

CITY COUNCIL 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.

July 11, 2023 - 6:00 PM

HYBRID CITY COUNCIL MEETING - TWO WAYS TO PARTICIPATE:

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

OR Join Zoom Meeting: <https://us02web.zoom.us/j/87646547648>

or call in at (253) 215-8782 Meeting ID 87646547648

1. **Call to Order**
2. **Pledge of Allegiance** Mayor
3. **Roll Call**
4. **Approval of Agenda** Council President
5. **Guest Business**
6. **Citizen Comments**
7. **Council Business** Council President
8. **Mayor's Business**
9. **City Department Report**
- A. Mid-year Financial Update Barb Stevens
10. **Consent Agenda**
- A. Revised City Council Meeting Minutes from June 13, 2023 Kelly Chelin
- B. City Council Meeting Minutes of June 20, 2023 Kelly Chelin
- C. City Council Meeting Minutes of June 27, 2023 Kelly Chelin
- D. Appointment of Nathan Packard to the Planning Commission Kelly Chelin
11. **Action Items**
- A. Police Wellness Grant Jeffrey Beazizo
- B. Ordinance No. 1168 Providing for the Exclusion of Persons from City Parks for Misconduct Jeff Young, Sarah Garceau
12. **Discussion Items**

- A. 2023 Comprehensive Plan Update

Christi Schmidt,
Jill Needham

13. Executive Session (Confidential Session per RCW 42.30.110)

- A. Discussion of Property Acquisition, Litigation or Potential Litigation and Collective Bargaining. Potential action of the Council to follow.

14. Adjourn

THE PUBLIC IS INVITED TO ATTEND

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, (425) 622-9400, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.

NOTICE: All proceedings of this meeting are audio recorded, except Executive Sessions.

Mid-Year Financial Report

City of Lake Stevens, WA

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To: City Council

FROM: Barbara Stevens, Finance Director

DATE: July 5, 2023

SUBJECT: Financial report for June 30, 2023 (Mid-year)

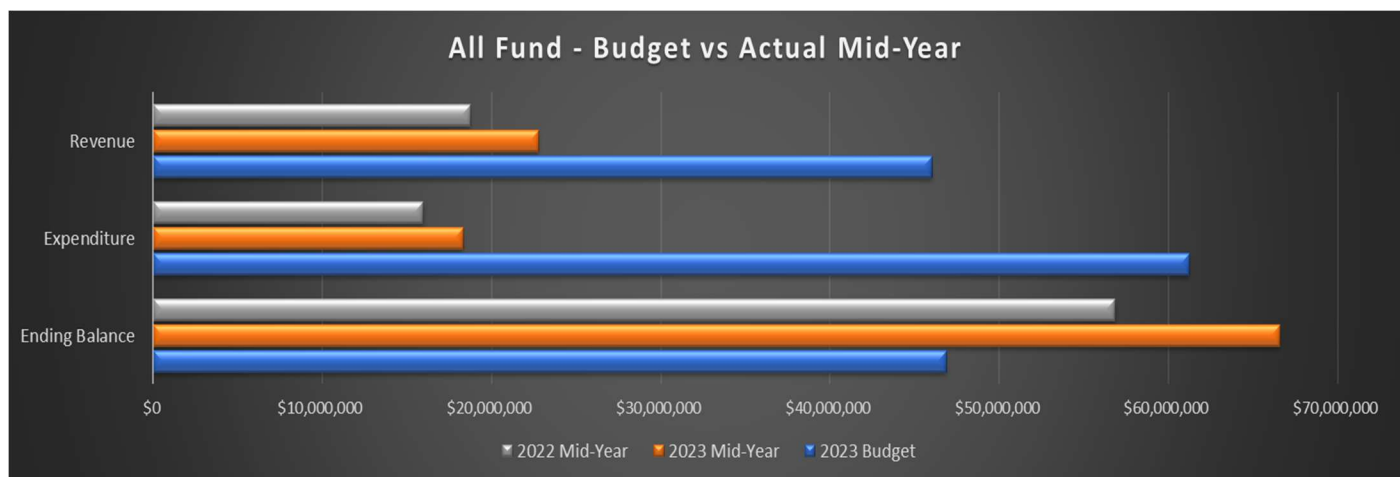
All Funds

Overview:

Overall, the City ended June 2023 with a fund balance of \$66,582,028. Revenues are at \$22,776,718 (49%) and expenses were at \$18,337,491 (30%).

Mid-year revenues have increased by 21% over the same period in 2022. Expenditures have increased by 15%.

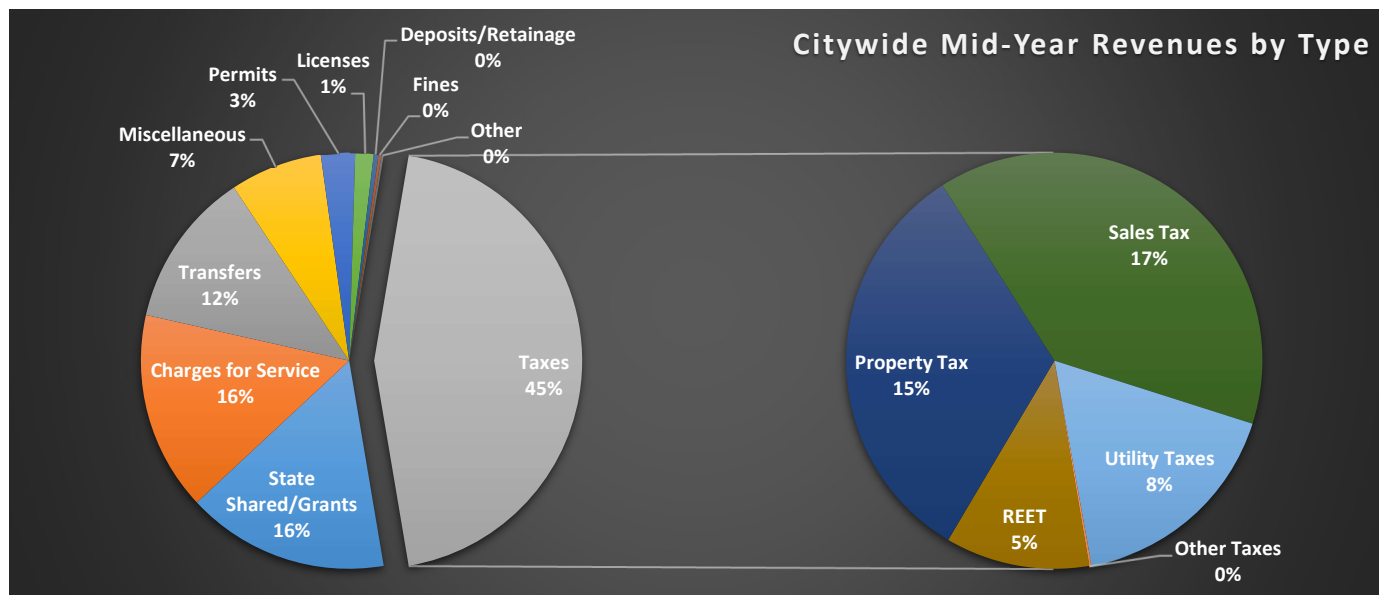
	2023 Budget	2023 Mid-Year	2022 Mid-Year	%BVA	% Comp 2022 - 2023
Beginning Balance	\$62,109,618	\$62,109,618	\$54,086,749	100%	15%
Revenue	\$46,028,090	\$22,776,718	\$18,762,076	49%	21%
Expenditure	\$61,241,574	\$18,337,491	\$15,982,541	30%	15%
Ending Balance	\$46,896,153	\$66,582,028	\$56,866,284	142%	17%





Revenues:

Citywide Mid-Year Revenues by Type



Taxes currently make up 45% of all revenues citywide and are at 49% of budget.

- Sales taxes are at 47% of budget or \$3,959,788.
 - Local Retail Sales are 69% of this amount
 - Construction Sales are 16%
 - Criminal Justice is 12%
 - Transportation Benefit taxes currently make up 3% of this amount or \$118,107
- Property taxes are at 53% of budget or \$3,300,155
- Utility taxes are at 61% of budget or \$1,753,503
- Real estate excise taxes (REET) are at 38% of budget or \$1,137,920

Charges for Services include various fees citywide that make up 16% of total revenues. 70% of these revenues are generated by storm water fees. Also included in this total are traffic and park impact fees which make up 10% of the total and are slightly below expectations.

Included in **Miscellaneous** is investment interest, which makes up 81% of this category. Interest rates increased approximately 47% in 2022, so the 2023 budget was increased in April by \$780,000 to \$1.043M. Rates continue to rise in 2023. As such, investment interest has already exceeded the full-year budget by 21% or \$219,000.

Mid-Year Financial Report

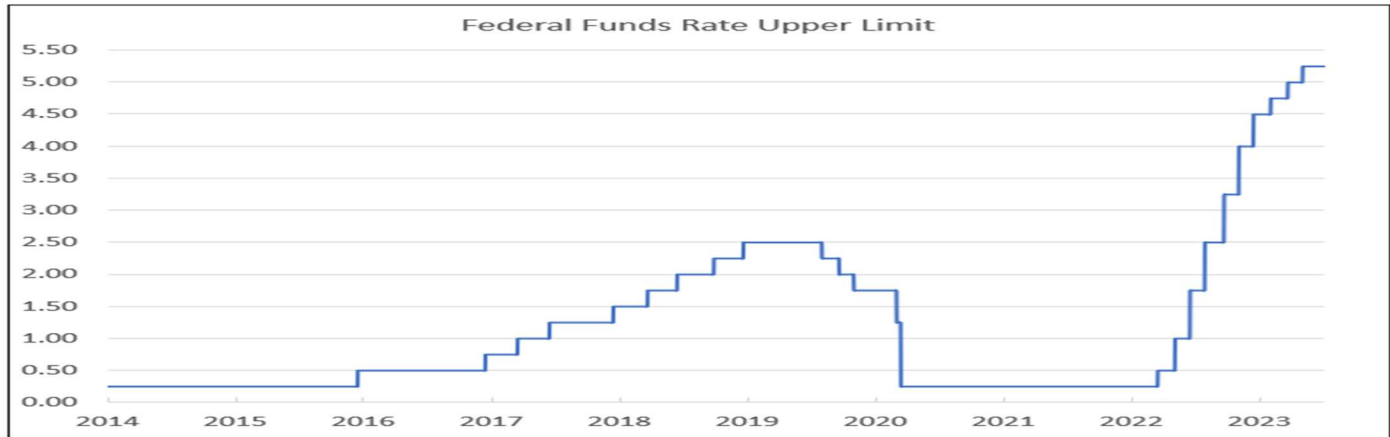
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The city invests excess funds in the Local Government Investment Pool (LGIP) which tends to correlate with the Federal Funds Rate depicted in the graph below. The rate range is currently at 5.00 – 5.25% but is expected to increase another .50% by yearend. Based on this trend, we will likely receive \$1 million additional revenue this year.

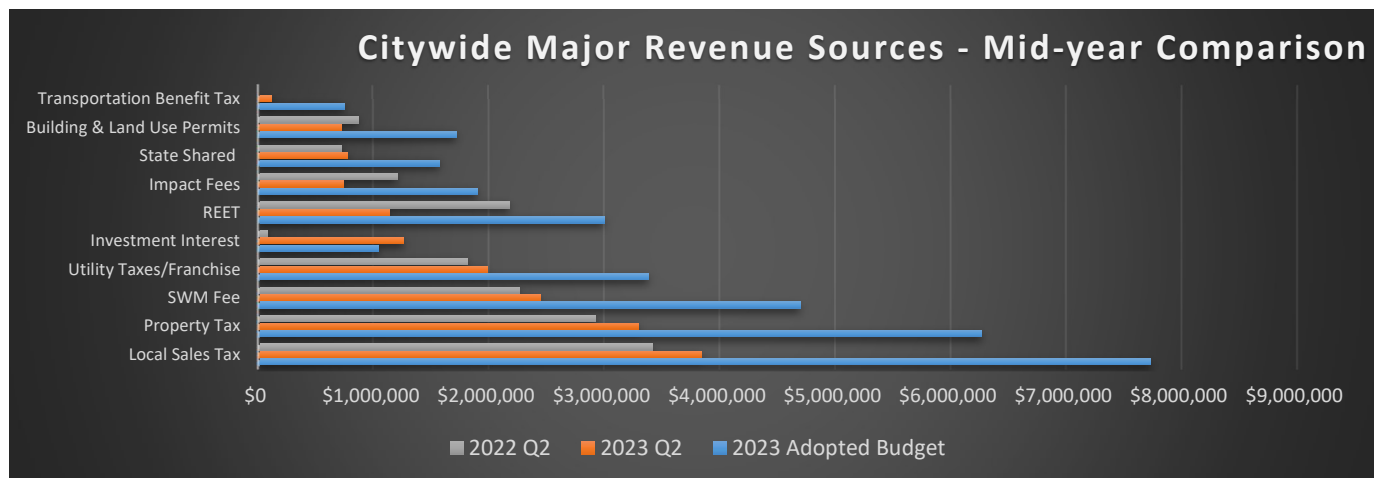


Source: <https://fred.stlouisfed.org/series/DFEDTARU>

Citywide Mid-Year Revenue Comparison 2022-2023

Citywide revenues have increased 21% over the same period last year. As mentioned previously, investment has increased by \$1.2 million. Additionally, sales tax and utility taxes have increased 12% and 9% respectively.

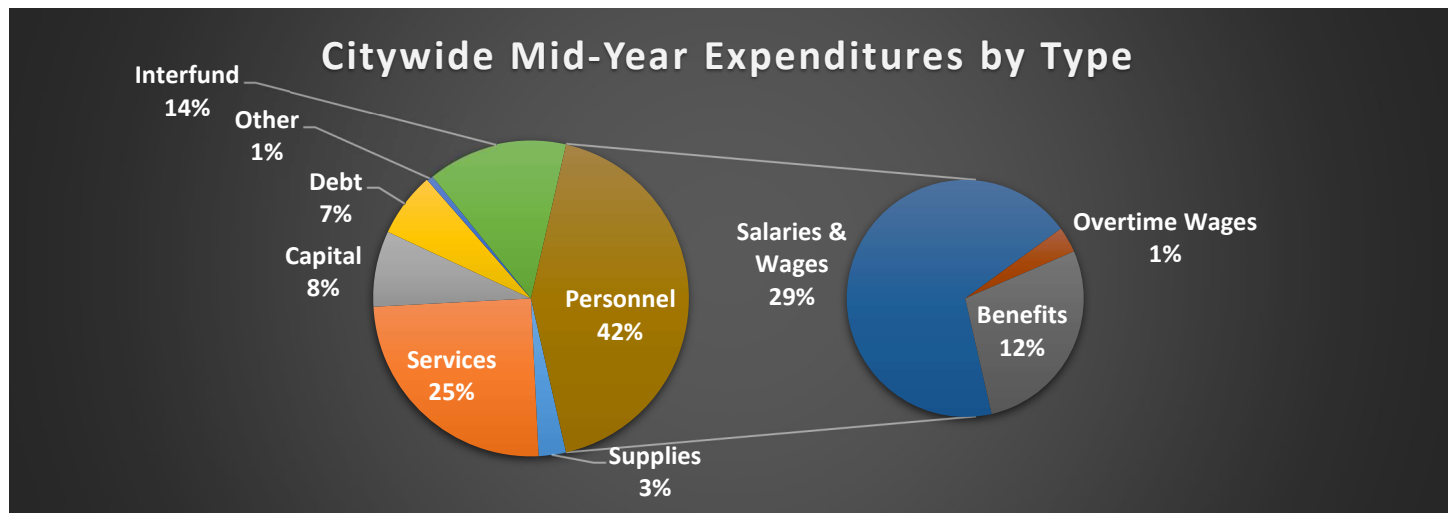
Real estate excise taxes (-48%), building & land use permits (-39%) and impact fees (-16%) are all down over last year, which correlates with a decrease in homes build and sold. REET and impact fees are used for debt and capital projects; a decrease will affect future capital planning.





Expenditures:

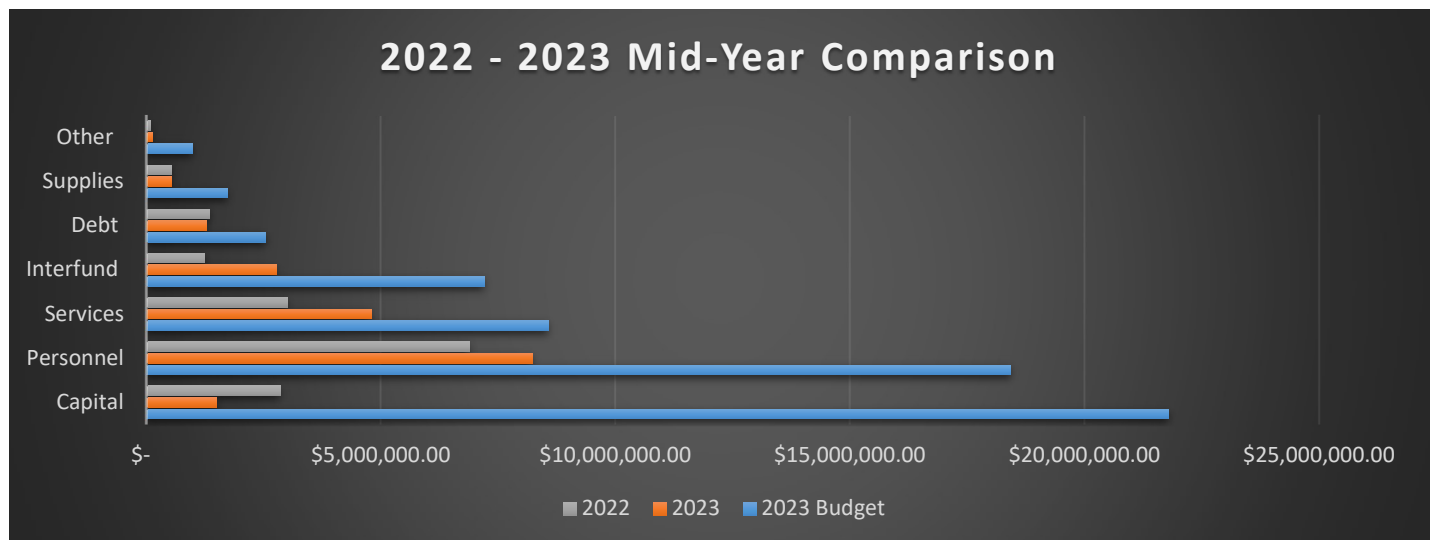
Citywide Mid-Year Expenditures by Type:



Personnel costs are 30% of the annual budget. They are currently at 45% of the budget and make up 42% of citywide expenditures to date, an increase of 20% over the same period in 2022.

Capital Outlays are 36% of the annual budget. Many of the capital projects are in the early planning stages. As such, they make up on 8% of the citywide expenditure costs to date a decrease from prior year.

Services make up only 14% of the annual budget but are at 56% of their budget. As such, they currently make up 25% of actual expenditures to date, a 60% increase.



Mid-Year Financial Report

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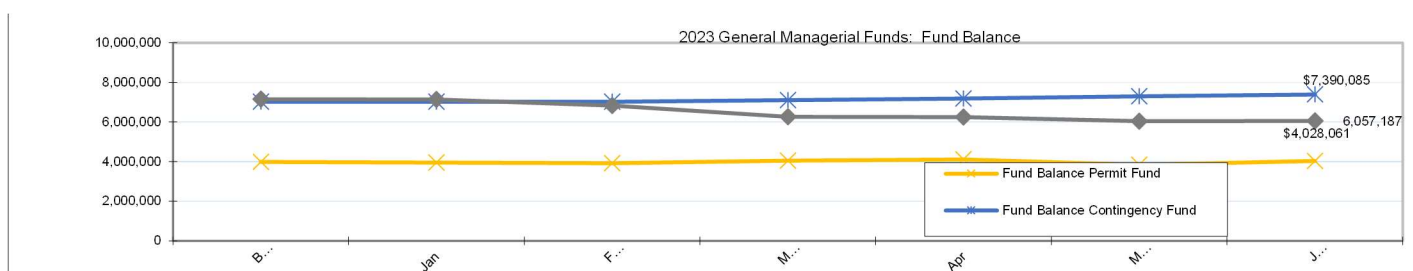
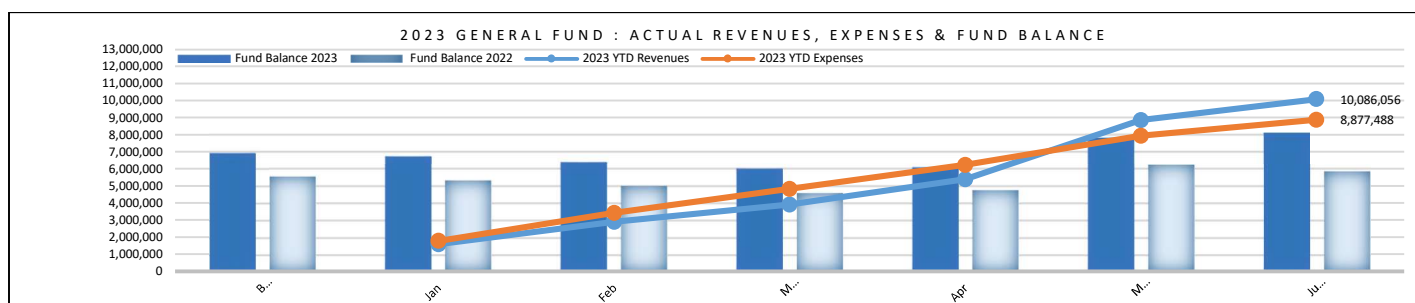
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General Fund:

Fund Balance:

The General Fund ended June with a fund balance of \$8,112,125. Revenues were at \$10,086,056 and expenses were at \$8,877,488.



Revenues: (Also see Monthly General Fund Revenue Graphs)

Revenues ended at 55% collected.

The City collected \$3,502,461 in sales tax, or 51% of budget. Of this amount, \$479,780 is Criminal Justice Sales Tax, \$5,026 is Affordable Housing Sales Tax, and \$300,000 is construction sales tax.

Utility taxes ended at 62% or \$1,522,415. This tax is imposed on gas, telephone, electric and water providers at 6% of revenues and is based on their estimated receipts.

Licenses & Permit revenues (other than Building & Land Use) ended at 47% of budget or \$290,546. The majority is from Cable Franchise Fees.

Intergovernmental revenues ended at 68% of budget or \$743,508. These revenues consist of state shared revenues and grant receipts.

Charges for services ended at 66% of budget or \$166,714. The bulk of these revenues are from School Resource officer services to the school district and extra duty law enforcement services to outside organizations.

Investment interest (under miscellaneous classification) is at 99% of budget or \$495,745.

Mid-Year Financial Report

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REVENUE SOURCES	2023 BUDGET	THROUGH JUNE 2023	% OF BUDGET
Taxes:			
-Property Tax-Regular	\$ 4,513,600	\$ 2,376,112	52.6%
-Sales -.85%	5,490,875	2,717,655	49.5%
-Criminal Justice Sales - 0.1%	1,098,175	479,780	43.7%
-Affordable & Sup. Housing	46,460	5,026	10.8%
- Construction Sales Tax	300,000	300,000	100.0%
-Utility	2,439,877	1,522,415	62.4%
-Gambling tax/leasehold excise	34,166	18,269	53.5%
Licenses & Permits	621,124	290,546	46.8%
Intergovernmental	1,093,608	743,508	68.0%
Charges for services	254,454	166,714	65.5%
Fines & Forfeitures	151,000	52,267	34.6%
Miscellaneous	876,967	705,143	80.4%
Other financial sources/Transfers	1,432,500	708,619	49.5%
Total Revenues	\$ 18,352,806	\$ 10,086,056	55%
Beginning Fund Balance	\$ 6,903,558	\$ 6,903,558	100.0%
Total Resources	\$ 25,256,364	\$ 16,989,614	67.30%

Permit Fund (Managerial Fund):

Zoning and Subdivision fees are at \$119,936 or 40% of budget.

Building Permits ended at \$608,050 or 41% of budget.

These revenues are used to offset permit related expenditures in the General Fund.

Expenditures: (Also see Monthly General Fund Expenditure Graphs)

Overall, General Fund expenditures ended at 43% spent or \$8,877,488.

EXPENDITURES	2023 BUDGET	THROUGH JUNE 2023	% OF BUDGET
Legislative & Executive	\$ 429,109	\$ 240,845	56.1%
Administration	288,386	133,394	46.3%
City Clerk	183,360	79,978	43.6%
Finance	891,891	360,000	40.4%
Human Resources	658,324	255,639	38.8%
Information Technology	589,635	238,905	40.5%
Planning & Community Development	2,961,655	1,164,996	39.3%
Law Enforcement	9,809,309	4,095,562	41.8%
Parks	2,376,742	1,001,259	42.1%
Legal	678,762	300,460	44.3%
Community	150,837	67,760	44.9%
General Government	1,744,001	938,690	53.8%
Total Expenditures	\$ 20,762,011	\$ 8,877,488	43%
Ending Fund Balance	\$ 4,494,353	\$ 8,112,125	180.50%

Mid-Year Financial Report

City of Lake Stevens, WA

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Street Fund:

(Also, see Street Fund Operating Revenues and Expenditure BvA)

The Street Maintenance Division maintains the City's public roadway system in a safe and passable condition. Maintenance activities include pothole repair; traffic signal maintenance and operation; installation and replacement of traffic control signs and pavement markings; vegetation control and maintenance; sidewalk repair; street sweeping; snow and ice removal; and street lighting.

Revenues:

Total Street Fund revenues were \$1,651,843 or 50% of budget. The main revenue sources are Motor Vehicle Fuel Tax, which is a per gallon tax allocated on a per capita basis, and a 28% allocated contribution of Property Tax from the General Fund equaling approximately \$1.75 million annually. Additionally, the City imposed a utility tax on garbage providers in the amount of 6% that is used for road maintenance budgeted at \$438,801.

REVENUE SOURCES	2023 BUDGET	THROUGH JUNE 2023	% OF BUDGET
Taxes:			
-Property Tax-Regular	\$ 1,755,289	\$ 924,043	52.6%
-Utility Tax - Garbage	\$ 438,801	231,087	52.7%
Licenses & Permits	42,680	28,800	67.5%
Intergovernmental	840,048	380,260	45.3%
Charges for services	-	-	0.0%
Miscellaneous	58,035	52,470	90.4%
Other financial sources/Transfers	175,769	35,183	20.0%
Total Revenues	\$ 3,310,622	\$ 1,651,843	50%
Beginning Fund Balance	\$ 2,518,999	\$ 2,518,999	100.0%
Total Resources	\$ 5,829,621	\$ 4,170,842	71.50%

Expenditures:

Total Street Fund expenditures were \$1,357,674 or 37% of budget.

EXPENDITURES	2023 BUDGET	THROUGH JUNE 2023	% OF BUDGET
Salaries	\$ 1,233,240	\$ 476,701	38.7%
Benefits	506,555	209,232	41.3%
Supplies	276,700	183,758	66.4%
Professional Services	826,469	351,699	42.6%
Capital Outlays	208,737	32,706	15.7%
Debt Service	-	-	0.0%
Other financial uses	\$ 40,000	43,627	109.1%
Interfund Transfers	612,603	59,952	9.8%
Total Expenditures	\$ 3,704,304	\$ 1,357,674	37%
Ending Fund Balance	\$ 2,125,317	\$ 2,813,168	132%

Mid-Year Financial Report

City of Lake Stevens, WA

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Storm and Surface Water Fund:

(Also, see Storm & Surface Water Fund Operating & Capital Fund Revenues and Expenditure BvA)

The Storm and Surface Water Fund maintains the City's storm system conveyance, detention, and retention systems, which includes: drainage pipes and ditches, catch basins, storm detention vaults and ponds, and water filtering systems.

Revenues:

The Storm and Surface Water Fund revenues ended at 40%, or \$2,858,486. The main revenue source is from storm drainage charges, which we contract payment processing through Snohomish County and receive quarterly.

REVENUE SOURCES	2023 BUDGET	THROUGH JUNE 2023	% OF BUDGET
Taxes:			
Intergovernmental	\$ 54,020	\$ 10,813	20.0%
Charges for services	4,695,800	2,447,778	52.1%
Miscellaneous	105,824	99,035	93.6%
Other Financial Sources/Transfers	2,358,637	300,859	12.8%
Total Revenues	\$ 7,214,281	\$ 2,858,486	39.6%
Beginning Fund Balance	\$ 4,884,258	\$ 4,884,258	100.0%
Total Resources	\$ 12,098,539	\$ 7,742,744	64.00%

Expenditures:

The fund's Expenditures are 31% of budget at \$2,035,274. In addition to operating expenditures, the Surface Water Capital Fund and Surface Water Debt Service Fund are included in the totals.

EXPENDITURES	2023 BUDGET	THROUGH JUNE 2023	% OF BUDGET
Salaries	\$ 1,761,109	\$ 710,861	40.4%
Benefits	753,003	318,396	42.3%
Supplies	318,433	98,316	30.9%
Professional Services	677,480	414,814	61.2%
Capital Outlays	607,034	42,383	7.0%
Debt Service	231,264	160,939	69.6%
Interfund Transfers	2,237,867	289,565	12.9%
Other	\$ 10,000	-	0.0%
Total Expenditures	\$ 6,596,190	\$ 2,035,274	31%
Ending Fund Balance	\$ 5,502,349	\$ 5,707,470	104%



Transportation Benefit Fund:

The Transportation Benefit District was created on January 1, 2019, for the sole purpose of acquiring, constructing, improving, providing, and funding transportation improvements. Shortly after, the City followed RCW 36.74 and assumed the rights, powers, functions, and obligations of the district, eliminating the need for a separate entity and creating a Transportation Benefit Fund to account for all program transactions.

Voters approved a 0.2% sales tax or two cents on a \$10 purchase that became effective April 1, 2023. This funding method means visitors who shop, dine, or recreate in Lake Stevens also help pay for city sidewalks, roads, and trails they use. The tax is projected to raise approximately \$1.5 million per year beginning year 2, for projects and matching funds for larger grants.

Revenues:

The Transportation Benefit Fund revenues ended at 16%, or \$118,531. The main revenue source is from transportation benefit tax, which the city began to receive in June.

REVENUE SOURCES	2023 BUDGET	THROUGH JUNE 2023	% OF BUDGET
Transportation Benefit Tax	\$ 750,000	\$ 118,107	15.7%
Investment Interest	-	423	
Total Revenues	\$ 750,000	\$ 118,531	16%
Beginning Fund Balance	\$ -	\$ -	
Total Resources	\$ 750,000	\$ 118,531	15.80%

Expenditures:

The budget includes transfers to capital project funds for the design and engineering costs related to the following sidewalk/trail projects currently in the planning stage:

- SW2 – 91st Ave SE, 4th St SE to Market St
- SW3 – 91st Ave SE, 8th St SE to 4th St SE
- SW4 – 91st Ave SE – 20th St SE to 12th SE
- SW5 – 117th Ave NE – 20th St NE to 26th St NE

EXPENDITURES	2023 BUDGET	THROUGH JUNE 2023	% OF BUDGET
Transfer Out - Wages	\$ 70,769	\$ -	0.0%
Transfer Out - SW2	\$ 80,000	\$ -	0.0%
Transfer Out - SW3	\$ 110,000	\$ -	0.0%
Transfer Out - SW4	\$ 155,000	\$ -	0.0%
Transfer Out - SW5	\$ 175,000	\$ -	0.0%
Total Expenditures	\$ 590,769	\$ -	0%
Ending Fund Balance	\$ 159,231	\$ 118,531	74%

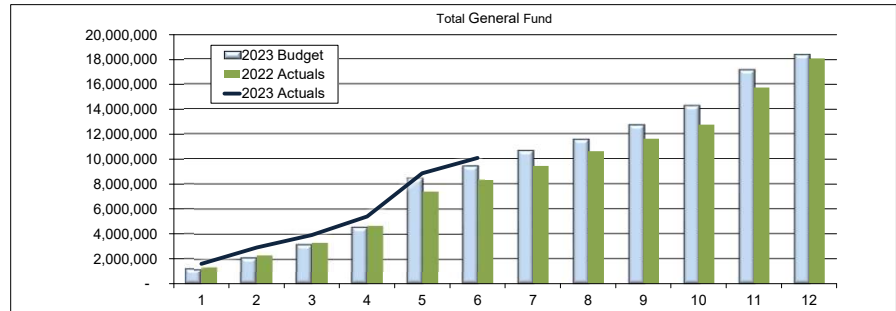
CITY OF LAKE STEVENS
FINANCIAL REPORT - Summary
As of June, 2023

Fund	Revenues			Expenditures			Fund Balance
	2023 Budgeted Revenue	2023 Revenue Collected	2023 % of Budget Collected	2023 Budgeted Expenditures	2023 Expended	2023 % of Budget Expended	2023 Cash & Investments
General Funds:							
General Funds	\$18,352,806	\$10,086,056	55.0%	\$20,762,011	\$8,877,488	42.8%	\$8,112,125
Council Contingency	\$800,000	\$365,618	45.7%	\$0	\$0	0.0%	\$7,390,085
Permit Fund	\$1,720,989	\$741,958	43.1%	\$1,500,200	\$699,281	46.6%	\$3,911,341
Pandemic Recovery Fund	\$0	\$21,637	0.0%	\$4,233,562	\$1,114,066	26.3%	\$6,057,187
SPECIAL REVENUE FUNDS:							
Street	\$3,310,622	\$1,651,843	49.9%	\$3,704,304	\$1,357,674	36.7%	\$2,813,168
Drug Seizure & Forfeiture	\$700	\$1,098	156.9%	\$25,000	\$5,587	22.3%	\$48,865
Municipal Arts	\$27,100	\$97	0.4%	\$9,210	\$7,543	81.9%	\$2,390
Transportation Benefit	\$750,000	\$118,531	15.8%	\$590,769	\$0	0.0%	\$118,531
DEBT SERVICE FUNDS:							
LTGO 2008A Bond	\$210,605	\$210,305	99.9%	\$210,605	\$22,653	10.8%	\$187,653
2015 LTGO Bond	\$96,938	\$96,938	100.0%	\$96,938	\$969	1.0%	\$95,969
2019A LTGO Bond -PD	\$462,129	\$461,529	99.9%	\$462,129	\$135,764	29.4%	\$325,764
2021A LTGO Bond - 17005	\$609,850	\$609,450	99.9%	\$609,850	\$127,225	20.9%	\$482,225
CAPITAL PROJECT FUNDS:							
Cap Project-Developer Contributions	\$1,265,000	\$489,803	38.7%	\$1,793,999	\$1,125	0.1%	\$5,438,154
Park Mitigation Fund	\$1,341,245	\$416,272	31.0%	\$2,061,903	\$77,326	3.8%	\$2,249,433
Real Estate Excise Tax I	\$1,625,000	\$707,835	43.6%	\$884,672	\$790,840	89.4%	\$6,833,524
Real Estate Excise Tax II	\$2,331,604	\$884,344	37.9%	\$4,225,425	\$997,320	23.6%	\$6,429,085
Downtown Redevelopment	\$5,000	\$10,487	209.7%	\$0	\$0	0.0%	\$513,980
Facility Capital Project Fund	\$258,000	\$0	0.0%	\$258,000	\$0	0.0%	\$0
Infrastructure Capital Project	\$2,289,716	\$1,613,217	70.5%	\$8,494,277	\$625,013	7.4%	\$7,192,765
Sidewalk Capital Project	\$1,072,700	\$13,357	1.2%	\$1,568,387	\$126,983	8.1%	\$607,239
20th Street SE Corridor CP	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0
ENTERPRISE FUNDS:							
Sewer	\$814,894	\$810,434	99.5%	\$799,394	\$799,393	100.0%	\$28,917
Storm & Surface Water	\$4,885,644	\$2,518,090	51.5%	\$5,732,892	\$1,831,951	32.0%	\$3,134,526
Storm Water Capital	\$2,097,373	\$109,133	5.2%	\$632,034	\$42,383	6.7%	\$2,540,828
Storm Water Debt Service	\$231,264	\$231,264	100.0%	\$231,264	\$160,939	69.6%	\$70,324
INTERNAL SERVICE FUNDS:							
Unemployment	\$25,600	\$13,110	51.2%	\$15,000	\$9,605	64.0%	\$33,414
Capital Equipment - Computer	\$374,411	\$194,529	52.0%	\$676,754	\$288,055	42.6%	\$383,966
Capital Equipment - Vehicle Rplacement	\$21,000	\$11,624	55.4%	\$0	\$0	0.0%	\$83,568
Capital Equipment - Police	\$452,000	\$189,121	41.8%	\$814,262	\$142,487	17.5%	\$833,079
Capital Equipment - PW	\$210,000	\$112,853	53.7%	\$462,833	\$21,097	4.6%	\$651,719
Aerator Equipment Replacement	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0
FIDUCIARY FUNDS:							
Treasurer's Trust	\$385,900	\$86,186	22.3%	\$385,900	\$74,724	19.4%	\$12,203
Total All Funds	\$46,028,090	\$22,776,718	49%	\$61,241,574	\$18,337,491	30%	\$66,582,028

Monthly General Fund Revenue Graphs
As of June, 2023

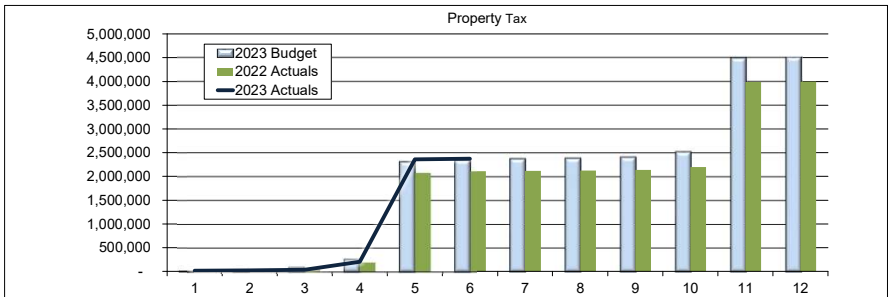
% thru year 50.0%

Total General Fund Revenues			
	2023 Budget	2023 Actuals	2022 Actuals
January	1,176,633	1,585,819	1,368,691
February	2,136,356	2,886,709	2,314,828
March	3,185,170	3,898,138	3,303,059
April	4,561,665	5,392,029	4,662,720
May	8,462,802	8,850,722	7,373,724
June	9,435,406	10,086,056	8,318,518
July	10,657,915		
August	11,565,992		
September	12,719,957		
October	14,261,327		
November	17,134,541		
December	18,352,806		
Percent collected to date		54.96%	



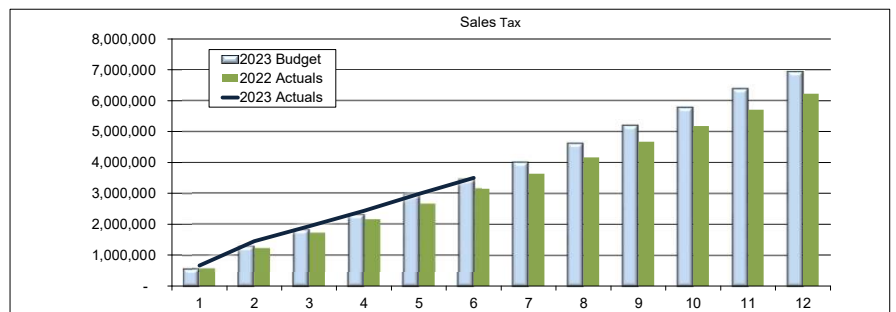
Total General Fund revenues.

Property Tax			
24.59% of total GF Revenues			
	2023 Budget	2023 Actuals	2022 Actuals
January	15,591	15,836	17,673
February	32,220	22,483	22,769
March	100,162	37,621	71,641
April	265,494	201,757	197,417
May	2,315,972	2,355,976	2,080,106
June	2,351,448	2,376,112	2,107,218
July	2,380,940		
August	2,393,466		
September	2,415,332		
October	2,526,598		
November	4,496,020		
December	4,513,600		
Percent collected to date		52.64%	



Property Taxes are paid twice a year (in May and November). Most property taxes are accounted for in the General Fund, however 28% of property taxes are also receipted in Fund 101 - Street.

Sales Tax			
37.79% of total GF Revenues			
	2023 Budget	2023 Actuals	2022 Actuals
January	569,330	664,914	572,418
February	1,292,066	1,443,455	1,226,805
March	1,826,552	1,938,151	1,715,739
April	2,309,613	2,428,780	2,150,584
May	2,953,743	2,985,190	2,653,815
June	3,456,230	3,502,461	3,144,116
July	4,016,813		
August	4,624,056		
September	5,201,783		
October	5,781,211		
November	6,385,765		
December	6,935,510		
Percent collected to date		50.50%	

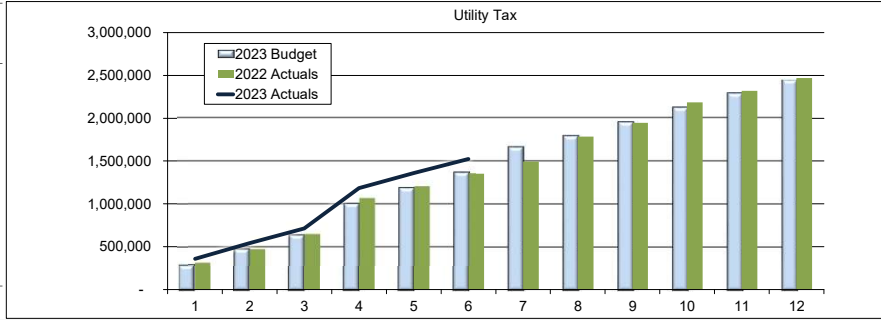


The total sales tax rate is 9.3% of the value of the sale. The City will begin to receive 1.05% of the 9.3% in June due to TBD tax. The State receives the majority of sales tax at 6.5%. Taxes are collected by the state and sent to the city two months after the actual collection. This account also has Criminal justice sales tax, which is 1/10 of 1% or .1% of sales in the city, and it's use is restricted to Law Enforcement (10 cents per \$100 in sales), and Affordable Housing.

Monthly General Fund Revenue Graphs
As of June, 2023

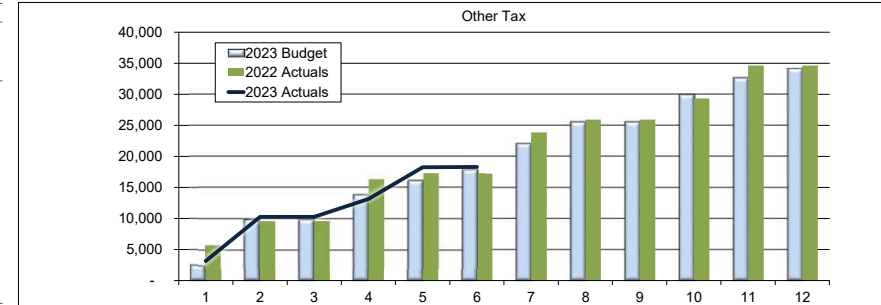
% thru year 50.0%

Utility			
13.29% of total GF Revenues			
	2023 Budget	2023 Actuals	2022 Actuals
January	295,658	356,094	313,786
February	479,810	539,246	471,512
March	643,668	712,677	646,952
April	1,010,607	1,183,771	1,066,520
May	1,191,308	1,358,191	1,203,693
June	1,370,946	1,522,415	1,353,489
July	1,665,531		
August	1,793,923		
September	1,953,039		
October	2,123,091		
November	2,286,223		
December	2,439,877		
Percent collected to date		62.40%	



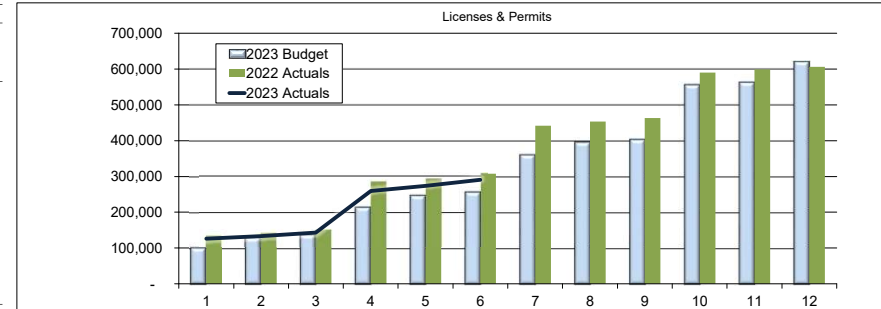
The utility tax rate is 6% on the gross revenue of telephone, gas, electric, water, and garbage. The City does not have a utility tax on cable, instead imposing a franchise fee. The garbage tax is utilized in the Street Fund for transportation needs. The City does not impose a utility tax on sewer or storm water providers.

Other Taxes			
0.19% of total GF Revenues			
	2023 Budget	2023 Actuals	2022 Actuals
January	2,467	3,124	5,792
February	9,852	10,229	9,589
March	9,852	10,235	9,589
April	13,807	13,123	16,239
May	16,083	18,264	17,208
June	17,789	18,269	17,208
July	22,072		
August	25,566		
September	25,566		
October	29,935		
November	32,650		
December	34,166		
Percent collected to date		53.47%	



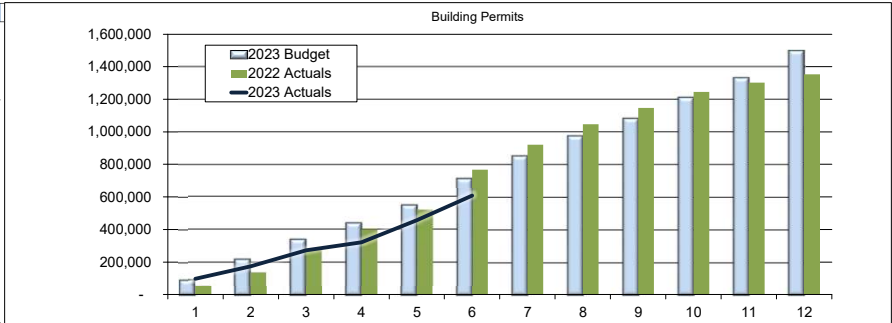
This account includes gambling taxes which include pull tabs and amusement games. The tax is 5% of gross sales.

Licenses / Other Permits			
3.38% of total GF Revenues			
	2023 Budget	2023 Actuals	2022 Actuals
January	102,256	126,141	137,286
February	131,387	133,290	145,038
March	139,153	143,004	153,916
April	214,415	259,501	284,943
May	246,622	274,134	293,126
June	256,121	290,546	307,998
July	361,279		
August	396,466		
September	404,109		
October	556,669		
November	563,588		
December	621,124		
Percent collected to date		46.78%	



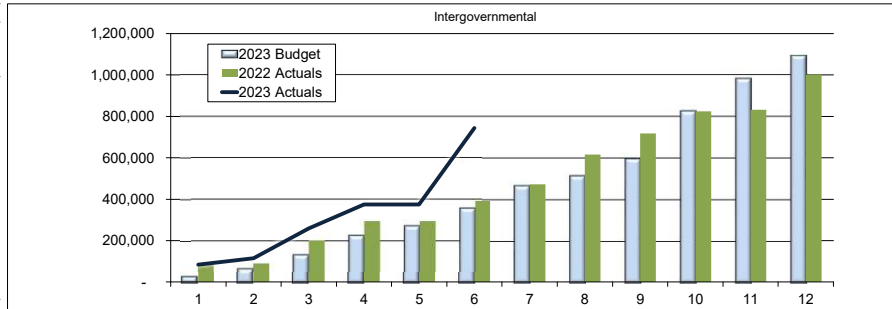
This account has Business Licenses, Cable Franchise fees, and permits other than building and land use.

Building Permits (FUND 003)			
	2023 Budget	2023 Actuals	FUND 003 2023 Zoning Rev
January	93,791	96,438	12,870
February	218,324	173,260	23,229
March	338,844	271,786	65,099
April	438,525	319,924	76,129
May	547,896	456,367	91,404
June	716,102	608,050	119,936
July	854,314		
August	977,436		
September	1,084,083		
October	1,212,846		
November	1,332,663		
December	1,500,000		
Percent collected to date		40.54%	39.98%



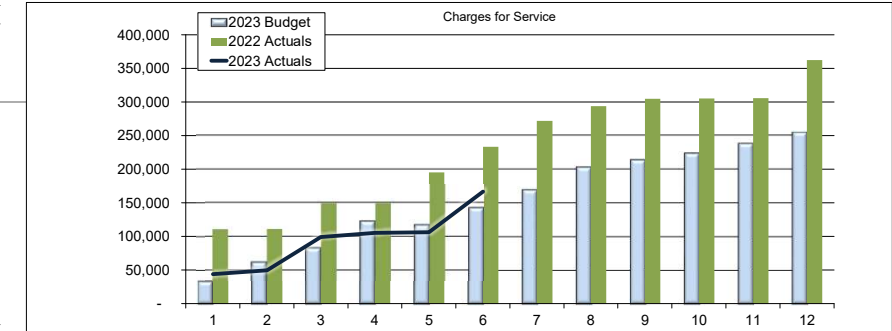
Permits related to development. These revenues are held in a managerial fund along with land use permit revenues, separate from other operating revenues.

Intergovernmental			
	2023 Budget	2023 Actuals	2022 Actuals
January	31,635	83,649	91,542
February	67,047	114,958	91,542
March	134,014	258,199	201,852
April	227,231	374,186	294,848
May	273,044	374,186	294,848
June	357,657	743,508	390,992
July	468,197		
August	515,310		
September	597,906		
October	827,160		
November	983,063		
December	1,093,608		
Percent collected to date		67.99%	



Intergovernmental revenues include state support for criminal justice, state shared revenues for liquor taxes, liquor profits, and marijuana enforcement. Also included are PUD privilege taxes received in June, and City-County assistance. Various types of grants are also included.

Charges for Service			
	2023 Budget	2023 Actuals	2022 Actuals
January	33,563	43,698	110,362
February	61,725	49,660	110,601
March	82,762	99,096	148,532
April	122,327	105,225	148,712
May	116,735	106,012	195,112
June	142,294	166,714	233,461
July	169,298		
August	202,647		
September	213,573		
October	223,243		
November	237,577		
December	254,454		
Percent collected to date		65.52%	



Charges for service include fees for School Resource Officer. In 2022, the last 4 months of SRO services billings for 2021 were delay and received in 2022.

Monthly General Fund Revenue Graphs
As of June, 2023

% thru year 50.0%

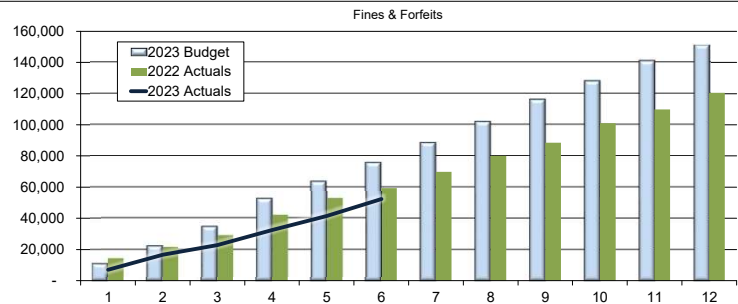
Fines & Forfeits

0.82% of total GF Revenues

	2023 Budget	2023 Actuals	2022 Actuals
January	11,025	6,991	14,477
February	22,289	16,611	21,530
March	34,579	22,699	28,952
April	52,321	32,476	41,845
May	63,758	41,407	52,469
June	75,808	52,267	59,265
July	88,508		
August	101,966		
September	116,154		
October	127,952		
November	140,862		
December	151,000		

Percent collected to date 35%

Fines and Forfeits collected by the district court on behalf of the city for violations. This revenue is projected to continue to decrease due to changes in legislation related to fees imposed on indigent defendants.



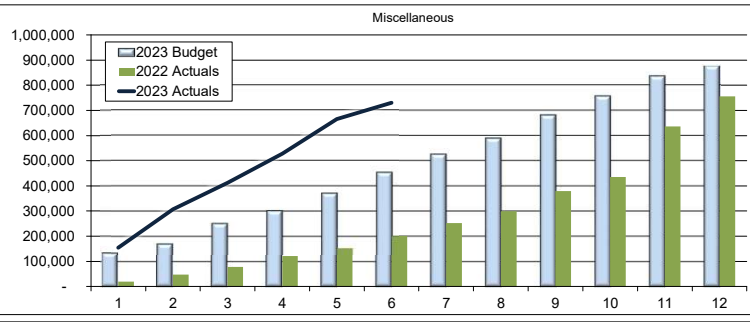
Miscellaneous

4.78% of total GF Revenues

	2023 Budget	2023 Actuals	2022 Actuals
January	133,975	154,223	19,430
February	170,230	307,098	47,687
March	251,086	412,704	77,929
April	301,451	528,245	121,009
May	371,105	666,226	153,122
June	452,928	731,243	200,501
July	525,477		
August	589,368		
September	681,480		
October	756,712		
November	836,224		
December	876,967		

Percent collected to date 83%

Miscellaneous revenues includes interest earnings, lease revenues, insurance recoveries, other smaller revenues that do not fit into one of the above categories. Interest earnings are up

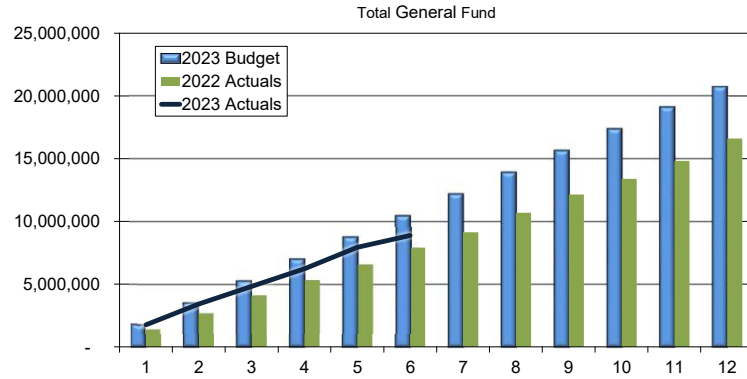


Monthly General Fund Expenditure Graphs
As of June, 2023

% thru year 50.0%

Total General Fund Expenditures

	2023 Budget	2023 Actuals	2022 Actuals
January	1,825,638	1,777,477	1,484,980
February	3,555,806	3,414,122	2,750,915
March	5,285,973	4,820,727	4,150,383
April	7,016,141	6,238,760	5,353,443
May	8,746,308	7,943,813	6,580,995
June	10,476,476	8,877,488	7,908,795
July	12,206,644		
August	13,936,811		
September	15,666,979		
October	17,397,146		
November	19,127,314		
December	20,762,011		
% spent		42.76%	

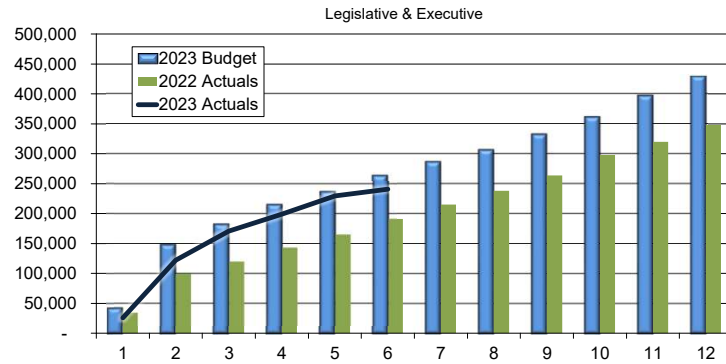


Total General Fund Expenditures.

Legislative & Executive

2.07% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	42,798	25,684	34,533
February	148,732	121,932	99,768
March	182,981	170,644	119,805
April	215,596	198,888	143,108
May	237,003	229,268	165,002
June	263,840	240,845	191,091
July	286,693		
August	306,536		
September	332,636		
October	361,184		
November	396,943		
December	429,109		
% spent		56.13%	

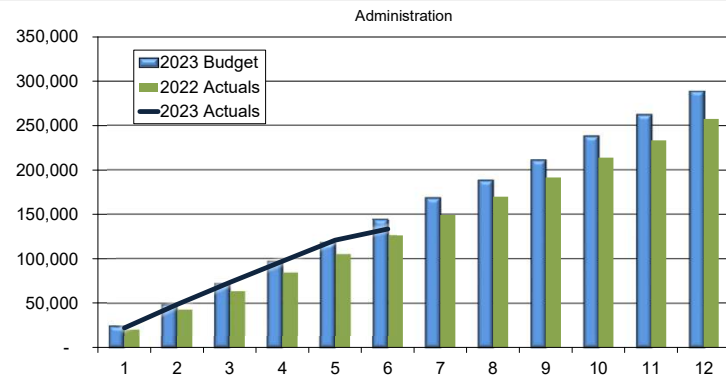


Includes activities related to the City Council and Mayor. Major items include salaries and benefits, travel & meetings, and voter registration fees.

Administration

1.39% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	24,346	22,211	20,389
February	48,181	48,443	42,936
March	71,981	73,193	63,503
April	96,798	97,012	84,494
May	118,058	120,989	105,059
June	144,170	133,394	126,301
July	168,429		
August	188,238		
September	210,892		
October	237,750		
November	261,782		
December	288,386		
% spent		46.26%	



Includes the salary, benefits and operating costs of the City Administrator. City Administrator Salary is 71% General Fund, 20% street, and 9% to Storm Water.

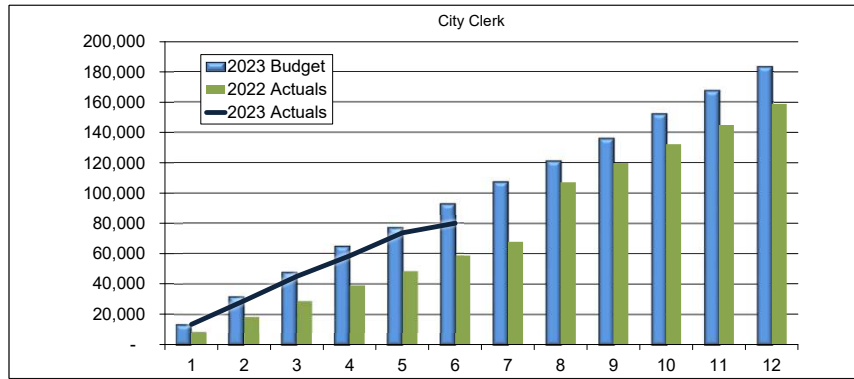
Monthly General Fund Expenditure Graphs
As of June, 2023

% thru year 50.0%

City Clerk

0.88% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	13,515	13,289	8,674
February	31,888	28,804	18,376
March	47,818	44,876	28,740
April	64,997	58,570	38,998
May	77,137	73,659	48,379
June	93,168	79,978	58,756
July	107,587		
August	121,281		
September	136,118		
October	152,279		
November	167,559		
December	183,360		
% spent		43.62%	

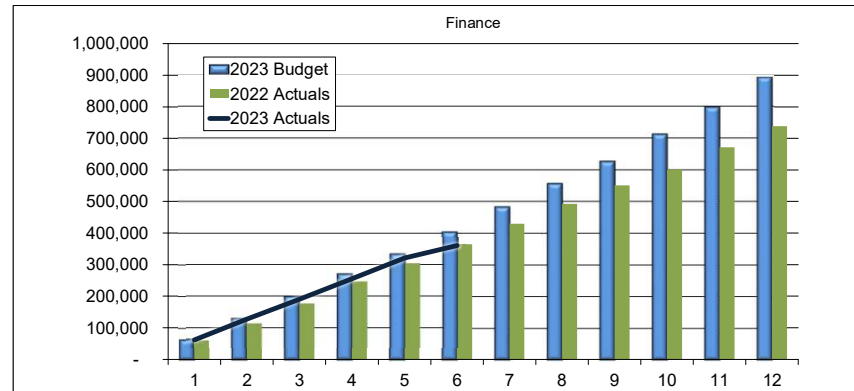


City Clerk activities including records management, public disclosure, legal compliance services, agendas, minutes and legal notifications . Costs are mainly salaries and benefits.

Finance

4.30% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	63,190	61,867	60,149
February	128,873	127,193	114,247
March	198,476	189,716	177,103
April	269,994	254,900	246,482
May	333,096	320,808	303,821
June	403,997	360,000	364,640
July	483,017		
August	556,579		
September	626,622		
October	712,480		
November	797,687		
December	891,891		
% spent		40.36%	

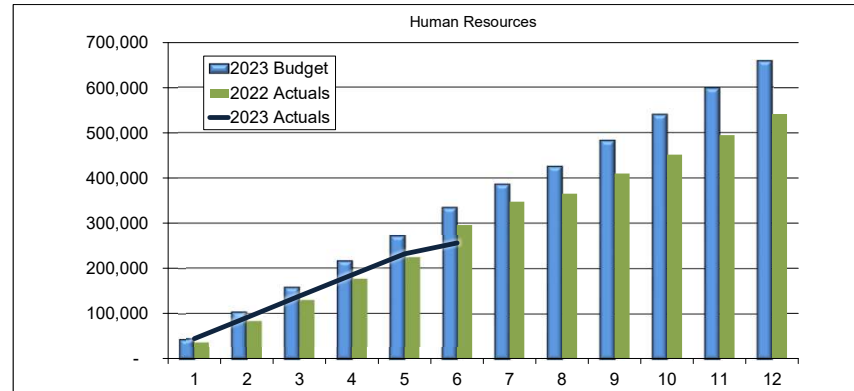


Finance provides for accounting, payroll processing, purchasing/payments, budgeting, and treasury services. Planned expenditures include professional services including costs related to the State Audit.

Human Resources

3.17% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	43,945	44,002	35,562
February	103,209	90,415	83,243
March	157,666	138,269	129,297
April	215,900	184,832	176,533
May	271,850	231,659	224,582
June	334,761	255,639	295,534
July	386,082		
August	425,290		
September	482,851		
October	540,043		
November	598,482		
December	658,324		
% spent		38.83%	



Human Resources provides personnel, recruitment and related functions.

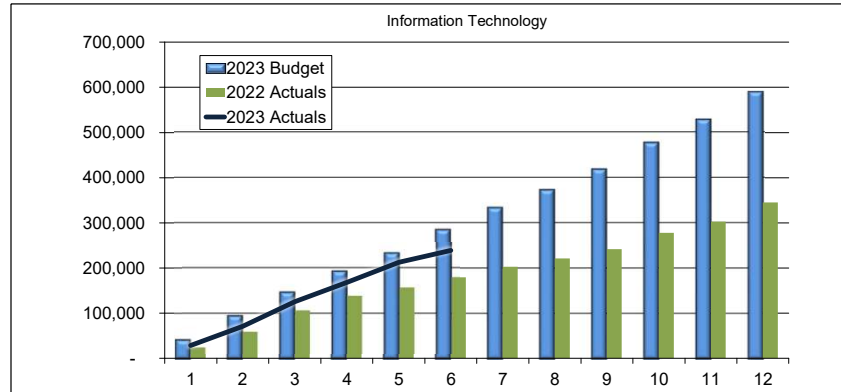
Monthly General Fund Expenditure Graphs
As of June, 2023

% thru year 50.0%

Information Technology

2.84% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	42,985	28,667	25,510
February	95,663	70,923	59,814
March	147,588	125,663	106,395
April	193,625	168,514	138,568
May	233,574	212,832	156,687
June	286,054	238,905	179,367
July	334,430		
August	373,785		
September	419,227		
October	477,996		
November	528,725		
December	589,635		
% spent		40.52%	

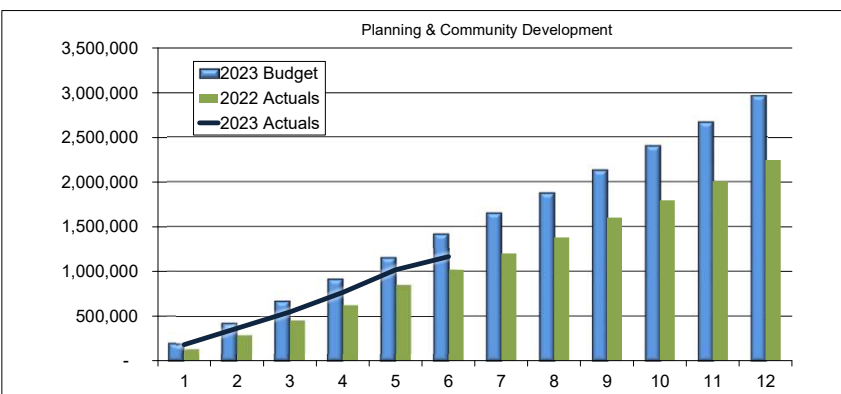


Information Technology provides technical hardware and software support of the City's computer systems and communication systems. Provides technology training, responding to technical support requests, administrating the city website and intranet.

Planning & Community Development

14.26% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	198,017	179,047	138,154
February	426,261	361,465	292,042
March	671,724	547,908	456,172
April	915,382	765,131	624,470
May	1,151,724	1,018,367	849,285
June	1,415,724	1,164,996	1,017,536
July	1,650,409		
August	1,874,873		
September	2,130,224		
October	2,400,779		
November	2,664,654		
December	2,961,655		
% spent		39.34%	

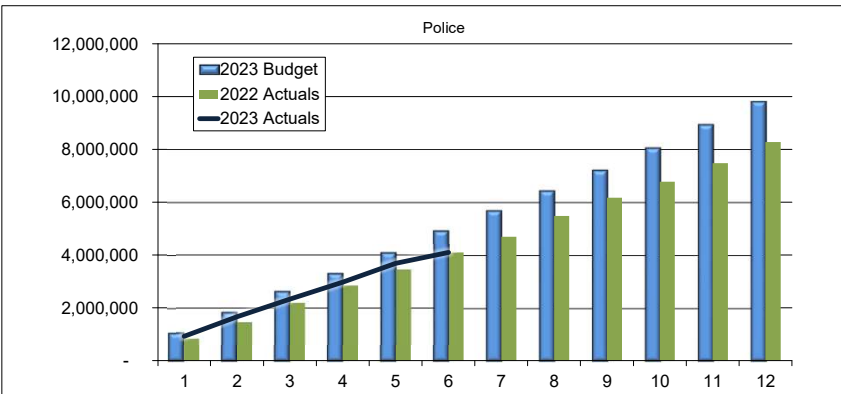


Largely accounts for the planning department which includes the permit center, long-range and short-range planning, and plan review. Also includes building official and building inspections in addition to economic development and code enforcement related activities. This department remained significantly under budget due to open staffing positions.

Police

47.25% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	1,049,999	916,276	848,661
February	1,825,250	1,662,376	1,469,074
March	2,612,039	2,327,473	2,199,316
April	3,288,434	2,962,951	2,849,199
May	4,074,704	3,688,741	3,452,302
June	4,923,249	4,095,562	4,094,440
July	5,679,911		
August	6,430,122		
September	7,208,434		
October	8,050,563		
November	8,934,156		
December	9,809,309		
% spent		41.75%	



Police Department Services. This includes funding budgeted in the amount of \$442,000 supplied by the General Fund to the Police Capital Fund for equipment purchases.

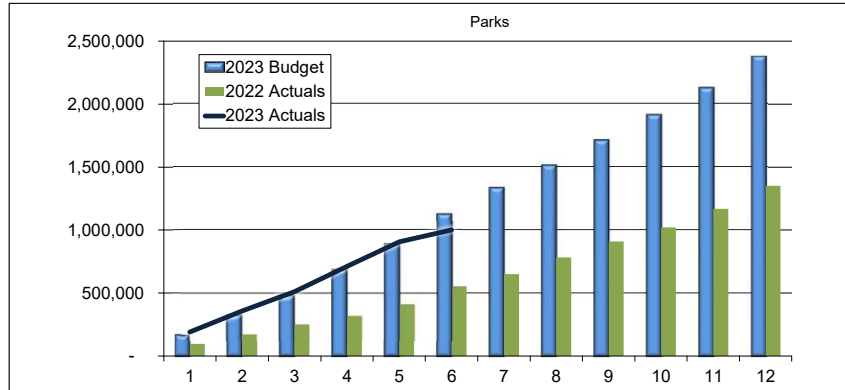
Monthly General Fund Expenditure Graphs
As of June, 2023

% thru year 50.0%

Parks

11.45% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	173,369	189,949	96,156
February	332,291	357,742	176,107
March	484,619	510,585	254,403
April	690,741	711,096	321,608
May	893,129	907,199	413,727
June	1,129,012	1,001,259	554,146
July	1,336,677		
August	1,515,340		
September	1,713,481		
October	1,913,408		
November	2,125,943		
December	2,376,742		
% spent		42.13%	

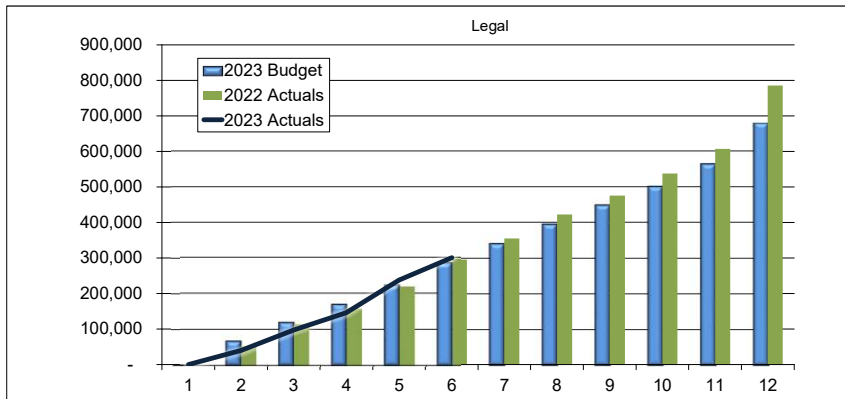


Parks within the General Fund includes personnel, park maintenance, and capital outlay.

Legal

3.27% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	1,036	-	-
February	67,556	39,192	52,769
March	119,651	96,724	114,139
April	169,854	145,755	157,226
May	223,400	237,202	218,855
June	284,955	300,460	295,589
July	341,084		
August	395,433		
September	448,993		
October	500,846		
November	563,737		
December	678,762		
% spent		44.27%	



Includes our contracted City Attorney services, Prosecuting Attorney contract, and General Indigent Defense (public defender).

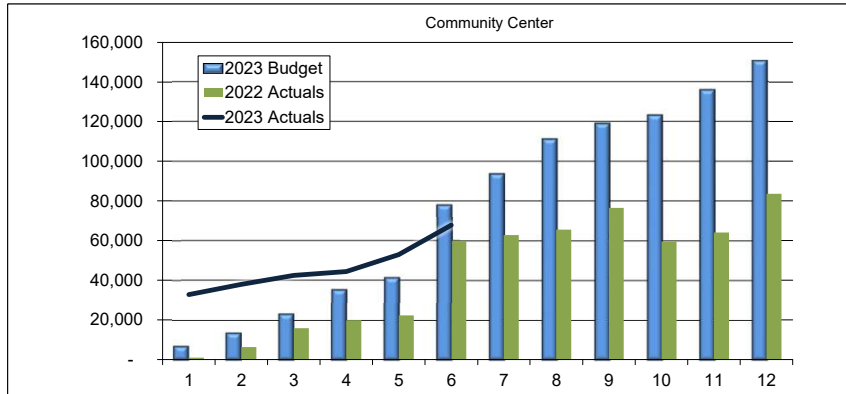
Monthly General Fund Expenditure Graphs
As of June, 2023

% thru year 50.0%

Community

0.73% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	6,891	32,795	869
February	13,556	37,896	6,179
March	23,157	42,358	15,757
April	35,271	44,406	19,749
May	41,294	52,871	22,252
June	78,036	67,760	59,935
July	93,728		
August	111,306		
September	119,137		
October	123,357		
November	136,052		
December	150,837		
% spent		44.92%	

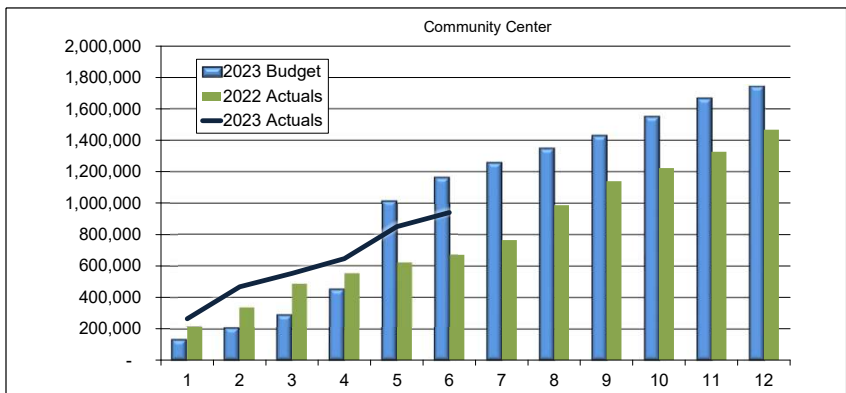


Includes the Visitor Information Center (VIC), Library, Museum, and "The Mill" operating costs. Contributions to the Senior Center are also accounted for here and was made in January 2023.

General Government

8.40% of total GF Exp

	2023 Budget	2023 Actuals	2022 Actuals
January	130,742	263,688	216,323
February	205,776	467,741	336,360
March	287,739	553,319	485,754
April	450,393	646,703	553,010
May	1,013,183	850,220	621,046
June	1,164,037	938,690	671,462
July	1,257,588		
August	1,348,788		
September	1,430,051		
October	1,550,276		
November	1,666,871		
December	1,744,001		
% spent		53.82%	



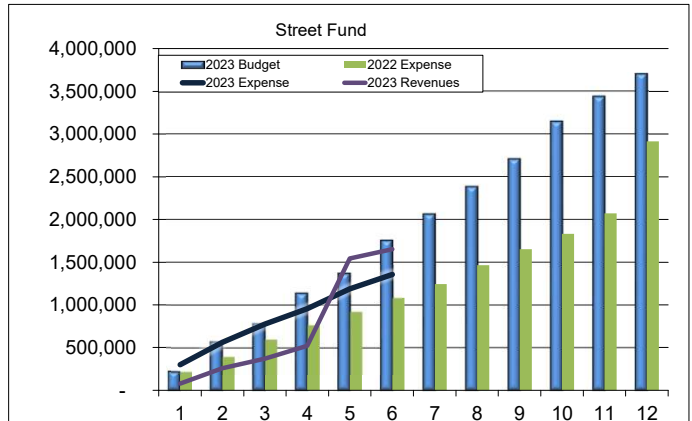
General Government includes annual insurance payments made in January or February, quarterly transfers to reserve and capital funds, monthly payments to the municipal court, and other general city payments.

Monthly Other Fund Expenditure Graphs
As of June, 2023

% thru year 50.0%

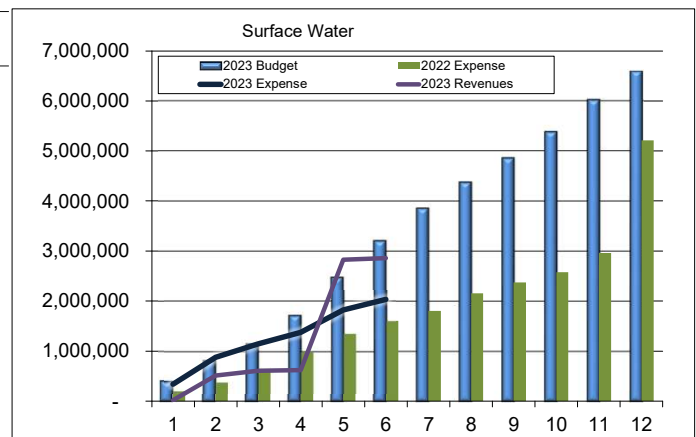
Street (Fund 101) Expenditures

	2023 Budget	2023 Expense	2022 Expense
January	221,791	298,083	223,025
February	568,195	560,935	397,527
March	780,160	775,495	599,172
April	1,134,542	952,725	764,949
May	1,365,967	1,189,013	919,960
June	1,755,040	1,357,674	1,080,923
July	2,062,623		
August	2,384,007		
September	2,708,257		
October	3,147,194		
November	3,439,678		
December	3,704,304		
BTD Status		36.65%	



Storm & Surface Water (Fund 410 and 411 and 412) Expenditures

	2023 Budget	2023 Expense	2022 Expense
January	413,334	338,955	214,431
February	824,295	873,018	387,386
March	1,159,435	1,141,665	626,099
April	1,721,610	1,371,561	986,059
May	2,480,890	1,822,277	1,351,983
June	3,212,762	2,035,274	1,601,281
July	3,863,021		
August	4,382,405		
September	4,863,700		
October	5,387,664		
November	6,022,931		
December	6,596,190		
BTD Status		30.86%	



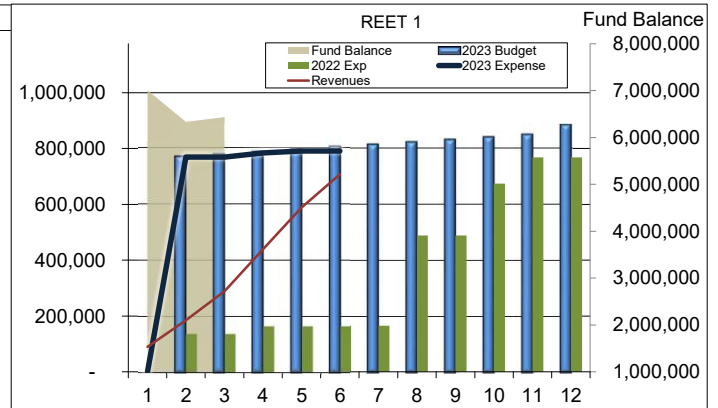
Monthly Other Fund Expenditure Graphs
As of June, 2023

% thru year 50.0%

Real Estate Excise Tax I (Fund 303)

	2023 Budget	2023 Expense	2022 Expense
January	-	-	-
February	769,665	768,772	137,550
March	778,511	768,772	137,550
April	787,358	784,596	165,309
May	796,205	790,430	165,309
June	805,052	790,840	165,309
July	813,898		
August	822,745		
September	831,592		
October	840,438		
November	849,285		
December	884,672		

BTD Status 89.39%

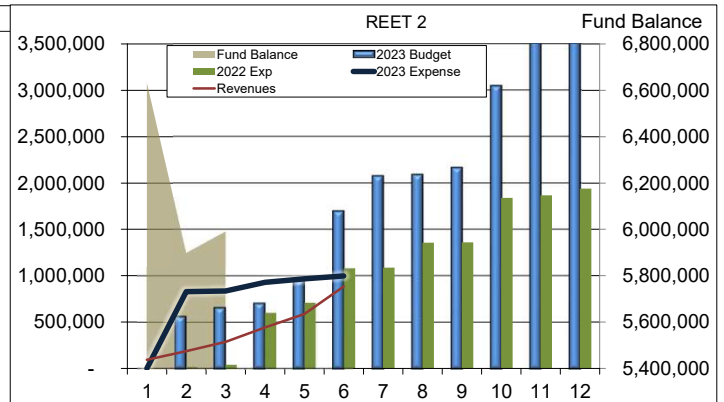


Real Estate Excise Tax I (Fund 303) revenues are mostly used to pay debt. In previous years, transfers were made from the REET fund as debt invoices were received throughout the year. In 2023, an annual transfer was made to the debt service funds in February.

Real Estate Excise Tax II (Fund 304)

	2023 Budget	2023 Expense	2022 Expense
January	-	-	3,500
February	565,716	829,589	15,775
March	660,051	835,471	41,939
April	708,257	928,233	600,971
May	955,207	965,354	709,396
June	1,701,731	997,320	1,081,597
July	2,079,512		
August	2,093,769		
September	2,168,074		
October	3,048,987		
November	3,635,957		
December	4,225,425		

BTD Status 23.60%



Real Estate Excise Tax II (Fund 304) revenues are mostly used to pay for capital, but also to pay certain debt. In previous years, transfers were made from the REET fund as debt invoices were received throughout the year. In 2023, an annual transfer was made to the debt service funds in February.

**Revised CITY OF LAKE STEVENS
CITY COUNCIL REGULAR MEETING MINUTES**

Tuesday, June 13, 2023, at 6:00 p.m.

By Remote Participation via Zoom and In Person at The Mill, 1808 Main Street, Lake Stevens.

CALL TO ORDER: 6:00 p.m. by Council President Jorstad

ELECTED OFFICIALS PRESENT: Councilmembers Kim Daughtry, Gary Petershagen, Ryan Donoghue, Mary Dickinson, Anji Jorstad, Marcus Tageant and Steve Ewing

Call to Order

Council President Jorstad called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Council President Jorstad led the Pledge of Allegiance.

Roll Call

All Councilmembers were present.

Approval of the Agenda

ORIGINAL MOTION. Councilmember Ewing made a motion, seconded by Councilmember Petershagen, to approve the agenda as written.

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Dickinson, to add a Pride Proclamation to the agenda after Item 7. The motion failed 2-5-0-0 with Councilmember Jorstad and Councilmember Dickinson voting yes.

ORIGNIAL MOTION VOTE. The motion was approved 5-2-0-0 with Councilmember Jorstad and Councilmember Dickinson opposed.

Guest Business

Staff Introductions- Mary Wells (Accountant Payroll), Crystal Kolomyza (Police Officer), Olivia Baumgardner (Media and Communications Specialist)

Citizen Comments

Councilmember Jorstad stated that anyone that had signed up to speak regarding the Sparman property rezone, should wait until this item is on the agenda which could be late summer/early fall.

Terry Bockovich, Lake Stevens. Terry spoke in favor of the Pride Proclamation.
Kevin Quigley, Lake Stevens. Kevin spoke about the Industrial District Subarea Plan.
Jessica Wadhams, Lake Stevens. Jessica spoke in favor of the Pride Proclamation.
Cynthia Tamly, Lake Stevens. Cynthia spoke in favor of the Pride Proclamation.

John Davidson, Lake Stevens. John spoke about residential noise regulations in the municipal code.

Tyler Platts, Lake Stevens. Tyler spoke about traffic concerns around the Police Department building.

Tosha Edwards, Lake Stevens. Tosha spoke in favor of the Pride Proclamation.

Council Business

Councilmember Ewing spoke about the food bank opening.

Councilmember Dickinson spoke about the food bank, farmers market and the School Board meeting she attended.

Councilmember Donoghue spoke about the Penn Cove ribbon cutting.

Councilmember Petershagen thanked Mayor Gailey for the Opioid meeting at Cavalero.

Councilmember Daughtry also attended the meetings mentioned. He gave an update on Community Transit.

City Department Report

Public Works Monthly Report

Consent Agenda

MOTION. Councilmember Tageant made a motion, seconded by Councilmember Daughtry, to approve the consent agenda. The motion passed 7-0-0-0. The consent agenda included the following:

2023 Vouchers

Teamsters Juneteenth and Seasonal Pay Memorandum of Understanding

Ordinance 1165 Blake Fix

Closed Record Hearing

Ordinance No. 1166 - Stillwater Rezone

City Attorney Rubstello read the procedure into the record for closed record hearings and conducted the Appearance of Fairness questions with the Council.

Planner Place explained that tonight's hearing is to present Ordinance No. 1166, amending the zoning for two parcels totaling 3.67 acres as part of the Stillwater Rezone (City File No. LUA2022-0029) located at 524 S. Davies Rd, Lake Stevens, WA 98258 and changing the zoning on the subject parcel from R4 to R8-12.

Councilmember Jorstad opened the hearing at 7:03 p.m. for the applicant or any interested parties of record to speak.

There were no comments.

Councilmember Jorstad closed the hearing at 7:04 p.m.

MOTION. Councilmember Ewing made a motion, seconded by Councilmember Daughtry, to approve Ordinance 1166. The motion passed 7-0-0-0.

Action Items

Parks Position Reclassification - Administrative Assistant

Director Garceau explained that the Parks and Recreation and Public Works Departments are requesting to reclassify the existing Office Assistant for Public Works to a full-time Parks and Recreation Administrative Assistant.

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Tageant, to reclass the existing Office Assistant for Public Works to the full-time Parks and Recreation Administrative Assistant. The motion passed 7-0-0-0.

Climate Sustainability Plan Adoption

Planner Place presented Resolution 2023-08, adopting the Climate Sustainability Plan for the City of Lake Stevens. She explained that staff will continue to work on the plan over the next few years.

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Dickinson, to approve Resolution 2023-08 adopting the Climate Sustainability Plan for the City of Lake Stevens. The motion passed 6-1-0-0 with Councilmember Petershagen opposed.

Discussion Items

Draft agenda for the Council Workshop of June 20, 2023

Executive Session

The meeting recessed at 7:21 p.m. to discuss Potential Litigation or Litigation per RCW 42.30.110 1 (i) for approximately 15 minutes. There is no action expected.

At 7:36 p.m., the executive session was extended to 7:41 p.m.

Reconvene to Regular Session

The meeting reconvened to regular session at 7:41 p.m.

MOTION. Councilmember Tageant made a motion, seconded by Councilmember Jorstad, to authorize City Staff to negotiate two easements with the food bank for some fencing, (fenced area), and placing bollards in the City's access easement area. The motion passed 7-0-0-0.

Adjourn

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Donoghue, to adjourn the meeting. The motion passed 7-0-0-0.

The meeting was adjourned at 7:43 p.m.

Brett Gailey, Mayor

Kelly M. Chelin, City Clerk

**CITY OF LAKE STEVENS
CITY COUNCIL WORKSHOP MEETING MINUTES**

June 20, 2023, at 6:00 p.m.

By Remote Participation via Zoom and In Person at The Mill, 1808 Main Street, Lake Stevens.

CALL TO ORDER:	6:00 p.m. by Council President Jorstad
ELECTED OFFICIALS PRESENT:	Mayor Brett Gailey, Councilmembers Anji Jorstad, Kim Daughtry, Gary Petershagen, Marcus Tageant and Ryan Donoghue
ELECTED OFFICIALS ABSENT:	Councilmembers Steve Ewing and Mary Dickinson

Call to Order

Council President Jorstad called the meeting to order at 6:00 p.m.

Discussion Items

2023 Budget Amendment No. 2

Playground Replacement Presentation

Graffiti Management and Abatement

Draft Agenda for June 27, 2023 Council Meeting

Adjournment

The meeting adjourned at 6:58 p.m.

Brett Gailey, Mayor

Kelly M. Chelin, City Clerk

**CITY OF LAKE STEVENS
CITY COUNCIL REGULAR MEETING MINUTES**

Tuesday, June 27, 2023, at 6:00 p.m.

By Remote Participation via Zoom and In Person at The Mill, 1808 Main Street, Lake Stevens.

CALL TO ORDER: 6:00 p.m. by Mayor Brett Gailey

ELECTED OFFICIALS PRESENT: Councilmembers Kim Daughtry, Gary Petershagen, Ryan Donoghue, Mary Dickinson, Anji Jorstad, Marcus Tageant and Steve Ewing

Call to Order

Mayor Gailey called the meeting to order at 6:01 p.m.

Pledge of Allegiance

Mayor Gailey led the Pledge of Allegiance.

Roll Call

All Councilmembers were present.

Approval of the Agenda

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Dickinson, to remove item 9d from the consent agenda for review and required edits. The motion passed 7-0-0-0.

MOTION. Councilmember Ewing made a motion, seconded by Councilmember Petershagen, to move item 9i from the consent agenda to an action Item. The motion passed 7-0-0-0.

ORIGNIAL MOTION VOTE. Councilmember Daughtry made a motion, seconded by Councilmember Jorstad, to approve the agenda with item 9d removed from the consent agenda and item 9i moved to an action item. The motion was approved 7-0-0-0.

Citizen Comments

Terry Bockovich, Marysville. Terry spoke regarding the Pride Proclamation.

Shannon Spencer, Lake Stevens. Shannon spoke regarding the Pride Proclamation.

Ali Mor, Lake Stevens. Ali spoke regarding the Pride Proclamation.

Mike Liberato, Lake Stevens. Mike spoke regarding parking requirements.

Marc Somers, Lake Stevens. Marc spoke regarding the Pride Proclamation.

Pam Somers, Lake Stevens. Pam spoke regarding the Pride Proclamation.

Caleb Jones, Lake Stevens. Caleb spoke regarding the Pride Proclamation

Lynn Atchley, Lake Stevens. Lynn spoke regarding the Pride event.

Kymm Shipman, Lake Stevens. Kymm spoke regarding safety in North Cove Park.

Saffron Coelho, Lake Stevens. Saffron spoke regarding the Pride Proclamation.

Matthew Skews, Lake Stevens. Matthew spoke regarding the Pride Proclamation.

Cathy Benson, Lake Stevens. Cathy spoke regarding the Pride Proclamation.
Jennifer Davis, Lake Stevens. Jennifer spoke regarding the Pride Proclamation.
Sue Fernald, Lake Stevens. Sue spoke regarding the Pride Proclamation.
Connor Davis, Lake Stevens. Connor spoke regarding the Pride Proclamation.

Council Business

Councilmember Jorstad spoke about the recent Pride event and expressed gratitude for the Parks Department staff as well as the Police Department staff that worked at the event. Councilmember Jorstad expressed her feelings regarding the Pride Proclamation.

Councilmember Ewing spoke about the recent process of selecting a candidate for Planning Commission and the recent ribbon cutting at the Lake Stevens Food Bank.

Councilmember Dickinson spoke about the recent Pride event and AWC Conference she attended in Spokane, WA. Councilmember Dickinson expressed her feelings regarding the Pride Proclamation.

Councilmember Donoghue spoke about attending the recent Planning Commission meeting. Councilmember Donoghue also expressed his feelings regarding the Pride Proclamation.

Councilmember Petershagen expressed gratitude to the Lake Stevens Police Department and wanted to note the need for communication about no fireworks being allowed in city parks. Councilmember Petershagen expressed his feelings regarding the Pride Proclamation.

Councilmember Daughtry spoke about his recent experience at the Pride event and attending the AWC Conference in Spokane, WA. Councilmember Daughtry expressed his feelings regarding the Pride Proclamation.

Councilmember Tageant spoke about the recent opening of the Lake Stevens Food Bank and recent Pride event. Councilmember Tageant expressed his feelings regarding the Pride Proclamation.

Mayor's Business

Mayor Gailey spoke about the recent Lake Stevens Food Bank opening and the AWC Conference in Spokane, WA. Mayor Gailey expressed his feelings regarding the Pride Proclamation.

City Department Report

Director Wright provided a 2nd quarter Community and Planning Department update.

Consent Agenda

MOTION. Councilmember Tageant made a motion, seconded by Councilmember Daughtry, to approve the consent agenda. The motion passed 7-0-0-0. The consent agenda included the following:

- 2023 Vouchers
- City Council Meeting Minutes of May 23, 2023
- City Council Meeting Minutes of June 6, 2023
- 2022 Budget Amendment #2-Ordinance No. 1167
- Resolution 2023-04 Establishing a Transportation Benefit Fund 120
- Resolution 2023-09 Establishing a Road Capitol Project Fund 311
- Authorize the Mayor to sign the contract with Coast Construction Group for the construction of the Sunset Beach Park Improvements Project.
- Authorize the Mayor to sign the contract with Northend Excavating, Inc. for the construction of the ADA Improvements Project.

Action Items**Housing Action Plan**

Director Wright presented on the Housing Action Plan and requested the Council pass Resolution 2023-10 adopting the Housing Action Plan.

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Daughtry, to pass Resolution 2023-10 adopting the Housing Action Plan. The motion passed 7-0-0-0.

Motion to Extend

MOTION. Councilmember Petershagen made a motion, seconded by Councilmember Donoghue, to extend the meeting to 8:30 pm. Discussion occurred. The motion passed 7-0-0-0.

Authorize the Mayor to sign the contract with Northend Excavating, Inc. for the Construction of the ADA Improvements Project

Director Halverson requested that Council authorize the Mayor to sign the contract with Northend Excavating, Inc. for the construction of the ADA improvements project. The City Attorney stated a written formal appeal had been received and the request of Council was to approve the Mayor to sign the contract after the formal appeal was evaluated and the 2-day waiting period per [RCW 39.04.105](#) had passed.

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Tageant, to authorize the Mayor to sign the contract with Northend Excavating, Inc. for the construction of the ADA improvements project after the evaluation of the formal written appeal and the 2-day waiting period had passed. The motion passed 7-0-0-0.

Adjourn

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Jorstad, to adjourn the meeting. The motion passed 7-0-0-0.

The meeting was adjourned at 8:20 p.m.

Brett Gailey, Mayor

Caitlin Weaver, Deputy City Clerk

CITY COUNCIL STAFF REPORT



Agenda Date: 7/11/2023

Subject: Appointment of Nathan Packard to the Planning Commission

Contact Person/Department: Kelly Chelin, Administration

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Appoint Nathan Packard to the Planning Commission with a term expiring December 31, 2023

SUMMARY/BACKGROUND:

There is currently one mid-term vacancy on the Planning Commission with a term expiring December 31, 2023. The City advertised vacancies and the Interview Committee interviewed applicants. Both the Interview Panel and the Mayor are recommending Nathan Packard to the Planning Commission.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

None

CITY COUNCIL STAFF REPORT



Agenda Date: 7/11/2023

Subject: Police Wellness Grant

Contact Person/Department: Jeffrey Beazizo, Police Department

Budget Impact: 100,000 reimbursable grant

Legal Review: Yes

RECOMMENDATION(S)/ACTION REQUESTED:

Accept the awarded CJTC Police Wellness Grant and authorize the Mayor to sign the grant agreement (attachment 1) which outlines fund allocations.

SUMMARY/BACKGROUND:

After working with City staff, the Police Department was awarded \$100,000 from the Criminal Justice Training Commission for Police Wellness efforts. The Lake Stevens Police Department's objectives for this grant are to provide a comprehensive wellness program for police employees. The wellness grant includes mental health coaching, educational training sessions, and provides specialized physical exams. The wellness program will promote being proactive about one's mental and physical health to create a quality of life in and outside of the police department.

We will be entering into two agreements as part of this grant. The first is with a company called Law Enforcement Coaching which will provide mental health coaching a educational training sessions. The Law Enforcement Coaching program is a confidential, personalized service that works one-on-one and in group settings to create customized strategy plans for individuals and departments to increase self-awareness, performance, and overall wellness.

The second company included in this grant is TrueHeart Family Services. They provide on-site support to department personnel. Benefits include access to mental health, ability to address concerns of the employees in a timely manner, and to ensure all employees have an opportunity to receive mental health support. TrueHeart Family Services also provides support for critical incidents involving law enforcement. For

example, events involving use of force, officers involved in shootings, and other incidents deemed significant by leadership. The agreement with TrueHeart is forthcoming.

We request council accept this grant as outlined and authorize the mayor to sign grant agreement so we may move forward with this program.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Lake Stevens PD Officer Wellness Contract

Washington State Criminal Justice Training Commission		WSCJTC Contract No. IA24-023	
		Program Index 529	
This Contract is between the State of Washington, Washington State Criminal Justice Training Commission and the Contractor identified below and is governed by Department of Enterprise Services Procurement Policies.			
Contractor Name: City of Lake Stevens Police Department		Contractor Address 1825 South Lake Stevens Rd., Lake Stevens, WA 98258	
Contact: Julie Ubert			
Contact Telephone 425-622-9371		Contact E-Mail Jubert@lakestevenswa.gov	
WSCJTC Contact Information			
Manager of this contract or project. Name and Title. Susan Rogel, Grants Manager		E-mail Address Susan.Rogel@cjtc.wa.gov Telephone 206-939-8437	
Contract Start Date	Contract End Date June 30, 2024	Contract Maximum Amount \$100,000	
Subcontracting Authorized? Y/N Y	Travel Expenses Authorized? Y/N Y		
FOR THE WSCJTC:		FOR THE CONTRACTOR:	
Susan Rogel			
Manager	Date	Contractor Business Name City of Lake Stevens Police Department	
Brian Elliott			
Department Manager	Date	Date	
Monica Alexander			
Executive Director	Date	Contractor signature	
Holly White			
WSCJTC Contract Specialist	Date	Print Name & Title Gene Brazel, City Administrator gbrazel@lakestevenswa.gov	

Statement of Work.

This contract was won competitively, and contract incorporates by reference the Statement of Work WSCJTC published in the Request for Proposal, which the Contractor's proposal specifically agreed to perform.

This grant is for the purpose of establishing officer wellness programs, to include, building resilience, injury prevention, peer support, physical fitness, proper nutrition, stress management, suicide prevention, physical health, mental health supports/services and any other program that focuses on officer wellbeing.

You have been funded to provide Wellness Room supplies (no food or coffee) and Professional Services (Law enforcement Coaching and TrueHeart Family Services for onsite visits and trainings.

OUTCOMES, REPORTING, AND BILLING TIMELINES:

Reporting (Outcome Report) and invoice (A-19 and backup documentations – submitted in one PDF document all together) dates:

1. October 15, 2023 (July, August, & September)
2. January 15, 2024 (October, November, & December)
3. April 15, 2024 (January, February, & March)
4. July 10, 2024, **FINAL** submission (April, May, & June)

Required Outcomes to Report on:

1. Wellness Room additions – survey officers for usefulness and suggestions, report survey results in Final report.

2. Officer Trainings/services –

- **Law Enforcement Coaching - Document numbers attended, document any data to prove usefulness. Survey officers for usefulness and report on Survey in Final Report.**
- **TrueHeart Family Services – document number attended, training topics, survey for usefulness/knowledge gained. Report survey results in Final report.**

See “Attachment A” for services funded amounts.

Exclusive Agreement. This contract, with its attachments and documents incorporated by reference, contains all of the terms and conditions the parties agreed to. No other contract terms or conditions shall be deemed to exist or bind the parties. The parties signing above confirm they have read and understand this entire Contract and have the authority to enter this Contract. WSCJTC and the Contractor may amend the contract by mutual written agreement.

Payment. WSCJTC shall pay the Contractor for performance of the Statement of Work, in response to invoices specifying hours worked or work completed but shall not pay in advance. Payments are made by Electronic Funds Transfer using the bank routing information the Contractor provides.

Industrial Insurance Coverage. WSCJTC will report the Contractor to the Department of Labor and Industries (L&I) as a “non-employee covered worker” and will pay L&I insurance premiums. Any injuries the Contractor suffers in the course of performing this contract are covered by L&I. The Contractor and his/her physician should claim accordingly. If this contract authorizes subcontracting, the Contractor provides L&I coverage for any subcontract workers; WSCJTC and the State assume no liability for them.

Termination. No guarantee of work is made or implied as a result of this Contract: merely signing this contract does not guarantee the Contractor any specific amount of payment. WSCJTC may terminate this Contract by providing written notice to the Contractor. Termination shall be effective on the date specified in the termination notice. WSCJTC shall be liable for only authorized services provided on or before the date of termination.

Assignment. The Contractor may not assign this Contract, or its rights or obligations to a third party.

Confidentiality. The Contractor shall not disclose any information WSCJTC designates confidential. This contract and the Contractor’s proposal, if any, become the property of the WSCJTC, subject to the Public Records Act RCW 42.56.

Disputes. If a dispute arises under this contract, it shall be resolved by a Dispute Board. The WSCJTC Executive Director and the Contractor shall each appoint a member to the Board. The Executive Director of the WSCJTC and the Contractor shall jointly appoint a third member to the Dispute Board. The Board shall evaluate the dispute and resolve it. The Board’s determination shall be final and binding to all parties to this Contract.

Indemnity. Contractor agrees to hold harmless WSCJTC for any claim arising out of performance or failure to perform the contract, without regard to actual or alleged negligence by State employees.

Governing Law. This Contract shall be governed by the laws of Washington. The jurisdiction for any action hereunder shall be the Superior Court for the State of Washington. The venue of any action hereunder shall be in the Superior Court for Thurston County, State of Washington.

Rights in Data. Material created from this Contract shall be “works for hire” as defined by the U.S. Copyright Act of 1976 and shall be owned by WSCJTC, including but not limited to reports, documents, videos, curricular material, exams or recordings. Such materials are subject to RCW 42.56, the Public Records Act; WSCJTC may disclose such documents in accordance with the PRA.

Severability. If any provision of this Contract or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Contract which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Contract, and to this end the provisions of this Contract are declared to be severable.

Waiver. A failure by the WSCJTC to exercise its rights under this contract shall not preclude WSCJTC from subsequent exercise of such rights and shall not constitute a waiver of any rights under this contract unless stated to be such in writing and signed by an authorized representative of WSCJTC and attached to the original contract.

ATTACHMENT A – SERVICES FUNDED AMOUNTS

Lake Stevens PD	Totals	\$100,000
	\$500	Wellness Room (no food or coffee)
	\$95,000	Professional Services (Law Enforcement Coaching, TrueHart Family Services.)

CITY COUNCIL STAFF REPORT



Agenda Date: 7/11/2023

Subject: Ordinance No. 1168 Providing for the Exclusion of Persons from City Parks for Misconduct

Contact Person/Department: Jeff Young, Sarah Garceau, Parks Department

Budget Impact:

Legal Review: Yes

RECOMMENDATION(S)/ACTION REQUESTED:

Approve Ordinance No. 1168 providing for the Exclusion of Persons from City Parks for Misconduct

SUMMARY/BACKGROUND:

One outcome of executive staff discussion on options to address the behavior exhibited by some at city parks this spring and summer, was to enable our police officers and parks staff with the ability to exclude persons knowingly violating park rules and laws from our parks for time periods having a direct relationship to the severity and frequency of the bad behavior.

The proposed ordinance is modeled after code provisions from the Seattle Municipal Code which has survived litigation contesting the code provisions. It allows for an appeal before a hearing examiner at an informal hearing. The City Administrator may appoint one or more persons to serve as a hearing examiner for such appeals. The periods of exclusion are a progressive 30, 90 and one year for most conduct. Weapons offenses or more serious criminal offenses allows for longer exclusion on a first offense. Persons excluded may be charged under Park Trespass provisions of the ordinance or as in the case of juveniles under state law trespass provisions.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Park Exclusion Ordinance 1168

CITY OF LAKE STEVENS
Lake Stevens, Washington
ORDINANCE NO. 1168

AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON AMENDING CHAPTER 10 OF THE MUNICIPAL CODE IN REGARD TO THE EXCLUSION OF PERSONS FROM CITY PARKS FOR MISCONDUCT; ADDING NEW SECTIONS 10.03.310 AND 10.03.320; PROVIDING FOR SEVERABILITY, AUTHORIZING NECESASARY CORRECTIONS, SUMMARY PUBLICATION BY ORDINANCE TITLE ONLY, AND FOR AN EFFECTIVE DATE.

WHEREAS, From time to time a person or persons engage in misconduct at a city park through the violation of park rules, the Lake Stevens Municipal Code (“LSMC”), or state law, endangering the health and welfare of the public and/or park facilities; and

WHEREAS, the ability of the City Administration to exclude such person or persons from returning to the park site and/or other park sites for specified periods of time appropriate to the level of misconduct and danger or damage to the public and/or park facilities would be an appropriate and valuable tool in the city’s effort to protect its facilities and the public health, safety and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Lake Stevens Municipal Code (“LSMC”) Chapter 10.03 is hereby amended by the addition of new section 10.03.310 to read as follows:

10.03.310 - Park exclusion.

(a) The Director, Chief of Police, City Administrator or their designee(s), may, by delivering an exclusion notice in person to the offender, exclude from City parks, anyone who within a City park:

- (1) Violates any provision within this title; or
- (2) Violates any park rule or regulation issued by the Director under the authority of LSMC 10.03.025; or
- (3) Violates any provision of the Lake Stevens Municipal Code or Revised Code of Washington.

(b) “City park”, “park”, or “parks” for purpose of this section shall mean a “park” as that term is defined in section 10.03.020 of this chapter.

(c) The offender need not be charged, tried, or convicted of any crime or infraction in order for an exclusion notice to be issued or effective. The exclusion may be based upon observation by the issuer of the notice or upon the sort of civilian reports that would ordinarily be relied upon by police officers in the determination of probable cause.

(d) If the offender:

(1) Has not been excluded from any City park by an exclusion notice issued within one (1) year prior to the violation and the current violation is not a felony violation or weapon violation, then the issued notice shall exclude the offender from the City park in which the current violation occurred and all other city parks, for a period of thirty (30) days from the date of the exclusion notice;

(2) Has been the subject of only one (1) prior exclusion notice issued within one (1) year prior to the current violation and neither the current nor the past violation was a felony violation or weapon violation, then the issued notice shall exclude the offender from the City park in which the current violation occurred and all other city parks for a period of ninety (90) days from the date of the exclusion notice;

(3) Has been the subject of two (2) or more prior exclusion notices issued within one (1) year prior to the current violation, or if the current violation is a felony violation or weapon violation, then the issued notice shall exclude the offender from the City park in which the current violation occurred and all other city parks for a period of one (1) year from the date of the exclusion notice;

(e) The exclusion notice shall be in writing and shall contain the date of issuance. The exclusion notice shall specify the length and that the exclusion is from all city parks for the length of the exclusion. It shall be signed by the issuing individual. Warning of the consequences for failure to comply shall be prominently displayed on the notice.

(f) Only the designated Hearing Officer after a hearing may rescind or shorten an exclusion notice.

(g) An offender receiving an exclusion notice may seek a hearing before a Hearing Officer designated by the City Administrator to have the exclusion notice rescinded or the period of exclusion shortened. The request for a hearing shall be delivered to the City Clerk or postmarked no later than seven (7) days after the issuance date of the exclusion notice. The request for hearing shall be in writing and shall be accompanied by a copy of the exclusion notice on which the hearing is sought. The hearing should occur within seven (7) days after the City Clerk receives the request for hearing. The City Clerk or designee shall take reasonable steps to notify the offender of the date, time, and place of the hearing.

(h) The Hearing Officer may issue subpoenas for the attendance of witnesses and the production of documents and shall administer oaths to witnesses. The Hearing Officer shall not issue a subpoena for the attendance of a witness at the request of the offender unless the request is accompanied by the fee required by RCW 5.56.010 for a witness in district court. The offender shall be responsible for serving any subpoena issued at the offenders request.

(i) At the hearing, the violation must be proved by a preponderance of the evidence in order to uphold the exclusion notice. If the exclusion notice was issued because of the alleged violation of any criminal law, the offender need not be charged, tried, or convicted for the exclusion notice

to be upheld. The exclusion notice establishes a prima facie case that the offender committed the violation as described. The Hearing Officer shall consider a sworn report or a declaration under penalty of perjury as authorized by RCW 9A.72.085, written by the individual who issued the exclusion notice, without further evidentiary foundation. The certifications authorized in Rule 6.13 of the Criminal Rules for Courts of Limited Jurisdiction shall be considered without further evidentiary foundation. The Hearing Officer may consider information that would not be admissible under the evidence rules in a court of law but which the Superintendent's Hearing Officer considers relevant and trustworthy.

(j) If the violation is proved, the exclusion notice shall be upheld; but upon good cause shown, the Hearing Officer may shorten the duration of the exclusion. If the violation is not provided by a preponderance of the evidence, the Hearing Officer shall rescind the exclusion. If the Hearing Officer rescinds an exclusion, the exclusion shall not be considered a prior exclusion for purposes of this chapter and section.

(k) The decision of the Hearing Officer is final. An offender seeking judicial review of the Hearing Officer's decision must file an application for a writ of review in the Snohomish County Superior Court within fourteen (14) days of the date of that decision.

(l) The exclusion shall remain in effect during the pendency of any administrative or judicial proceeding.

(m) No determination of facts made by a person conducting a hearing under this section shall have any collateral estoppel effect on a subsequent criminal prosecution or civil proceeding and shall not preclude litigation of those same facts in a subsequent criminal prosecution or civil proceeding.

(n) This section shall be enforced so as to emphasize voluntary compliance with laws and park rules, and so that inadvertent (unintentional) minor violations that would fall under subsection (b)(1) can be corrected without resort to an exclusion notice.

Section 2. Lake Stevens Municipal Code (“LSMC”) Chapter 10 is hereby amended by the addition of new section 10.03.320 to read as follows:

10.03.320 - Trespass in parks—Definition—Punishment.

(a) Any person who knowingly:

(1) Enters or remains in a park from which he or she has been excluded during the period covered by an exclusion notice pursuant to LSMC section 10.03.310; or

(2) Enters, remains in, or is otherwise present within the premises of a park during hours which the park is not open to the public, unless the person is present within the park to participate in an activity either conducted by the Department or conducted pursuant to the terms of a permit issued by the Department; shall be guilty of trespass in parks. Trespass in parks is a

gross misdemeanor if the City park at which the violation occurs is a building. If the City park at which the violation occurs is not a building the violation is a misdemeanor. Gross misdemeanor and misdemeanor penalties are defined in Chapter 9.04 of this code.

(b) It is not a defense to the crime of trespass in parks:

(1) That the underlying exclusion issued pursuant to this chapter is on appeal when the excluded person is apprehended, charged, or tried under this section; nor

(2) That the excluded person entered or remained in the park pursuant to a permit that was issued in the name of another person either before or after the date of the exclusion notice.

Section 3. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 4. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing or ordinances or their sections and subsections.

Section 5. Effective Date. This ordinance may be published by Summary Publication of the Ordinance Rule and shall become effective five days after passage and publication.

PASSED by the City Council and APPROVED by the Mayor this ____ day of July, 2023.

CITY OF LAKE STEVENS

Brett Gailey, Mayor

ATTEST:

Kelly Chelin, City Clerk

APPROVED AS TO FORM:

Greg Rubstello, City Attorney

Date of publication: _____

Effective Date (5 days after publication): _____

CITY COUNCIL STAFF REPORT



Agenda Date: 7/11/2023

Subject: 2023 Comprehensive Plan Update

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

Budget Impact: None

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Review analysis of potential amendments to the Comprehensive Plan Land Use Map included in the 2023 Comprehensive Plan Docket against applicable criteria 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. On June 26, 2023, the Planning Commission held work session on the proposed amendments and reviewed the consistency analyses. The Planning Commission had no significant comments related to the analysis and agreed staff should proceed to schedule a public hearing. On June 29, 2023, the SEPA Addendum was issued along with the 60-Day Notice of Intent (NOI) to the Washington State Department of Commerce and distributed to the City' SEPA Agency Distribution List for review. The NOI included the anticipated adoption date of September 26, 2023.

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 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.

<u>Cumulative Impact Matrix</u>						
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 City Council's feedback on the consistency review found in the staff report and attachments.

Based on Council's feedback, staff will start the noticing process to the affected property owners and members of the public. Staff also intends to schedule the 2023 Docket public hearings before the Planning Commission and City Council 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 update now shows a population shortfall of 711 people and an employment deficit of 1226 jobs for the entire Lake Stevens UGA.

APPLICABLE CITY POLICIES:

See Attached Review Criteria Analysis's

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.

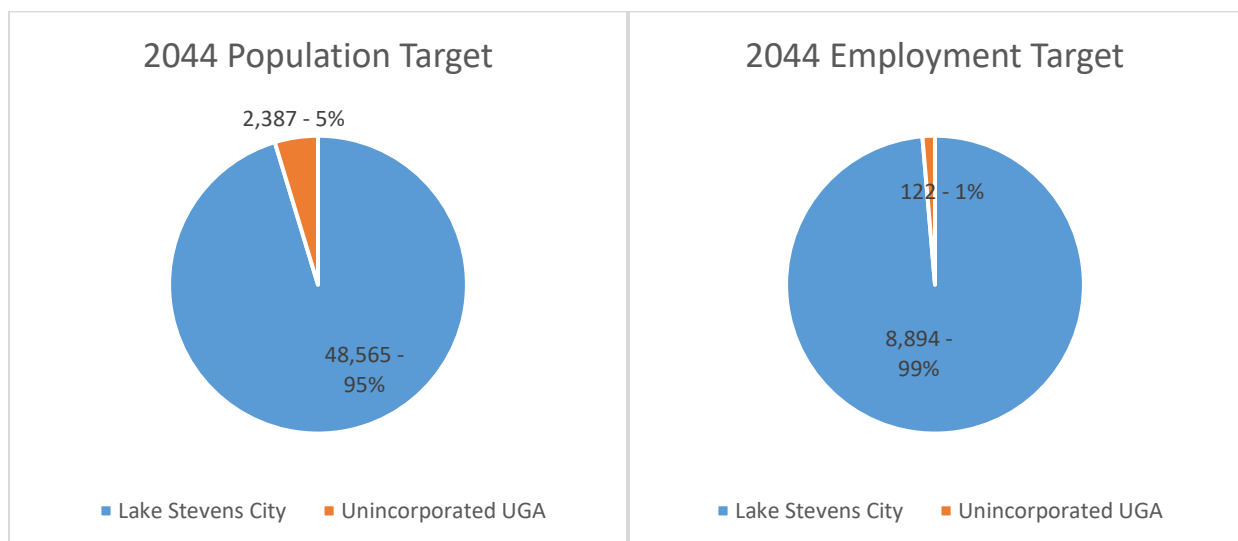




Figure 2.1 – 2044 Growth Targets



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.





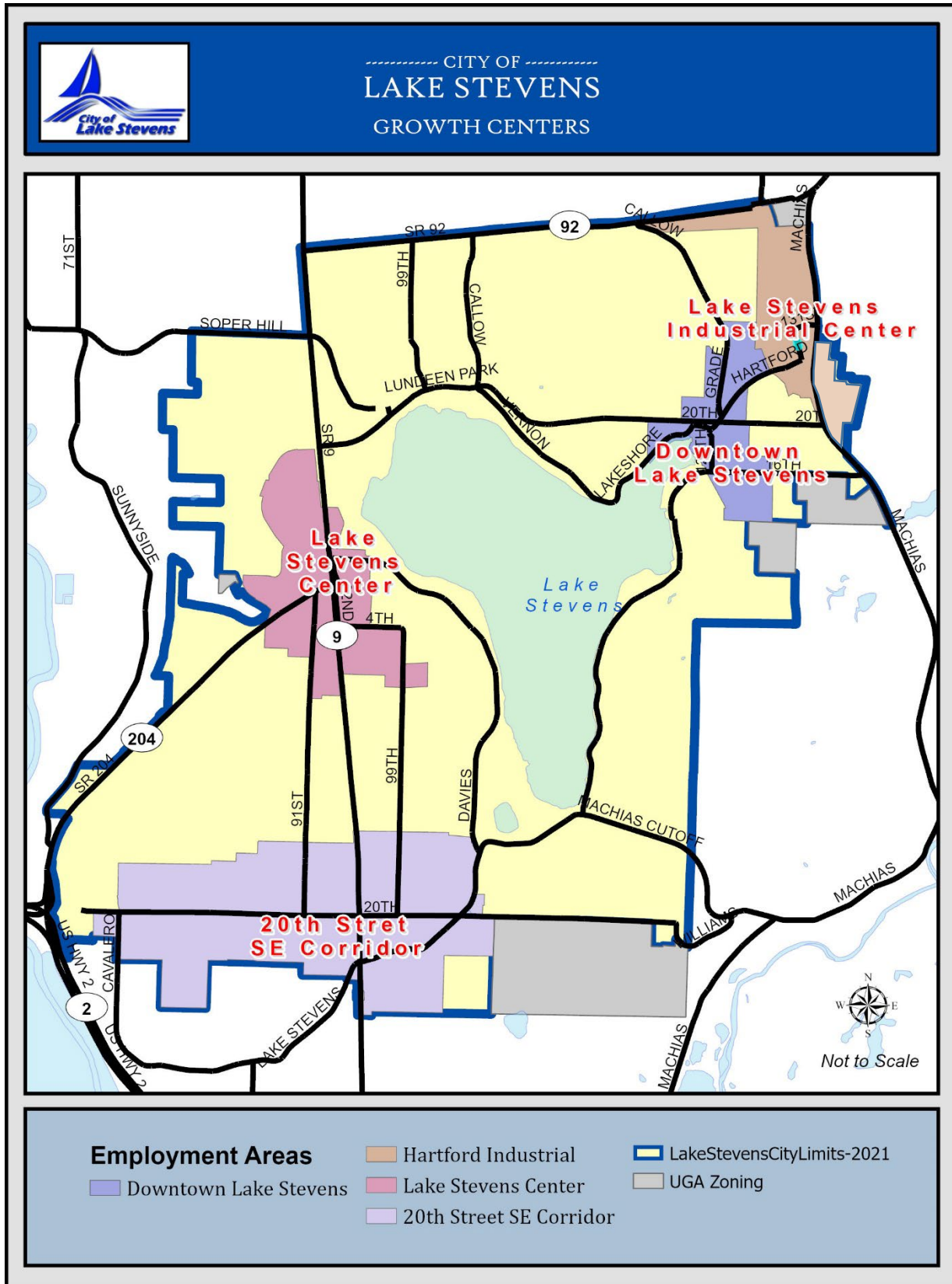


Figure 2.2 – Growth Centers Map

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.

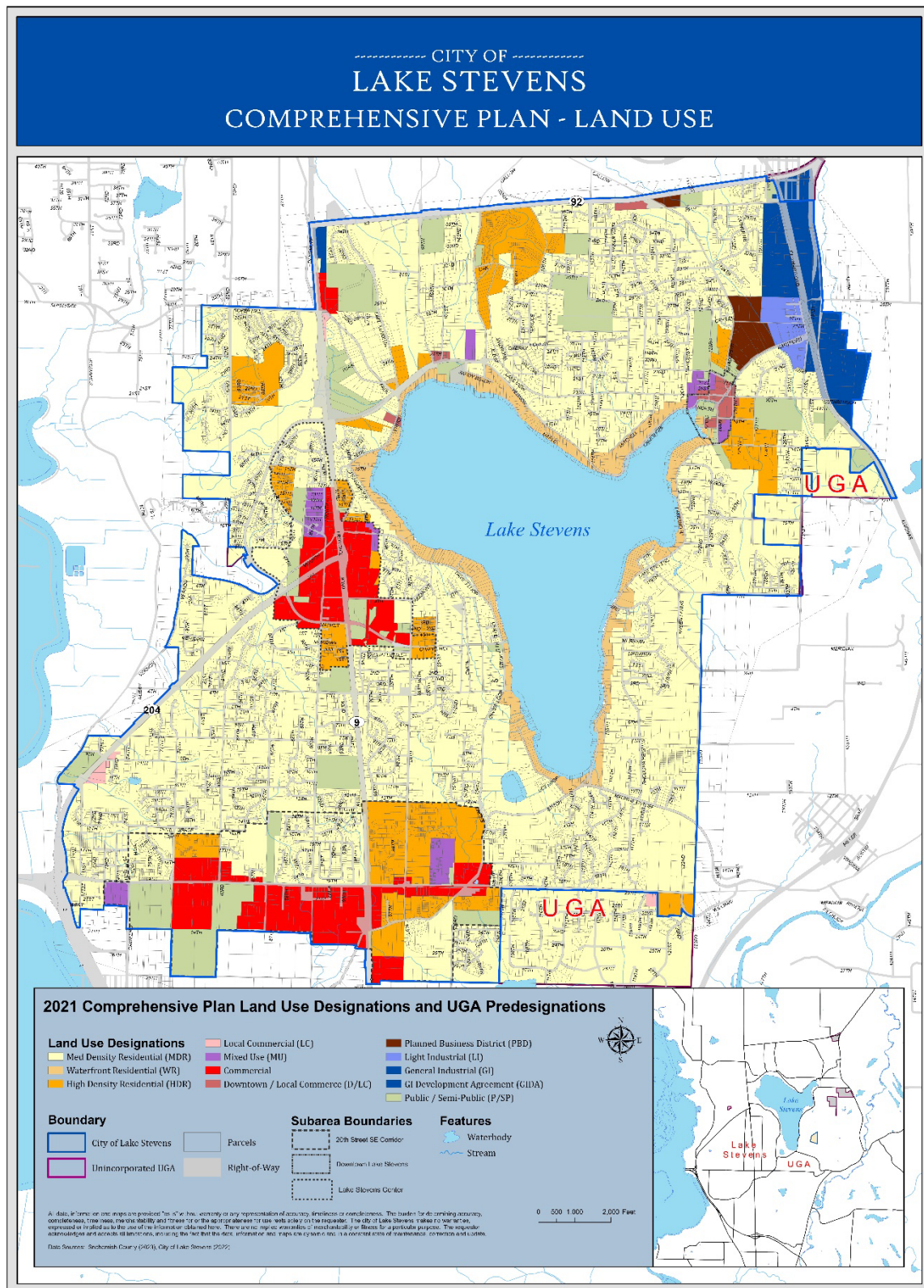


Figure 2.3 – City Land Use Map

- **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

- 2.91 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

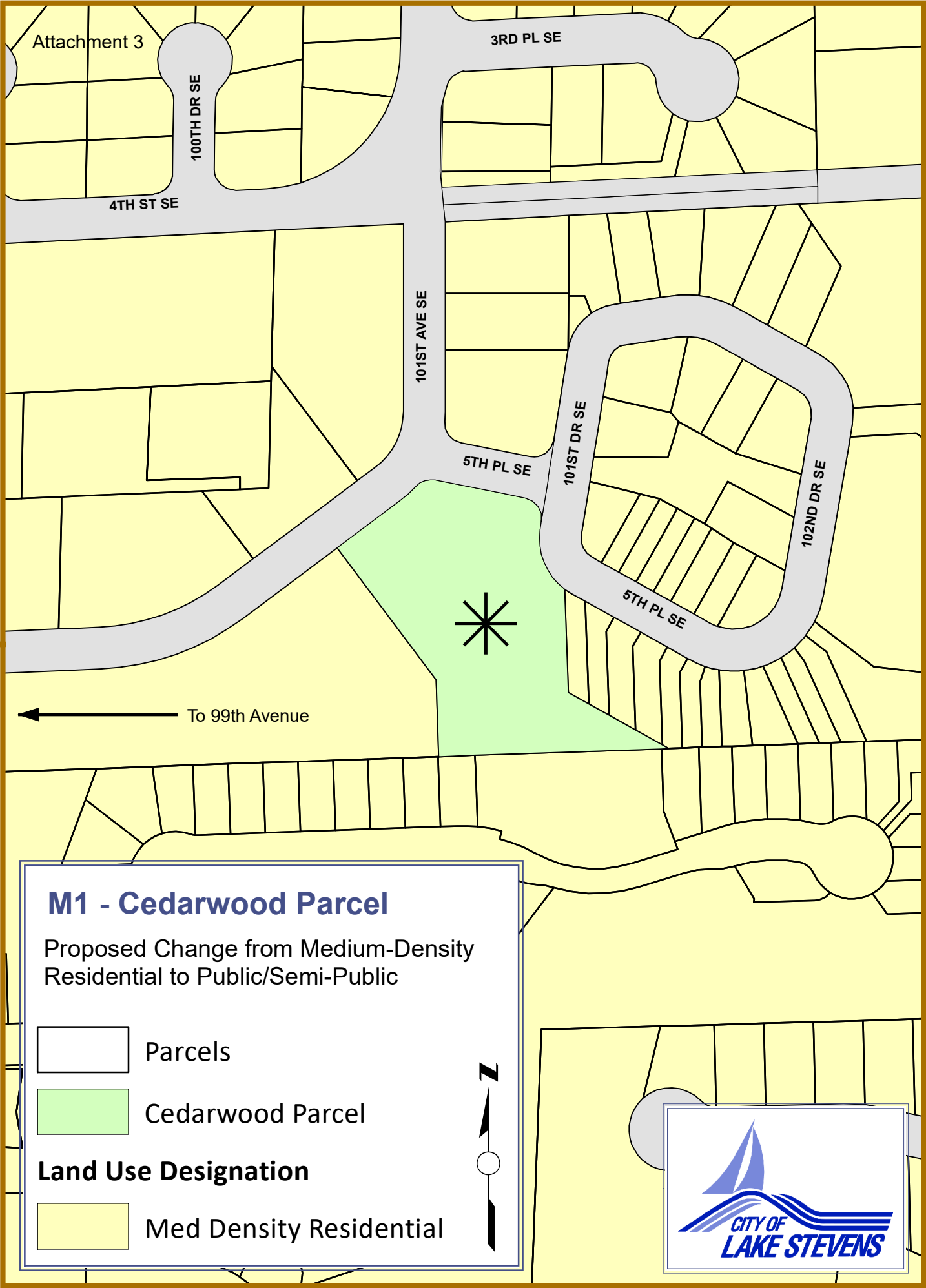
3. Administrative

- 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

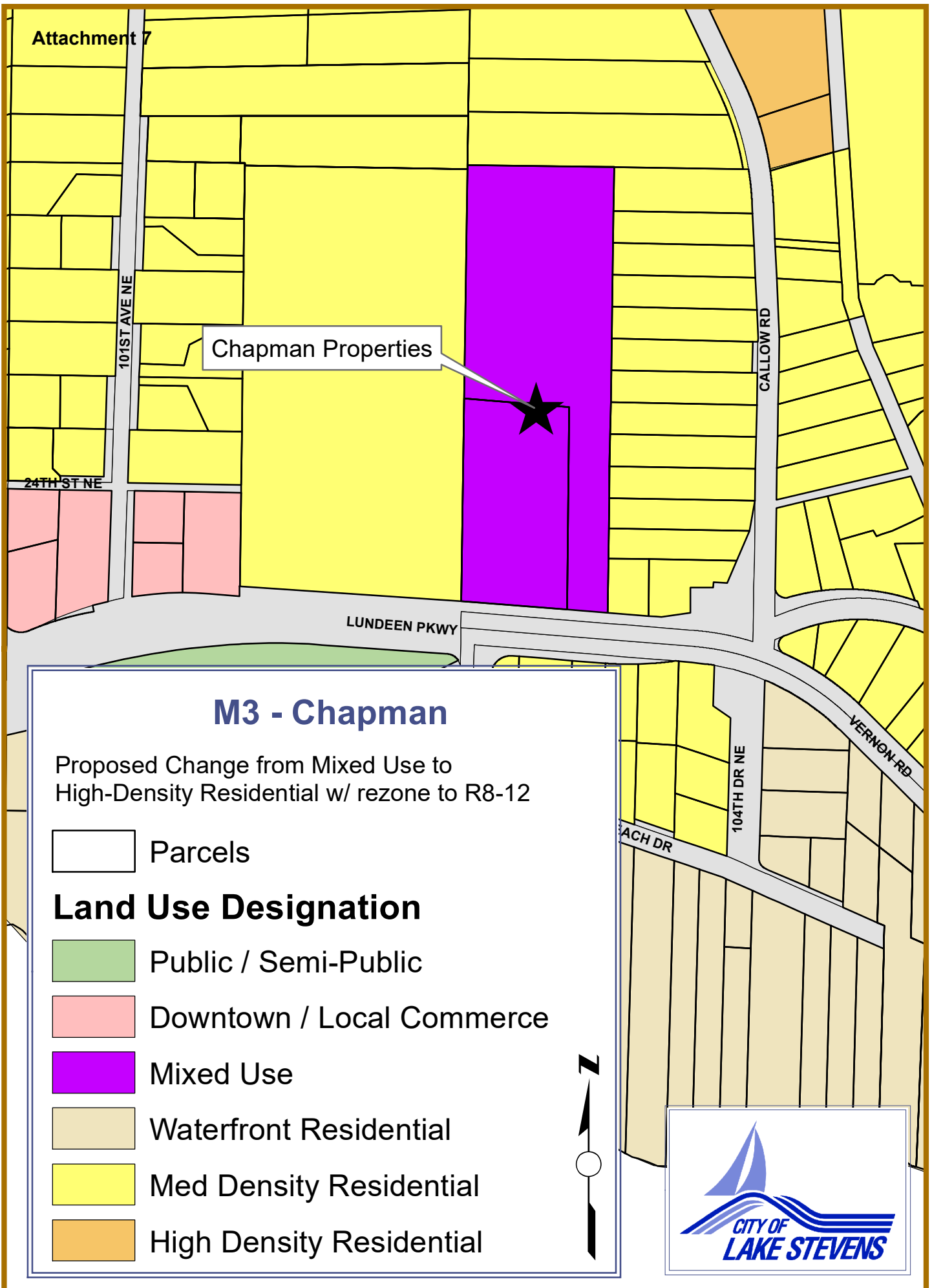
ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified approval criteria in Section I.

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	