevens, 2021.



Residential Real Estate Markets

Residential real estate data can provide current insights on housing prices and trends as of October 2022. This information is drawn primarily from CoStar for rental housing statistics and from Zillow for information on owner-occupied housing.

The exhibits included below (Exhibits 51 to 57) provide the following information:

- Exhibit 51 presents data on effective rents (calculated as asking rents less concessions) for rental units in Lake Stevens by unit size (number of bedrooms) between 2000 and 2022.
- Exhibit 52 uses the data provided in Exhibit 51 and calculates these rents as a percentage of median family income from the ACS.³⁵
- Exhibit 53 gives the year-over-year changes in rent between 2001 and 2022 for Lake Stevens and the broader Seattle metro area.
- Exhibit 54 provides stabilized vacancy rates for 2000–2022 for Lake Stevens and the broader Seattle metro area.
- Exhibit 55 shows the sales volume and sale price per unit for purchases of multifamily housing in Lake Stevens from 2000 to 2022.
- Exhibit 56 provides the “Zillow Housing Value Index” (ZHVI) from 2004 to 2022, which is a constant-quality index that provides a general measure of the sale price of a home in Lake Stevens. This main ZHVI value provided gives estimates based on the middle third of the housing stock in the city by house value, while the “high” and “low” values on the chart represent the top third and bottom third by value. For comparison, the Snohomish County and Seattle metro mid-range values are also provided.
- Exhibit 57 presents the ratio of the ZHVI with median family income for Lake Stevens, determined similarly to the values provided for Exhibit 52. While this does not indicate the monthly housing costs for homeowners in the city, it can highlight the differences between household incomes and housing prices over time.

This information highlights the following:

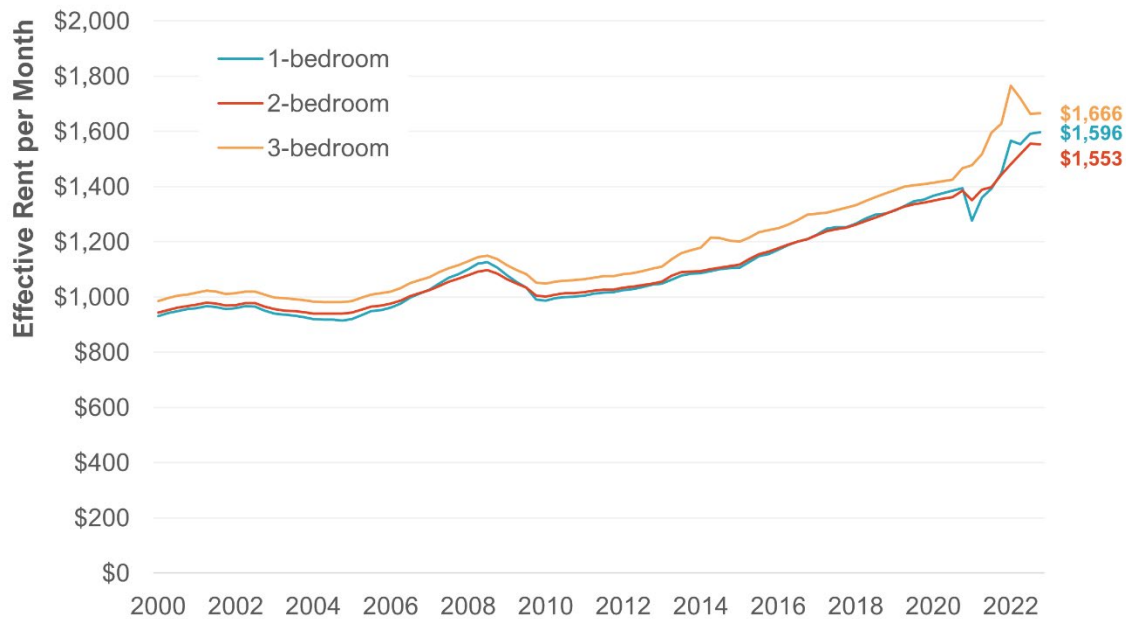
- **Rents for Lake Stevens have largely kept pace with local incomes.** Although rents in Lake Stevens have increased steadily since 2010, this has grown at a rate comparable to local median incomes. One-bedroom apartments are projected to be affordable to households at around 76% of the city’s median 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.** Current rents as of 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

³⁵ Note that for 2021 and 2022, median incomes are projected using methods comparable to those used by HUD in calculating current Area Median Income statistics.

short-term challenges with affordability that would not be reflected in the affordability measures discussed previously.

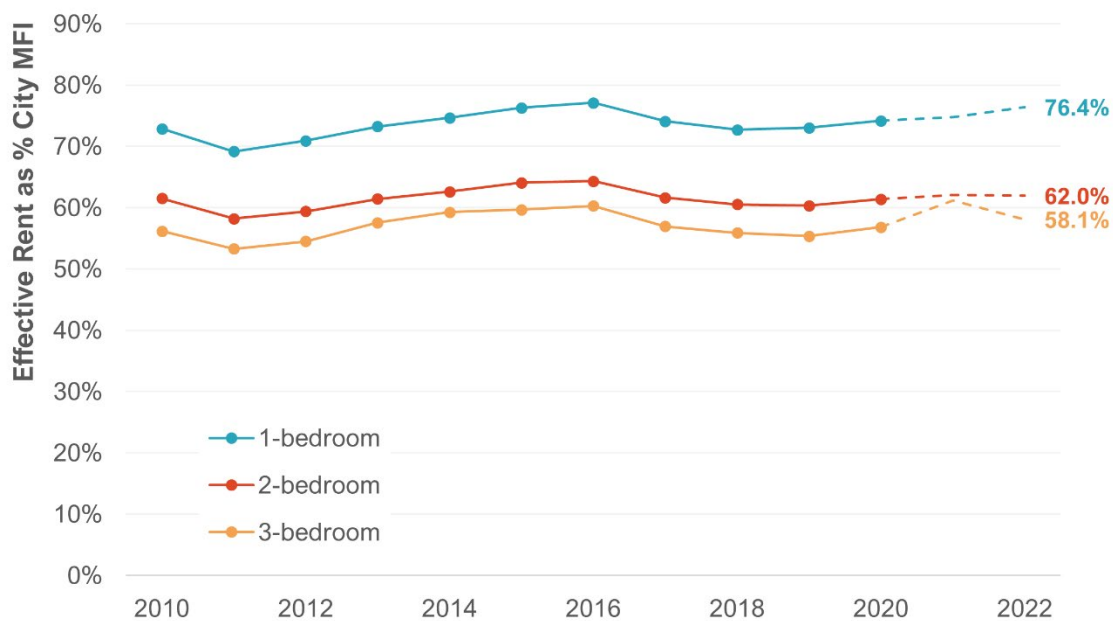
- **Vacancy rates have been low in Lake Stevens.** Stabilized vacancy rates available from CoStar highlight that the rental market in Lake Stevens may be tighter than in Snohomish County as a whole, with 3.0% vacancy rates in October versus 4.2% for the rest of the county. Generally, vacancy rates for Lake Stevens have been lower than the county over time.
- **Recent sales have suggested more private market activity with multifamily residential real estate.** 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. 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 41. Effective Rent by Unit Size, Lake Stevens, 2000–2022.



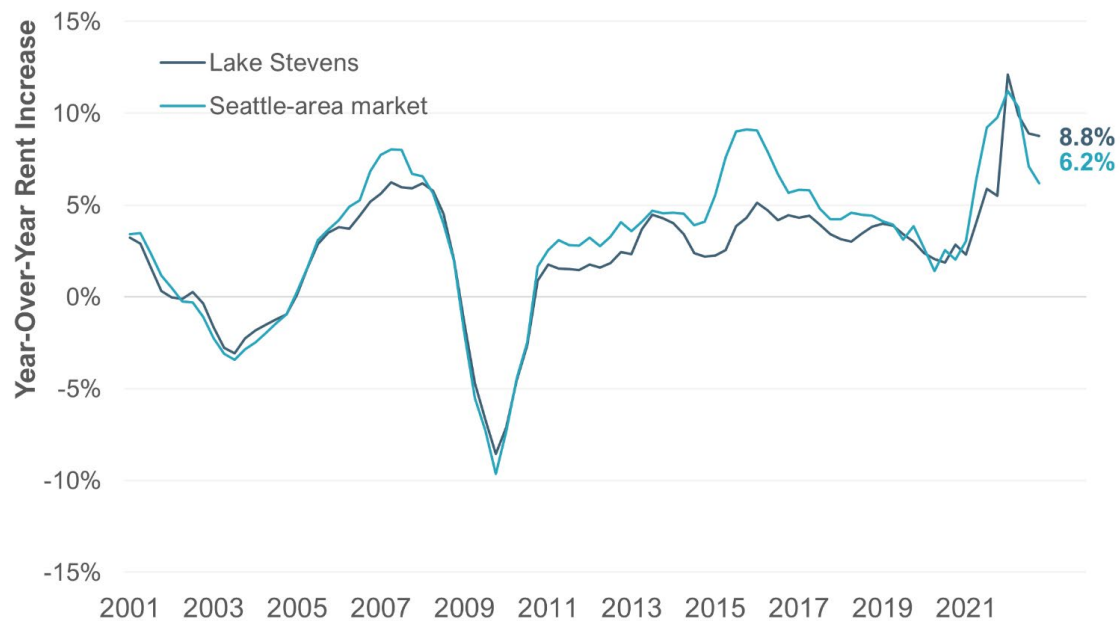
Source: CoStar, 2022.

Exhibit 42. Affordability of Effective Rent in % Local Median Income, Lake Stevens, 2010–2022.



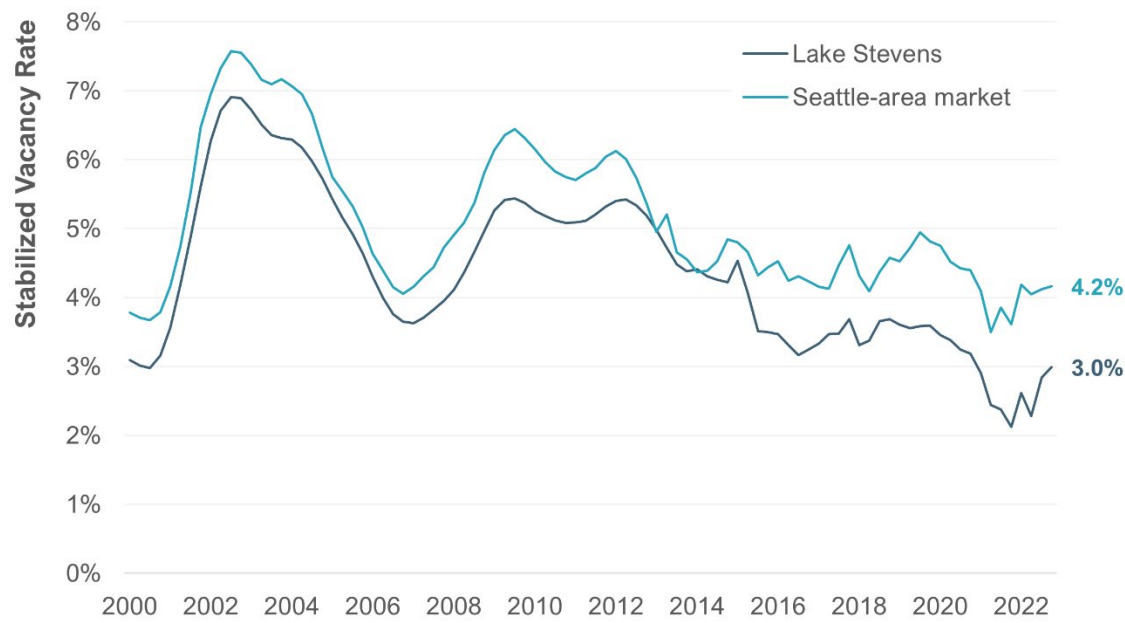
Source: US Census Bureau, American Community Survey 5-Year Estimates, 2010–2020.

Exhibit 43. Year-Over-Year Rent Changes, Lake Stevens and Seattle Metro Area, 2001–2022.



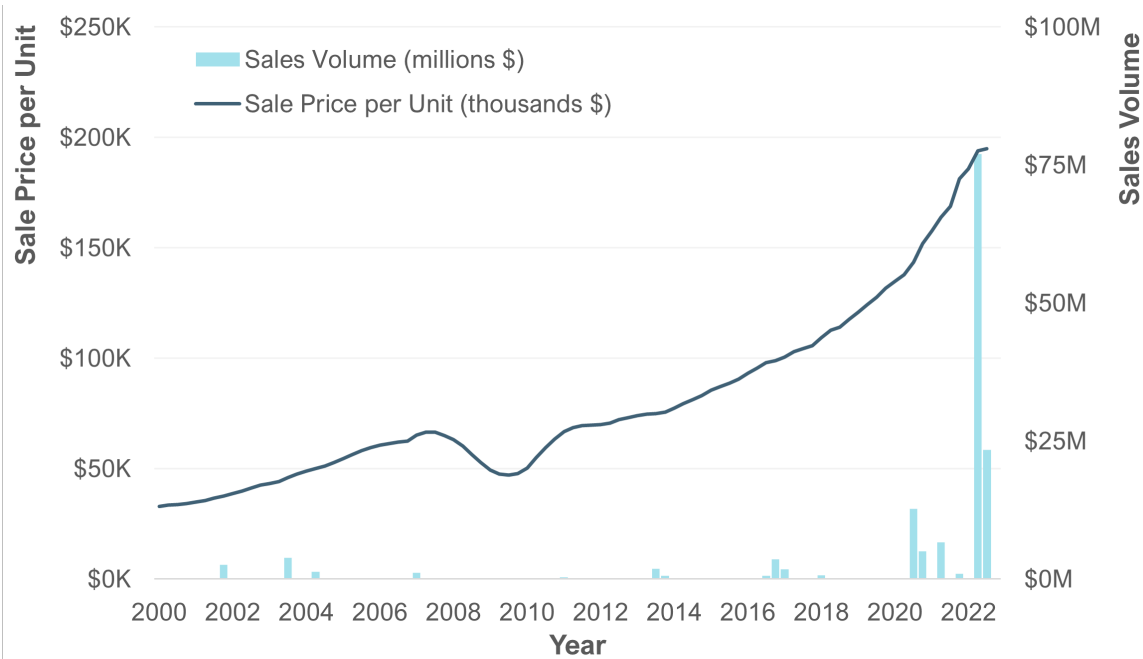
Source: CoStar, 2022.

Exhibit 44. Stabilized Vacancy Rates, Lake Stevens and Seattle Metro Area, 2010–2022.



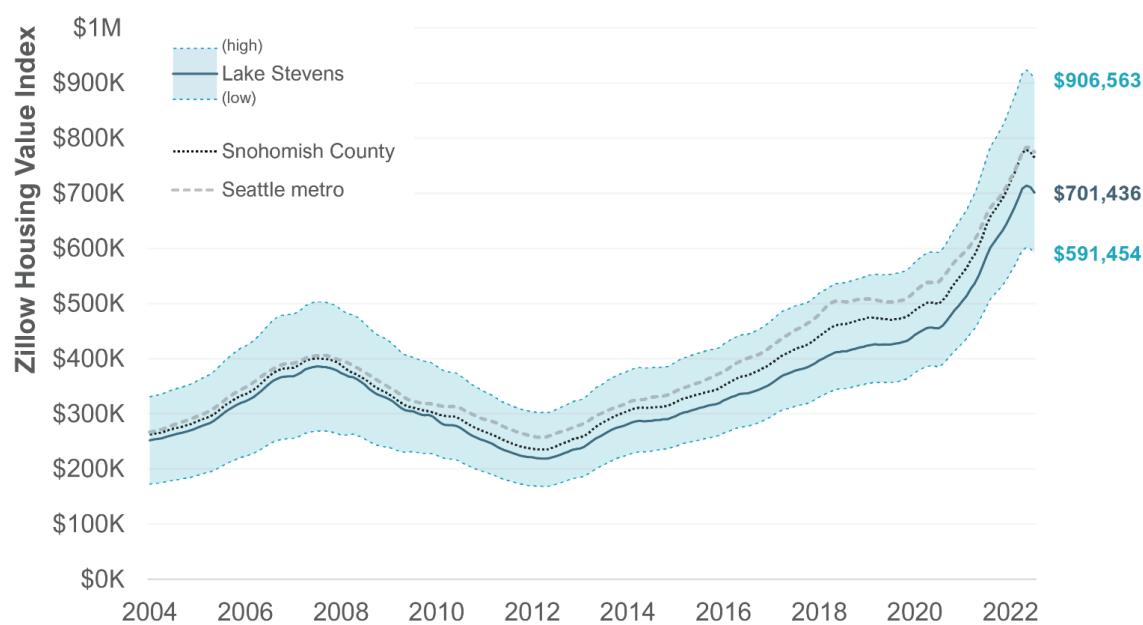
Source: CoStar, 2022.

Exhibit 45. Sales Volume and Average Sale Price per Unit, Lake Stevens, 2000–2022.



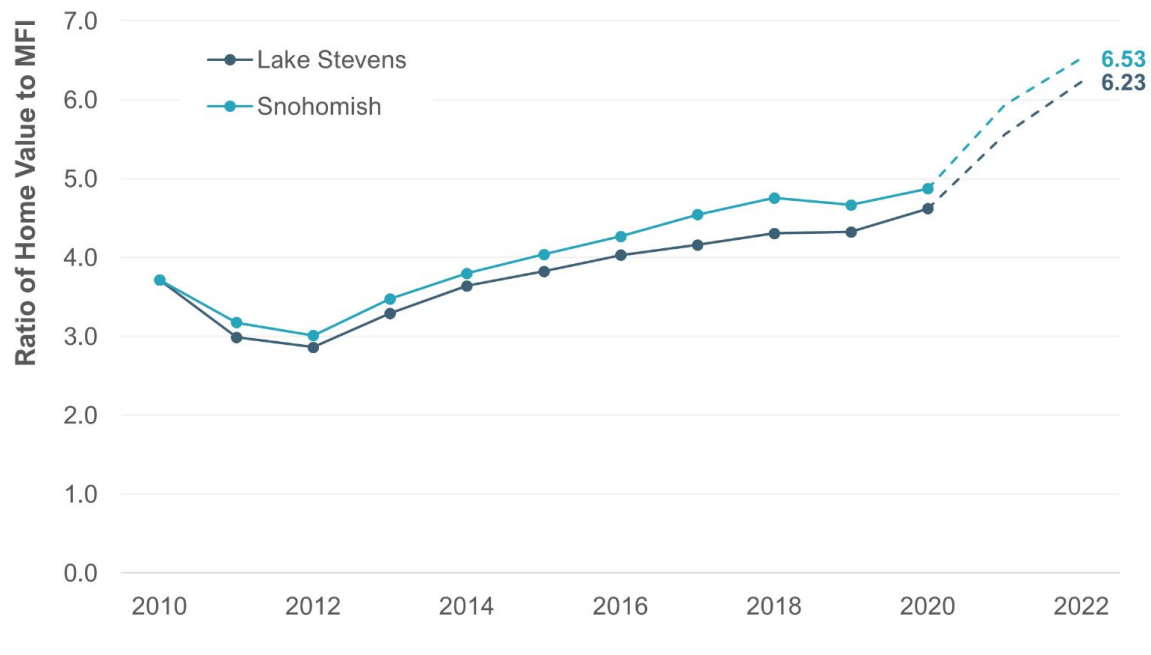
Source: CoStar, 2022.

Exhibit 46. Zillow Housing Value Index, Lake Stevens, 2004–2022.



Source: Zillow, 2022.

Exhibit 47. 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.

Housing Affordability

The characteristics of supply and demand presented above lead into discussions of housing affordability for households in the community. Exhibits 58 to 63 summarize major statistics, largely from the 2019 CHAS dataset, which highlight potential mismatches and housing burdens faced by Lake Stevens households. This information includes the following:

- Exhibit 58 gives the tenure of households in Lake Stevens, divided between households that rent their housing, those that own their homes and have a mortgage, and those that own and have no mortgage.
- Exhibit 59 compares this tenure information with other surrounding communities and with Snohomish County overall.
- Exhibit 60 provides the proportion of households by both tenure and income categories for Lake Stevens and Snohomish County.
- Exhibit 61 gives the proportion of households that are facing housing cost challenges. This includes households that are cost burdened and paying between 30 and 50% of their household income on housing costs, and severely cost burdened households paying over half of their income on housing.
- Exhibit 62 compares the proportion of households by income in Lake Stevens and Snohomish County with the availability of affordable rental units where they will not be cost burdened and paying more than 30% of their income on housing costs.
- Exhibit 63 provides an assessment of uprenting and downrenting. This figure indicates the households in each category by the income category of the household and the size of units they occupy. Each of these categories is further divided based on the household housing costs to denote:
 - “Uprenting” households that are occupying a unit affordable to a higher-income category (shown in red), which suggests that the household is paying more than 30% of their rent on housing costs.
 - “Downrenting” households that are occupying units affordable to lower-income categories (shown in blue), which indicates households that are occupying units affordable to lower-income households and potentially taking up supplies of housing needed by other households.

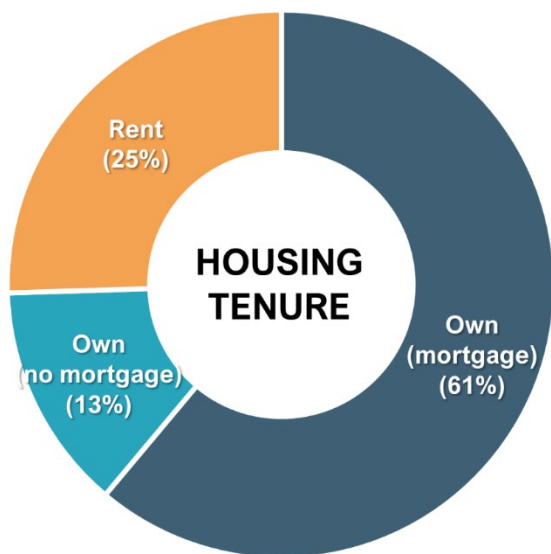
Based on these figures, the following conclusions can be reached:

- **About three-quarters of households in Lake Stevens own their homes.** 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.** 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.

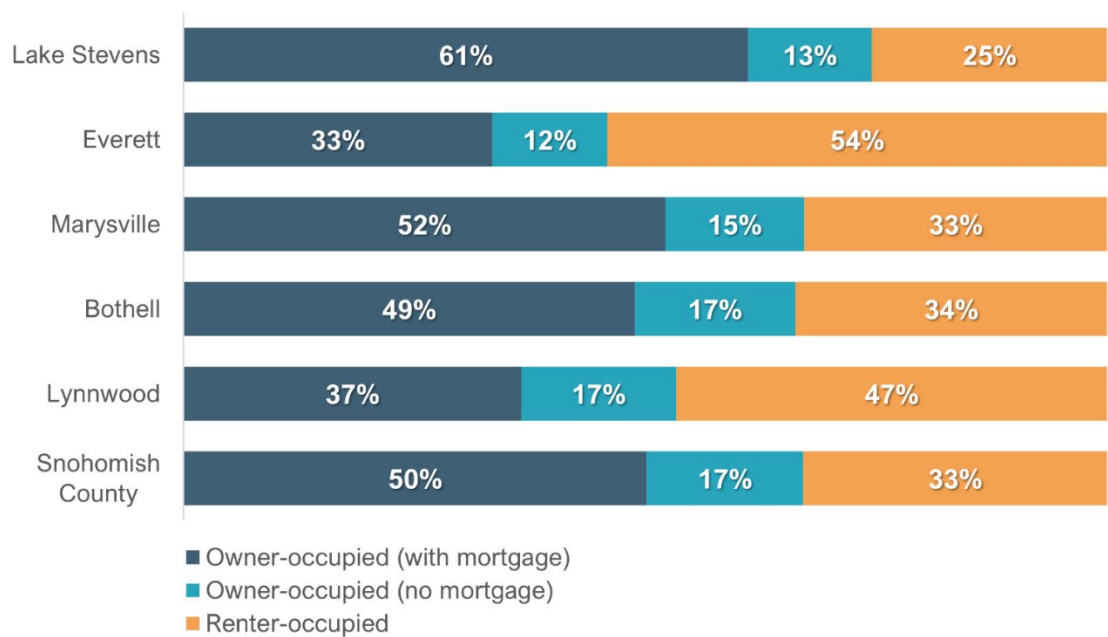
- **This also means that a greater proportion of renters are facing increased housing burdens.** For Lake Stevens, over half of renters are facing some type of cost burden, with 36% considered “cost burdened” in 2019 and paying 30 to 50% of their income on housing, and 16% “severely cost burdened” and 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. 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.** 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 48. Housing Tenure, Lake Stevens, 2019.



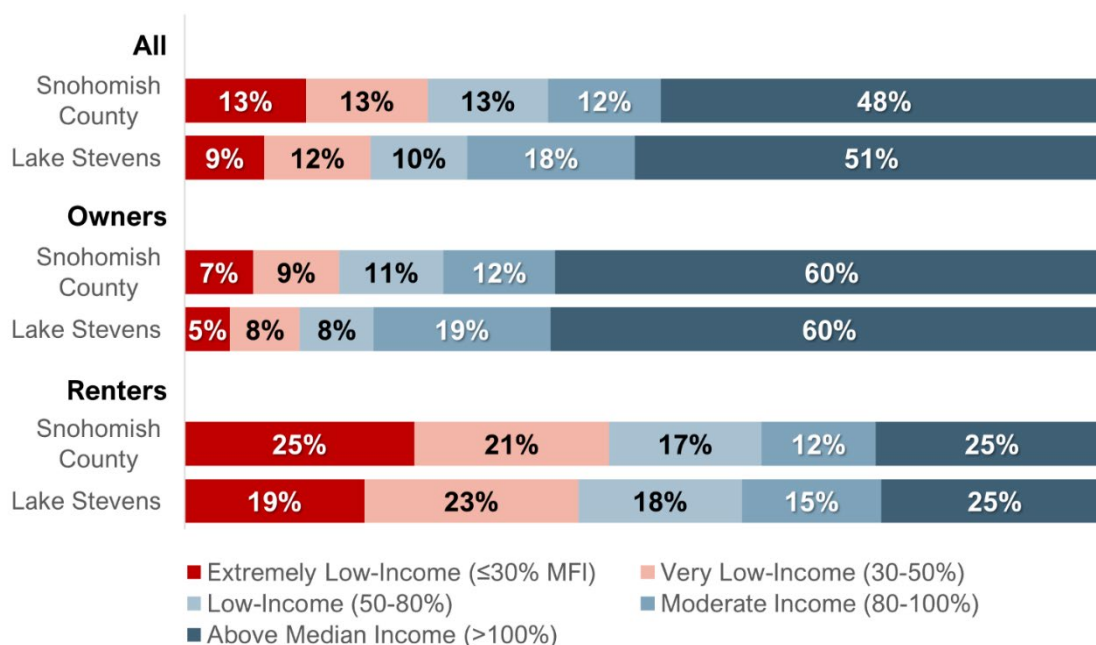
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 59. Housing Tenure, Lake Stevens and Area Communities, 2019.



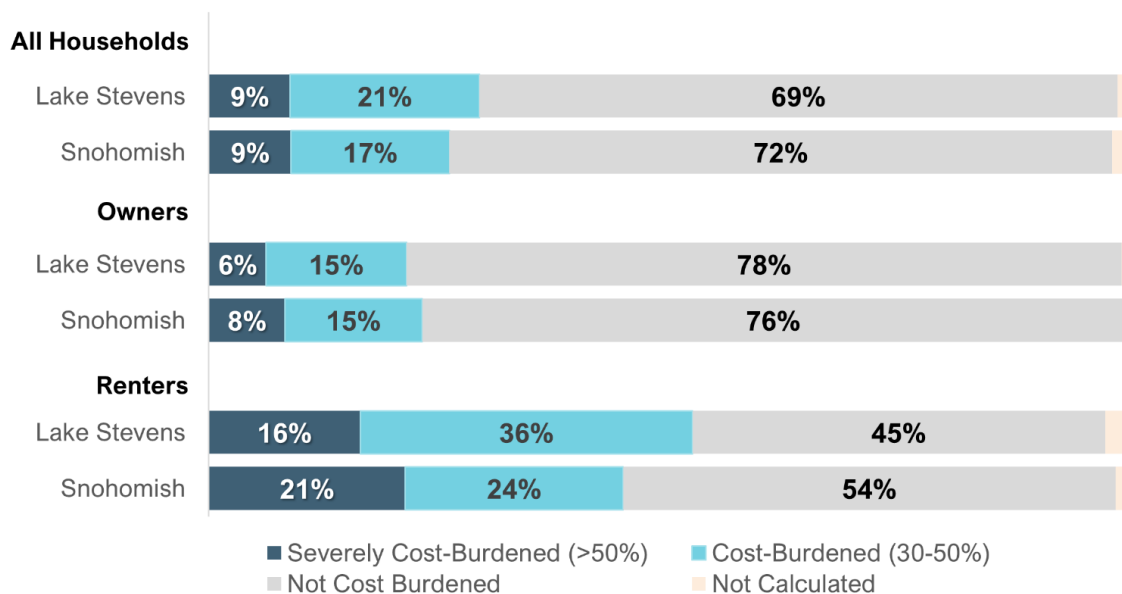
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 60. Proportion of Households, Tenure & Income, Lake Stevens and Snohomish Co, 2019.



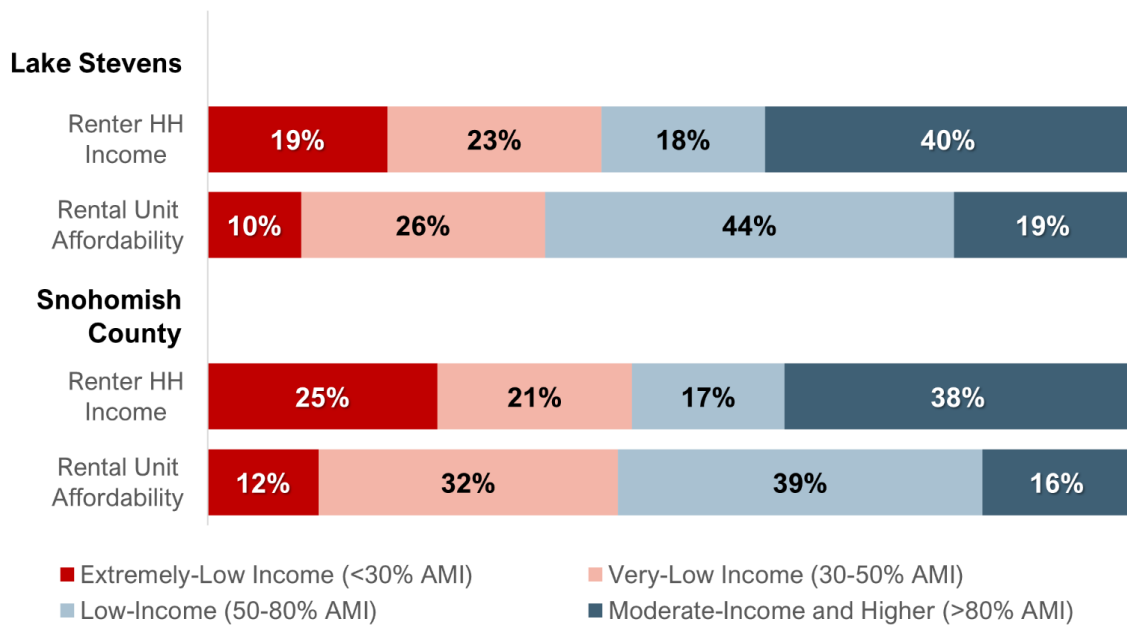
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 49. Prop. of HHs by Tenure & Housing Burden, Lake Stevens & Snohomish Co, 2019.



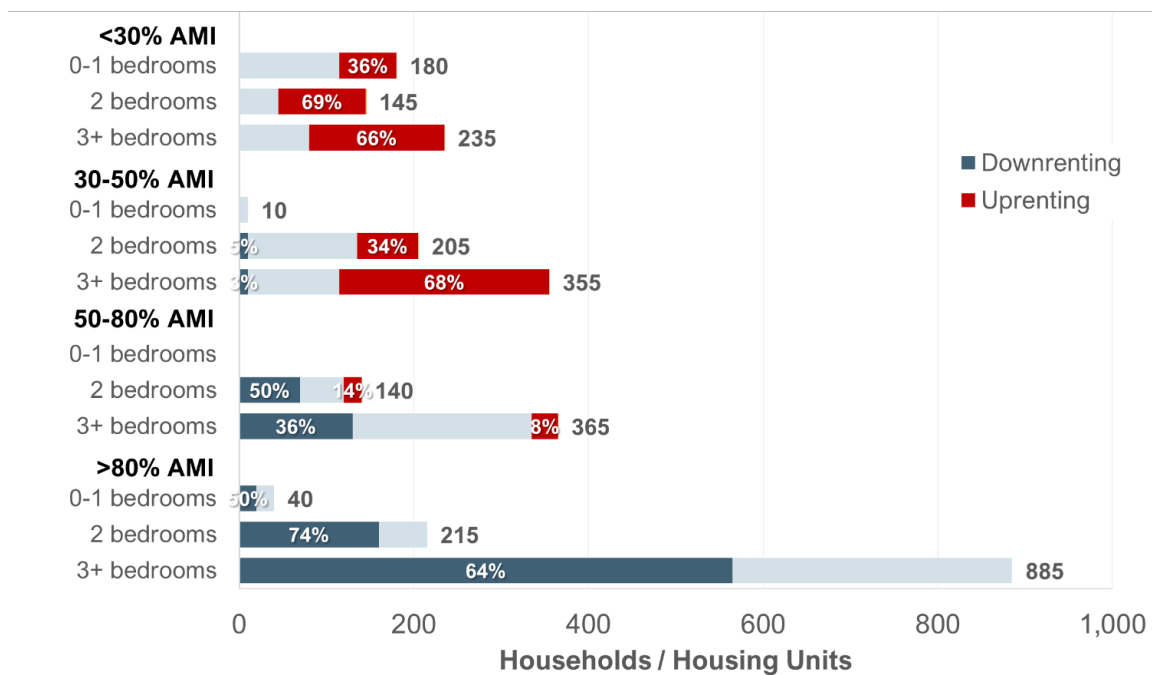
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 50. Proportion of Households, Tenure and Affordability, Lake Stevens and County, 2019.



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

Exhibit 51. Renting Households by Uprenting/Downrenting, 2019.



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

Housing Equity

One final element of this assessment is to determine whether differences in housing cost burdens are faced by various groups in the community. This focuses on issues related to race and ethnicity and housing access, but this section also includes a discussion of how certain disabilities may also need to be considered as part of this type of equity assessment. This work can help to support the new requirements in the *Growth Management Act* to address racially disparate impacts in housing.

It should be noted for this assessment that because of the size of the community, it can be difficult to access information that can provide fine-grained estimates of specific neighborhoods or locations where traditionally disadvantaged groups may be located. In this circumstance it is important to reinforce that Lake Stevens still has a role in supporting housing equity across the region and can help to address broader issues of access to housing.

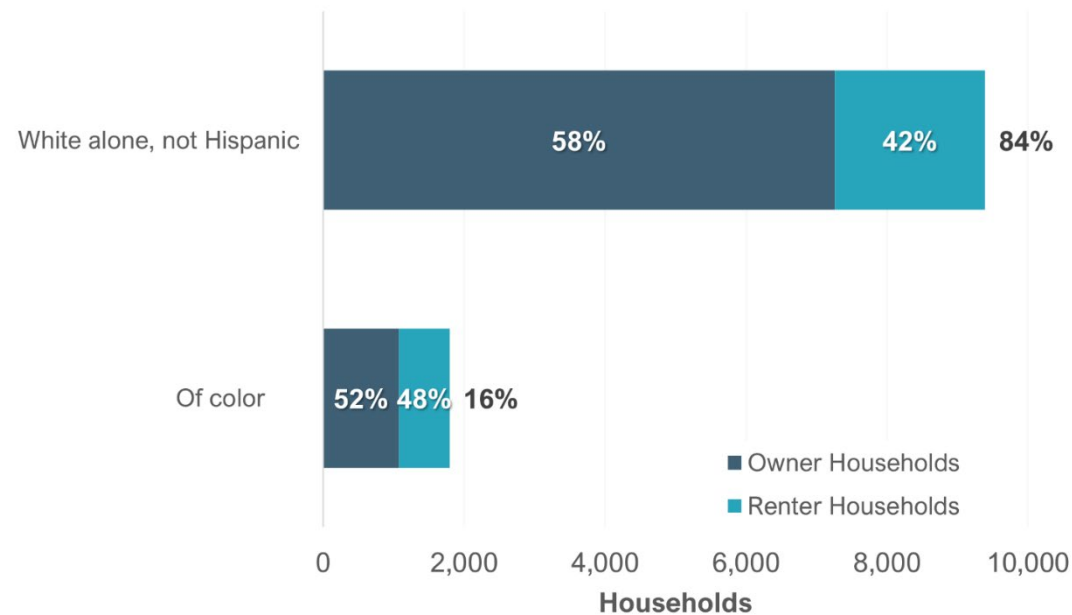
Exhibits 64 through 69 provide relevant information, including the following:

- Exhibit 64 highlights the differences between the 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.
- Exhibit 65 provides the distribution of household incomes by race and ethnicity.
- Exhibit 66 compares the proportional income distribution for households, aggregated to broad categories of race/ethnicity.
- Exhibit 67 presents rental cost burdens by household race/ethnicity.
- Exhibit 68 highlights proportional differences in rental cost burdens, aggregated to broad categories of race/ethnicity.
- Exhibit 69 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.

This information provides the following findings:

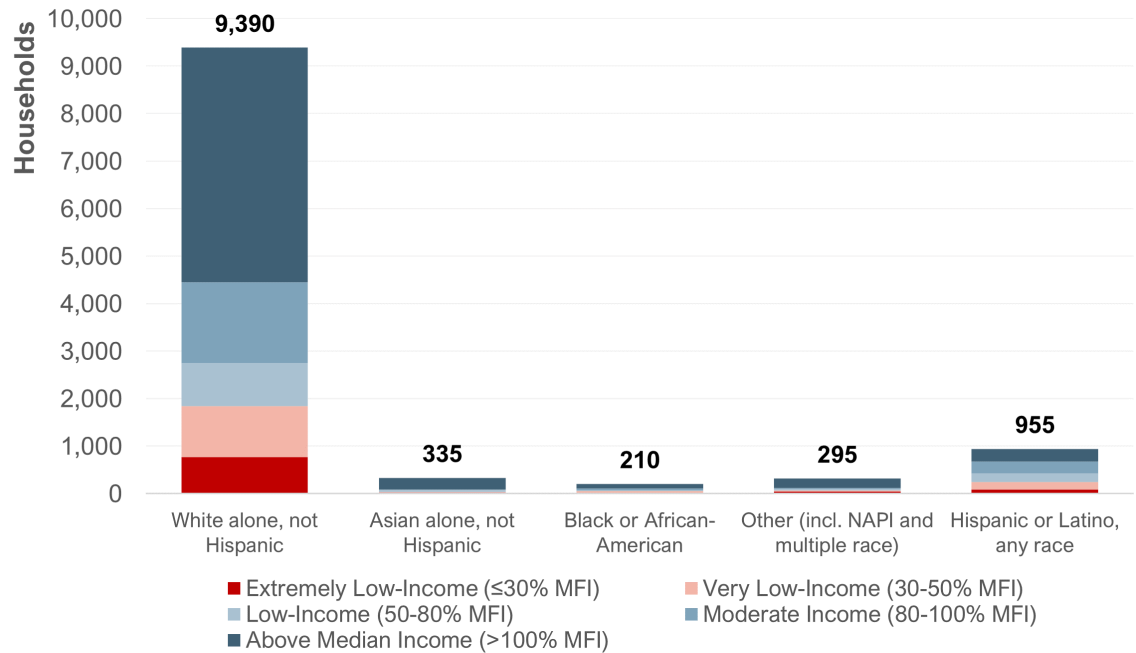
- **Households of color represent a higher proportion of renters and lower-income households in Lake Stevens.** In Lake Stevens, an estimated 16% of households have a householder that identifies as a person of color (including Hispanic/Latino households). However, these households represent a slightly higher proportion of renters, with 48% renting in Lake Stevens versus 42% of white households. Additionally, 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 do face higher cost burdens as renters in the community.** With respect to potential disparities, a greater proportion of households of color also face housing cost burdens. 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.

Exhibit 52. Households by Race/Ethnicity and Tenure, Lake Stevens, 2019.



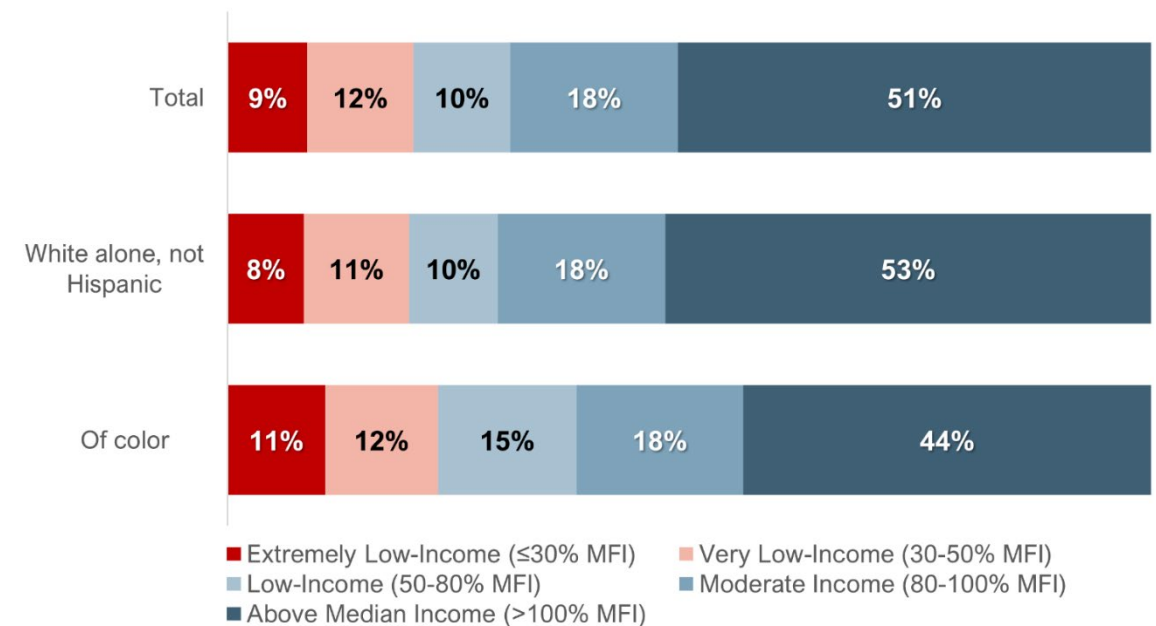
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 53. Households by Race/Ethnicity and Income, Lake Stevens, 2019.



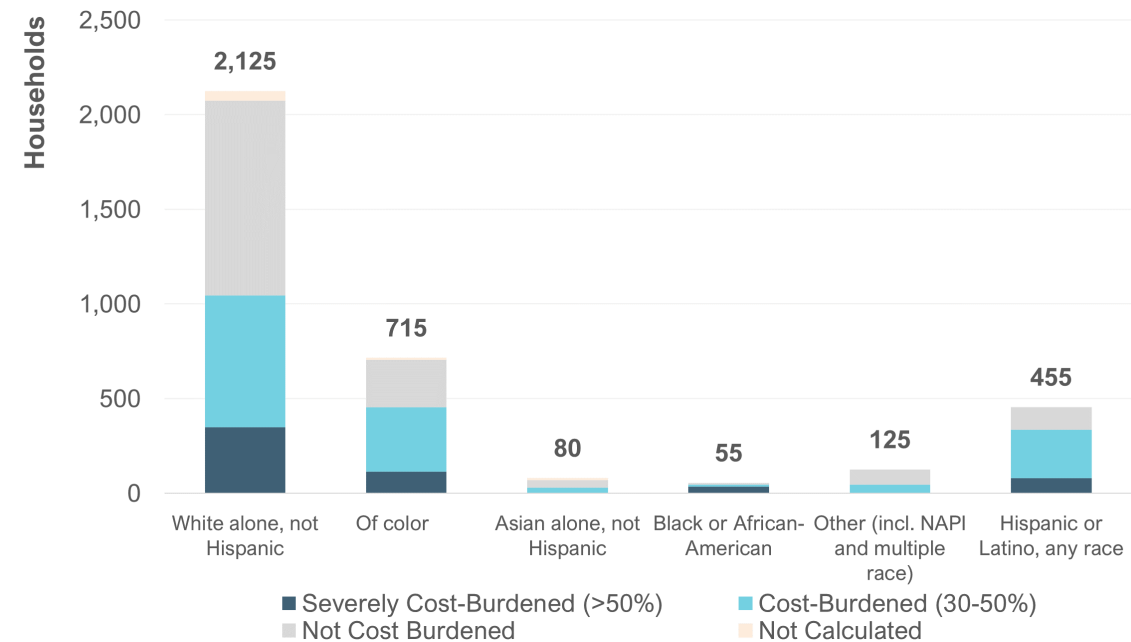
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 54. Proportion of Households by Race/Ethnicity and Income, Lake Stevens, 2019.



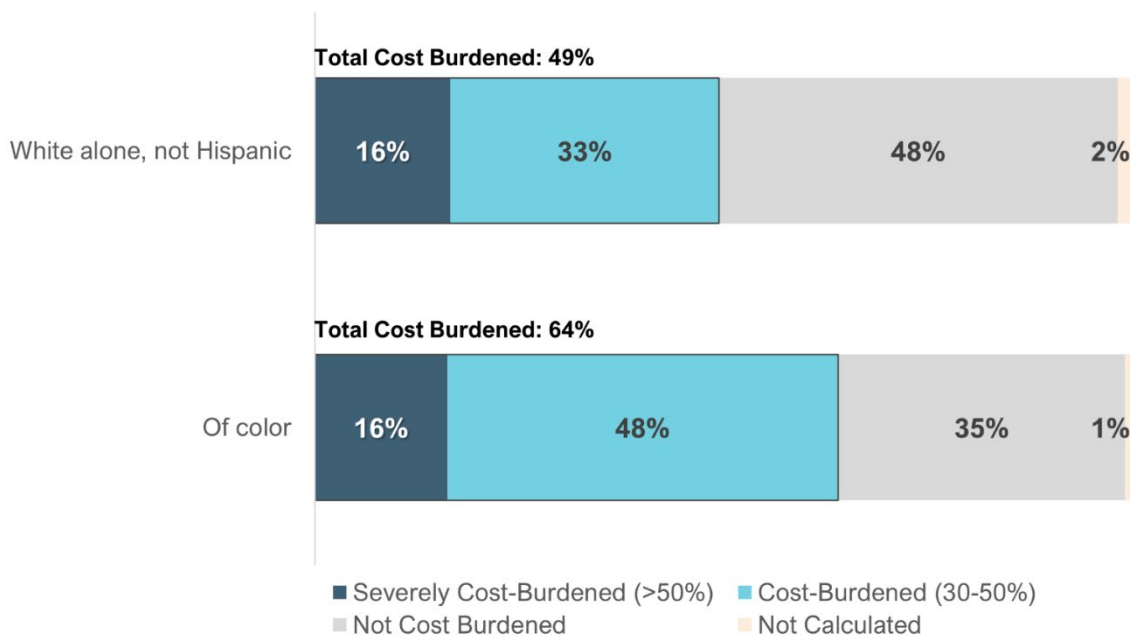
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 55. Number of Renter Households by Race/Ethnicity and Cost Burden, Lake Stevens, 2019.



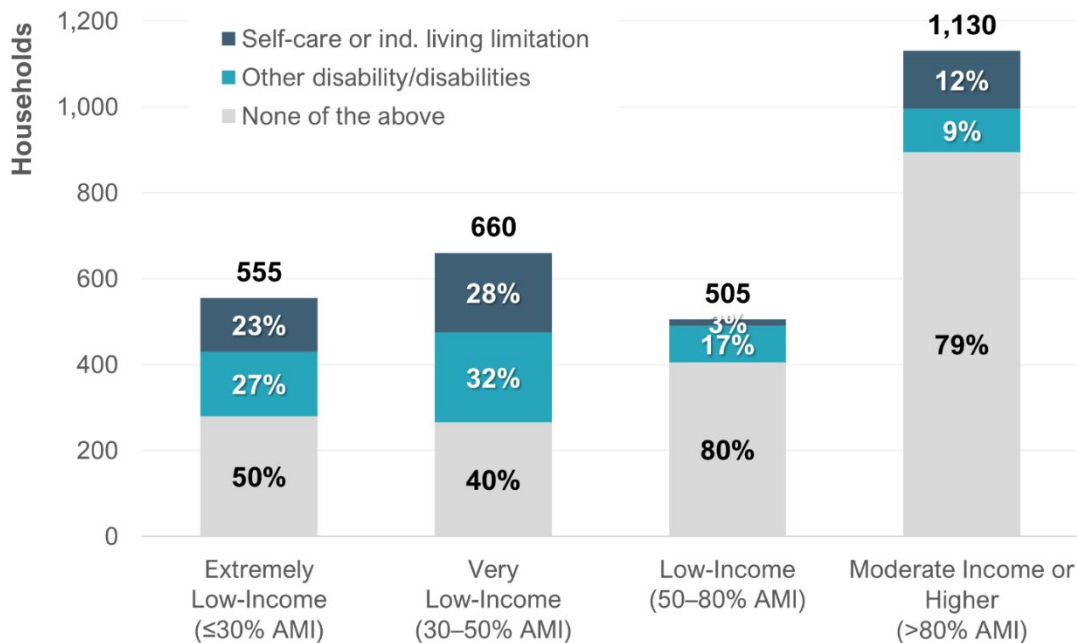
Source: US HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2015–2019.

Exhibit 56. Proportion of Households by Race/Ethnicity and Cost Burden, Lake Stevens, 2019.



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

Exhibit 57. Households by Household Income and Disability, Lake Stevens, 2019.



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

- **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. 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.

Conclusions

Based on the information reviewed as part of this Housing Needs Assessment, the following points should be considered as the Housing Action Plan is being developed:

- **State mandates for accommodating low-income housing will likely require the city to broaden its strategies with respect to affordable housing.** Under the new housing targets mandated by recent amendments to the *Growth Management Act*, Lake Stevens will need to extend its policies to promote new housing that is affordable to lower-income households. While the exact housing targets by income band are still pending negotiations within Snohomish County, these obligations will need further policy attention to identify and leverage available resources to meet these needs.
- **Considerations of racially disparate impacts in Lake Stevens are important and will need to take a regional approach.** In addition to changes regarding housing accessible at a range of incomes, the revised GMA also mandates that cities identify and address local policies and regulations that result in racially disparate impacts. There is evidence of racial disparities with respect to cost burden and housing affordability but given the size and demographic composition of the city, these considerations may require a regional approach as well as a local one.
- **Previous actions by the city have already addressed changes in requirements for the housing element.** Actions taken by the city since 2018 have already addressed some of the considerations included in the revisions to the GMA under HB 1220. In particular, recent adjustments that have permitted small multi-plex development widely across the residential areas of the city have effectively addressed many of the “missing middle” goals identified. Changes to the ADU ordinances have also provided a system that supports the use of ADUs to help meet housing needs. While revisions to the policies in the Housing Element may be necessary to clarify policy goals and intentions, the city's current framework already largely meets these needs.
- **Small families with two to four members form the largest group of households in the city, and these households will need to be accommodated in future development.** 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. This is reinforced by the findings that suggest that the largest proportion of downrenting and uprenting households are larger families. Addressing these housing needs across the range of household incomes will be critical in supporting overall demand.

- **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, especially with respect to accommodating housing accessible to lower-income households.

Appendix C: Engagement Summary

Introduction

As part of the Housing Action Plan process, the city of Lake Stevens supported by BERK Consulting conducted a program of community engagement. The specific engagement goals follow.

1. **Engage a broad range of stakeholders** that represent of all the community's housing needs (renters, single-family homeowners, first-time owners, younger people establishing new households, retirees, households from across the household income spectrum, the local workforce, employers).
2. Identify unmet housing needs and disparate impacts related to housing in the community.
 - Who is experiencing the need?
 - What are the barriers or obstacles to meeting those needs?
3. **Build a collective** understanding of community housing needs using narratives, charts, graphics, and maps.
4. **Increase the community awareness and understanding** of the city's recent efforts to increase housing options and housing choice including recent regulation updates and changes in the housing types allowed in certain areas.

To meet these goals, the city and BERK coordinated a public engagement plan to provide a clear set of engagement and outreach activities. This plan has been incorporated into the overall development of policies for the Housing Action Plan and recommendations for future action for the Comprehensive Plan update due in 2024.

This report outlines the implementation and results of those activities, and includes:

- A **review of all engagement activities** conducted, including the major findings derived from each of these sessions.
- **Major findings** from the feedback and comments received from these events, including key considerations for the Housing Action Plan.

Engagement Activities

Introduction

To meet the objectives of the engagement strategy for this project, city staff and BERK provided the following activities and opportunities for community members:

- Tabling with project information at Lake Stevens Aquafest 2022 (July 29–31, 2022)
- A web-hosted Community Story Map and Housing Survey (October 23–December 19, 2022)
- Community Advisory Council presentation (October 27, 2022)
- Community Workshop 1 with the Lake Stevens Planning Commission (November 29, 2022)
- Group interview of developers and real estate market representatives
- Interview with Community Transit

In addition to these activities, other information was provided through city staff as part of regular city newsletters, discussions at City Council and Planning Commission, and informal discussions with community members and other stakeholders.

Aquafest 2022

Aquafest in Lake Stevens is billed as one of the largest summer festivals in the Pacific Northwest, with attendance between 20,000–30,000 per year. As part of the regular activities at the festival, city staff typically maintain a booth for information about current city programs and initiatives and remain on hand to answer any questions necessary.

For this project, we provided two boards for display, shown in Exhibits 70 and 71. These were intended to introduce the project to the public, provide some high-level statistics on housing to the public attending the fair, and give members of the public an opportunity to discuss any concerns with staff. Additionally, a handout also provided a link to the project page for ongoing project information.

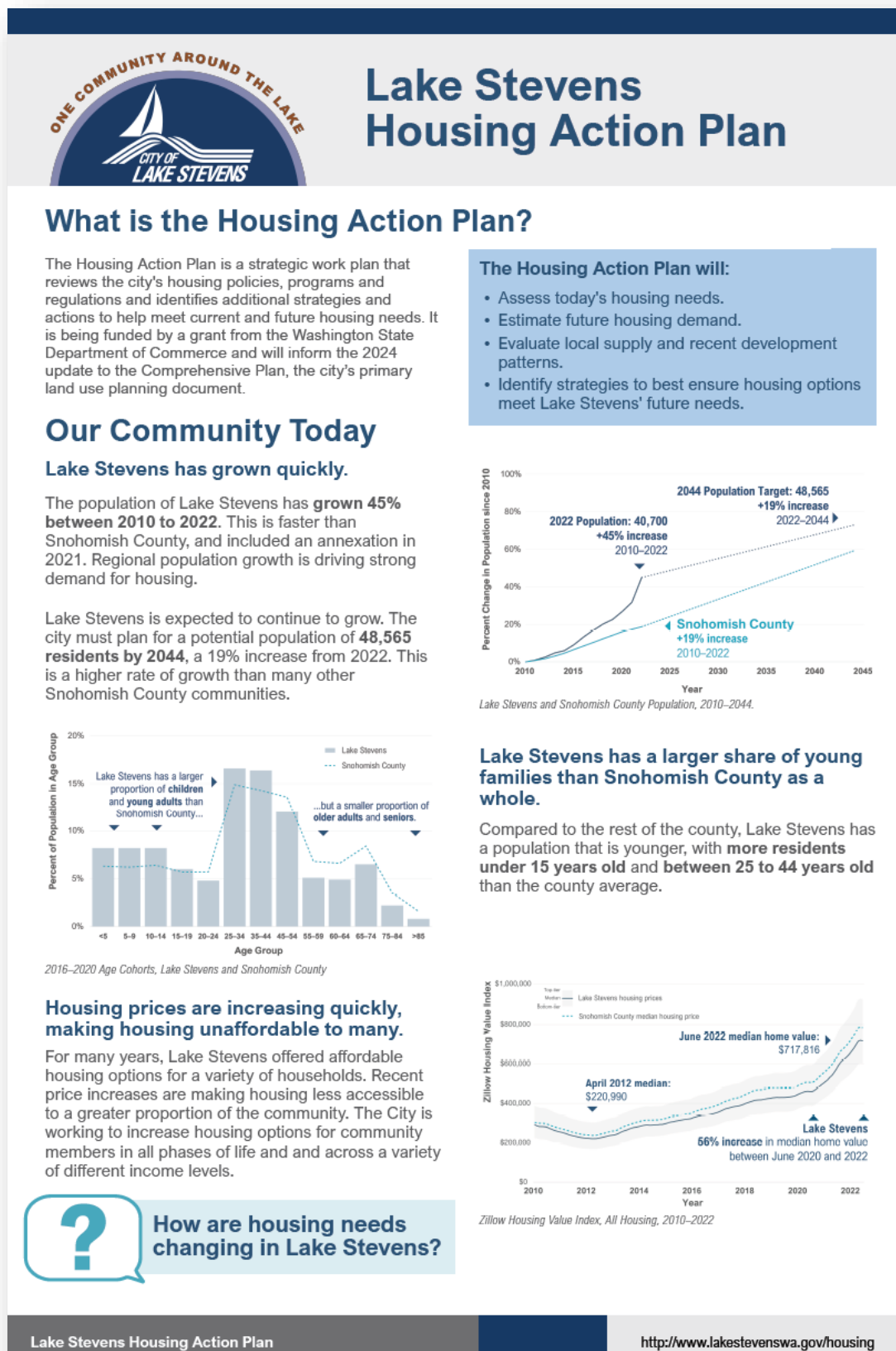


Exhibit 58. Aquafest Engagement Board 2.

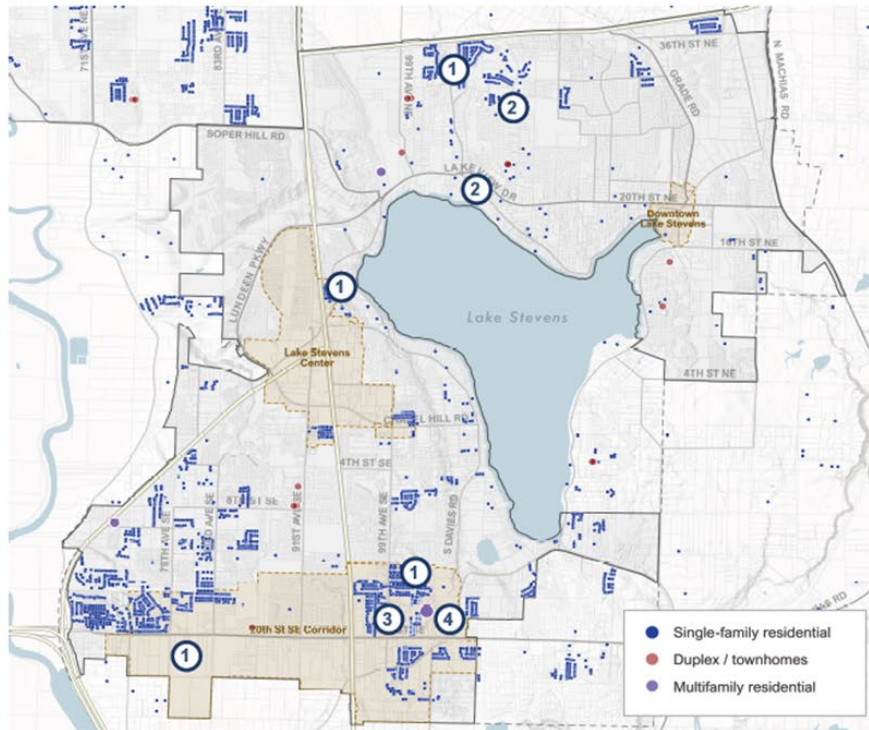
Housing Needs

The City has been working to promote different housing options for Lake Stevens residents. As housing prices rise, more diverse housing can help to meet everyone's needs.



What housing options does Lake Stevens need more of?

New Residential Development Since 2012



What housing options are being delivered by the market now?

- | | |
|--|--|
| <p>1</p>  <p>Single-Family Detached
Single-family detached homes stand alone on an individual lot. They are more expensive than other housing options, but development standards can encourage a range of home types and sizes.
(\$600,000-\$1 million)</p> | <p>3</p>  <p>Townhomes
Townhomes are buildings that include three or more single-family attached homes with common walls. Individual townhomes require less land than single-family detached housing making them more affordable.
(\$400,000-\$600,000)</p> |
| <p>2</p>  <p>Duplexes
Duplexes are buildings that include two homes that are attached. They are a more affordable option that is compatible with lower-density neighborhoods
(\$400,000-\$600,000)</p> | <p>4</p>  <p>Multifamily Housing
Multifamily housing includes multiple homes accessed by common entrances. This can include both condos and apartments. They are a more affordable housing option than lower-density options.
(2 bedroom: \$2,300/month)</p> |
| | <p>5</p>  <p>Accessory Dwelling Units
Accessory Dwelling Units (ADUs) are a separate dwelling located with a single-family dwelling on a lot.</p> |

Community Story Map and Survey

As part of an initial effort to compile community feedback on housing issues, we created a story map with an embedded survey. The story map included several key statistics for discussion about housing in the city and highlighted the needs for the Housing Action Plan. Screenshots of two of the pages from the Story Map are provided in Exhibits 72 and 73, highlighting current housing supplies and ongoing initiatives, respectively.

In addition to this background information and voluntary responses regarding contact information, a survey of visitors to the story map included the following questions as part of a SurveyMonkey survey:

- Where do you live?
- When did you arrive in Lake Stevens?
- Have you moved in the last 5 years?
 - If yes, why did you move?
- Does your current housing meet the needs of your household?
- What neighborhood characteristics are most important to you? (top three)
- What housing challenges are people in Lake Stevens facing?
- What three words would you use to describe Lake Stevens today?
- What three words describe your hopes for Lake Stevens' future?
- How much do you agree or disagree with each statement? (Lake Stevens needs more.....)
- What housing goals do you think Lake Stevens should prioritize?
- What growth strategies do you think would be best for Lake Stevens?

We collected 357 responses from this survey between October 23 and December 19, 2022, and publicized the availability of the survey through the city newsletter and meetings attended. The results from the assessment are provided below.

Exhibit 59 Community Story Map: Housing Supply.

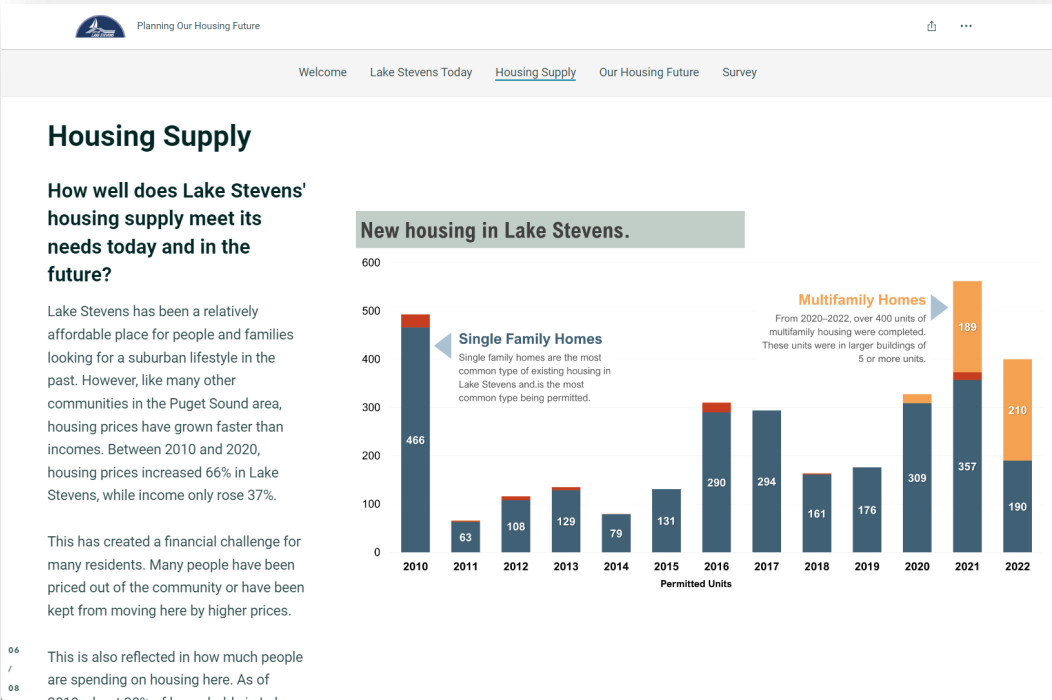
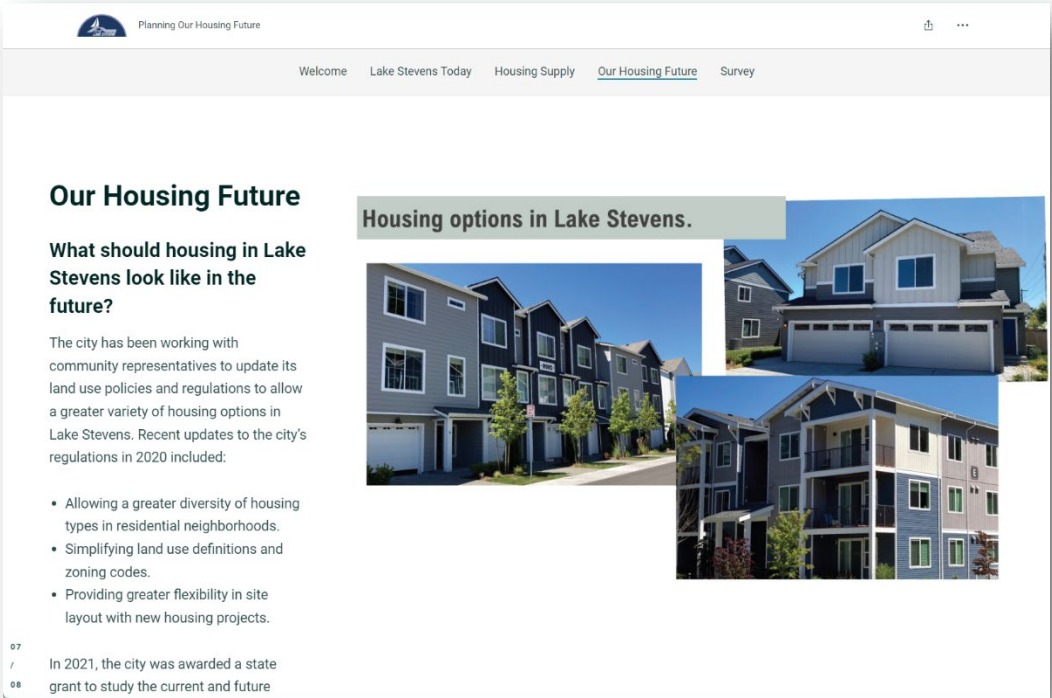


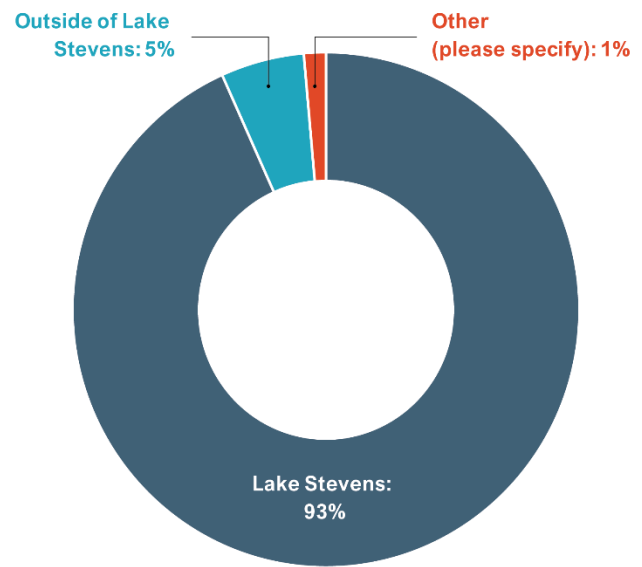
Exhibit 60. Community Story Map: Our Housing Future.



Q1. Where do you live?

Of the respondents to the survey, most (93%) live in the city of Lake Stevens. For those that noted “other”, these are residents of Machias or unincorporated Snohomish County that live in the area. Some of them have children that belong to the Lake Stevens School District.

Exhibit 74. Q1: Where do you live?

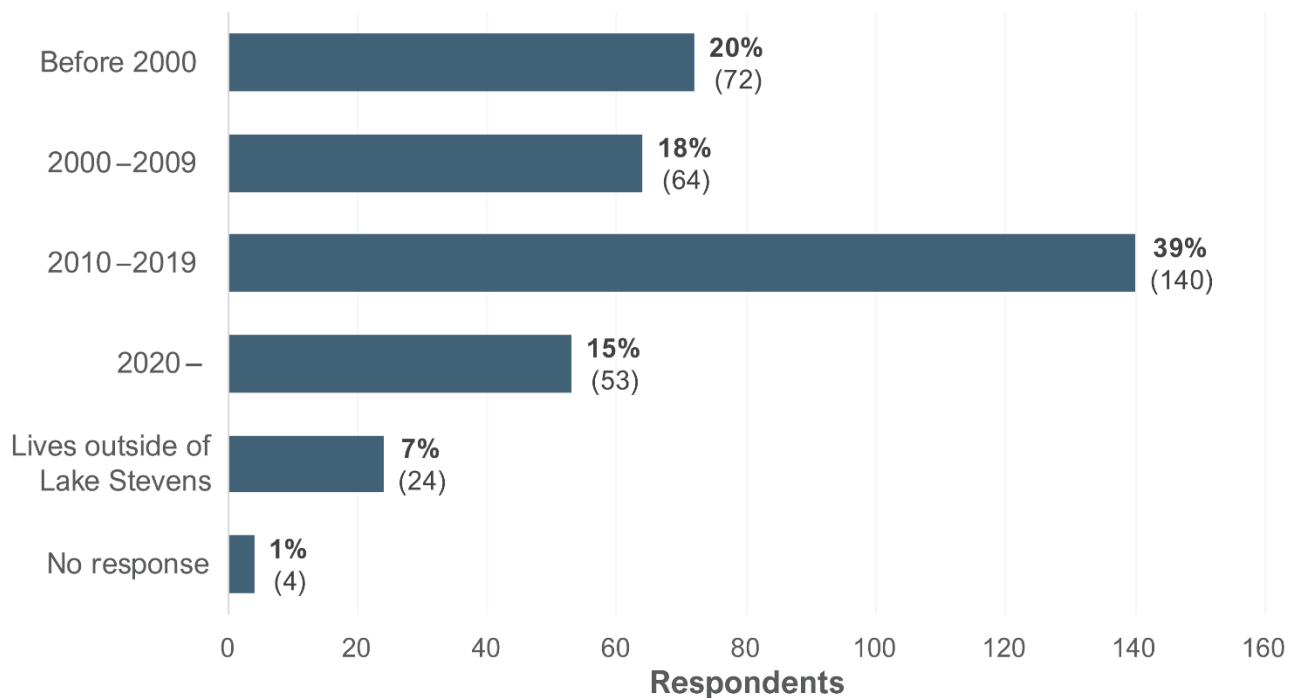


Q2. When did you arrive in Lake Stevens?

About 20% of respondents reported that they have lived in Lake Stevens since before 2000, but a slight majority (54%) indicated that they had arrived in the city since 2010. This highlights that many of the residents responding to the survey are more recent entrants to the city.

Exhibit 61. Q2: When did you arrive in Lake Stevens?

Year of Arrival



Q3: Have you moved in the last 5 years? If yes, why?

Summaries of the responses to the questions about whether a respondent has moved within the past five years is provided in Exhibits 76 and 77 respectively. From these responses, about 38% of respondents have moved within the past five years. It is important to note, about one-quarter of the respondents that did move were already in the community, which suggests they moved between different homes in the city.

With respect to the reasons why respondents moved, they reported most often that they were upgrading a home or moving from being renters to homeowners. The reasons reported under the “Other” response included comparable reasons, most commonly to buy larger homes with more amenities.

Exhibit 62. Q3: Have you moved in the last five years?

Recently Moved

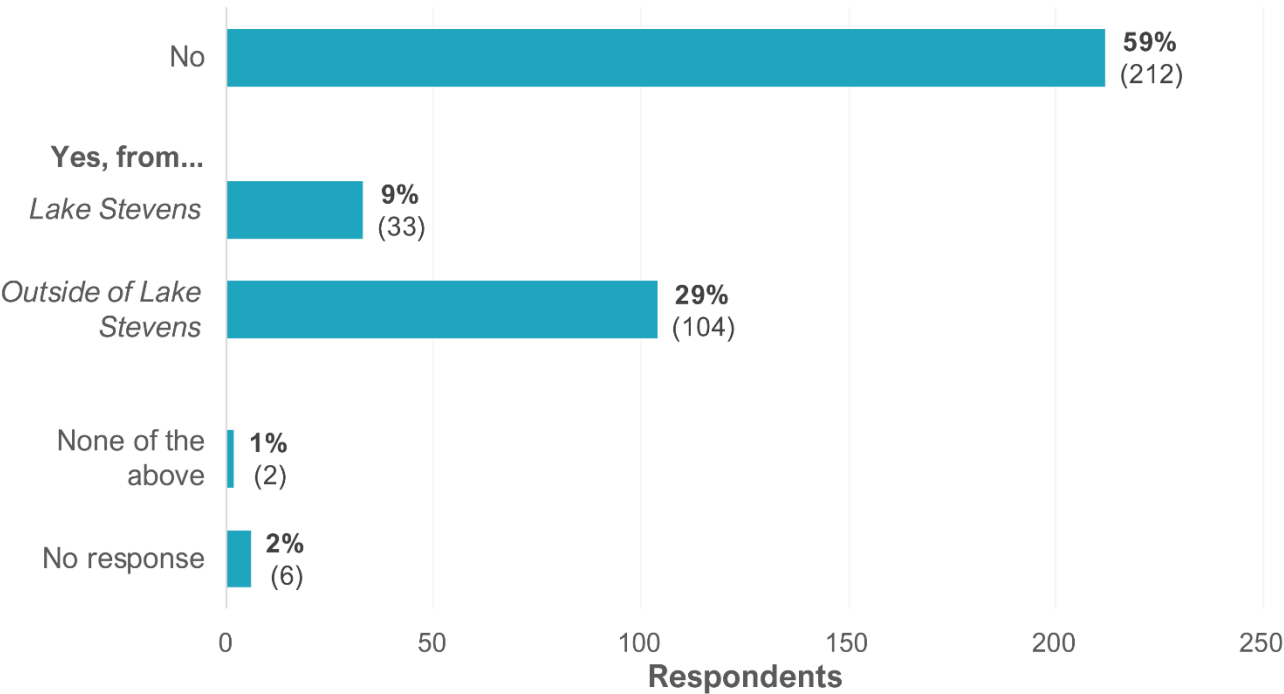
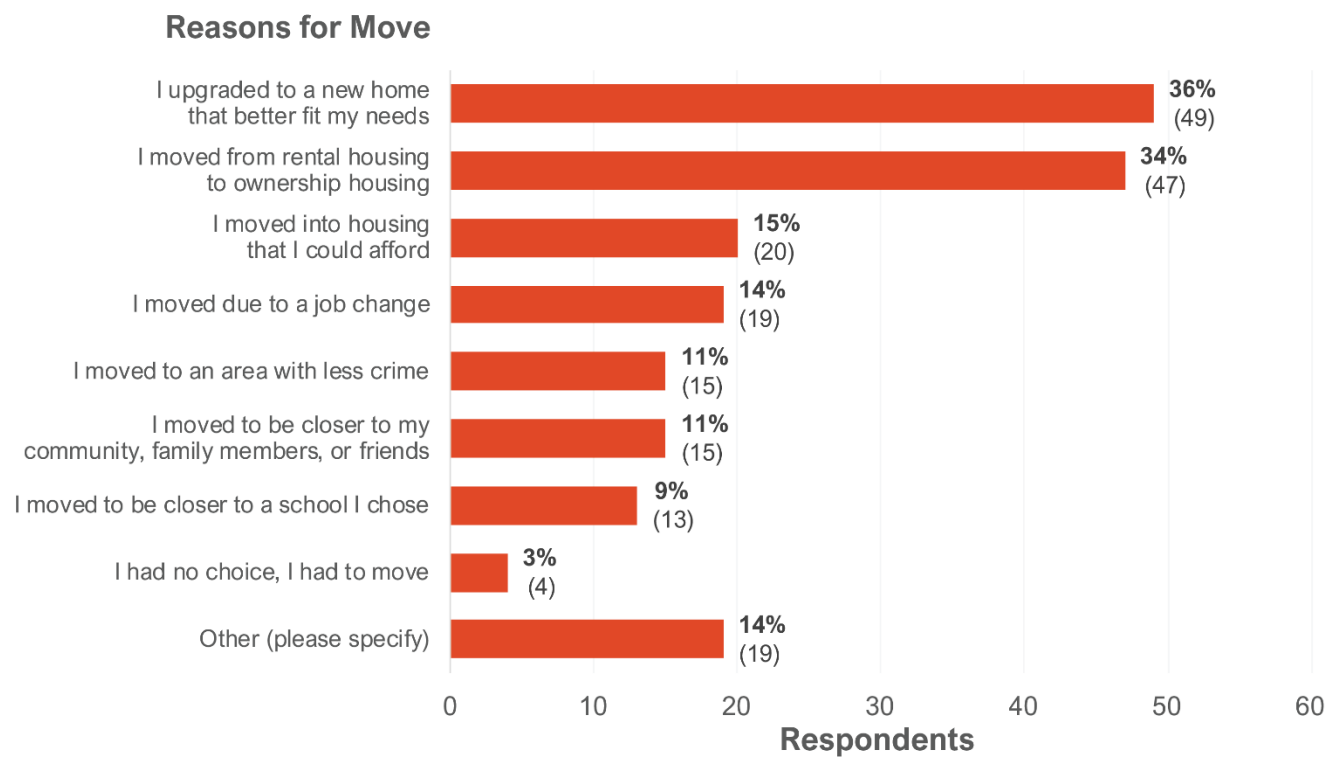


Exhibit 63. Q3A: If yes, why did you move?

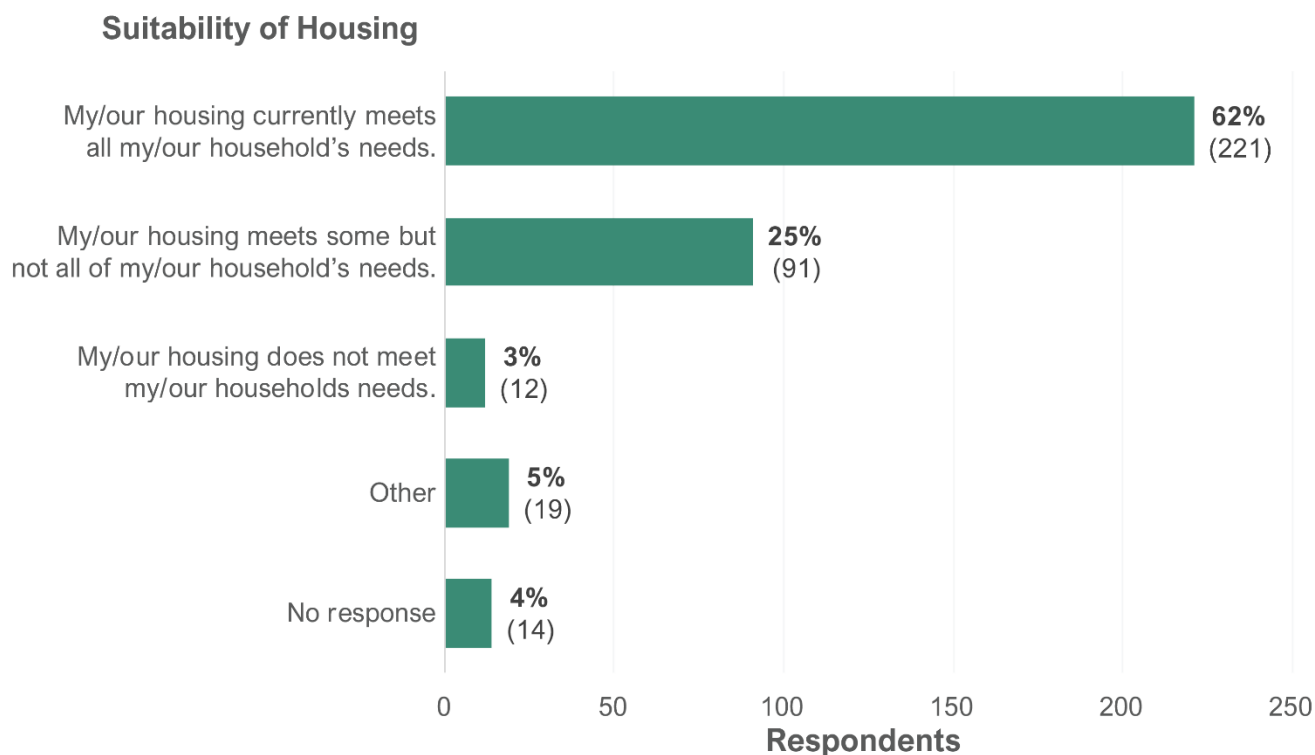


Q4: Does your current housing meet the needs of your household?

From the responses shown in Exhibit 78, a significant majority of respondents (87%) reported their housing met some or all their needs, with a majority (62%) indicating that their current situation met all of their needs. The “other” responses noted certain special situations, including:

- Challenges with affordability for people related to the respondent, such as adult children currently living with them.
- Issues with maintenance.
- Houses that are too small for the household, where larger homes would just be unaffordable.
- Frustrations with growth and lot sizes.

Exhibit 64. Q4: Does your current housing meet the needs of your household?



Q5: What neighborhood characteristics are most important to you?

Exhibit 79 provides the frequency of the responses regarding the neighborhood characteristics most important to respondents. By far the most important characteristic reported by 73% of all respondents is “safety”, with almost three-quarters of those completing the survey noting this priority. Other major characteristics include **affordability** (36%), **quality/proximity to schools** (32%), and **recreational opportunities** (30%). Neighborhood services (7%) and service organizations (3%) ranked low in this list.

With respect to the “Other” responses, the word cloud provided in Exhibit 79 summarizes the overall content. Generally, people reported the following:

- Sidewalks and infrastructure for walking and biking
- Road quality and design
- Quiet/peaceful environment
- Sense of community
- Larger lots and lower density
- The natural environment and old growth trees
- Access to small, unique businesses
- Low taxes.

In several cases, these responses noted certain characteristics that the respondents believed should be improved in the city. Most notably, respondents were critical of traffic, insufficient sidewalks and other infrastructure, and the small lots and density associated with new development.

Exhibit 65. Q5: What neighborhood characteristics are most important to you?

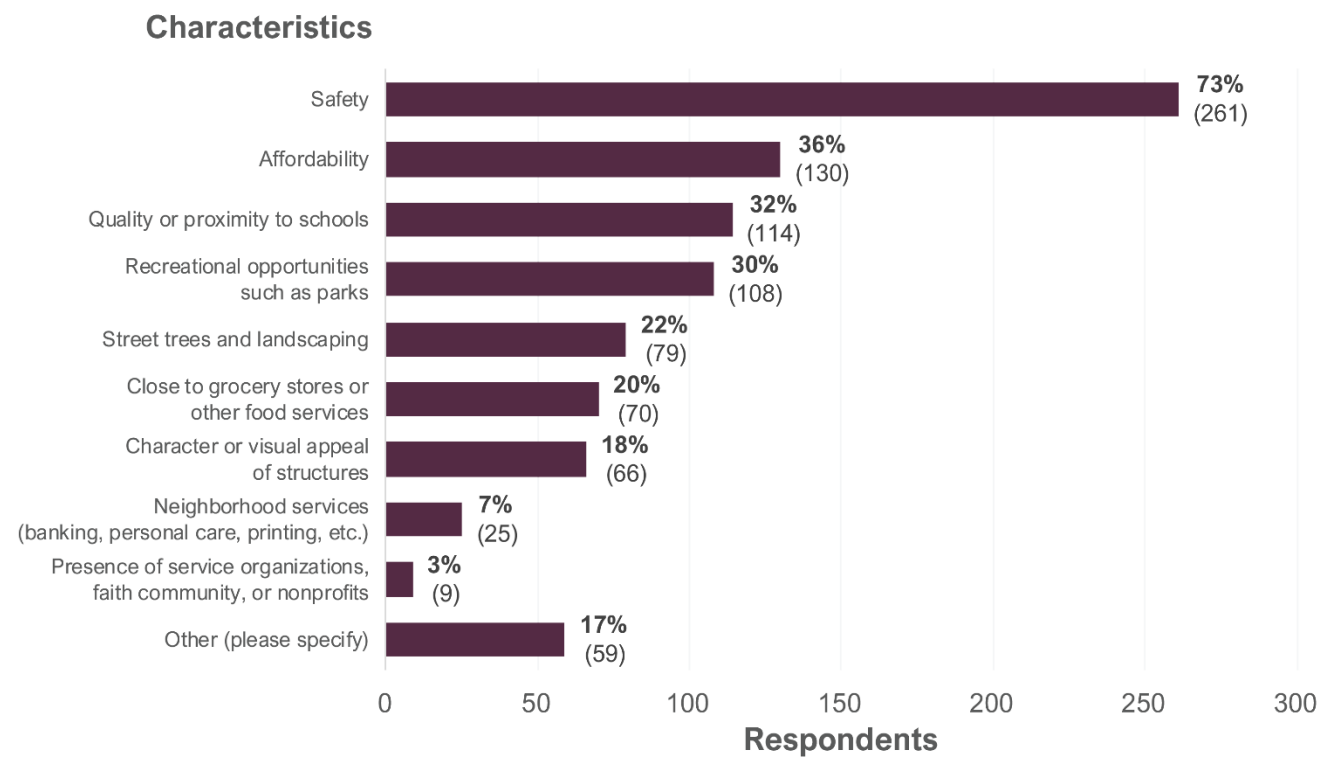


Exhibit 80. Q5: What neighborhood characteristics are most important to you? (“Other” answers)



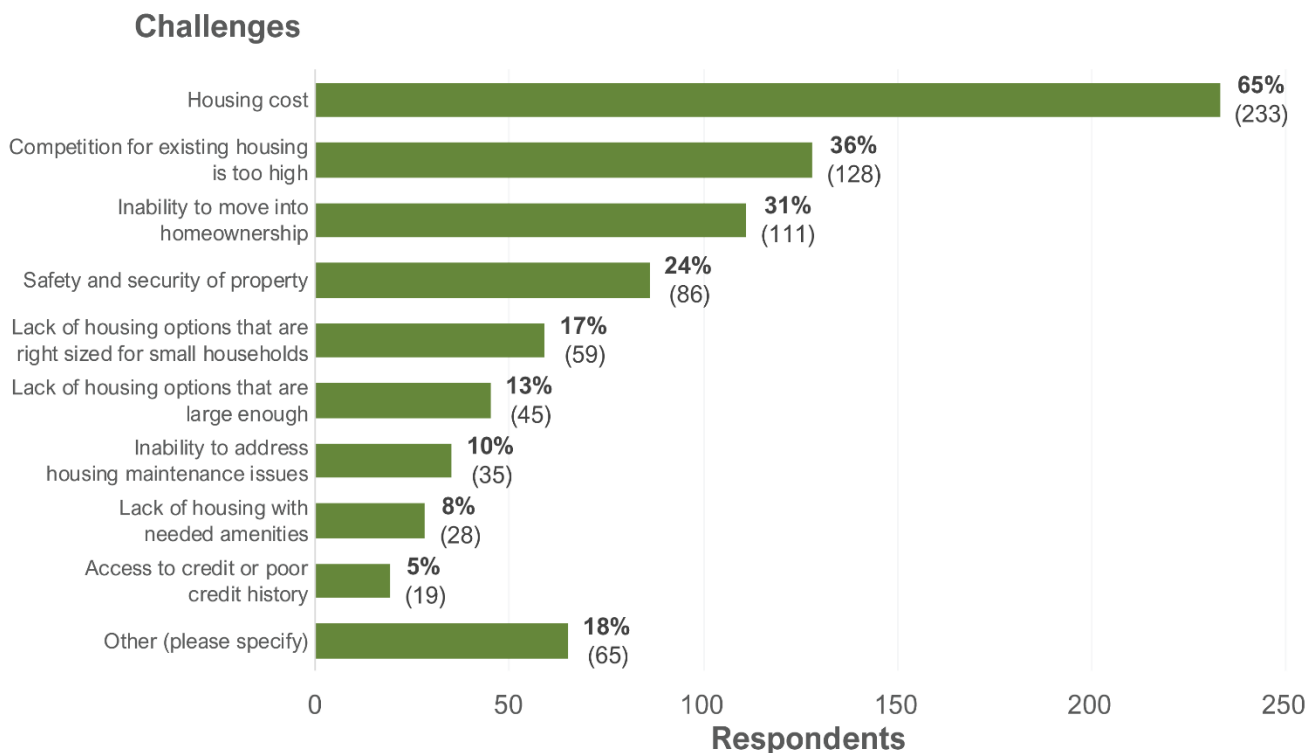
Q6: What housing challenges are people in Lake Stevens facing?

The results reported in Exhibit 81 indicate that the challenges that respondents felt that people were facing Lake Stevens. The most common challenges included **housing costs** (65%), **competition for existing housing** (36%), and **inability to move into homeownership** (31%), suggesting that many of these issues are more related to how people can buy homes in the community, and why some households cannot. Issues related to credit access, low amenities, and needs to address maintenance which would be associated with lower-income households or more marginal housing are given less consideration.

The "Other" responses included several concerns, including:

- Concerns about the impacts of growth and future capacity to accommodate additional housing.
- General concerns about new development, including "overcrowding" and perceptions about the lower quality and higher densities of new subdivisions.
- Lack of housing types and rental options that can accommodate seniors, service workers, and residents that cannot afford more expensive housing.
- Parking issues related to housing.
- The need to preserve natural surroundings.
- Higher taxes.

Exhibit 66. Q6: What housing challenges are people in Lake Stevens facing?



Q7: What three words would you use to describe Lake Stevens today?

To give a broader understanding about the way that respondents saw Lake Stevens today, the survey asked for three words that described their impressions of the community. A word cloud of the responses is provided in Exhibit 82. This highlights several main concepts related to housing and development:

- The most common terms were related to growth or impacts of growth, such as **“crowded”** (52), **“growing”** (46), **“traffic”** (36), **“overcrowded”** (26), and **“congested”** (18).
- The appeal of certain community characteristics was also referenced: **“safe”** (31), **“beauty”** (31), **“lake”** (6).
- There were also several respondents that noted the positive social aspects of the city: **“community”** (24), **“friendly”** (21), **“family”** (14), and **“home”** (11).

(Note that a word stemmer was used for this assessment to combine similar terms, such as “safe” with “safety”, “park” and “parks”, etc.)

The responses highlighted strong positive feelings about local amenities and the importance of the “small town” feel in the community and expressed concerns about future housing growth and coordination of development in the community,

Q8: What three words describe your hopes for Lake Stevens’ future?

A second question asking for three free word answers in the survey provided insight into the respondents’ hopes for the future of Lake Stevens as well. A word cloud for these responses is provided in Exhibit 83. The main themes from these responses include the following:

- **“Safe”** was the top response (55), mentioned by even more respondents than in their current perceptions of Lake Stevens. This is likely a significant and ongoing interest for the community.
- Social considerations were dominant in this list: **“community”** (38), **“friendly”** (20), **“diverse”** (19), **“family”** (10), and **“welcoming”** (9). This again highlights how the respondents appeared to have an interest in preserving the closer-knit social atmosphere in the city.
- **“Affordable”** (32) was also noted as a key consideration for the future of the city.
- Community amenities, largely related to quality of life, were also mentioned: **“school”** (20), **“clean”** (15), **“walkable”** (15), **“sidewalk”** (15), **“infrastructure”** (14), and **“beauty”** (9).

Again, this highlights the importance of local character and quality of life in the future vision of many respondents and may be related to responses to what would be important to change about the current types of development in the community.

Exhibit 67. Q7: What three words would you use to describe Lake Stevens today?



Q9: How much do you agree or disagree with each statement?

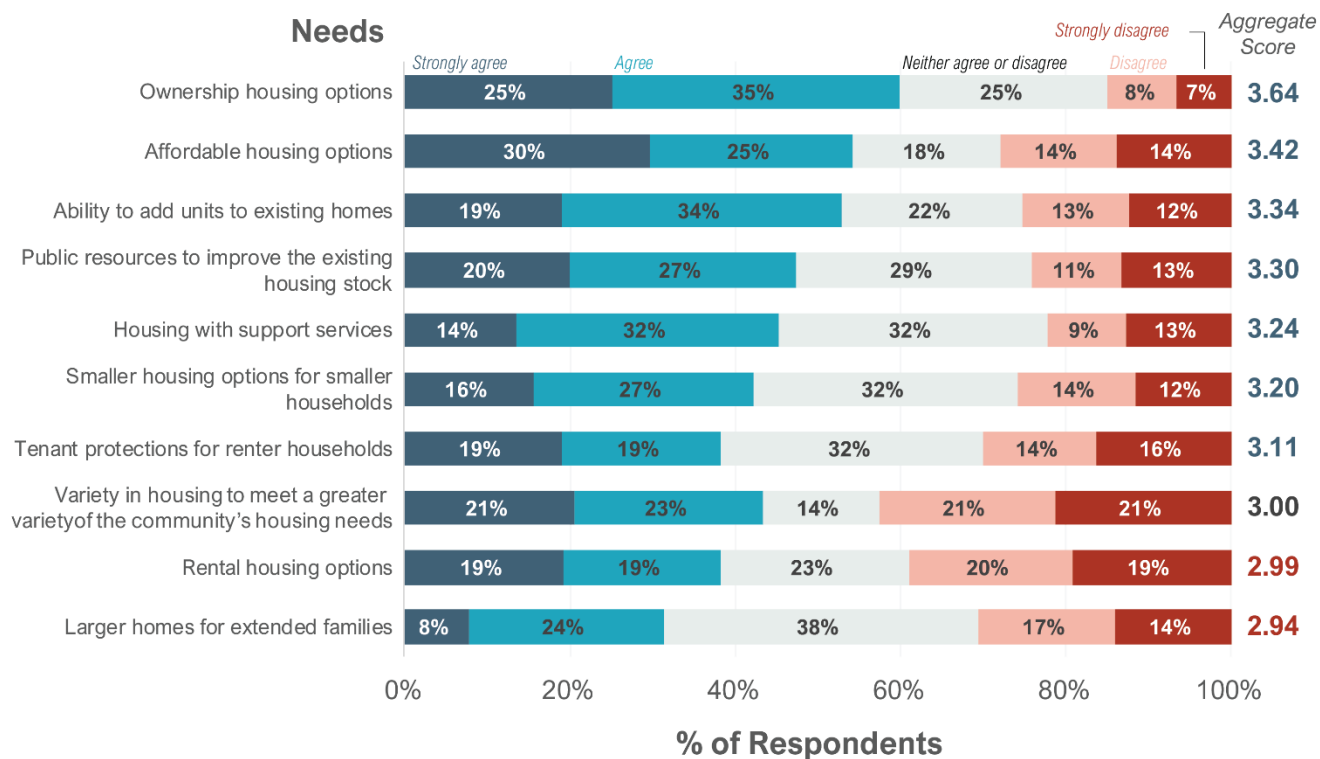
To understand the priorities of different housing issues, the survey included a panel question that listed several options for what Lake Stevens may need and allowed respondents to rank their agreement on a five-point spectrum from “Strongly agree” to “Strongly disagree”. This included:

- Variety in housing to meet a greater variety of the community’s housing needs
- Affordable housing options
- Rental housing options
- Ownership housing options
- Tenant protections for renter households
- Smaller housing options for smaller households
- Larger homes for extended families
- Ability to add units to existing homes
- Housing with support services
- Public resources to improve the existing housing stock

The results are provided in Exhibit 84, ordered by an aggregate score of the responses. Overall, this indicated the following:

- Most respondents agreed or strongly agreed that Lake Stevens needed more **ownership housing** (60%) and **affordable housing** (55%), and current owners needed the **ability of add units**, such as accessory dwelling units (53%) **to existing homes**. This indicates that the respondents were focused on what city policies could do with respect to traditional types of owner-occupied housing.
- While no point in the survey did most people disagree with the sentiments expressed, certain elements related to diversity of housing received neutral or more negative than positive sentiment in aggregate. This included: **variety in housing to meet community needs** (3.00 aggregate score), **rental housing options** (2.99), and **larger homes for extended families** (2.94). Although these results do not point to complete opposition to housing choice, it does indicate there is less agreement locally on the importance.

Exhibit 69. Q9: How much do you agree or disagree with each statement?



Q10: What housing goals do you think Lake Stevens should prioritize?

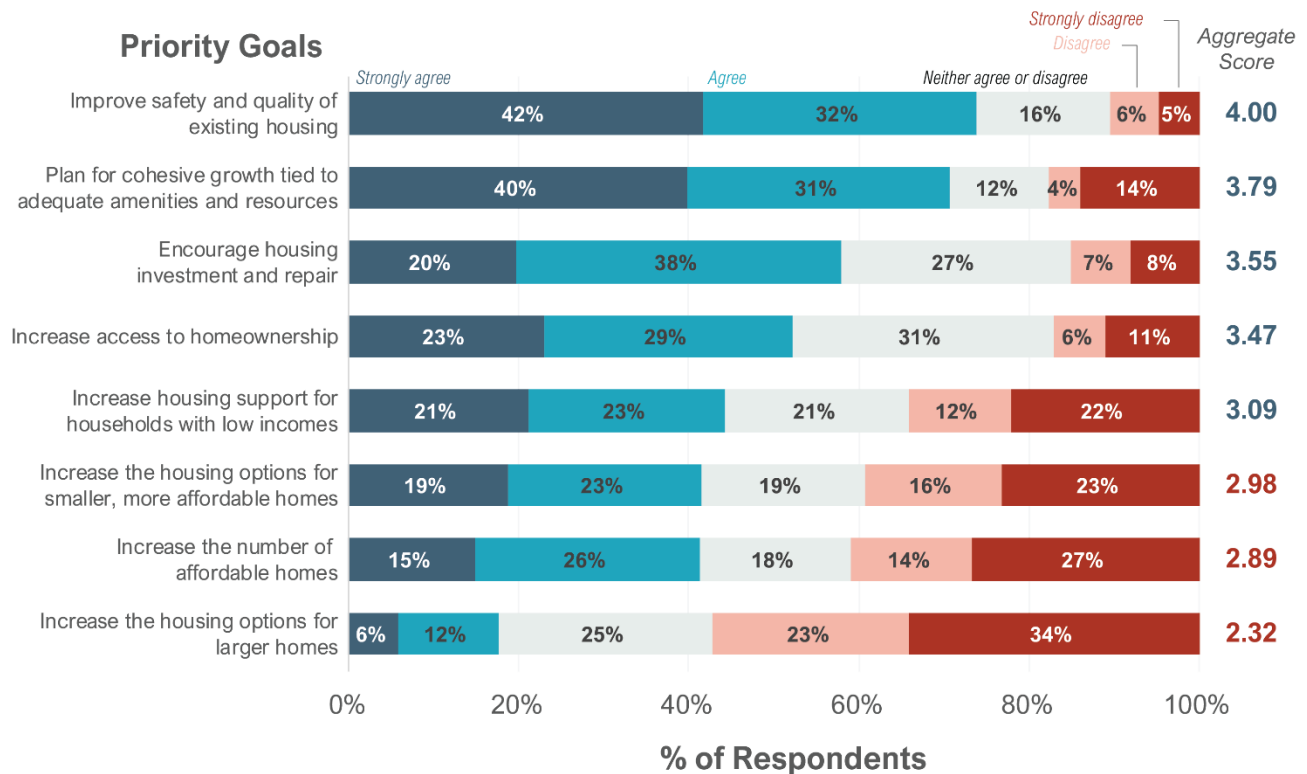
Respondents were also asked to rank whether they agree or disagree (on a five-point scale as above) with prioritizing the following housing goals in the Housing Action Plan:

- Plan for cohesive growth tied to adequate amenities and resources.
- Increase the number of affordable homes
- Increase the housing options for smaller, more affordable homes
- Increase the housing options for larger homes
- Encourage housing investment and repair
- Increase access to homeownership
- Increase housing support for households with low incomes
- Improve safety and quality of existing housing

The results provided in Exhibit 85 highlight the following:

- A clear majority of respondents agree on two priorities: **improving the safety and quality of existing housing** (74%) and **planning for cohesive growth tied to adequate amenities and resources** (72%). This is aligned with the previous responses that highlight the importance of examining the impacts of growth on the community.
- A majority of respondents also agreed that **encouraging home repair** (58%) and **increasing access to homeownership** (52%) should be priorities in local housing policy.
- Conversely, about 57% of respondents noted that local housing policy **should not increase the housing options for larger homes**. This suggests that while smaller lots are seen as being a sign of overcrowding, policy itself should not be focused on encouraging larger homes in the community.
- Although there was no majority opposition, there was slightly negative sentiment regarding **smaller homes** (2.98) and **affordable housing options** (2.89). In these cases, positive responses were more likely only to agree, while negative responses were more towards strong disagreement.

Exhibit 70. Q10: What housing goals do you think Lake Stevens should prioritize?



Q11: What growth strategies do you think would be best for Lake Stevens?

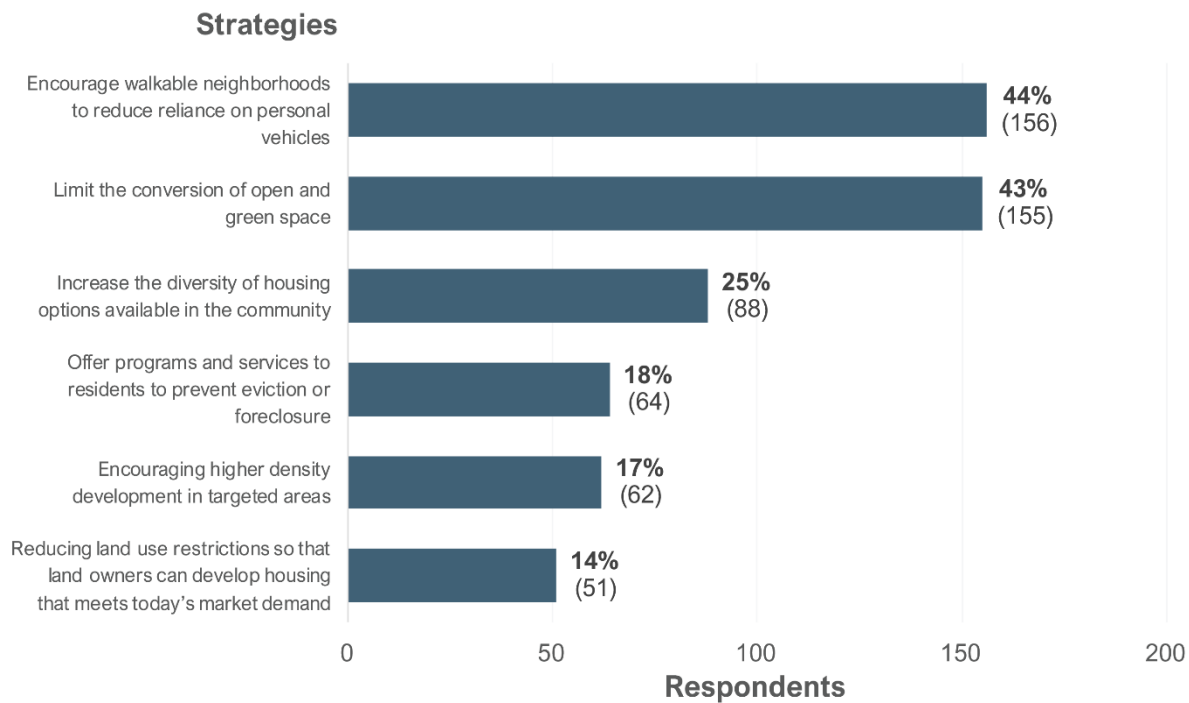
The final question provided an opportunity for respondents to highlight their preferences for growth strategies in Lake Stevens, with the understanding that the state has mandated the city meet certain growth targets. These strategies include:

- Encouraging higher density development in targeted areas.
- Reducing land use restrictions so that landowners can develop housing that meets today's market demand.
- Limit the conversion of open and green space.
- Encourage walkable neighborhoods to reduce reliance on personal vehicles.
- Increase the diversity of housing options available in the community.
- Offer programs and services to residents to prevent eviction or foreclosure.

The results, provided in Exhibit 86, indicate that no strategy was noted by a majority of respondents. However, they do indicate several points to consider in policy development:

- The most popular responses were related to maintaining local quality of life, including **encouraging walkable neighborhoods** (44%) and **limiting the conversion of open and green space** (43%). This is related to concerns expressed previously about sidewalks and future growth impacts.
- The least popular responses related to supporting pro-tenant policies (18%), encouraging higher densities (17%), and reducing land use restrictions to encourage more housing (14%). This suggests some resistance to efforts that would encourage more growth in the community.

Exhibit 71. Q11: What growth strategies do you think would be best for Lake Stevens?



Community Advisory Council

The Lake Stevens Community Advisory Council works to identify issues, prioritize support, and ensure that the diverse character of the community is represented in decision-making processes regarding diversity and inclusion. Committee members reflect the racial, ethnic, and socioeconomic diversity of the Lake Stevens area, and the mission of the Council includes:

- Advising the city on diversity, equality, inclusion, and accessing strategies and policies that improve outcomes for all.
- Assisting the city in strengthening the relationship with diverse community groups.
- Leading the community in thought-provoking discussions which support cultural understanding, mutual respect, and inclusivity.

At a regular meeting of the Council, staff from BERK Consulting provided a handout about the housing needs in Lake Stevens and moderated a discussion about several housing-related questions. Major points from the discussion included the following:

How are housing needs changing?

- Lake Stevens has a good school system; it will remain appealing to households with children.
- There are lots of people struggling, and it's likely that there will be a lot of foreclosures in the future.
- Rents are rising to unaffordable levels; it's hitting everyone.
- Lots of families are leaving Lake Stevens because the landlords are increasing rents.

- People are losing jobs, or their jobs are being downgraded.

What housing options does Lake Stevens need more of?

- There is too limited of a supply of housing affordable to people with low incomes. Additional apartments would be very helpful.
- Townhomes could also help, but there are too few to make a difference.
- The city needs family-sized apartments with 2 to 3 bedrooms.
- Housing options that mix housing types can help keep neighborhoods integrated by age.
- More income-restricted housing is needed.
- Homeownership options affordable to younger households:
- College-age students want to come back to Lake Stevens but are not able to buy a starter home. There is no room for young families here.
- Smaller homes start at \$600–800K, which is out of reach for most.
- One person shared that his son left the Marine Corps and couldn't find anything affordable in the city for him and his wife.
- There are no condo options so that young people can start building equity as a place to start.
- Rent-to-own options would be helpful.

Where should new housing go?

- One person noted that some increases in density will be necessary to achieve more affordable housing.
- One person suggested adding apartments over the grocery store. There was some agreement that that would be okay.
- Between the water main and powerlines, there are significant constraints on where new housing can be developed in Lake Stevens.
- One person said that the city needs more transit-oriented development near areas where bus lines are available.
- Someone rebutted that there will be limited transit options in Lake Stevens. People can arrange private carpools to the future light rail stations or transit, but the trestle is constrained.
- A person expressed a concern that bringing in condos near the downtown will create too much traffic and create a need for more parking. Someone suggested that condos be located next to the freeway.

Community Workshop 1

At a regular meeting of the Lake Stevens Planning Commission on November 29, 2022, BERK staff provided a short presentation about housing needs and coordinated a table mapping exercise. As part of this exercise, participants were asked to provide feedback on a large map of the city and identify considerations about growth and where they believed new housing in the community could be included.

To facilitate this, we provided toy blocks as a means of representing different types of housing to be accommodated in the community. This included:

- 2x2 grey blocks representing ADUs and infill housing in existing neighborhoods.
- 2x4 purple blocks representing new duplex, triplex, 4-plex, and townhome “missing middle” style residential development.
- 2x6 white blocks representing new multi-unit housing, up to “five over one” mixed-use development.

Exhibits 87, 88, and 89 include the maps from the session, which were presented by the smaller tables to the entire group at the end of the discussion. Major elements discussed included the following:

- **Higher-density development should be sited close to planned centers.** Generally, the participants noted that denser multi-unit housing should be accommodated within existing centers, such as Lake Stevens Center, Downtown, and the 20th St SE Corridor. This housing was envisioned as one component of a mix of uses in these areas, with other retail and services supporting this density. Access to transit would be more reliable in these areas, especially at the park-and-ride serving Lake Stevens Center.
- **Individual neighborhood sites were more ideal for middle housing options.** Sites identified for middle housing across all maps were largely targeted locations distributed throughout the community. These sites were based more on local knowledge about locations where more density would be appropriate both for the site and the neighborhood.
- **Opportunities identified for infill and ADUs were vaguer and broader.** Participants were more challenged in this exercise to find locations where infill and ADUs should be targeted. One table in fact dropped all blocks onto the map and clarified that this represented broad, even distribution throughout the city (and not a flotilla of houseboats). However, they did note a number of large-lot single-family houses in the city that would be perfect for intensification.
- **Transit was seen as the major limiting factor for density.** From this discussion, one of the major considerations for increasing density was good transit access, especially with respect to commuting options. One group identified additional transit routes that would be effective in supporting many of their goals with growth.³⁶

³⁶ As noted in an interview with Community Transit (described in more detail below), current transit service in Lake Stevens is limited and largely associated with supporting commuters (30-minute peak service). Expanding this

- **Industrial areas for residential uses.** One group noted they would be open to the development of some residential uses in the Lake Stevens Industrial Center, potentially aligned with types of industrial development that would be compatible.

service in the future would be constrained by resource availability and may not be at the level to support more intensive forms of transit-oriented development (TOD).

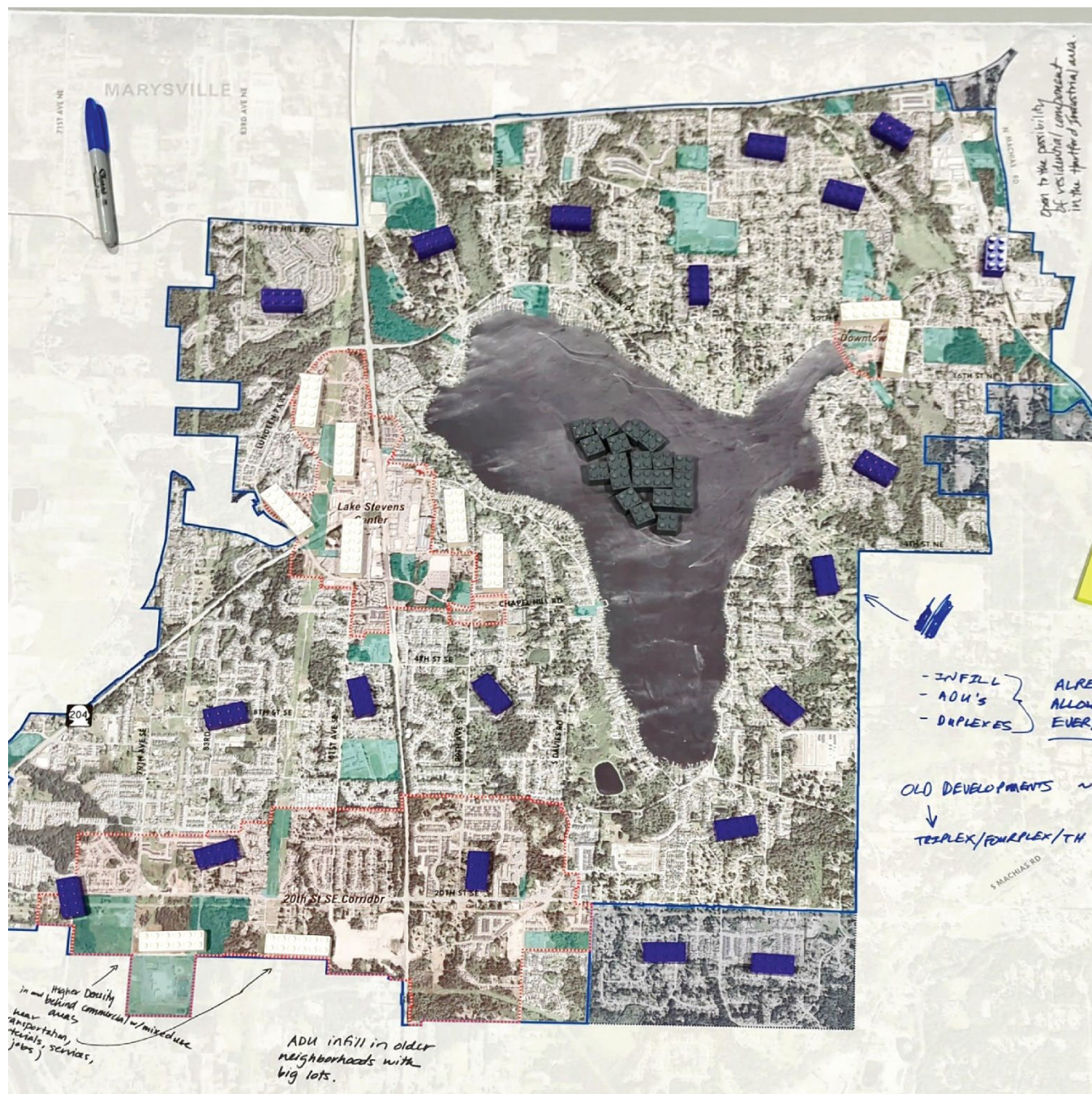
Exhibit 72. Community Workshop Table Map 1.



Exhibit 73. Community Workshop Table Map 2.



Exhibit 74. Community Workshop Table Map 3.



Group Interview

To provide insight from local and regional experts and representatives of organizations working in the area, we coordinated a focus group meeting to discuss major considerations for housing policy in Lake Stevens. Originally, this was intended to be split into two distinct groups, with local nonprofits and community organizations in a separate group, but given a lack of response from identified organizations, a combined meeting was seen as being most effective.

As part of initial outreach, we provided an RSVP to participants that included a priming question to prepare for the meeting: *“What is the one issue with housing in Lake Stevens that is the most important to cover as part of a citywide housing strategy?”* The responses included the following:

- A balanced supply of housing. Make sure a percentage of your housing supply is for homeownership and not just meet the GMA requirement by stacking multifamily in high-traffic areas. Balance of housing product types will serve your citizens best.
- Where to build the new homes.
- A variety of different housing ownership options in the city.
- Encouraging a diversity of housing stock.
- Remaining buildable lands and how to develop based on population targets.
- Working to find space for multi-use housing/commercial/retail and encourage developers to build these types of developments.

The group interview was held on March 20, 2023, with four representatives from local development interests, the city’s chamber of commerce, and nonprofit housing development. Major themes explored during this discussion included the following:

- **Support for affordable housing is not sufficient to build the types of affordable housing needed.** This can be challenging for cities trying to meet certain identified targets for low-, very low-, and extremely low-income housing, as the resources are not available, and the city does not have the resources to incentivize this type of construction. This is especially important given the new state and county-level housing targets provided by household income category.
- **More intensive housing options will be shifted to arterials and centers.** Given the targets for housing and limits on land capacity, new growth will have to be accommodated through multi-unit development and infill projects. This will mean that projects may be targeted for areas that will not impact existing residential neighborhoods, which may place the focus of more intensive development along Highway 9.
- **Homeownership options are important.** Although the focus of affordable housing is on rental properties, it can be important to encourage homeownership of smaller and more affordable units as well. This can help to build household wealth and encourage households to move into more appropriate housing later in their life cycle when they might need more space. This could be accommodated through condos and unit lot subdivisions, among other tools.

- **Accommodating local workers can be essential.** One of the challenges in the local community is that while the city is not a major job center, there are some government, retail, and service jobs in Lake Stevens. For many of these employees, it may not be possible to find living arrangements close to where they work. For people such as teachers, this can be considered a significant issue to not be able to live in the community that they teach in. Finding affordable housing solutions that can help welcome these folks into the community as residents can be important and may even help with the competitiveness of local businesses that rely on this type of labor.
- **Regional strategies are looking at surplus lands owned by religious organizations and schools.** Providing stable housing can be essential for lower-income households that are facing housing insecurity. Accommodating affordable housing options in places like Lake Stevens can be challenging, however, especially given the availability of affordable land for development. Some nonprofits and other affordable housing partners have worked with religious organizations (such as churches) and schools to use the surplus lands they had set aside for expansion for targeted low-income affordable housing options instead.
- **Revisions to previous data will be essential in planning future housing capacity.** An attendee noted that changes in local conditions and specific site-level knowledge will be necessary to make sure the information on housing development capacity is accurate. Many of the sites identified through the County Buildable Lands Report may be less developable due to site conditions not examined through that previous process. This will be essential to get right, as expansion of urban growth areas will not likely be allowed in the foreseeable future.
- **Development conditions are difficult.** Although regional housing production has been a challenge in general due to approvals, available land for development, construction costs, etc., recent increases in interest rates have had a significant impact both on developers and homebuyers.
- **Despite the city's work, development approvals can still have some local roadblocks.** While the attendees were complimentary of the city's approach to streamlining development approvals and receiving permits in a timely fashion, they also indicated that one of the biggest challenges was now with approvals from other districts. These approvals can also tend to slow down their projects and provide additional delays to construction.

Interview with Community Transit

Given the importance of transit to the potential for intensification in Lake Stevens, we held a discussion with Community Transit staff to understand their long-term strategy regarding different transportation options in Lake Stevens.

As part of this meeting (conducted on March 21, 2023), we discussed the following:

- **Resource constraints limit future expansion planning.** After disruptions to ridership after the COVID-19 pandemic, Community Transit and other transit authorities have been impacted by reductions in fare revenue, perceptions of a lower demand for transit, and

challenges with maintaining workforce levels. As such, this could impact future expansion of transit in Lake Stevens, especially without demonstrated potential for demand first.

- **Linkages with light rail.** Over time as Sound Transit light rail expands service into Snohomish County, a major focus for service will be on feeder lines to light rail stations. This may impact the focus and alignment of transit service to and from Lake Stevens, especially for commuters to downtown Seattle.
- **Exploration of different service models.** Given the challenges with available resources, Community Transit and other agencies are working to provide alternative approaches for service delivery that can address these limitations. For example, Lake Stevens will be serving as a pilot for a micro-transit service coordinated by Community Transit. This would involve relying on smaller vehicles for on-demand trips as opposed to larger buses. While this may not replace the utility of fixed bus routes, it could allow for more households to accommodate trips through alternate options and support less total car use in the community.
- **Revisiting service routes with potential increases in demand.** Although there are no immediate plans to increase service in Lake Stevens, this may be dependent on changes in development and potential customers for transit. If the city experiences significant development that is more dense and better able to be served by transit, Community Transit may elect to revisit planning and potentially increase service in areas which could support more ridership.

Major Findings

Based on the information received from the different engagement activities, there are several key lessons for consideration as part of future housing policy in Lake Stevens. This includes the following:

- **At different events, people have talked about how affordable housing is a problem in the region and how more homes are needed.** At every event, people have said that housing problems in the region are a major concern. Even people that already own their own homes know that it can be hard for other households to find a place to live. This highlights that many people do understand the general need for more housing, although there can be some strong differences about how to address the problem locally.
- **Concerns have been raised about the form and types of recent development which could affect future city housing initiatives.** Based on the results of the survey, it seems that some residents have been concerned about issues related to growth in the community. Some of the effects, like "overcrowding," could simply be related to any new development that might occur. However, comments about sidewalks, green space, and infrastructure suggest that people are feeling that local systems may be challenged in dealing with the effects of more development. Some of these problems are being managed by the city through investment in new sidewalks and other initiatives, but this may be an ongoing concern raised with future housing initiatives.
- **The local focus on owner-occupied housing will need to shift to address state-mandated housing targets.** The focus on owner-occupied housing in the community has been clear from the comments and feedback, and new housing development should consider a range of options for housing available for purchase. However, owner-occupied housing alone will not meet the income-based housing goals for future growth. The city will need to keep engaging with the community as policies to implement these requirements are developed.
- **Addressing transportation issues will be a necessary component to accommodating new growth.** Lake Stevens residents are concerned about traffic, and many people have said that new, denser development should be supported by transit in part as a response to these concerns. Efforts to build multi-unit housing to accommodate new growth should be coordinated with plans for future transit and walkable communities that can reduce car trips.
- **Focusing on high-quality, high-amenity neighborhoods to meet perceived housing needs will be essential for policy.** A major sentiment expressed in engagement was the idea that Lake Stevens is a community with strong local amenities and a "small-town feel". However, despite concerns expressed about perceived challenges to local character, many respondents indicated the importance of a sustainable and welcoming community that can be accessible to seniors and new homebuyers. Encouraging housing solutions that can consider and support local amenities and be seen as assets to the community at large will be more favored by residents.

PLANNING COMMISSION STAFF REPORT



Agenda Date: 6/26/2023

Subject: 2023 Comprehensive Plan Update

Contact Person/Department: Christi Schmidt, Jill Needham, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Review analysis of potential city and citizen initiated amendments to the Comprehensive Plan as included in the 2023 Docket against applicable criteria established in the Lake Stevens Comprehensive Plan.

SUMMARY/BACKGROUND:

On February 15, 2023, Planning Commission received an introduction to the 2023 Comprehensive Plan docket followed by a public hearing on March 15, 2023. The docket includes text amendments along with two city-initiated map amendments and a citizen-initiated map amendment. Each proposal received a detailed analysis of how the proposed amendment complies with the ratification criteria in [Section H Revisions and Amendment to the Comprehensive Plan](#) (page I-19). After the public hearing, the Planning Commission forwarded a recommendation to the City Council to ratify the docket, which the Council adopted via Resolution 2023-03. An analysis of the proposed changes to the Land Use element and map amendments are described below.

Consistency Review with Comprehensive Plan:

The analysis of proposed amendments will focus on the applicability with [Section I Granting or Denial of Amendments](#) (page I-20), including a high-level assessment of effects on the natural and built environment, compatibility with adjacent land uses, potential impacts on public facilities and services, land area devoted to similar uses and buildable lands capacity for population and employment and overall consistency with

the Growth Management Act and the Comprehensive Plan.

The proposed text amendments are not substantive; rather they are designed to update statistical data and references to ensure internal plan consistency.

- T-1 is a city-initiated amendment which includes minor text and graphic changes to the Land Use element (element). Staff conducted a complete review of the element and recommends the following revisions as shown in the attached strikeout version (**Attachment 1**) An analysis of the changes is contained in **Attachment 2**.

In addition to the Land Use Element update, the 2023 docket includes three potential map amendments summarized below.

Proposal M-1 Analysis

The applicant (the city of Lake Stevens) acquired the 1.5-acre site, commonly known as the Cedarwood property (Parcel ID 00698100010200), in 2021 for park purposes (**Attachment 3**). The site is located at the intersection of 101st Avenue SE and 5th Place SE. The city requests a land use change from Medium Density Residential to Public/Semi-Public with a concurrent rezone from R8-12 to Public/Semi-Public to allow the development of a new city park/community center.

While the current Comprehensive Plan land use map designates the surrounding area as Medium Density Residential, most city-owned public use sites are redesignated to P/SP, which is emphasized in Policy 2.2.4,

“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. This designation may also allow a limited range of commercial uses.”

This property has been identified as a public asset in the Parks and Recreation Element (page P-23) and is identified as a capital improvement project (page P-35). The consistency review matrix (**Attachment 4**) describes consistency with each review criterion including effects on the built and natural environment, compatibility with adjacent land uses, impact on public facilities and services, the quantity and location of land planned for the proposed land use type. It also describes consistency with the Growth Management Act, Countywide Planning Policies, Comprehensive Plan Goals and Policies, infrastructure needs, impacts to adjacent areas, benefits to the community.

Finding: Based on a review of the site-specific information listed above and the analysis provided in Attachment 4 – M-1 is consistent with the review criteria to grant

approval of a proposed change.

Proposal M-2 Analysis

The applicant (the city of Lake Stevens) is requesting to change the land use designation and associated zoning of two parcels (parcel Nos. 00402800001600 and 00457000002604) at 9705 South Lake Stevens Road from High Density Residential to Commercial with a concurrent rezone from R8-12 to Commercial District. This property borders South Lake Stevens Road and the remaining commercially designated properties. The location of this proposal is shown on **Attachment 5**. The site consists of two parcels totaling 0.53 acres. The land use designation change addresses an oversight from the 2022 docket process. The mitigating change in circumstance for review is because the property changed hands towards the end of the public notification process. After the hearings were completed, staff learned that the most western property had changed ownership and the new owner was unaware of the pending change.

The current owner purchased the property for commercial purposes based on the prior land use designation and zoning 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.

Snohomish County data indicates the daycare industry is underrepresented in the community.

The land use designation change would not create an inconsistency with land use patterns in the vicinity.

*Finding: Based on a review of the site-specific information listed above and the analysis provided in **Attachment 6** – M-2 is consistent with the review criteria to grant approval of a proposed change.*

Proposal M-3 Analysis

The applicants, Thelma and Kim Chapman are requesting to change the land use designation and associated zoning on three parcels (parcels Nos. 00385500402200 (3.52 acres) and 00385500402202 (1 acre) / 00385500402203 (0.72 acres) at 10311 Lundeen Parkway from Mixed Use to Medium Density Residential with an associated rezone from Mixed-Use to R8-12. This property lies north of Lundeen Parkway and the surrounding properties are designated for residential use. The location of this proposal is shown on **Attachment 7**. The site consists of three parcels and is 5.24 acres. The land use designation change will provide an opportunity for these properties to develop due to the extensive critical areas on-site and provide additional housing units to address the city's population target. The proposal was previously redesignated and zoned for mix-use development in 2008.

Since 2008 the site has proven to be unviable in the mixed-use market, it is the owners desire to subdivide the property.

When considering the lack of commercial development viability of the site and employment yield in comparison to the city's competing need for housing changing the land use designation back to Medium Density Residential will provide a better benefit to the city's housing market and is consistent with the goals and policies of the Comprehensive Plan (**Attachment 8**).

*Finding: Based on a review of the site-specific information listed above and the analysis provided in **Attachment 8** – M-3 is consistent with the review criteria to grant approval of a proposed change.*

Cumulative Impacts

The city's analysis of the map amendments focuses on environmental impacts, development feasibility and traffic impacts of the proposed land use changes as well as potential buildable lands impacts associated with housing units and employment capacity for projected employment and housing needs over the next 20 years. The Snohomish County Council adopted Ordinance No. 22-003 on February 23, 2022, establishing the 2044 Initial Population and Employment Growth Targets as Appendix B to the Countywide Planning Policies. The population target for the Lake Stevens Urban Growth Area (UGA) increased to 50,952 with a city population of 49,148 by 2035. This UGA target is higher than the capacity of 50,241 identified for the UGA in the 2021 Buildable Lands Report. The result is a projected city population surplus of 583 people for the UGA under current zoning. For employment capacity, the city faces a projected deficit of 1,156 jobs based on current zoned capacity, which will be evaluated thoroughly as part of the 2024 Periodic Update.

A cumulative impact matrix for each of the assessed requests follows to assist the Planning Commission when it makes a recommendation to the City Council on the proposed map amendments.

Cumulative Impact Matrix

Proposal Name	Existing Land Use to Proposed	Site Acreage	Buildable Acreage	Critical Areas On-Site in Acres	Residential Capacity Existing to Proposed	PM Peak Hour Trips Existing to Proposed
M-1 Cedarwood Map Amendment	Medium Density Residential to Public/Semi-Public Use	1.5	Approximately 0.66	0.89 acres	NA	.99 to 12

M-2 South Lake Stevens Map Amendment	R8-12 to Commercial District	0.53	0.53	No critical areas are located on-site.	2 to ?	1.98 to 12
M-3 Chapman Map Amendment	Mixed-Use to R8-12	5.24	0.82	4.44 acres	1 to 2.5	43.27 to 7.32

*Assumed buildable area for commercial uses are calculated by subtracting 25% of the lot buildable area from the total buildable area to determine the gross building square footage.

Comparatively, the proposed amendments do not create significant changes to the production or reductions of jobs or housing citywide. Cumulatively, changes to traffic generation are minimal and do not diminish established levels of service. Proposed designations changes are neutral to identified critical areas. The proposed changes would have minimal impacts on existing land uses that cannot be mitigated at the time of development. The staff analysis concludes the proposed map changes meet the criteria for approval.

NEXT STEPS AND REQUESTED COMMISSION FEEDBACK

As staff continues to evaluate potential map amendments and consider how they will influence potential text amendments, staff is asking for the Commission's feedback on the consistency review found in the staff report and attachments.

Based on Commission feedback, staff will start the SEPA environmental review and noticing process to the Department of Commerce, affected property owners and members of the public. Staff also intends to brief the City Council on the potential map amendments on July 11, 2023 and the remainder of the 2023 docket and before scheduling public hearings in Fall 2023.

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

Under the most current forecast, the preliminary draft EIS for the county's 2024 Comprehensive Plan now shows a population shortfall of 711 people and an employment deficit of 1226 jobs for the entire Lake Stevens UGA.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1_2023 Land Use Element PC Draft
2. Attachment 2_T1 Review Criteria
3. Attachment 3_Site Map_Cedarwood-M1
4. Attachment 4_M1 Review Criteria
5. Attachment 5_Site Map_SLS Parcel-M2

6. Attachment 6_M2 Review Criteria
7. Attachment 7_Site Map_M-3 Chapman
8. Attachment 8_M3 Review Criteria

Chapter 2: Land Use Element





CHAPTER 2: LAND USE ELEMENT

A VISION FOR LAND USE

As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors and public services for all people to live, work, learn and play throughout the community.

INTRODUCTION

Between 2018 and 2022, the city completed several annexations modifying the city boundaries. As of August 2022, the city encompasses an area of approximately 7,547 acres (11.8 square miles), including the 1,000-acre lake and all areas surrounding the lake. Small pockets of unincorporated areas comprise the remainder of the Lake Stevens Urban Growth Area (UGA), with an area of 417 acres (0.65 square miles). The city anticipates that the remainder of the UGA will be annexed over the next planning horizon, subject to direction from City Council and the city's adopted Annexation Plan.

Based on the 2021 Buildable Land Report (BLR) and the 2044 growth targets adopted by the Snohomish County Council, the Lake Stevens UGA provides sufficient capacity to accommodate projected population growth over the next twenty years but results in a deficit of over 1,000 jobs in meeting employment forecasts (Figure 2.1). These targets factor in environmental constraints, existing development, infrastructure, and services, existing and/or planned transportation corridors and areas where urban services could be extended logically. As part of the 2024 periodic update to the Comprehensive Plan, the city will need to consider new regulations, policies, or reasonable measures to address the projected employment deficit.

Directly west of the city is the Snohomish River flood plain, which consists of critical habitat areas and agricultural uses. To the east are largely forested lands with limited residential development. The area south of the current city boundaries and an unincorporated portion of the UGA is a patchwork of large-lot residences, small farms, and wooded areas with limited commercial areas.

Beyond the Lake Stevens UGA to the north, east and south the city and Snohomish County have established a Rural Urban Transition Area (RUTA) as a future planning area to accommodate growth beyond the 20-year planning horizon. The city's Comprehensive Plan acknowledges that development policies within the RUTA will have direct and indirect impacts on the Lake Stevens community, and it has an interest in decision-making in these areas as it affects development. The RUTA directly adjacent to the Lake Stevens UGA totals



approximately 5,400 acres and is largely rural in character. It contains large lot residences, several sizable tracts of forested land and limited agricultural uses. According to the Snohomish County Comprehensive Plan, RUTAs are intended as areas to set aside for potential supply of land for employment and residential land uses and possible inclusion in a UGA. As part of its 2024 Comprehensive Plan Update, Snohomish County will be considering several potential UGA expansions, including enlargements of the Lake Stevens UGA.

PLANNING CONTEXT

The Land Use Element presents a blueprint for growth over the next 20 years. This element considers the general location, intensity and density of land uses, how traffic, drainage, community services, etc. interact with and affect development. The Land Use Element influences how the community develops through the implementation of municipal code. This section provides an overview of the existing land use patterns within the city and its unincorporated UGA and describes the city's existing strategy for accommodating residential and employment growth within city limits and beyond.

In implementing its growth strategy, the city faces several challenges including development of land within city limits and the unincorporated UGA constrained by topography, critical areas, infrastructure needs, or ability to accommodate larger employment uses. The city and partner agencies also face challenges to fund the infrastructure needs associated with population and employment growth.

State Planning

The Land Use Element is one of the six mandatory elements required by the Growth Management Act, RCW 36.70A.070(1). Within the Land Use Element, the city must:

- Provide a future land use map;
- Consider approaches to promote physical activity;
- Provide a consistent population projection;
- Estimate population densities and building intensities based on future land uses;
- Include provisions for the protection of groundwater;
- Describe lands useful for public purposes, including essential public facilities, airports and military installations as applicable;
- Identify open space corridors;
- Consider review of drainage, flooding and stormwater run-off;
- Designate policies to protect critical areas; and
- Considers transfer of development rights for significant forest or agricultural lands.



These specific state requirements are discussed in subsequent sections or as specific goals and policies as applicable.

Regional Planning

The Puget Sound Regional Council (PSRC) coordinates regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap Counties. The primary policy document is Vision 2050, which provides a regional growth strategy, policies and actions that aim to use urban lands efficiently and sustainably to accommodate population and employment growth across the central Puget Sound. Some specific land use concerns mirror those found in the GMA, such as establishing consistent planning targets for housing and employment. The city's plan identifies housing and employment targets that are consistent with the 2021 BLR within the Land Use and Housing elements.

Many 2050 provisions cross over into different elements, such as Environment, Development Patterns, Housing, Economic Development, Public Services and Transportation. Another important aspect of the regional strategy is to promote centers and compact urban development, which is a central theme of the city's plan, which focuses on local growth centers implemented as subarea plans. The city's subarea plans present an integrated planning approach based on incorporating economic development, environmental protection, sustainability, social justice and well-being, compact and mixed-use development and multimodal transportation. In addition, the city's municipal code provides several effective mechanisms supporting compact infill development. Another PSRC provision is healthy and active living. The city's plan promotes this ideal in the Parks, Recreation and Open Space, Land Use and Transportation elements. Finally, the city has considered the role of adjacent rural areas as they relate to the city beyond the planning horizon.

Countywide Planning

Snohomish County has adopted Countywide Planning Policies (most recently amended in March 2022) that provide a consistent framework for each jurisdiction to develop its comprehensive plans.

The Development Patterns Goal found in the Countywide Planning Policies states,

“The region creates healthy, walkable, compact, and equitable transit-oriented communities that maintain unique character and local culture, while conserving rural areas and creating and preserving open space and natural areas.”

Specific policies relevant to the Land Use Element include the role of Urban Growth Areas in land use planning including future expansions or modifications, inter-jurisdictional

coordination, utilities, and location of employment and housing in relation to infrastructure and transit. Another theme relevant to this element previously identified in the state and regional planning strategies is designating local centers, promoting compact urban developments and transit-oriented developments that encourage higher residential density and infill development while integrating new subdivision developments into existing neighborhoods. Finally, the land use element should consider annexation policies for the unincorporated UGA.

The city recognizes the importance of efficient planning and use of land within the entire UGA in order to meet the population, employment, environmental and other objectives of the GMA and established countywide planning policies. The city's Comprehensive Plan and existing growth strategy is reflective of the policies and vision within the County's Comprehensive Plan and Countywide Planning Policies.

Lake Stevens Planning

The city's Land Use Element considers the themes expressed in the state, regional and countywide plans. Specifically, the Land Use Element describes anticipated land use assumptions and growth targets over the current planning period. This information is the basis for current land use designations and zoning districts as well as the city's local growth strategy.

In order to meet projected growth targets, the Lake Stevens UGA must accommodate a population of 50,952 and 9,017 jobs by 2044 (Source: Appendix B, Tables P1 and E1 of Snohomish County 2044 Growth Targets). The city's portion would include a population increase of 9,614 people and an employment increase of 3,219 jobs. Figure 2.1 illustrates the total number and percent of both the city's and the unincorporated UGA's 2044 population and employment growth targets.

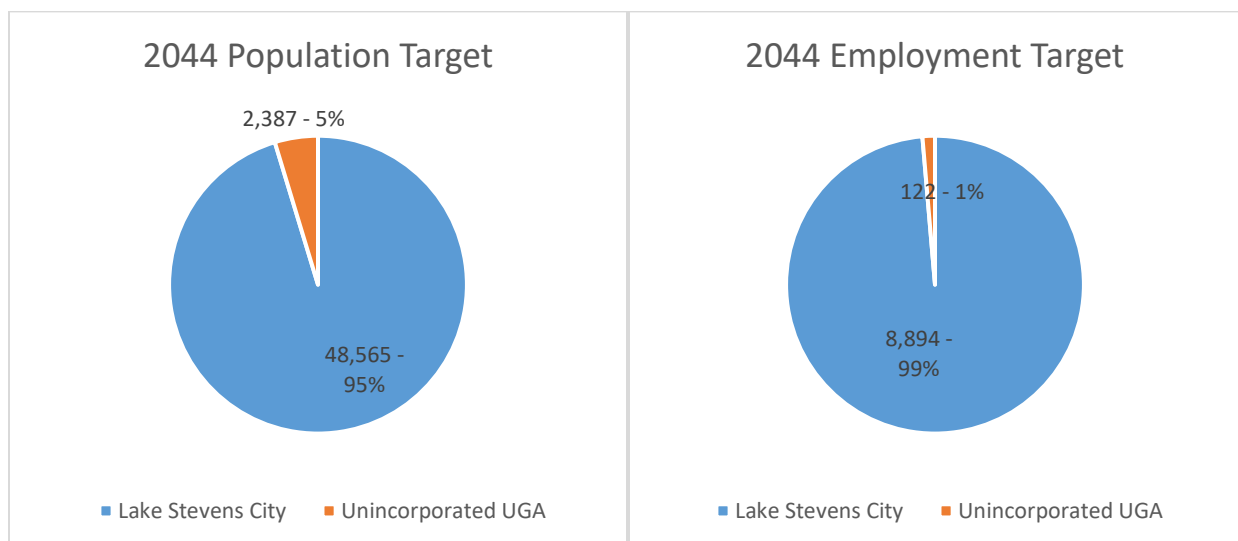




Figure 2.1 – 2044 Growth Targets



LAKE STEVENS GROWTH STRATEGY

The 2020 Snohomish County Growth Monitoring Report indicates the population of the city grew by nearly 22% between 2010 and 2020 (from 28,069 to 34,150), making it the second fastest growing city (at 2% annually) in Snohomish County during that period. The city previously grew by over 341 percent between 2000 and 2010 following a series of annexations and steady residential development. Continued residential growth and the 2021 Southeast Interlocal Annexation have seen the city population rise to 40,700 as of April 2022.

The city's growth strategy directs most residential and employment growth into concentrated centers readily available for development. It is the city's vision to accommodate and attract new businesses that provide family-wage jobs by growing a range of employment sectors near Growth Centers in proximity to housing. Downtown Lake Stevens, Lake Stevens Center, and the 20th Street SE Corridor are identified as Community Growth Centers, while the Lake Stevens Industrial Center (LSIC) is an Industrial Center and identified as an employment area. Figure 2.2 illustrates the location of the four primary centers. A summary of development potential for each growth center is summarized in Table 2.1.

Each defined Growth Center has varying suitability and potential for future employment uses due to location, access to the transportation network, overall size, development potential, and range of parcel sizes. This growth center strategy implements countywide, regional and statewide goals by focusing development where infrastructure and services are or will be available and preserving the natural characteristics of the city. The city's growth center strategy is consistent with the public vision expressed during the community outreach for this project and others.

To complement its growth strategy, the city began developing an economic development approach. In 2010, the city completed an Economic Development Assessment. The main findings suggested residents were spending retail dollars outside the city and leaving the city to work. This document was followed by a demographic assessment and economic profile of the city. These documents laid the foundation for future economic development and complemented the evolving growth strategy.

The city's ultimate goal for each center, based on the economic and demographic assessments, is to develop a unique subarea plan with distinguishing characteristics that serve slightly different markets ensuring economic diversity and vitality. The city has adopted three Subarea Plans: Lake Stevens Center and the 20th Street SE Corridor in 2012 and the Downtown Lake Stevens Subarea in 2018. As a development incentive, the city adopted a Planned Action Ordinance for each subarea to satisfy State Environmental Policy Act review requirements for certain levels of residential and commercial development. Adoption of the plans resulted in area-specific design guidelines, development regulations and zoning districts.





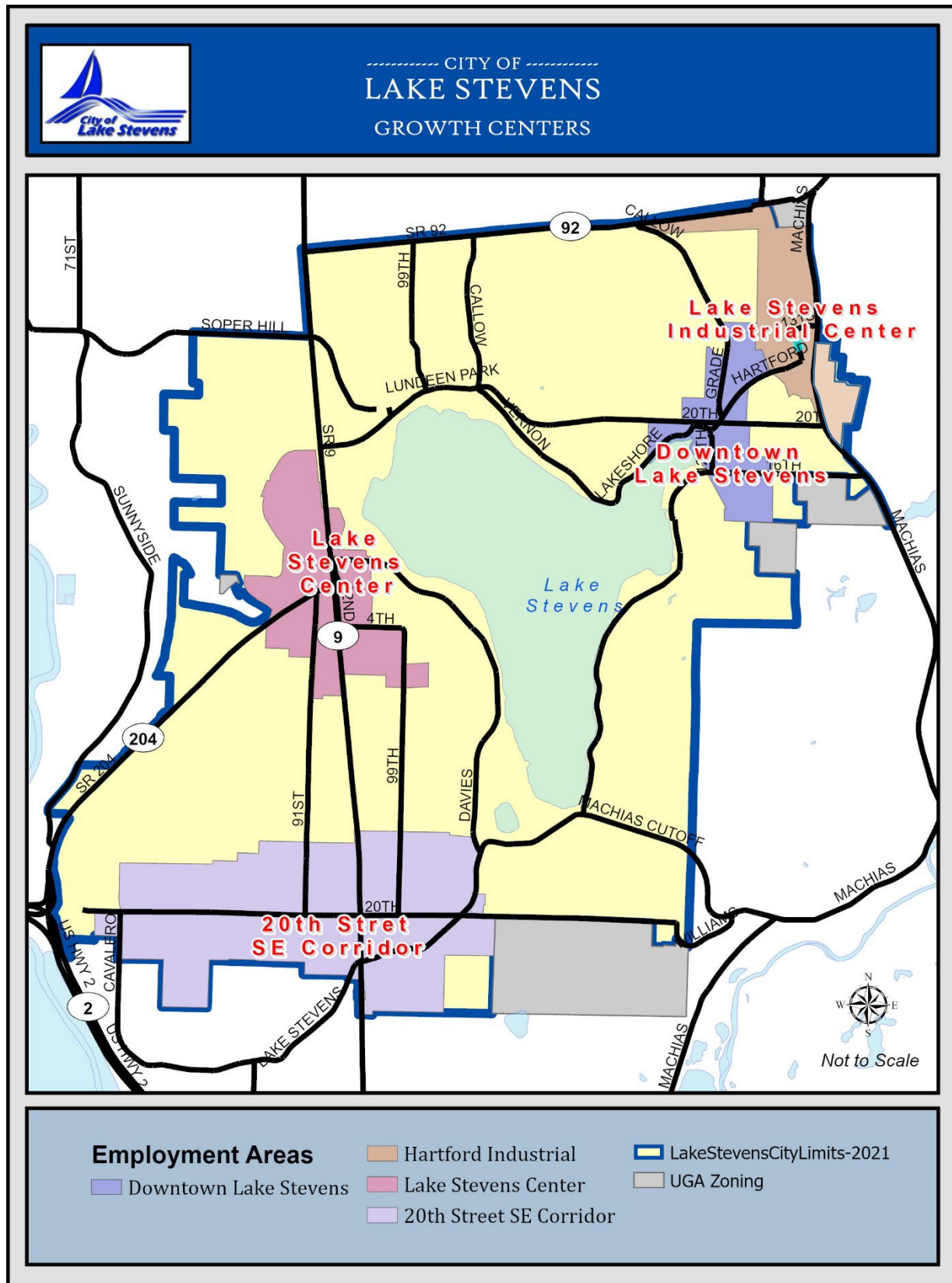


Figure 2.2 – Growth Centers Map

Table 2.1 - Growth and Development Potential of Existing Growth Centers

	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	LAKE STEVENS INDUSTRIAL CENTER	20 TH STREET SE CORRIDOR
Size (Acres)	30	359	241	845
Subarea Planning	- Framework plan completed in 2012 - Subarea plan completed July 2018	- Subarea Plan adopted 2012 - Planned Action Ordinance adopted 2012	- Framework plan completed in 2023 - Future code changes and implementation scheduled for 2024	- Subarea Plan adopted 2012 - Planned Action Ordinance adopted 2012
Relation to Transportation System	- Local access via 20th St NE - Indirect access to SR 92 via Grade Rd	- Direct access to SR 9 and SR 204 - Indirect access to US 2 via SR 204	- Indirect access to SR 92 via Machias Rd., Old Hartford Dr. - Indirect access to US 2 via Machias Road - Limited internal network of roads	Indirect access to SR 9 via 20th St SE, S Lake Stevens Rd.
Existing Land Use Pattern	- Small to medium parcels (0.2-3.0 acres) in Historic Town Center - Existing residential uses on commercially zoned parcels - Significant amount of multi-family residential uses and zoning in southeast portion of center with small to large parcels (0.3-10 acres) - Medium to large parcels (1-10 acres) in Grade Rd. area, largely undeveloped	- Auto-oriented commercial uses primarily on large parcels (>10 acres) with smaller parcels (<0.5 acres) carved out along street frontage - Primarily multi-family residential uses and zoning at edges of center with some single-family residential uses in eastern portion of center - Significant portion of government-owned property on eastside of SR 9 @ Market Pl.	- Primarily medium to large parcels (3-30 acres) - Cluster of smaller parcels (< 1 acre) in middle of center - Largely undeveloped	- Primarily medium to large parcels (1-10 acres) with several irregular parcels due to diagonal intersection - Limited existing commercial uses and zoning at intersection of 20th St SE and S Lake Stevens Rd. in eastern portion of center - Primarily mix of multi-family and single-family residential uses - Several large parcels (> 10 acres) zoned multi-family



	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	LAKE STEVENS INDUSTRIAL CENTER	20 TH STREET SE CORRIDOR
Environmental Constraints	- Wetlands and flood prone areas within Grade Rd. area - Category 2 wetlands east of historic town center area where zoned multi-family residential. - Catherine Creek bisects the Grade Rd. area and downtown	Wetlands between SR 9 and 91st Ave SE, near SR 204	- Environmental constraints impacting approximately 20.43 acres. Constraints include wetlands, steep slopes, flood zones, and streams (Little Pilchuck Creek and Catherine Creek). - Wetlands are located along the western boundary of the area towards the center and north corner; just north of Hartford Dr. NE and just north of 36th St NE. - Pilchuck Creek and associated wetlands are located to the east of the LSIC and Catherine Creek and associated wetlands border the western boundary.	Wetlands at northeast corner of S Lake Stevens Rd and 20th St SE, north of S Lake Stevens Rd
Amenities	- Lake Stevens shoreline access - Catherine Creek - View potential	View potential	View potential	View potential
Potential Land Use Issues	Center has lower intensity single-family uses to the north, west, and south and higher intensity industrial uses to the east	Center is surrounded by lower-intensity single-family and multi-family residential uses	- Center is surrounded by lower intensity residential uses - Lack of Utilities & Infrastructure	Center is surrounded by lower-intensity single-family residential uses

Conclusion	- Limited potential for larger employment uses due to transportation access and small parcel sizes - More suitable for local-serving retail and small commercial uses - Potential as a Mixed-Use Town Center consisting of civic and local-serving retail uses, limited office and residential uses	- Some potential for larger employment uses given transportation access and large parcels, but contingent upon redevelopment potential - Potential for Main Street center on 91st Street NE between Market Place/SR204 - Potential as a Commercial Mixed-Use Center consisting primarily of regional retail commercial uses with multi-family residential uses towards the edges of the center	- Potential to accommodate larger employment uses, but limited by location and transportation access and sanitary sewer - Potential as an Industrial Center consisting primarily of industrial uses and limited office uses	- Potential for larger employment uses including business parks and retail centers - Potential for Mixed-Use Centers consisting primarily of residential uses with some office and local-serving retail commercial uses
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DOWNTOWN LAKE STEVENS

The greater downtown Lake Stevens includes an area of more than 200 acres near 20th Street NE, Main Street and Hartford Drive NE, and consists of the historic town center adjacent to the northwestern tip of the lake, the Grade Road Planned Business District, and associated residential areas. As adopted, the subarea plan takes in the historic downtown core encompassing a compact area of approximately 30 acres. This area has been characterized primarily by low-intensity commercial and residential development on small to medium-sized parcels.

The historic town center has several key attributes to support its revitalization including its lake front setting, strong projected population growth and the potential for higher density residential development. Development of an effective plan and an active marketing campaign for this area is a high priority for the city. In 2005, the city developed a conceptual plan for downtown Lake Stevens. In 2012, the city proposed a framework plan for the area that identified preferred land uses and potential infrastructure improvements to facilitate desired growth patterns. In 2018, the city adopted a full subarea plan that identified land uses, development intensity, parking requirements, public improvements, program development, etc. The city has completed several public improvements since 2018, including the development of North Cove Park, the Mill community facility, and Mill Spur festival street, with many more planned in future years.



Downtown Lake Stevens has some challenges, specifically access and infrastructure. Several road improvements are proposed to improve access throughout downtown and to the LSIC, and to the to the regional highway system. The city continues to work with utility providers to assess needed infrastructure improvements.

LAKE STEVENS CENTER SUBAREA (FORMERLY FRONTIER VILLAGE GROWTH CENTER)

Lake Stevens Center is comprised of approximately 360 acres of land centered on the State Route 9/State Route 204 intersection. In September 2012, the City Council adopted the Lake Stevens Center Subarea Plan to revitalize the center, emphasizing retail and office growth. The plan also amended the Land Use Map for many parcels within the subarea. Future residential development would be primarily high-density residential. The general land use pattern would consist of a commercial core, smaller commercial and mixed-use areas, a main street area, and transit-oriented development. Following a recent market analysis in 2019, the city has updated the land use designation to more closely match current market conditions. The plan assumes future growth of 140,000-150,000 gross square feet of retail, 140,000-150,000 gross square feet of office, and 180 to 200 additional dwelling units. A Planned Action Ordinance, capital facilities plan, development regulations, and design guidelines were also adopted.

20TH STREET SE CORRIDOR (FORMERLY SOUTH LAKE GROWTH CENTER)

The 20th Street SE Corridor is comprised of approximately 850 acres of land crossing the southern portion of the city from approximately South Lake Stevens Road in the east to Cavalero Road in the west. In September 2012, the City Council adopted the 20th Street SE Corridor Subarea Plan to create an employment center emphasizing business parks and commercial development. Future residential development would be primarily higher-density development including townhomes, row houses, cottage housing, and live/work units. The general land use pattern would consist of at least one large business park, a regional retail center, and commercial or mixed-use nodes with higher-density residential growth in transitional areas between existing single-family developments and higher intensity development. Following a recent market analysis in 2019, the city has updated the potential growth sectors to more closely match current market conditions. The revised plan predicts 500,000 gross square feet of retail, 500,000 gross square feet of office, and 1,000 additional dwelling units. A Planned Action Ordinance, capital facilities plan, development regulations, and design guidelines were also adopted.



LAKE STEVENS INDUSTRIAL CENTER (FORMALLY THE HARTFORD INDUSTRIAL CENTER)

The Lake Stevens Industrial Center is an area of approximately 241 acres located in the northeast portion of the city, between Downtown Lake Stevens and unincorporated Snohomish County. It is comprised of what was previously known as the Hartford Industrial Area as well as the properties on the east side of N Machias Road annexed into the city in 2021. The area is zoned General Industrial (GI) and Light Industrial (LI), which allow a wide range of industrial uses. The area currently has a mix of low-intensity industrial uses, some retail and older single-family residential pockets, and comprises a significant portion of the city's employment capacity available for redevelopment.

It is the city's intention to promote and develop the Lake Stevens Industrial Center as a local employment center. The center's potential to accommodate larger employment uses are currently limited by location, limited visibility, lack of extensive public infrastructure and transportation access. In 2023 the city completed infrastructure and market analysis of the area to determine any need for land use changes, design standards, expansion, infrastructure improvements, and marketing strategies to attract appropriate industries. This document "The Lake Stevens Industrial Center Analysis Report" will be used as a guidance document for future land use changes and implementing code changes to develop this area into a more robust job center for the city.

NEIGHBORHOOD SERVICE CENTERS

In addition to the defined growth centers, the city has several small Neighborhood Service Centers located throughout the city zoned Local Business (LB) or Mixed Use (MU). Small neighborhood service centers serve the immediate shopping and service needs for the surrounding residential areas. These neighborhood service centers augment economic development activity citywide and balance the commercial uses found in larger growth centers.

ANNEXATION AND RURAL URBAN TRANSITION AREA (RUTA)

The city will continue to coordinate annexation of the remaining unincorporated UGA throughout the 2044 planning horizon. Additionally, the city of Lake Stevens is looking outside its borders given the impact that planning efforts have on the entire Lake Stevens community in preparation for future UGA expansions after build-out.

For the purposes of defining a Framework Plan that includes the Rural Urban Transition Area (RUTA) as an area for long-term employment growth, the city's existing strategy for growth within the UGA has been reviewed and analyzed. Related documents such as County plans and Buildable Lands Report (BLR) are discussed further below, together with summaries of information related to public services and utilities. The city completed a project report for the Lake Stevens South Rural Urban Transition Area in August 2008. The city recognizes the



importance of review and analysis of all adjacent RUTA areas for future comprehensive planning and benefit.

The city of Lake Stevens recognizes that the UGA is bordered by areas labeled by the County as “transitional”. The city also recognizes that development policies within these areas and beyond will have direct and indirect impacts on the Lake Stevens community, its quality of life, infrastructure, transportation, services, finance and the stewardship of land and lake water quality. Therefore, the city’s vision requires its involvement in the decision-making in these areas as they affect development and its impacts.

LAND USES AND ZONING

Lake Stevens includes a mix of residential, commercial, industrial and public/semi-public land use designations. Residential designations are spread throughout the city and include both high-density and single-family oriented land uses. There are several commercial designations that vary in intensity by location. For example, the highest intensity commercial land uses are located along highways and arterials, while neighborhood level commercial use may be congregated at the intersections of arterials and collectors. The city’s industrial land uses are primarily located in the northeastern corner of the city, except for one area in the northwestern corner, subject to a development agreement. Public/Semi-public land uses are spread across the city. Most public/semi-public areas include school sites, municipal services and parks. Figure 2.3, the current Comprehensive Plan Land Use Map, illustrates the distribution of land use throughout the city as well as pre-designations for the UGA that would be effective upon annexation.

Residential Land Uses – Residential land uses include all single-family development and multifamily uses including, apartments, condominiums, manufactured housing, foster care facilities, group quarters, and cooperative housing.

- High Density Residential allows single-family, two-family, and multifamily residential uses. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between single-family designations and commercial designations where infrastructure and public transportation is readily available.
- Medium Density Residential allows single-family, two-family and some multifamily residential development with a density between four (4) to 12 units per acre based on zoning with the potential for bonuses. This designation includes detached and attached units, accessory units, townhouses, condominiums, duplexes, short-term rentals, special service homes and manufactured/mobile structures. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between high density designations and rural areas where infrastructure is readily available.



- Waterfront Residential allows single-family residential uses with a density of four (4) units per acre with the potential for bonuses. This designation includes detached and attached units, accessory units, detached, short-term rentals, and special service homes. It also allows limited multifamily, public/semi-public, community, and recreational uses. This designation is located in residential neighborhoods within the shoreline jurisdiction.

Through implementation of zoning regulations, the city will consider innovative and flexible residential options, in appropriate zoning districts, to allow a variety of housing. For example, the municipal code allows higher-density residential uses such as townhouses and small-lot, single-family residential units, and innovative housing options such as cottage housing. In all residential zones, cluster subdivisions and planned residential developments allow variations in housing styles and increases in housing density as a means of encouraging good design, specifically on challenging sites where natural characteristics (slopes, wetlands, streams, etc.) require careful design and development.

Commercial Land Uses – Commercial land uses include all commercial and mixed-use configurations including, small scale/neighborhood commercial, large scale retail, and employment designations.

- Downtown/Local Commercial: This designation permits moderate to higher intensity land uses including the Central Business District and other dense arrangements of professional offices and retail stores. This designation discourages uses that are land consumptive (i.e., warehouses) or that generate high-traffic volumes (e.g., drive-through businesses or gas stations). It allows mixed-use development.
- Mixed-Use: This designation permits moderate to higher intensity land use that includes both commercial and residential elements and encourages mixed-use (commercial and residential). It is intended that this land use designation will be placed where a "village atmosphere" is desired, or as a transition between high and low intensity zones.

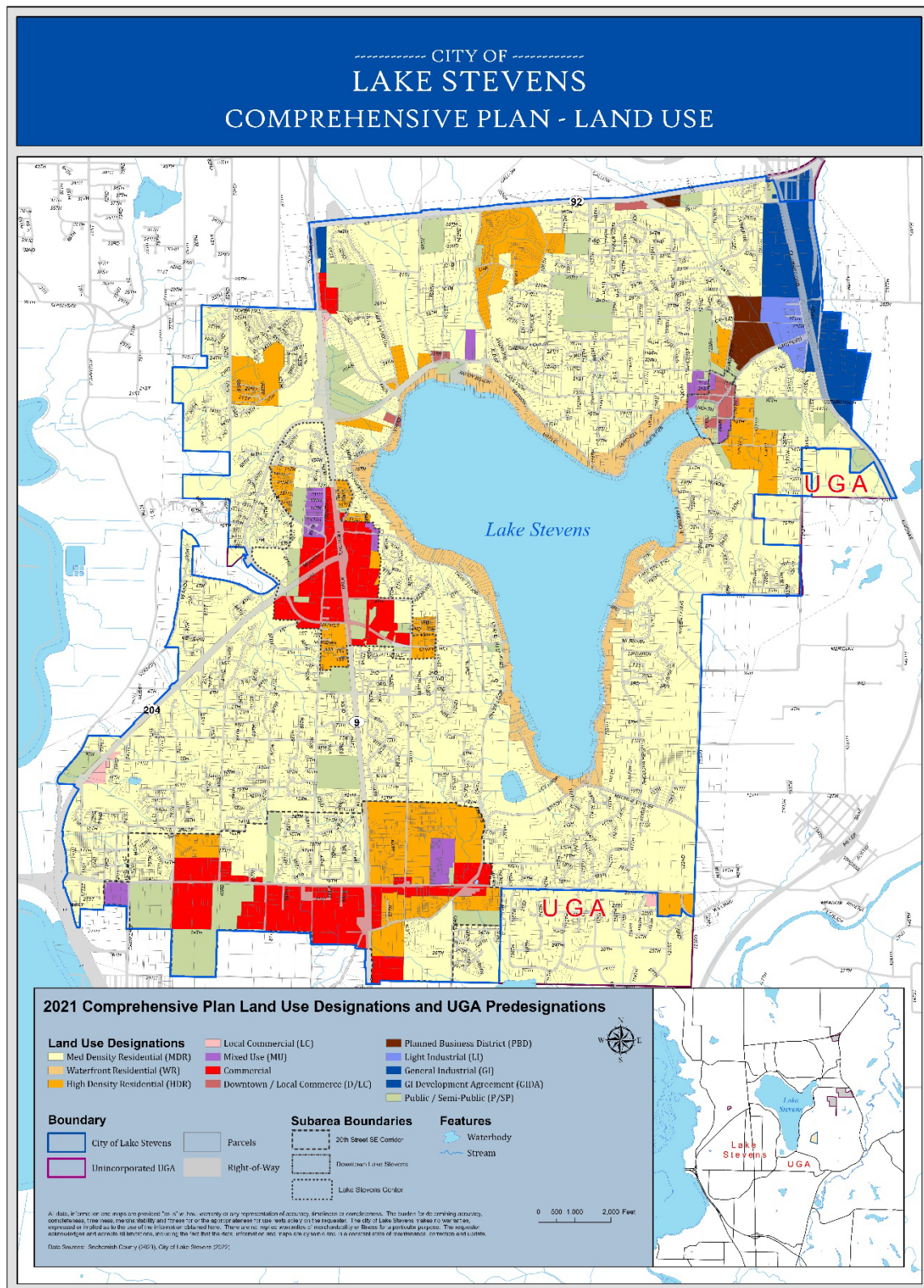


Figure 2.3 – City Land Use Map

- **Planned Business District:** The Planned Business District allows moderate intensity commercial or mixed-use development through a Master Development Plan. It is intended that this land use designation be placed on lands between high and low intensity uses to act as a buffer; or on sites containing sensitive resources; or other sites where, due to property specific circumstances, detailed planning would benefit all property owners involved as well as the public by allowing transfer of densities among parcels in order to avoid impacts to critical areas or local infrastructure. It also allows limited public/semi-public, community, and recreational uses.
- **Commercial:** This is a high intensity land use that includes both high-intensity retail and employment uses including community and regional retail centers, offices, business parks, and associated uses. Multifamily residential uses could be included above or behind commercial uses. It should be located in areas with direct access to highways and arterials in addition to transit facilities, adequate public services and traffic capacity.

Industrial Land Uses – Industrial uses include a mix of light and general industrial trades geared toward manufacturing, resource extraction, agriculture, warehousing and other intensive types of land uses.

- **General Industrial** – This designation allows a full range of industrial uses which may impact surrounding properties. This category also allows retail sales, public/semi-public, community and recreational uses. It should be located in areas with direct access to truck routes, adequate public services, infrastructure and traffic capacity.
- **Light Industrial** – This designation allows a full range of industrial uses with less impact to surrounding properties than general industrial properties. The city looks to this designation as accommodating the future high-tech industries and family-wage jobs. This category also allows retail sales, public/semi-public, community and recreational uses. It should be located in areas with direct access to truck routes, adequate public services, infrastructure and traffic capacity, and be transitional to commercial/mixed-use areas.

Public/Semi-Public – This category includes public buildings, public services, and transportation facilities to support operations of the city, the school district, fire district and miscellaneous other governmental functions. These services require land throughout the city.



EXISTING ZONING IN CITY AND UGA

The city establishes zoning for areas within the city limits while Snohomish County establishes zoning for areas within the unincorporated portions of the Lake Stevens UGA. Existing zoning within the city and its UGA allows a range of residential and employment uses.

As part of the 2019 update, the city hosted public outreach as it considered future land uses designations and zoning districts for land within the unincorporated Urban Growth Area. In general, the land use designations will closely follow the current county designations. . A commercial node for land use and zoning was identified in the southeastern area along 20th Street SE, the northern portion of which was changed back to Medium Density Residential to allow for the 2021 Southeast Interlocal Annexation. The pre-designations are shown on Figure 2.3.

Commercial/Industrial Zoning Districts

The city's zoning districts that allow employment uses primarily occur within growth centers and subareas. These zones vary in type of permitted uses and requirements for special or conditional use permits. Residential uses above and/or behind permitted non-residential uses are allowed in some commercial and mixed-use zones. There remains untapped capacity for new commercial development in the two Planned Business District (PBD) zones, and in the Central Business District (CBD) and Mixed Use (MU) zones, where existing houses have not yet converted to commercial uses. Table 2.2 shows a summary of employment zones by acres within the city and its UGA as of 2023, which is followed by a brief description of the various employment zoning districts.

The three industrial zones – General Industrial (GI), Light Industrial (LI) and General Industrial with Development Agreement (GIDA), permit a range of uses including manufacturing, processing and equipment repair uses, as well as allowing indoor recreational uses, restaurants, storage, motor vehicle sales, and home occupations. Since Table 2.2 was last updated in 2019, the city annexed approximately 50 acres of industrial (GI) land that is now reflected below.

Other employment zones include Planned Business District (PBD), Local Business (LB), Central Business District (CBD), Mixed Use (MU), and Public/Semi-Public (P/SP). These zones allow a wide range of employment uses including sales and rental of goods, office, some manufacturing uses, and retail uses. The CBD zone allows two-family and multifamily residences.

New employment zones since adoption of the subarea plans include Business District (BD), Commercial District (CD), and Mixed-Use Neighborhood (MUN). The BD zone is geared toward high-tech and other professional occupations while the CD zone allows the most intensive retail uses in the city. The MUN zone is a mixed-use zone. With amendments to



the Lake Stevens Center and 20th Street SE Corridor subarea plans, approximately 10 percent of the land within the city, or 9.5 percent of total UGA (city plus UGA) is zoned for commercial and employment uses.

Employment zones in the unincorporated UGA are found in the northeast portion of the city adjacent to the LSIC. It is assumed that similar city zoning would be applied once these areas are annexed into the city.

TABLE 2.2 - EMPLOYMENT ZONING IN LAKE STEVENS UGA (2023)

EMPLOYMENT ZONE	ACRES	PERCENT OF CITY	PERCENT OF UNINCORPORATED UGA ¹
CITY			
General Industrial	154.12	2.04%	1.94%
General Industrial w/Development Agreement	7.02	0.09%	0.09%
Light Industrial	40.19	0.53%	0.51%
Central Business District	21.42	0.28%	0.27%
Planned Business District	43.83	0.58%	0.55%
Local Business	18.88	0.25%	0.24%
Mixed Use	11.79	0.15%	0.15%
Business District	0.90	0.012%	0.01%
Commercial District	400.69	5.32%	5.05 %
Main Street District ²	0	0%	0%
Neighborhood Business District ³	0	.0%	0%
Mixed-Use Neighborhood	55.61	0.74%	0.70%
City Total	754.45	10%	9.47
EMPLOYMENT ZONE (2019)	ACRES	PERCENT OF CITY	PERCENT OF UNINCORPORATED UGA
UNINCORPORATED AREA			
Heavy Industrial (Snohomish County Code)	62.35	3.06%	0.78%
Business Park (Snohomish County Code)	23.62	1.16%	0.30%
Unincorporated Total	85.97	4.22%	9.68%
UGA Total	769.61	13.01%	9.67

¹ Combined UGA (city and unincorporated UGA) total approximately 7,952 acres, city portion is 7,285 acres.

² The Main Street District has been eliminated and re-designated Commercial District.

³ The Neighborhood Business District has been eliminated and re-designated Commercial District.



Residential Zoning Districts

Table 2.3 shows a summary of residential zones by acres within the city and in the unincorporated UGA as of 2023. Single-family zones include R4 (previously Suburban Residential), R6 (previously Urban Residential), and Waterfront Residential. The higher-density residential zones include R8-12 (previously High-Urban Residential), Multi-family Residential, and Multi-Family Development Agreement.

TABLE 2.3 - RESIDENTIAL ZONING (2023)

CITY ONLY			UNINCORPORATED UGA	
	Acres	Percent	Acres	Percent
Higher-Density Zoning ⁴	945.99	12.53 %	0	0%
Single-family Zoning	6006.26	79.58%	402.6	5.06%

Approximately 12.5 percent of the city is zoned for higher-density residences while approximately 79.6 percent is zoned for medium to lower density single-family residential uses. The percentage increase of lower density residential housing within the city can be attributed to the annexation of several hundred acres both east and south of the lake in 2021, which are largely comprised of R6 zoning. Areas zoned for higher-density residential development are found within designated growth centers, subareas and several areas outside of these centers, along SR 9 and Callow Road in the northern portion of the city. A smaller area zoned for multifamily residential uses occurs along Lundeen Parkway, approximate to the northwest tip of the lake. In 2020 the city adopted infill and innovative housing standards that allow for “middle housing” such as duplexes, triplexes and fourplexes in the R4, R6, and R8-12 zoning districts

Snohomish County zoning applies to unincorporated areas within the Lake Stevens UGA. Approximately 0 percent of the unincorporated UGA is zoned for multifamily residential uses while approximately 5.06 percent of the area is zoned for single-family residential.

BUILDABLE LANDS ANALYSIS / GROWTH TARGETS

Recent annexations have increased the amount of buildable land in the city. The city recognizes the importance of efficient planning and use of remaining lands to meet the

⁴ Higher Density Zoning includes R8-12 (formerly High Urban Residential), Multifamily Residential and Multifamily Residential Development Agreement zoning districts.



population, employment, environmental and other objectives of growth management. The amount of land that is fully developable within the city limits is limited, with large portions of remaining land constrained by topography, critical areas and infrastructure needs. A vital community must find a balance between inevitable growth, a quality environment, good service to citizens and fiscal responsibility. The Land Use Plan is a key factor in developing this balance. Coordination between the Land Use Element and the Capital Facilities Element is essential to produce a Plan that can realistically be implemented. The Comprehensive Plan must ensure that infrastructure can support existing and new development.

Under the GMA, Snohomish County and its cities review and evaluate the adequacy of suitable residential, commercial and industrial land supplies inside the UGA for accommodating projected population and employment growth every five years. Regular updates to the buildable lands report ensure that communities continue to meet growth targets for the remaining portion of its current planning horizon.

The Snohomish County Council adopted the 2021 BLR in September 2021 and the 2044 growth targets in March 2022 following a collaborative process that included city staff.

Table 2.4 compares the 2021 BLR capacity estimates and adopted 2044 growth targets for population and employment and shows that the city has an estimated surplus of residential capacity but a projected deficit of over 1,000 jobs by 2044. The city's portion of the 2044 growth targets would be 8,894 jobs (increase of 3,219 jobs) and 48,565 population (increase of 9,614 residents) respectively.

The city previously identified and evaluated a series of reasonable measures (based on the Countywide Planning Policies and found later in this chapter) to address capacity deficiencies and inconsistencies within the UGA that were needed due to deficits shown during a previous planning cycle. With the projected deficit of employment capacity compared to the 2044 growth target, the city will need to continue to assess reasonable measures related to employment land supply.

Table 2.4 Buildable Lands / 2044 Growth Target Comparison (City Boundary 2021)

	2044 GROWTH TARGETS	2035 POPULATION CAPACITY	SURPLUS/(DEFICIT)
Population	48,565	49,148 (BLR)	(583)
Employment	8,894	7,738 (BLR)	(1,156)

- The preliminary draft EIS for the 2024 Comprehensive Plan update shows a population shortfall of 711 people and employment deficit of 1,222 jobs for the entire Lake Stevens UGA.

The 2021 BLR breaks down the city's residential and employment capacity and buildable acreage by zoning district, including calculations for specific housing unit types (single-family, townhouse, multifamily, etc.) and employment types (commercial, industrial, government, etc.) The city will



utilize this data as it considers updated goals, policies, and measures to address its projected employment capacity deficit and ensure that its supply of residential land is consistent with its housing needs.

DEVELOPMENT TRENDS

A look at development trends inside city limits is helpful to understand how current zoning affects future development potential inside the city and shapes the city's growth strategy.

Residential

The current population target for the Lake Stevens UGA is 50,952. Under current zoning the city and unincorporated UGA should have a surplus population based on the buildable lands report. Large portions of the city have developed within the past several decades resulting in a relatively new housing stock. Much of the development within recently annexed areas of the city occurred while these areas were part of unincorporated Snohomish County. Since 2006, Lake Stevens has experienced a steady stream of residential construction, as anticipated in the 2012 BLR and documented in the 2021 BLR. In 2022 and 2023 the city has continued to experience a consistent flow of new residential development.

As mentioned, the BLR did not assign a large amount of residential capacity to commercially zoned and mixed-use properties, which allow apartments above the ground floor. It is difficult to predict how many dwellings these zones would accommodate because of a lack of past development history in the city. The potential for accommodating additional dwellings in mixed-use projects is increasing as the city continues to become more urban and with the focus on growth centers through the adoption of distinct subarea plans.

Commercial and Industrial

Lake Stevens has historically had one of the lowest jobs to household ratios compared to other Snohomish County cities. The city desires to increase the number of employment opportunities given the increasing size of its population and the need to maintain a sustainable and economically healthy community. The city continues to work to improve its house-to-employment ratio through the implementation of reasonable measures, development of subarea plans and its growth strategy. Additional reasonable measures and implementation strategies will need to be considered to account for the projected employment deficit.

Commercial development has been modest in the city's commercially zoned districts. Downtown Lake Stevens and Lake Stevens Center continue to redevelop. A recent market analysis performed for the city shows that this trend is changing with a reported 3.9 percent annual growth (BERK consulting 2019). The most significant growth during this time has been in Warehousing, Transportation, and Utilities (15%/year); Construction (11%/year); Finance, Insurance, and Real Estate (9%/year), and Services (3%/year).



There remains untapped capacity for new commercial development throughout the city, notably in the two Planned Business Districts, undeveloped or underdeveloped downtown properties, and properties located in the Lake Stevens Center and 20th Street SE Corridor.

The industrial zones remain largely underdeveloped. Much of the industrial activity has occurred on the individual sites or within existing buildings. New construction has been in the form of small additions or low-employment activities (e.g., self-storage, etc.).

REASONABLE MEASURES

The Growth Management Act requires that cities consider “reasonable measures” to allow growth to meet the adopted population and employment targets. The following table (Table 2.5) lists the reasonable measures included in the Countywide Planning Policies (CPPs; most recently amended in February 2022), identifies those in effect in Lake Stevens, and comments on their effectiveness or potential. Table 2.5 includes several new reasonable measures that were added to the CPPs in 2022.

The reasonable measures with the greatest potential to increase employment in suitable locations include establishment of an economic development strategy and then, encouraging development in centers through subarea planning.

As the city moves forward with the implementation of its Comprehensive Plan, these reasonable measures will be reviewed, revised or added to the city’s regulations and development programs.

Table 2.5 – Reasonable Measures Included in Countywide Planning Policies

MEASURES TO INCREASE RESIDENTIAL CAPACITY			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Permit Accessory Dwelling Units (ADUs) in single family zones	Yes	Allows small accessory units. Some zones require 125% of the minimum lot size to allow ADUs.	The city currently allows accessory dwelling units in all residential zones and the Mixed-Use Zone.. The city approved 15 ADU's between 2018-2023.
Multi-family Housing Tax Credits to Developers	Yes	Target areas established by Ordinance 1103 and codified in LSMC 3.27.	Multi-family housing tax exemption (MFTE) program provides a property tax exemption to developers of market rate and affordable housing in targeted areas of the city.
Provide Density Bonuses to Developers	Yes	Planned Residential Developments (PRDs) and Subarea Plans	City allows 10-foot height bonus in subareas subject to LSMC 14.38.050 and 20% density bonus in PRDs subject to LSMC 14.18.300.
Transfer of Development Rights	Yes	Properties with critical areas	The city has adopted provision in its subdivision code and critical areas codes to allow reduced lots size and development transfers.



Clustered Residential Development	Yes	PRDs and Cluster Subdivisions	The city has adopted provision in its subdivision code and critical areas codes to allow reduced lots size and development transfers.
Allow Co-Housing	Yes	Shared housing by non-family members	The zoning code allows boarding houses and other congregate living arrangements in specified zones.
Allow Duplexes, Townhomes and Condominiums	Yes	Infill and Innovative Housing	LSMC 14.46 allows for duplex, triplex, fourplexes townhomes and garden apartments in most residential zones.
Increased Residential Densities	Yes	Single-family zones.	The city allows detached single-family residences in a variety of zones at densities ranging from 4.5-11 units per acre.
Maximum Lot Sizes	No		
Minimum Residential Densities	Yes	Discourages residential sprawl	The city allows a range of single-family densities ranging from 4 -12 units per acre.
Reduce Street Width	Yes	Reduced street standards in residential areas	The city allows a variety of standard and reduced road profiles in its Engineering Design & Development Standards
Allow Small Residential Lots	Yes	Smaller lots in compact neighborhoods	The city allows a range of single-family lot sizes.
Encourage Infill and Redevelopment	Yes	Zones identified in Zoning Code's Innovative Housing and Infill Chapter.	The zoning code allows cottages and attached housing options up to four units in specific areas and subject to the provisions of LSMC 14.46.
Inclusionary Zoning	No		Subarea plans encourage as an optional development incentive
Manufactured Housing	Yes	Manufactured homes allowed under the same rules as other housing types	Lake Stevens allows manufactured housing in all residential zoning districts.
Allow garden and larger scale apartments and other moderate and higher density housing	Yes	Infill and Innovative Housing	LSMC Chapter 14.46 expanded areas where garden apartments are permitted, while larger scale apartments allowed in MFR and mixed-use zones.

MEASURES TO INCREASE EMPLOYMENT CAPACITY

MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Economic Development Strategy	Yes	Lake Stevens Center. 20 th Street SE Corridor, and Downtown Lake Stevens Subareas.	In 2012, two subareas were adopted with planned actions to create areas for employment and additional commercial development. An Economic Development Strategy began as part of the subarea planning and will continue in the future. The Downtown Subarea plan was adopted in 2018. A framework plan for the LSIC was started in 2022 and a framework report was completed in 2023 which will suffice



			as a guidance document for implementing code and land use changes in 2024.
Create Industrial Zones	Yes	General and Light Industrial Zones	Capacity exists. Largely undeveloped. Minimal potential for additional implementation.
Zone by building type, not use	Yes, some	Current city zoning is based on use; adopted subarea plans include some regulation by building type	Minimal potential for implementation to significantly alter the growth strategy except within subareas.
Brownfields Programs	No	No known brownfields within the city	
Urban Centers/Villages	Yes	Lake Stevens Center, 20 th Street SE Corridor, and Downtown Lake Stevens Subareas.	The city has utilized subarea planning with rezoning to increase intensity and density and create a mix of residential and non-residential uses, with transition areas between existing residential areas and planning for a multi-model transportation system.
Allow Mixed Uses	Yes	CBD, PBD and MU zones and within the subareas	City allows mixed-use in MU zones and most commercial zones.
Transit Oriented Design	Yes	Currently there is limited transit service within the Lake Stevens area	Included within subarea plans and Community Transit has identified 20 th Street SE as a transit emphasis corridor for future frequent service.
Downtown Revitalization		The Downtown Subarea Plan includes a Capital Facilities Improvement Plan.	The Downtown Lake Stevens Subarea Plan was adopted mid-2018. Several projects in the Capital Facilities Improvement Plan have already been undertaken. The city will continue to support downtown revitalization through city-lead implementation measures
Adequate Public Facilities	Yes	Concurrency standards for infrastructure.	The city has adopted concurrency standards and GMA-based traffic impact, school and park mitigation fees.
Transportation Efficient Land Use	Yes	Mixed-use zoning	No specific measures for transit oriented development.
Urban Growth Management Agreements	Yes		Annexation interlocal agreement with Snohomish County; Traffic interlocal agreement with Snohomish County.
Annexation plans	Yes		Annexation plan adopted for eventual “One Community Around the Lake” in the future.



Reduce off-street surface	Yes	Reduced minimum standard required for office uses	Subarea plans include use of low impact development and building height incentives for reducing surface coverage.
Identify and redevelop vacant buildings	No	Few vacant buildings within city and UGA	Minimal potential for additional implementation to significantly alter the growth strategy. Due to market conditions, some of the few vacant buildings have been redeveloped.
Concentrate critical services near homes, jobs and transit	Yes	Subareas	Subarea plans should bring much needed services to the city at Lake Stevens Center and along 20 th Street SE and additional planning to Downtown.
Locate civic buildings in existing communities rather than in greenfield areas	Yes		City campus, library and post office are located in historic downtown. Plans for new or replaced civic buildings are being proposed in existing commercial zoned areas.
Implement permit expedition	Yes	Processing Code and Planned Actions	Although permit review times are not currently extensive, the new processing code adopted in 2010, planned actions adopted in 2012 and a new permit tracking system in 2012 should provide specific requirements for submittal and minimize necessary review times.
Streamline Regulations and Standards	Yes	Streamlined regulations	The city has adopted several SEPA Planned Actions and adopted the maximum categorical exemption thresholds for residential development.
Promote Vertical Growth	Yes	Height Bonuses	The city allows a 10-foot height increase in its subareas in exchange for quality design.
SEPA Categorical Exemptions for mixed use and infill and increased flexible thresholds	Yes	Higher SEPA Flexible Thresholds	The City adopted Ordinance 1118, which raised the SEPA flexible thresholds for SFR and MFR to the maximum allowed (30 SFR units and 60 MFR units).

MEASURES TO MITIGATE IMPACTS OF DENSITY			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Design Standards	Yes	Applies to commercial and high-density residential development	Community design quality and expectations have increased as a result of the adopted standards. Creating new design standards for cottage housing. Subarea Design Guidelines were adopted for development within the subareas using review.
Urban Amenities for Increased Densities	Yes	Planned Residential Developments (PRDs) and subareas	PRD subdivisions are eligible for a density bonus in exchange for providing amenities such as active recreation areas and tree preservation. Subarea plans allow for increased floor area ratios with a menu of amenity options.
Community Visioning	Yes		Provided basis of land use policies. Updated in 2015 Plan. Important part of subarea planning, downtown framework planning and shoreline planning.
Regional Stormwater Facilities	Yes.	Allows for regional stormwater facilities.	The city has adopted the 2019 Stormwater Management Manual for Western Washington, Appendix I-D of which describes how regional facilities can be used to meet Minimum Requirements 5, 6, 7 and 8. The city recently approved a regional facility for a large plat that reserves capacity for future development.
OTHER MEASURES			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Low Densities in Rural and Resource Lands	N/A		
Urban Holding Zones	Yes	Does not apply to areas within the city	None
Capital Facilities Investment	Yes	Subarea Plans and GMA Traffic Impact Fees	Subarea planning included adoption of a subarea capital facilities plan and GMA traffic impact fees adopted. Expectation is that investment will spur development.
Environmental review and mitigation built into subarea planning process	Yes		Planned actions adopted for the subareas include required mitigation measures. In addition, a GMA-base traffic impact mitigation fee code was adopted with specific fees identified.
Partner with non-governmental organizations to preserve natural resource lands	In Process		City in discussions with various organizations.



LAND USE GOALS AND POLICIES

GOAL 2.1 PROVIDE SUFFICIENT LAND AREA TO MEET THE PROJECTED NEEDS FOR HOUSING, EMPLOYMENT AND PUBLIC FACILITIES WITHIN THE CITY OF LAKE STEVENS.

Policies

- 2.1.1 Accommodate a variety of land uses to support population and employment growth, consistent with the city's responsibilities under the Growth Management Act, Regional Growth Strategy and the Countywide Planning Policies.
- 2.1.2 Review cumulative changes to residential, commercial, industrial and public land use designations during the annual comprehensive plan cycle to ensure employment and population capacity estimates are being met.
- 2.1.3 Review land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met. The strategy will be used to amend the Plan as necessary to remain consistent with actual development trends.
- 2.1.4 Direct new growth to areas where infrastructure and services are available or planned to ensure growth occurs in a fiscally responsible manner to support a variety of land uses.
- 2.1.5 Coordinate land use decisions with capital improvement needs for public facilities including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, cultural facilities and schools.

GOAL 2.2 ACHIEVE A WELL BALANCED AND WELL-ORGANIZED COMBINATION OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OPEN SPACE, RECREATION AND PUBLIC USES.

Policies

- 2.2.1 Allow the following residential land use designations as described.
 - 1. High Density Residential – Encourage a variety of residential forms of residential structures containing three or more dwellings. Multiple structures may be located on a single parcel, and there are no density limits, provided the project meets the zoning district requirements and other pertinent codes, standards and adopted development guidelines. This land use category also allows limited public/semi-public, community, recreational, and commercial uses.



2. Medium Density Residential – Encourage single-family (1 du/lot), two-family residential and some multifamily housing with a density between 4 and 12 units per acre with the potential for bonuses. This designation allows detached, attached, conversion, accessory apartments, townhouses, condominiums, duplexes, short-term rentals, special service homes and some manufactured/mobile structures. Also allows limited public/semi-public, community, recreational, and neighborhood commercial uses.
- 3.
4. Waterfront Residential – Provides single-family (1 du/lot) residential uses with a density of 4 units per acre with the potential for bonuses on residential properties located adjacent to Lake Stevens subject to the regulations of the shoreline master program. This designation includes detached and attached units, accessory units, short-term rentals, special service homes, limited multifamily, public/semi-public, community, and recreational uses.

2.2.2 Allow the following commercial land use designations as described.

1. Downtown/Local Commercial – Encourages medium to high intensity commercial uses and other dense arrangements of professional offices and retail stores. This designation allows mixed-use development. This land use designation may be placed on lands between higher-intensity commercial areas and residential areas to act as a buffer. This designation also allows limited public/semi-public, community and recreational uses.
2. Mixed-Use – Allows medium to high intensity mixed-use (commercial and residential). It is intended that this land use designation will be placed where a "village atmosphere" is desired, or on lands between higher and lower intensity uses to buffer commercial and residential areas. This designation also allows limited public/semi-public, community and recreational uses.
3. Planned Business District – The Planned Business District allows moderate intensity commercial or mixed-use development. It is intended that this land use designation be placed on lands between higher and lower intensity uses as a buffer or on sites containing sensitive resources. The intent of this designation is to provide detailed planning that would benefit all property owners involved, as well as the public, by allowing transfer of densities among parcels in order to avoid impacts to sensitive resources. It achieves this by requiring that a Master Development Plan be developed for all similarly zoned contiguous parcels before any one parcel can be developed, and that any parcel developed is developed according to that plan. This designation encourages high floor area ratios by allowing a minimum of 2:1, with a 3:1 ratio allowed in designated density receiving areas when excess density is transferred from a designated sending area. This designation also allows limited public/semi-public, community, and recreational uses.



4. Commercial District – The Commercial District allows for high-intensity commercial and employment with some mixed-use. Principal uses include community and regional retail centers, offices, business parks, civic, cultural, recreational, and associated uses. Multi-family residential uses could be included above or behind commercial uses. This land use designation should be located in areas with direct access to highways and arterials that provide adequate public services and traffic capacity, in addition to transit facilities.

2.2.3 Allow the following industrial land use designations as described

1. General Industrial – This category allows a full range of industrial and employment uses which traditionally can cause impacts to surrounding properties because of the high intensity uses. This designation does not allow any residential (except temporary or caretaker residences). This land use designation should be located in areas with direct access to highways and arterials that provide adequate public services and traffic capacity.
2. Light Industrial – This category includes only those types of industrial, sale, or service uses, which have minimal externalities, but can cause impacts to surrounding properties because of the high intensity uses. This designation does not allow any residential (except temporary or caretaker residences). This land use designation should be located in areas with direct access to highways and arterials that provide adequate public services and traffic capacity.

2.2.4 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. This designation may also allow a limited range of commercial uses.

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.

Policies

- 2.3.1 Review development standards and regulations to ensure that they possess an appropriate level of flexibility to promote efficient use of buildable land, balanced with the need for predictable decision-making.
- 2.3.2 Preserve and promote the character of existing neighborhoods through thoughtful development regulations and design standards.



- 2.3.3 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.
- 2.3.4 Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services.
- 2.3.5 Promote architecture that is pedestrian friendly and conducive to human interaction (e.g., front porches, garages behind houses, small front yard setbacks, no "walled" neighborhoods).
- 2.3.6 Ensure that subdivisions are pedestrian friendly and include ample street trees, adequate sidewalks, walkways and paths connecting plats.
- 2.3.7 Review Development and Design Guidelines for Multifamily Residential, Planned Residential Developments, Commercial and Mixed-Use development outside of subareas.
- 2.3.8 Promote neighborhood commercial uses in appropriate places where the property:
 - a. is located at an intersection with at least one arterial street;
 - b. is at least one-half mile distance from other similarly designated properties; and
 - c. results in no more than two acres of land being designated for neighborhood commercial uses at the same intersection.
- 2.3.9 Promote commercial uses catering to day to day needs of neighbors in locations that are easily reached by foot or local commuters. Proposed uses shall clearly reflect this intent.
- 2.3.10 Encourage nodal development through adoption of zoning designations, specific design guidelines and development regulations.
- 2.3.11 The Planning Commission shall continue to welcome citizen input from all citizens within the incorporated city and unincorporated Urban Growth Area when making planning decisions that affect the city and future annexation areas.



GOAL 2.4 ENCOURAGE THE CONTINUED PLANNING OF LOCAL GROWTH CENTERS TO DEVELOP A BALANCED AND SUSTAINABLE COMMUNITY THAT PROVIDES A FOCUS FOR EMPLOYMENT, PUBLIC AND RESIDENTIAL DEVELOPMENT.

Policies

- 2.4.1 Prior to the adoption of a subarea plan, the city should develop a thorough economic analysis for each growth center that considers investments and expenditures to provide a full range of services and infrastructure in relation to project revenue.
- 2.4.2 Each growth center should consider impacts on existing commercial properties, and residential areas to ensure the compatibility and synergy between existing and new development as a subarea plan is developed.
- 2.4.3 Future subarea planning of growth centers shall include substantial public involvement through multiple meetings, updates in the media and on city-owned modes of communication. The city shall provide clear information as to the benefits, costs, and risks so that the community can provide informed opinions to the Planning Commission and City Council.
- 2.4.4 Ensure that adequate connections are made to link growth centers, subareas and adjacent residential areas.

GOAL 2.5 CONTINUE TO SUPPORT THE REDEVELOPMENT OF DOWNTOWN LAKE STEVENS THAT ENCOURAGES A COMPACT COMMERCIAL DISTRICT THAT FACILITATES EASY PEDESTRIAN ACCESS BETWEEN SHOPS AND BUILDINGS, ALLOWS MIXED-USE DEVELOPMENT, PROMOTES ECONOMIC DEVELOPMENT COMPATIBLE WITH THE CHARACTER OF LAKE STEVENS AND STIMULATES A DIVERSE ARRAY OF BUSINESS TYPES TO ATTRACT VISITORS AND MEET THE NEEDS OF RESIDENTS.

Policies

- 2.5.1 Ensure that significant lakeside non-commercial public access is maintained for informal and formal recreational opportunities, and is balanced with the desire to develop a vibrant mixed-use downtown
- 2.5.2 Emphasize high-quality design, pedestrian orientation and integrated flexibility in the redevelopment of downtown Lake Stevens.



- 2.5.3 Encourage strong traditional downtown elements as expressed in the Downtown Lake Stevens Subarea Plan that accentuate a stable design concept that will survive the life of the buildings.

GOAL 2.6 PROMOTE AN ACTIVE, HEALTHY AND DIVERSE LAKE STEVENS INDUSTRIAL CENTER.

Policies

- 2.6.1 Pursue and implement incentive programs that would encourage industrial uses which result in high employment densities.
- 2.6.2 Aggressively market the Lake Stevens Industrial Center and aggressively pursue family-wage employers to that revitalized area.
- 2.6.3 Review development regulations to ensure that impacts are kept to a minimum, especially those that affect adjoining, non-industrially zoned areas.
- 2.6.4 Conduct a market study to determine any need for expansion, infrastructure needs and marketing strategies.
- 2.6.5 Develop a framework plan for the Lake Stevens Industrial Center based on market study.
- 2.6.6 Pursue local improvement districts and grant funding for infrastructure development.

GOAL 2.7 PROVIDE APPROPRIATE BUFFERS BETWEEN LAND USES ADJACENT TO MACHIAS ROAD AND SR-92.

- 2.7.1 Require retention of all trees within a 30' visual/noise buffer along SR-92, SR-9, and the Hartford/Machias Road (as measured from the edge of ultimate right-of-way). Where trees need to be removed because of instability, require replanting of 5-gallon (minimum) conifers at a 3:1 ratio within the 30' buffer.
- 2.7.2 Ensure that design of highway accessible/visible commercial uses along SR-92, SR-9, and the Hartford/Machias Road is aesthetically pleasing from both the roadway and the local roads.

GOAL 2.8 COORDINATE GROWTH AND DEVELOPMENT WITH ADJACENT JURISDICTIONS TO PROMOTE AND PROTECT INTERJURISDICTIONAL INTERESTS.



Policies

- 2.8.1 Participate in the Snohomish County Tomorrow Planning Advisory Committee (PAC) to improve inter-jurisdictional coordination of land use planning activities in the adopted urban growth area.
- 2.8.2 Coordinate planning efforts among jurisdictions, agencies, and federally recognized Indian tribes, where there are common borders or related regional issues, to facilitate a common vision.
- 2.8.3 Promote cooperation and coordination among transportation providers, local governments and developers to ensure that developments are designed to promote and improve physical, mental and social health, and reduce the impacts of climate change on the natural and built environments.

GOAL 2.9 PROMOTE ANNEXATIONS OF LANDS INTO THE CITY IN A MANNER THAT IS FISCALLY RESPONSIBLE TO ENSURE THE CITY IS ABLE TO PROVIDE A HIGH LEVEL OF URBAN SERVICES.

Policies

- 2.9.1 Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation.
- 2.9.2 It is the city's intent to annex the entire Lake Stevens Urban Growth Area over the planning horizon to become one city, considering the following:
 - a. To manage growth in the UGA it is important to note that elected officials who reside within, and represent the Lake Stevens community make the best land use and Comprehensive Plan decisions for the Lake Stevens area.
 - b. To keep locally generated sales tax revenues within the community to meet local needs rather than allowing those revenues to be distributed throughout the entire county.
 - c. To provide an accessible and open forum in which citizens may participate in their own governance.
 - d. To create a larger city which can have greater influence on regional and state policy decisions and can be more competitive for grants.
 - e. To stabilize the development environment, striving to bring land use predictability to residents and property owners.



- d. To ensure that urban infrastructure is provided at the time development occurs to minimize the need to retrofit substandard improvements in the future.
- 2.9.3 To the degree reasonably possible, annexations should serve to regularize city boundaries, and not divide lots. The intent is to ensure practical boundaries in which services can be provided in a logical, effective and efficient manner.
- 2.9.4 Prior to any annexation, the city should consider the effects on special purpose districts and County services within the Urban Growth Area, considering the following:
 - a. Outstanding special bonds or other debt,
 - b. Absorbing the district's or county's service provision responsibilities and acquiring the necessary assets at the appropriate stage (set by state law); and
 - c. Impacts on the district's or county's operations and personnel.
- 2.9.5 The city's intent is to minimize disruption to residents, businesses and property owners in annexed areas, considering the following:
 - a. Annexed property should be designated in the Comprehensive Plan and zoning ordinance in a manner that most closely reflects the designations identified in Figure 2.3. The City Council will consider alternative designations proposed by those properties included in the annexation. Council may adopt alternative designations if it finds the proposal protects the general health, safety, and welfare of the community and it meets the requirements of the Growth Management Act.
 - b. Uses that are either previously established legal non-conforming, or are made non-conforming with the annexation, will be allowed to continue in a manner consistent with the rights established in the city's land use code.
 - c. Annexed areas shall be accorded equal accommodation in the distribution of capital improvements, maintenance of roads and other facilities, police and other services.
 - d. For annexed areas, the city shall strive to ensure annexed areas are fairly represented by the Mayor and city Council, with extra care during the initial two years in which the annexed area may have not had a chance to vote for their local officials.
- 2.9.6 At such time an annexation proposal is made, the city shall make every reasonable effort to provide accurate, timely and useful information to community members so that they may make reasoned and well-informed decisions.



GOAL 2.10 ENSURE THAT LAND USES OPTIMIZE ECONOMIC BENEFIT AND THE ENJOYMENT AND PROTECTION OF NATURAL RESOURCES WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE.

Policies

- 2.10.1 Preserve and accentuate the lake as the centerpiece of Lake Stevens in compliance with the shoreline master program.
- 2.10.2 Preserve and promote a safe, clean living environment.
- 2.10.3 Prohibit storage of soil, yard waste, refuse, machines and other equipment in front yard setbacks.
- 2.10.4 Where a sight distance or safety problem is created, prohibit storage of vehicles in front and side yard setbacks, except on driveways (and then no more than three) or in parking lots.
- 2.10.5 Protect and preserve wetlands and riparian corridors associated with Shorelines of the State and open space corridors within and between urban growth areas useful for recreation, wildlife habitat, trails, and connection of critical areas.
- 2.10.6 Encourage growth that is responsive to environmental concerns and that enhances the natural environment of the lake drainage basin and the area watersheds.

GOAL 2.11 WHERE POSSIBLE, USE ELEMENTS OF THE NATURAL DRAINAGE SYSTEM TO MINIMIZE STORM WATER RUNOFF IMPACTS.

Policies

- 2.11.1 Encourage new developments to use natural drainage patterns and incorporate means to contain storm water pollutants.
- 2.11.2 Encourage new developments to implement “low impact development” techniques which can better manage stormwater while providing cost savings in terms of land and improvements.
- 2.11.3 Recognize that storm drainage problems cross jurisdictional lines and therefore create the need to work with the Drainage Improvement District and residents to address those problems.
- 2.11.4 Adopt and keep current a stormwater control ordinance requiring best management practices for stormwater control, addressing such issues as detention, release, erosion and siltation, etc.



GOAL 2.12 ENCOURAGE ENERGY-SAVING METHODS IN TRANSPORTATION, LAND USE AND BUILDING CONSTRUCTION.

Policies

- 2.12.1 Encourage the development of paths and easements for non-motorized transportation to facilitate pedestrian and bicycle use throughout the city.
- 2.12.2 Encourage new developments to compliment and improve development of a grid system to reduce public and private utility and transportation costs.
- 2.12.3 Encourage energy-saving construction and building operation practices and the use of energy-conserving materials in all new construction and rehabilitation of buildings.
- 2.12.4 Encourage small scale, neighborhood compatible, commercial uses to be distributed throughout the community, thus reducing the need to drive to the nearest “big-box” retailer to pick up day-to-day convenience items. This also provides the opportunity for pedestrian access to stores along with the health and social benefits related to pedestrian activity.

GOAL 2.13 PROMOTE THE IDENTIFICATION, MAINTENANCE, AND PRESERVATION OF SPECIAL HISTORIC, GEOGRAPHIC, ARCHITECTURAL, AESTHETIC OR CULTURAL RESOURCES OR STRUCTURES WHICH HAVE SPECIAL SIGNIFICANCE BECAUSE OF HISTORICAL, ARCHAEOLOGICAL, ARCHITECTURAL, RECREATIONAL, SOCIAL, CULTURAL, AND/OR SCENIC IMPORTANCE THROUGH THE DESIGNATION OF HISTORIC LANDMARKS AND DISTRICTS AND THE ADOPTION OF APPROPRIATE INCENTIVES

Policies

- 2.13.1 Work with other public agencies and/or a local historical society to determine priorities and establish methods for public and private funding to achieve this goal.
- 2.13.2 Encourage the development of written narratives and maps for self-guided tours of significant areas and the provision for site markers to identify significant sites.
- 2.13.3 Encourage additions and alterations to significant architectural buildings to conform to the style and period of the initial construction as much as possible.



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.

Policies

- 2.14.1 Encourage mixed land use and greater land density to shorten distances between homes, workplaces, schools and recreation so people can walk or bike more easily to them.
- 2.14.2 Provide good mass transit to reduce the dependence upon automobiles.
- 2.14.3 Decreases dependence on the automobile by building good pedestrian and bicycle infrastructure, including sidewalks and bike paths that are safely removed from automobile traffic as well as good right of way laws and clear, easy-to-follow signage in proximity to homes, businesses, schools, churches and parks closer to each other so that people can more easily walk or bike between them.
- 2.14.4 Provide opportunities for people to be physically active and socially engaged as part of their daily routine, improving the physical and mental health of citizens by promoting community centers, public/semi-public areas and by offering access to green space and parks where people can gather and mingle as part of their daily activities.
- 2.14.5 Allow persons, if they choose, to age in place and remain all their lives in a community that reflects their changing lifestyles and changing physical capabilities.
- 2.14.6 Develop high quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.



2023 Comprehensive Plan

Text Amendments - Staff Summary

Lake Stevens City Council & Planning Commission

City Council Hearing Date: TBD
Planning Commission Hearing Date: TBD

Summary City-initiated amendments to the Comprehensive Plan as part of the annual docket including updates to the Land Use Element along with administrative updates.

Proposed Change(s):

1. Chapter 2 Land Use (T-1)

- Population and city land area updates to reflect annexations
- Grammatical and punctuation refinements
- Included the Lake Stevens Industrial Center (LSIC) Infrastructure and Marketing Analysis information including updated Growth Centers Map to show the new boundary for the LSIC
- Corrected the land use and zoning designations to be consistent with the city zoning map
- Replaced all instances of the term “tourist homes” with “short term rentals” to be consistent with Ord. 1139
- Table 2.2 Employment Zoning in the Lake Stevens UGA has been updated along with the associated text
- Table 2.3 Residential Zoning has been updated along with the associated text
- Table 2.4 Buildable Lands/2044 Growth Target Comparison has been updated with the new 2022 Snohomish County 2044 numbers for the City Boundary in 2021
- Table 2.5 Reasonable Measures included in the Countywide Planning Policies has been updated and formatted
- Policy 2.2.1 was updated to remove the Low-Density Residential designation which the city no longer has.

2. Appendices

- Incorporate SEPA documents into Appendix

3. Administrative

- Standard administrative updates, including and updating the dates on the cover, footnotes and the Table of Contents and updating the Executive Summary as needed

Granting or Denial of Amendments – Decision Criteria (Introduction, Section I)	Meets	
<i>1. The effect upon the physical, natural, economic, and/or social environments.</i> Discussion: • The proposed changes are primarily administrative to update statistical information, references and provide consistency within the Comprehensive Plan and other documents. • The proposed changes reflect limited changes to land use/zoning designations for M1 through M-3. • Changes are non-projects actions and are addressed in the Environmental Impact Statements Addenda supporting the Comprehensive Plan. • Any project specific impacts will be reviewed against applicable regulations at the time of application.	Yes	
<i>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity</i> Discussion: The proposed Land Use text changes will not create pressure for future changes.	Yes	
<i>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</i> Discussion: All of the text changes do not affect the adequacy of planned infrastructure and services provided by the city or partner agencies.	Yes	
<i>4. The quantity and location of land planned for the proposed land use type and density</i> Discussion: The Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. As the city updates its comprehensive plan and land uses there is always a goal to maintain current and accurate information.	Yes	
<i>5. The effect, if any, upon other aspects of the Comprehensive Plan</i> Discussion: The annual docket process assures that the city reviews each element in a comprehensive manner to ensure that the document is internally consistent and reflects changes in population, development trends, and service needs.	Yes	

Additional Criteria	Meets	
1. <i>The amendment must be consistent with the Growth Management Act and other applicable State laws.</i> Discussion: The proposed text changes are consistent with the planning elements of the GMA per Chapter 36.70A RCW and will follow the process for State Environmental Policy Act (SEPA) Review per Chapter 197-11 WAC and Chapter 16.04 of the Lake Stevens Municipal Code.	Yes	
2. <i>The amendment must be consistent with the applicable Countywide Planning Policies.</i> Discussion: - Each element of the Comprehensive Plan integrates key countywide planning policies. There are no anticipated inconsistencies with these policies. - Changes reflect updates to countywide growth targets for 2044.	Yes	
3. <i>The amendment must not conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</i> Discussion: - Each element of the Comprehensive Plan sets a specific vision. The overall vision of the plan follows: <i>The city will integrate the Growth Management Act (GMA), defined in Chapter 36.70A of the Revised Code of Washington (RCW), as an essential planning framework for the Lake Stevens Comprehensive Plan. The GMA principles will help direct community, regional, and statewide efforts to enhance the quality of life, environmental protection and economic vitality for the city, its residents and its interests in and around the Lake Stevens Urban Growth Area and Rural Transition Area as a unique lakeside community</i> - The proposed text amendments are consistent with the following selected goals of the Comprehensive Plan 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. LAND USE GOAL 2.2 Achieve a well balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses. 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).	Yes	

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). ECONOMIC DEVELOPMENT GOAL 6.3 Enhance retail and personal services growth to address the community's needs and expand the city's retail sales tax base. ECONOMIC DEVELOPMENT GOAL 6.4 Support employment growth in the city.		
4. <i>The amendment can be accommodated by all applicable public services and facilities, including transportation.</i> Discussion: Proposed text changes do not impact planned infrastructure and services by the city or partner agencies.	Yes	
5. <i>The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents</i> Discussion: - Proposed text changes promote appropriate land use zoning and adequacy of planned infrastructure and services provided by the city or partner agencies. - Direct impacts are reviewed at the time of development pursuant to city and state regulations in effect.	Yes	
6. <i>The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</i> Discussion: Updates to the Land Use Element are limited in nature and will provide predictability and consistency in the Comprehensive Plan for the best interest of the community.	Yes	



2023 Comprehensive Plan Map Amendments - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: TBD
Planning Commission Hearing Date: TBD

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element	
Proposed Change(s): M-1 City-initiated request to change the land use / zoning designations for a 1.5-acre parcel for public use as future park and community facility.	
Applicant: City of Lake Stevens	Property Location(s): 101st Avenue SE and 5th Place SE
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 approval criteria in Section I.

Granting or Denial of Amendments – Decision Criteria	Meets	
<i>1. The effect upon the physical, natural, economic, and/or social environments.</i> Discussion: - The proposed map changes reflect limited changes and will result in more predictable land use/zoning designations as consistent with surrounding uses. - The 2021 Buildable Lands Report (BLR) shows the site as a constant/replacement use, likely due to the critical area constraints. - There is a Category II wetland and Type F stream (and associated buffers) along the western portion of the site. Further development of the site is limited and would be required to comply with critical areas regulations.	Yes	

2. <i>The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity</i> Discussion: • A community use structure, of approximately 4,800 square feet, currently occupies the site. Given the critical areas and the existing development, the developable area on the site is nearly 29,000 square feet. • Based on employment estimates in the 2021 BLR, the site can support approximately 12 employees with one employee for every 400 square feet. • Adjacent properties/rights-of-way include the Westlake Crossing Native Growth Protection Area (NGPA) to the south, multifamily housing to the north and west, and single-family attached homes to the east. • Development of the site would not result in any displacement of existing housing units and would add minimal traffic impact if the building were to be expanded. • The proposed map changes for park purposes will not create pressure for future changes.	Yes	
3. <i>The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</i> Discussion: • The site is inside the city and existing or planned infrastructure and services are provided by the city or partner agencies. • The proposed map change does not change the public services and utilities needed in the vicinity. • The existing structure if reopened would generate minimal traffic impacts of approximately 2.5 PM Peak trips per 1,000 square feet for community center uses, for a total of approximately 12 PM peak trips. • Any expansion of services, utilities and infrastructure would be analyzed at the time of re-development.	Yes	
4. <i>The quantity and location of land planned for the proposed land use type and density</i> Discussion: The Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. Proposed changes are limited in nature and will provide better consistency with actual land use patterns and city ownership of the site for distribution of parks and recreation facilities.	Yes	

5. <i>The effect, if any, upon other aspects of the Comprehensive Plan</i> Discussion: Comprehensive Plan Goals and Policies support the proposed map changes. 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). 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).	Yes	
Additional Criteria		
	Yes	No
1. <i>The amendment must be consistent with the Growth Management Act and other applicable State laws.</i> Discussion: The proposed land use map changes and rezone is consistent with the planning elements of the GMA per RCW 36.70A and will follow the process for State Environmental Policy Act (SEPA) Review per Chapter 197-11- WAC and Chapter 16.04 of the Lake Stevens Municipal Code.	X	

2. <i>The amendment must be consistent with the applicable Countywide Planning Policies.</i> Discussion: Each element of the Comprehensive Plan integrates key countywide planning policies. There are no anticipated inconsistencies with countywide planning policies posed by the proposed map changes.	Yes	
3. <i>The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</i> Discussion: The proposed amendment is consistent with the following selected goals and policies of the Comprehensive Plan as detailed above in answers to Question 5 and the following vision statements <u>Land Use</u> – As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors and public services for all people to live, work, learn and play throughout the community. <u>Parks</u> – The city of Lake Stevens will create diverse recreational opportunities for all ages to enjoy parks, trails and activities and local events throughout the community and with expanded access to Lake Stevens.	Yes	
4. <i>The amendment can be accommodated by all applicable public services and facilities, including transportation.</i> Discussion: The proposed map changes inside the city are in areas with existing or planned infrastructure and services including transportation by the city or partner agencies as detailed in Chapter 7 of the Comprehensive Plan.	Yes	
5. <i>The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents</i> Discussion: • The proposed changes to allow for public uses on the parcel does not change the use patterns in the vicinity and will not impact existing lands, businesses and residents. • Direct impacts are reviewed at the time of development pursuant to city and state regulations in effect.	Yes	
6. <i>The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</i> Discussion: • Adding parks and recreation facilities in the city meets the city's level of service standards for parks and will meet the needs of various populations of the city; as such, the proposal will provide a long-term benefit to the city.	Yes	

SR 9 SE

97TH DR SE

S LAKE STEVENS RD



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 Map Amendments - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: TBD
Planning Commission Hearing Date: TBD

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element	
Proposed Change(s): M-2 City-initiated request to change the land use / zoning designations for a 0.53-acre site for future commercial use.	
Applicant: City of Lake Stevens	Property Location(s): 9705 South Lake Stevens Road
Existing Land Use Designations	Proposed Land Use Designation
High Density Residential	Commercial
Existing Zoning Districts	Proposed Zoning District
R8-12	Commercial District

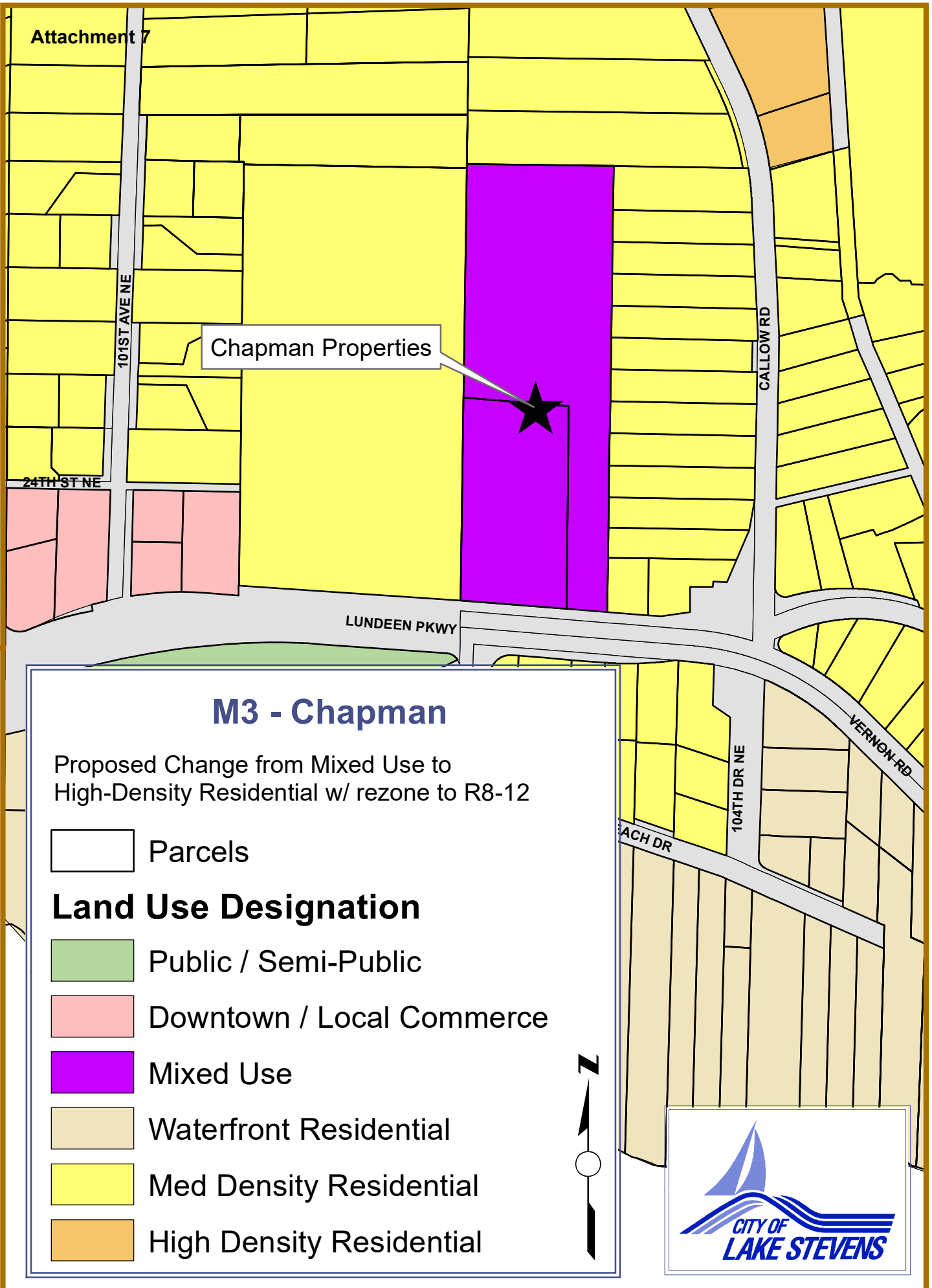
ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified approval criteria in Section I.

Granting or Denial of Amendments – Decision Criteria	Meets	
<i>1. The effect upon the physical, natural, economic, and/or social environments.</i> Discussion: - The proposed map change reflects a limited change to two parcels within the Lake Stevens UGA. The combined parcels contain a single-family home, outbuildings and residential landscaping. - Using the city's critical area atlas, no critical areas exist on either lot. - Utilizing the 2021 Buildable Lands Report (BLR), the two sites have no additional residential capacity. - Potential effects on the built and natural environment have been addressed in the Environmental Impact Statements and Addenda supporting the Comprehensive Plan. Specific impacts of development are reviewed against applicable regulations at the time of application.	Yes	

2. <i>The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity</i> Discussion: • The proposed map change could support approximately 15 jobs per buildable acre. The 0.53-acre site would be expected to yield approximately 8 jobs. This number could vary depending on the types of business developed. • The property owner has indicated they intend to develop a commercial day care on the property. A commercial day care is estimated to generate approximately 12 PM peak trips per 1,000 square feet of floor area versus the two residential homes which generate approximately 2 PM peak trips. • Snohomish County data indicates Lake Stevens is a daycare “desert.” This means this industry is underrepresented in the community. • The surrounding residential properties to the east are built out, gain access separately from 97th Drive SE. This neighborhood would support conversion to duplexes or allow the addition of accessory dwelling units independently with extension of sewer infrastructure. • Properties to the south are largely encumbered by critical areas. • The commercial properties to the west are not affected by this change and would develop independently. • The map change will not create pressure for future changes to surrounding areas.	Yes	
3. <i>The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</i> Discussion: The proposed map changes do not change the public services and utilities needed in the vicinity. There is existing sewer, water and electricity available to the property. This change would not affect public services in the vicinity. Any expansion or improvements to services, utilities and infrastructure would be analyzed at the time of re-development.	Yes	
4. <i>The quantity and location of land planned for the proposed land use type and density</i> Discussion: • The Growth Management Act and the city’s Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. • As the city updates its comprehensive plan and land uses there is always a goal to maintain a job to housing balance to ensure that the city can meet its growth targets and has an adequate buildable land supply. * As noted in footnote 2 in the staff report and as described in the Comprehensive Plan and county documents, the city of Lake Stevens has an approximate capacity shortfall of 1,222 jobs and 711 people.	Yes	

Identifying appropriate areas to designate as commercial is consistent with the goals of the Land Use Element and 20th Street SE Corridor Subarea Plan.		
5. <i>The effect, if any, upon other aspects of the Comprehensive Plan</i> Discussion: Comprehensive Plan Goals and Policies support the proposed map changes. 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). 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).	Yes	
Additional Criteria	Meets	
1. <i>The amendment must be consistent with the Growth Management Act and other applicable State laws.</i> Discussion: The proposed land use map change and rezone are consistent with the planning elements of the GMA per RCW 36.70A and will follow the process for State Environmental Policy Act (SEPA) Review per Chapter 197-11- WAC and Chapter 16.04 of the Lake Stevens Municipal Code for non-project actions.	Yes	
2. <i>The amendment must be consistent with the applicable Countywide Planning Policies.</i> Discussion: Each element of the Comprehensive Plan integrates key countywide planning policies. There are no anticipated inconsistencies with countywide planning policies posed by the proposed map changes. Specific policies relevant to the Land Use Element include the location of employment and housing in relation to infrastructure and transit. Another relevant theme identified in the state and	Yes	

regional planning strategies is designating local centers, promoting compact urban developments and transit-oriented developments that encourage higher residential density and infill while integrating new development into existing neighborhoods.		
3. <i>The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</i> Discussion: The proposed amendment is consistent with the following selected goals and policies of the Comprehensive Plan as detailed above in answers to Question 5 and the following vision statements: <u>Land Use</u> – As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors and public services for all people to live, work, learn and play throughout the community. <u>Economic Development</u> – Lake Stevens will embrace a sustainable local economy by supporting a varied job sector for residents, promoting excellent shopping and service options, providing a stable and predictable permitting process and fostering accountable government oversight of public funds.	Yes	
4. <i>The amendment can be accommodated by all applicable public services and facilities, including transportation.</i> Discussion: The proposed map change is inside the city is in areas with existing or planned infrastructure and services including transportation by the city or partner agencies as detailed in Chapter 7 of the Comprehensive Plan.	Yes	
5. <i>The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents</i> Discussion: The proposed amendment is consistent with the following selected goals and policies of the Comprehensive Plan as detailed above in answers to questions 1 and 2 above.	Yes	
6. <i>The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</i> Discussion: Providing balanced job and housing options in the city, especially those located in designated centers, such as the 20th Street SE continues the city’s defined growth strategy and therefore provide a long-term benefit to the city.	Yes	





2023 Comprehensive Plan Map Amendments - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: TBD
Planning Commission Hearing Date: TBD

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element	
Proposed Change(s): M-3 Citizen initiated request to change the land use / zoning designations for a 5.24-acre site for future residential use and development.	
Applicant: Thelma and Kim Chapman	Property Location(s): 10311 Lundeen Parkway
Existing Land Use Designations	Proposed Land Use Designation
Mixed-Use	Medium Density Residential
Existing Zoning Districts	Proposed Zoning District
Mixed-Use	R8-12

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified approval criteria in Section I.

Granting or Denial of Amendments – Decision Criteria	Meets	
<i>1. The effect upon the physical, natural, economic, and/or social environments.</i> Discussion: - The proposed map change reflects a limited change to three parcels within the Lake Stevens UGA. The combined parcels contain a single-family home, outbuildings and residential landscaping. - Using the 2021 BLR indicates that the site has approximately 4.42 acres of wetland and associated buffer, leaving 0.82 acres of developable area along the property's frontage along Lundeen Parkway, see Attachment 5. Based on the city's critical areas atlas, the wetland buffers encompass most of the existing structures on-site. Future development will need to comply with the city's critical area regulations in effect at the time of application.	Yes	

- Over the past 13 years, the owners have marketed the site for mixed-use development. Due to the extent of the wetlands on the property, the owners have not been able sell the property due to the lack of developable acreage needed to accommodate a suitable footprint for a mixed-use development. - Utilizing the current mixed-use zoning and applying the 2021 BLR's developable area of 0.82 acres, the site has an approximate job yield of 12 jobs per buildable acre for mixed-use commercial and could produce nearly 9.8 employees. - Using the 2021 BLR, the residential unit lot yield for mixed-use is 3.12 per buildable acres. The site would generate 2.5 residential units under current zoning as shown in Attachment 5. - Potential effects on the built and natural environment have been addressed in the Environmental Impact Statements and Addenda supporting the Comprehensive Plan. Specific impacts of development are reviewed against applicable regulations at the time of application		
<i>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity</i> Discussion: - The land use designation change will provide an opportunity for these properties to develop due to the extensive critical areas on-site and provide additional housing units to address the city's population target and accommodate the growing population. - The surrounding properties are zoned R4 for a residential unit per every 8,000 square feet. The applicant's request is consistent with land uses for surrounding properties and residential uses. - Under the proposed amendment to a Medium Density Residential land use designation with the R8-12 zoning, the site would generate approximately eight 4,000 detached single-family residential lots and twelve 2,800 attached single-family units with averaging. - The property owner has indicated they intend to develop residential homes on the property. The proposed Medium Density Residential designation would result in a maximum of 7.32 PM peak hour trips if attached units were constructed, which is a decrease from the existing zoning. - The surrounding residential properties are nearly built out but may likely be able to accommodate infill units. This neighborhood would support additional detached or attached residential dwelling units independently with extension of access, utilities and sewer infrastructure from Lundeen Parkway. - Properties to the east and north are largely encumbered by critical areas. - The map change will not create pressure for future changes to surrounding areas.	Yes	

3. <i>The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</i> Discussion: The proposed map changes do not change the public services and utilities needed in the vicinity. There is existing sewer, water and electricity available to the property and residence. Any expansion or improvements to services, utilities and infrastructure would be analyzed at the time of re-development.	Yes	
4. <i>The quantity and location of land planned for the proposed land use type and density</i> Discussion: • The Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. • Proposed changes are limited in nature and will provide better consistency with actual land use patterns and improve the developability of the site. • As the city updates its comprehensive plan and land uses there is a goal to maintain a job to housing balance to ensure that the city can meet its growth targets and has an adequate buildable land supply. * As noted in footnote 2 of the staff report, the city of Lake Stevens has an approximate capacity shortfall of 1,222 jobs and 711 people.	Yes	
5. <i>The effect, if any, upon other aspects of the Comprehensive Plan</i> Discussion: Comprehensive Plan Goals and Policies support the proposed map changes. 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). 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). 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. 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.	Yes	

Additional Criteria	Meets	
1. <i>The amendment must be consistent with the Growth Management Act and other applicable State laws.</i> Discussion: The proposed land use map changes and rezone is consistent with the planning elements of the GMA per RCW 36.70A and follows the process for State Environmental Policy Act (SEPA) Review per Chapter 197-11- WAC and Chapter 16.04 of the Lake Stevens Municipal Code.	Yes	
2. <i>The amendment must be consistent with the applicable Countywide Planning Policies.</i> Discussion: Each element of the Comprehensive Plan integrates key countywide planning policies. For Housing, the city’s Comprehensive Plan summarizes the county states, “...countywide planning policies recommend the county and cities support fair and equal access to housing for all persons; make provisions to accommodate existing and projected housing needs, include goals to accommodate affordable housing throughout the County consistent with Vision 2040.” There are no anticipated inconsistencies with countywide planning policies posed by the proposed map changes. Specific policies relevant to the Land Use Element include the location of employment and housing in relation to infrastructure and transit. Another relevant theme identified in the state and regional planning strategies is promoting compact urban development that encourage higher residential density and infill while integrating new development into existing neighborhoods.	Yes	
3. <i>The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</i> Discussion: The proposed amendments are consistent with the following selected goals and policies of the Comprehensive Plan as detailed above in answers to Question 5 and the following vision statements. <u>Land Use</u> – As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors and public services for all people to live, work, learn and play throughout the community. <u>Housing</u> – The city will provide a regulatory framework that supports the creation of high-quality housing (e.g., single-family houses, townhomes and apartments) with a range of densities, which implement community design preferences and are affordable to all community members across the city.	Yes	

4. <i>The amendment can be accommodated by all applicable public services and facilities, including transportation.</i> Discussion: The proposed map change is inside the city in areas with existing or planned infrastructure and services including transportation by the city or partner agencies as detailed in Chapter 7 of the Comprehensive Plan.	Yes	
5. <i>The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents</i> Discussion: The proposed amendment is consistent with the following selected goals and policies of the Comprehensive Plan as detailed above in answers to questions 1 and 2 above.	Yes	
6. <i>The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</i> Discussion: The city is responsible to ensure that property is suitably zoned for development. The amendment will provide for a developable site suitable for residential housing and this will provide for balancing the job and housing options (capacities) in the city. This amendment will provide a long-term benefit to the city to assist in fulfilling the population deficit.	Yes	