

PLANNING COMMISSION MEETING AGENDA



City of Lake Stevens Vision Statement

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

September 6, 2023 - 6:00 PM

HYBRID at The Mill's Sawyers room, 1808 Main Street or Via Zoom

Join Zoom Meeting: <https://us02web.zoom.us/j/84378103897>

or call in at: 253-215-8782 Meeting ID: 843 7810 3897

- 1. Call to Order**
- 2. Roll Call**
- 3. Guest Business**
- 4. Action Items**
 - A. Minutes for August 21, 2023
- 5. Public Hearing**
 - A. 2023 Comprehensive Plan Docket

Christi Schmidt,
Jill Needham
- 6. Commissioner Report**
- 7. Planning Director's Report**
 - A. Future Agenda Topics

Russ Wright
- 8. Adjourn**

THE PUBLIC IS INVITED TO ATTEND

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

PLANNING COMMISSION MEETING MINUTES



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

8-21-2023

CALL TO ORDER:	6:00 pm by Chair Mike Duerr
MEMBERS PRESENT:	Chair Mike Duerr, Vice-Chair Jennifer Davis, Commissioner Janice Huxford, Commissioner Bruce Morton, Commissioner Linda Hoult, Commissioner Nathan Packard and Commissioner Conner Davis
MEMBERS ABSENT:	None
STAFF PRESENT:	Community Development Director Russ Wright, Planning Manager Christi Schmidt, Assistant Planner Nico Faz and Clerk Jennie Fenrich
OTHERS PRESENT:	Councilmember Ryan Donahue

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

Roll Call: All members present.

Guest business: None

Action Items: Minutes for June 26th and August 7th, 2023 were approved as written (7-0-0-0).

Discussion Items:

Code Clean up: Community Development Director Russ Wright and Assistant Planner Nico Faz gave a briefing on various land use code revisions which clarify intent, improve language consistency, and maximize efficiency. The proposed changes are organized into three categories: housekeeping, minor updates for clarification, and substantial updates based on changing situations or interpretation. There is some overlap across the categories – in such cases the changes will be grouped together. This is the commission's first overview of proposed strike-through language across all categories. There are additional changes in each category that will be presented at a future briefing.

Commissioner Report:

Commissioner Conner Davis shared the Annual Rotary fundraising event is scheduled for November 4th at Creator Zone. Funds raised are used as scholarships for local youth.

Commissioner Hoult shared her aunt has skin cancer.

Director Report: Community Development Director Wright updated the Commission on the 91st Ave Revitalization conceptual design open house. The gathering was successful, and the city received great feedback from those who attended. He also asked Commissioners to take the survey to share their preferences on the design.

Adjourn: Commissioner Huxford motioned to close the meeting, seconded by Commissioner Hoult to adjourn at 6:43 p.m. The motion carried (7-0-0-0).

Jennie Fenrich, Planning Commission Clerk

PLANNING COMMISSION STAFF REPORT



Agenda Date: 9/6/2023

Subject: 2023 Comprehensive Plan Docket

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

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Hold a public hearing on the 2023 Comprehensive Plan Docket and associated rezones, take public testimony, and forward recommendations to the City Council. The docket includes city-initiated text amendments, city-initiated map amendments and concurrent rezones (LUA2023-0041) along with one citizen-initiated map amendment and concurrent rezone (LUA2023-0016).

SUMMARY/BACKGROUND:

BACKGROUND/ HISTORY:

Under the Growth Management Act, the city can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The city received one citizen-initiated docket proposal (LUA2023-0016), which was analyzed alongside two city-initiated proposals in advance of the docket ratification process. The Planning Commission held a public hearing and made a recommendation to ratify the 2023 Docket on March 15, 2023. City Council ratified the 2023 Docket on March 21, 2023.

The city is proposing two city-initiated map amendments (M-1 & M-2) and concurrent rezones as well as text amendments (T-1) to the land use element. The docket also includes a citizen-initiated map amendment and concurrent rezone (M-3). The amendments are summarized below as well as in **Attachment 1**. A more detailed comprehensive plan update will occur as part of the 2024 periodic update.

TEXT AMENDMENTS:

1. T-1 are Amendments to Chapter 2 (Land Use Element) to update text and maps/figures, city demographics and regional planning efforts such as the 2044 growth targets, 2021 Buildable Lands Report and Vision 2050 (**Attachment 2**).

MAP AMENDMENTS:

1. M-1 is a city-initiated request to change the land use designation and associated zoning of the Cedarwood property (Parcel ID 00698100010200), acquired by the city in 2021 for park purposes, to Public/Semi-Public (**Attachment 3**).
2. M-2 is a city-initiated request to change the land use designation and associated zoning of two parcels (parcel Nos. 00402800001600 and 00457000002604) at 9705 South Lake Stevens Rd from High Density Residential to Commercial with a concurrent rezone from R8-12 to Commercial District (**Attachment 4**).
3. M-3 is a citizen-initiated request to change the land use designation of parcels 00385500402200 and 00385500402202/ 00385500402203 from Mixed Use to High Density Residential with an associated rezone to R8-12 (**Attachment 5**).

COMP PLAN CRITERIA:

14.16C.040 Comprehensive Plan Amendments - Text and Maps

(a) Amendments to the City of Lake Stevens Comprehensive Plan include amendments, additions and deletions to the text, maps, or charts and do not include amendments to the Zoning Map as set forth in Section [14.16C.090](#).

Findings: The concurrent rezones associated with map amendments (M-1, M-2, and M-3) are being evaluated under the decision criteria in LSMC 14.16C.090, as detailed below.

(b) Procedure. Comprehensive Plan amendments shall follow the procedures established in Chapter [14.16B](#) for a Type VI permit process and appropriate State statutes including RCW [36.70A.130](#).

Findings: Public notice was issued as required by Chapter 14.16B and as of August 30, 2023 the city has received one public comment on map amendment M-3. Oral testimony will also be accepted at the September 6 Planning Commission public hearing.

(c) Amendment Criteria. All amendments to the Comprehensive Plan processed under this section shall be in conformance with the Lake Stevens Vision, consistency requirements, and revisions and amendments sections of Chapter 1 of the Comprehensive Plan.

Findings: All amendments have been processed in accordance with this criteria and Attachment 6 (Text & Map Amendment Analysis Sheet) addresses how each of the Comprehensive Plan amendments meet the approval criteria and determine that the proposed amendments meet the criteria.

(d) Exemptions. Changes in the organization, format, appearance, illustrations,

examples or other nonmaterial changes to the Comprehensive Plan may be made by the Department of Planning and Community Development and are exempt from this section.

*Findings: All amendments and even the applicable exemptions are shown for the sake of transparency in the 2023 Docket text and map amendments, **Attachment 6**.*

(e) Approval by Ordinance. All amendments shall be approved by ordinance of the City Council.

*Findings: The 2023 Docket for text and map amendments was set by City Council Resolution 2023-03 and is scheduled to be adopted by ordinance at the September 26, 2023 City Council meeting. The review of the 2023 Docket followed the amendment process for Type VI Legislative Actions and the state process for comprehensive plan reviews per Chapter 36.70A RCW and SEPA environmental review per Chapter 197-11 WAC. **Attachment 6** (Text & Map Amendment Analysis Sheet) addresses the Comprehensive Plan amendment approval criteria and determined that the proposed amendments meet the criteria.*

REZONE REQUIREMENTS:

14.16C.090 Rezones - Official Zoning Map Amendments

(a) The purpose of this section is to set forth criteria for amendments to the Official Zoning Map, adopted pursuant to Section [14.36.100](#).

(b) Types of Rezones and Map Amendments. Rezones are either site-specific or area-wide. Map amendments are considered major if they rezone five or more tracts of land in separate ownership or any parcel of land, regardless of the number of lots or owners, in excess of 50 acres. All other map amendments are minor.

(1) Site-specific rezones are rezones of a particular property(ies) which conform to the Comprehensive Plan or an adopted subarea plan.

(2) Area-wide rezones are rezones which require a Comprehensive Plan amendment, include a large area, or the adoption of a new or substantially revised neighborhood or area-wide zoning map amendment.

Findings: The concurrent rezones for both the city-initiated map amendments (M-1 and M-2) and the citizen-initiated map amendment (M-3) are considered area-wide rezones, as they require a Comprehensive Plan map amendment.

(c) Procedure. A site-specific rezone shall be reviewed in the manner and following the procedures established in Chapters [14.16A](#) and [14.16B](#) for a Type IV review. An area-wide rezone shall be reviewed in the manner and following the procedures for a Type VI review and require a concurrent amendment to the Comprehensive Plan.

Findings: Both rezones are area-wide rezones, and as such have been processed through a Type VI review process.

(d) Initiation of Amendments.

(1) Amendments to the Official Zoning Map may be initiated by the City Council, the Planning Commission, or the City Administration.

(2) Any other person may also petition the Planning Department to amend the Official Zoning Map. The petition shall be filed with the Department of Planning and Community Development and shall include:

- (i) The name, address, and phone number of the applicant;
- (ii) A description of all land proposed to be rezoned including a map highlighting the specific parcels; and
- (iii) A rationale for the proposed map changes.

Findings: The proposed rezone of the two S. Lake Stevens Road properties and the Cedarwood property were initiated by city staff. The proposed rezone of the two properties on Lundeen Parkway was initiated by the property owner (Thelma Chapman) and submitted as a separate land use application (LUA2023-0016). That application included all the requirements detailed above, including a map of the proposal area and a rationale for the proposed map changes.

(e) Upon receipt of a petition, the Planning Director will determine if the proposed zoning map amendments meet the decision criteria in subsection (g) of this section and shall either:

- (1) Refer the proposed amendment to the Hearing Examiner for a site-specific rezone for a recommendation to Council; or
- (2) Refer the proposed amendment to the Planning Commission for an areawide rezone for a recommendation to Council.

Findings: The citizen-initiated map amendment and concurrent rezone proposal for the two properties on Lundeen Parkway was approved for inclusion on the 2023 Comprehensive Plan docket via Resolution 2023-03. The proposed amendment was forwarded to the Planning Commission for their recommendation to City Council.

(f) Special Application Requirements for Site-Specific Rezones. **(NOT APPLICABLE)**

(g) Decision Criteria. The following factors are to be taken into account by the Planning Commission, Hearing Examiner and the City Council when considering a map amendment:

- (1) The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions and adopted subarea plans;
- (2) The amendment is in compliance with the Growth Management Act;
- (3) The amendment serves to advance the public health, safety and welfare;

*Findings: The 2023 Docket including associated rezones have been reviewed in conjunction with amendments to the land use map and text of the comprehensive plan as detailed in **Attachment 6**, following local and state requirements. The city has determined that the proposed rezones meet the first three criteria above.*

- (4) The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;

Findings: The city is projected to have a deficit of over 1,100 jobs by 2044 under the city's existing zoned capacity. Approving Commercial District (CD) zoning designations for the properties covered in M-2 will help the city make progress in meeting its 2044 employment growth targets. The property owner has expressed interest in operating a commercial daycare on the site.

The Cedarwood property (M-1) has been recently acquired by the city and currently has a vacant community building. The P/SP zoning change facilitates future improvement as a public community center and park.

- (5) The subject property is suitable for development in general conformance with

zoning standards under the proposed zoning district;

Findings: The Cedarwood property (M-1) contains approximately 29,000 square feet of developable area and an existing community use building proposed to be refurbished. The properties in proposal M-2 are suitable for development associated with the new CD zoning classification and will be subject to local and state rules in effect at the time of development. The property owner has indicated that they intend to develop a commercial daycare on the property.

The properties in the citizen-initiated rezone (M-3) have an estimated developable area of 0.82 acres according to the 2021 BLR. Under the proposed zoning of R8-12, the site could accommodate approximately eight single family detached residential lots or 12 single family attached units with lot size averaging.

Future site development would require, among other submittal requirements, project-specific assessments of any critical areas, stormwater management, and traffic impacts.

(6) The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;

Findings: The city-owned property in proposal M-1 is located near several multifamily developments. Potential improvements to the existing building and site under the P/SP zoning would be consistent with zoning district intent. A small playground is located directly across the street. The critical areas along the south of the property serve as a natural buffer to the development to the south.

The rezones will not be materially detrimental to adjacent uses. The properties covered by amendment M-2 are located along S. Lake Stevens Rd, approximately 300 feet from SR-9 and the Costco Development. Adjacent properties to the west are zoned CD. This property and the surrounding vicinity is within the 20th St SE Corridor subarea, which was envisioned to include a mix of commercial, residential, and other uses.

The developments surrounding the properties in M-3 are nearly built out. The property to the immediate west is developed with multifamily apartments and properties to the north and east are largely encumbered by critical areas. The map changes will not create pressure for future changes to the surrounding area.

(7) Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;

Findings: The areas proposed for zoning reclassifications are all served by existing or planned infrastructure improvements that could support commercial (and high density residential development for M-3) development of the site. Concurrency determinations and utility availability will need to be confirmed prior to any future development.

(8) The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations, or the unmitigated impacts are acceptable;

*Findings: Potential impacts from the proposed zoning reclassifications can be addressed at the project stage through mitigation measures and code regulations including items like screening, traffic mitigation and design guidelines. The city prepared SEPA addendum and adoption of existing environmental documents for M-1, M-2, and M-3 (**Attachment 7**). Any future development would require a project-specific*

traffic study, drainage report, and critical areas study, among other submittal requirements.

(9) The amendment complies with all other applicable criteria and standards in this title; and

Findings: The proposed zoning reclassifications meet the applicable criteria and standards of Title 14 LSMC.

(10) If the proposal is located within an adopted subarea plan:

(i) The rezone is to a zoning designation allowed within the applicable subarea; and

(ii) The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or adding the applicable planned action draft and final environmental impact statement.

Findings: Map amendment M-2 is within the 20th St SE Corridor subarea and includes the CD as an implementing zoning designation. The planned action thresholds for this subarea have been reviewed and compared with commercial development that has been built, and the planned actions has significant remaining capacity for commercial development permitted within the CD district. As such, revisions to the planned action thresholds are not required.

PUBLIC NOTICE:

Planning Commission reviewed drafts of the proposed amendments during their March 15 and June 26, 2023 meetings. The proposed Comprehensive Plan amendments were sent to the Washington Department of Commerce on June 29, 2023 for the required 60-day review by State agencies. A SEPA Addendum and Adoption of Existing Documents for the 2005 Comprehensive Plan EIS (**Attachment 7**), 20th St SE Corridor Subarea Plan EIS (**Attachment 8**), were issued for the Docket on June 29, 2023.

The city published a Notice of Public Hearing in the Everett Herald and posted it at City Hall; sent postcards to all property owners within 300 feet of the properties; and posted signs of the proposed map amendments and concurrent rezones along the frontages of the affected properties.

PUBLIC COMMENTS:

As of August 30, 2023, one public comment has been received in response to M-3 with concerns about the density allowance of the R8-12 zone conflicting with one of the goals from Snohomish County's County Wide Planning Policies for rural areas (**Attachment 9**). Since the properties are located within city limits, they are considered urban. According to the BLR, this property is likely encumbered by critical areas. Any critical areas and their buffers would be required to be protected consistent with LSMC 14.88. It should also be noted that the existing land use designation and zoning are more intensive than that of the proposed.

Conclusion: All proposed comprehensive plan amendments and concurrent rezones meet the requirements for granting the proposed amendments and have

met state and local requirements for review.**RECOMMENDATION:**

Forward a recommendation to City Council to:

1. Approve the text amendments, map amendments and concurrent rezones proposed as part of the 2023 Comprehensive Plan Docket (LUA2023-0041), including a citizen-initiated map amendment and concurrent rezone (LUA2023-0016).

Staff will prepare a letter of recommendation from the Planning Commission to the City Council, which would be included as an exhibit to the ordinance that would be considered for adoption by the City Council following a public hearing.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - 2023 Docket Summary Table With Analysis
2. Attachment 2_2023 Land Use Element PC
3. Attachment 3_Site Map_Cedarwood-M1
4. Attachment 4_Site Map_SLS Parcel-M2
5. Attachment 5_Site Map_M-3 Chapman
6. Attachment 6_Review Criteria_Analysis for Proposed Amendments
7. Attachment 7_2023 Comp Plan FEIS Addendum Issued 6-29-23
8. Attachment 8_20th St SE Corridor Subarea FEIS Addendum 4
9. Attachment 9_M-3 Public Comment

SUMMARY OF 2023 DOCKET PROPOSALS

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

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

Map Amendments

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

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

Text Amendment Ratification Criteria

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

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

Chapter 2: Land Use Element





CHAPTER 2: LAND USE ELEMENT

A VISION FOR LAND USE

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

INTRODUCTION

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

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

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

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



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

PLANNING CONTEXT

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

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

State Planning

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

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



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

Regional Planning

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

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

Countywide Planning

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

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

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

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

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

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

Lake Stevens Planning

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

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

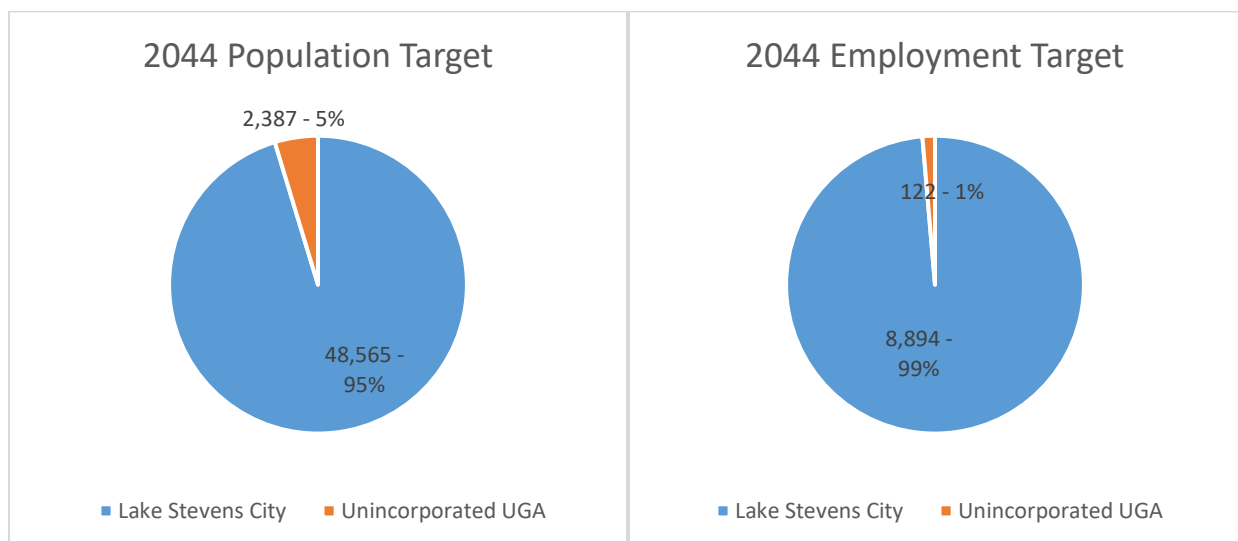




Figure 2.1 – 2044 Growth Targets



LAKE STEVENS GROWTH STRATEGY

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

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

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

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

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





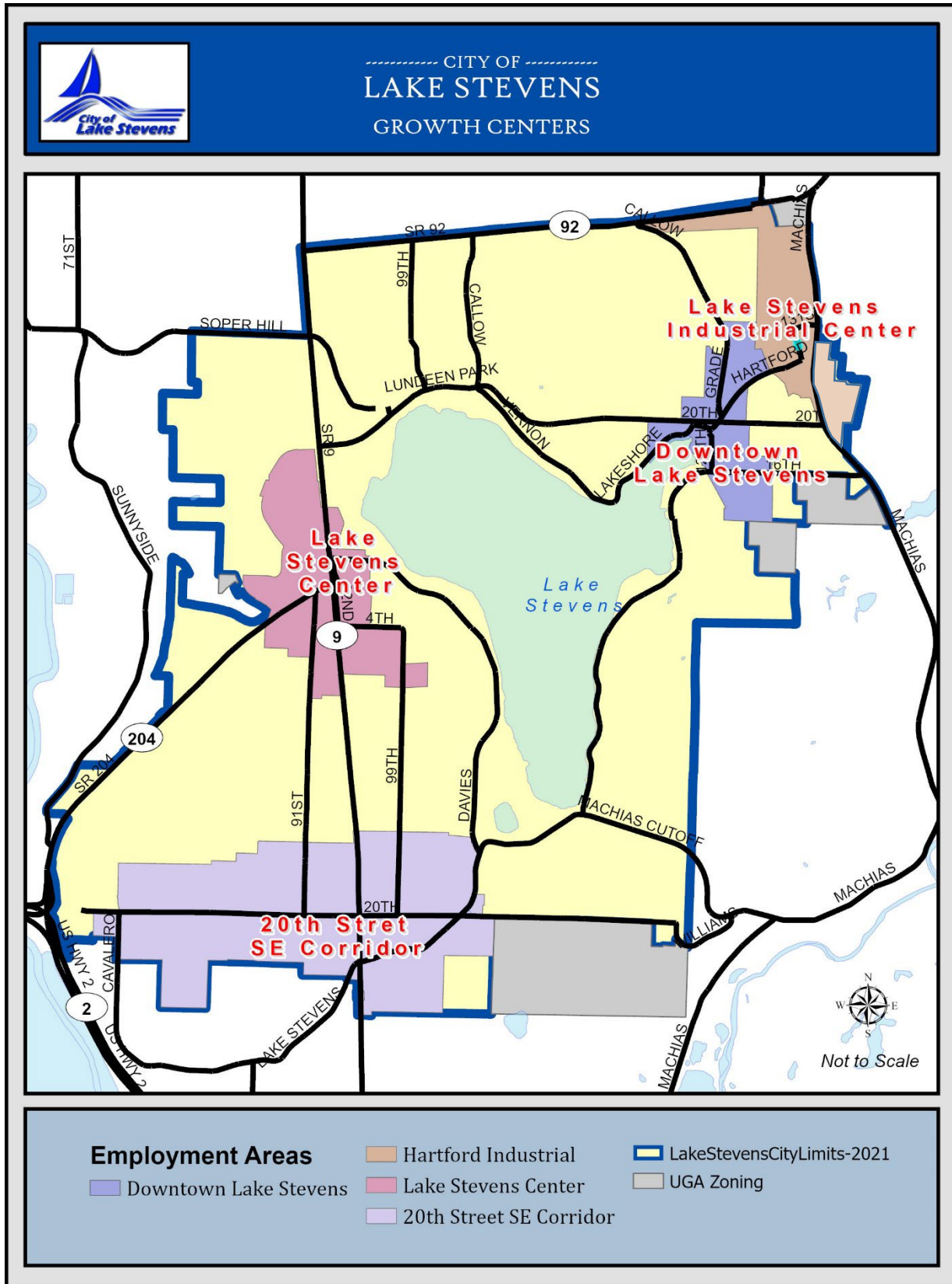


Figure 2.2 – Growth Centers Map

Table 2.1 - Growth and Development Potential of Existing Growth Centers

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



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

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

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

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



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

LAKE STEVENS CENTER SUBAREA (FORMERLY FRONTIER VILLAGE GROWTH CENTER)

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

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

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



LAKE STEVENS INDUSTRIAL CENTER (FORMALLY THE HARTFORD INDUSTRIAL CENTER)

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

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

NEIGHBORHOOD SERVICE CENTERS

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

ANNEXATION AND RURAL URBAN TRANSITION AREA (RUTA)

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

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



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

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

LAND USES AND ZONING

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

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

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



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

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

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

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

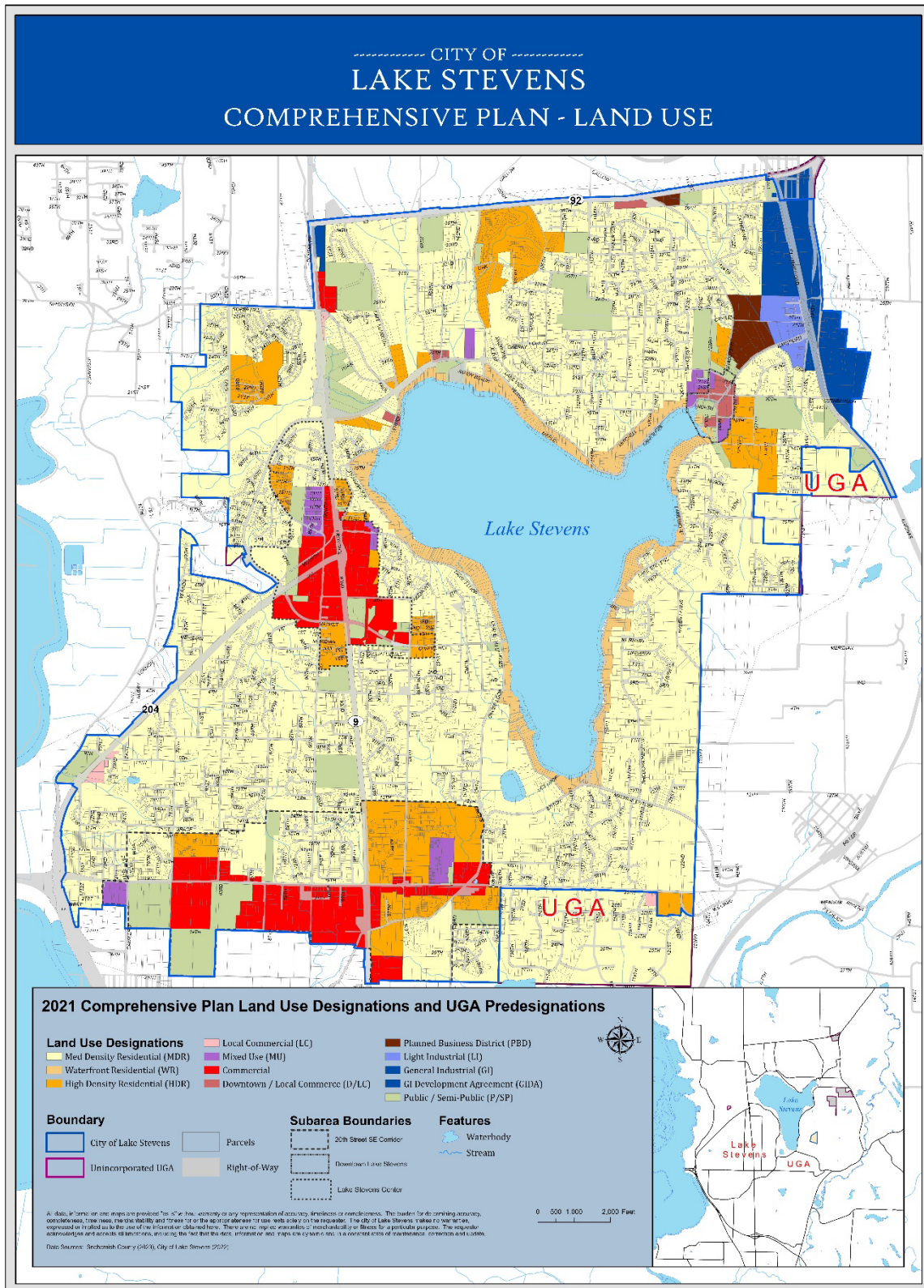


Figure 2.3 – City Land Use Map

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

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

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

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



EXISTING ZONING IN CITY AND UGA

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

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

Commercial/Industrial Zoning Districts

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

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

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

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



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

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

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

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

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

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

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



Residential Zoning Districts

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

TABLE 2.3 - RESIDENTIAL ZONING (2023)

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

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

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

BUILDABLE LANDS ANALYSIS / GROWTH TARGETS

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

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



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

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

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

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

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

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

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

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

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



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

DEVELOPMENT TRENDS

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

Residential

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

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

Commercial and Industrial

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

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



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

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

REASONABLE MEASURES

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

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

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

Table 2.5 – Reasonable Measures Included in Countywide Planning Policies

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



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

MEASURES TO INCREASE EMPLOYMENT CAPACITY

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



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



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



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



LAND USE GOALS AND POLICIES

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

Policies

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

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

Policies

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



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

2.2.2 Allow the following commercial land use designations as described.

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



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

2.2.3 Allow the following industrial land use designations as described

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

2.2.4 Allow the Public/Semi-Public land use designation, which is intended for use on all land that is publicly owned. It allows public buildings and services, recreational uses, utilities, and transportation facilities. This designation may also allow a limited range of commercial uses.

GOAL 2.3 APPLY THE COMPREHENSIVE PLAN AS A GUIDE FOR COMMUNITY DEVELOPMENT IMPLEMENTED THROUGH THE CITY'S DEVELOPMENT REGULATIONS TO ENSURE PREFERRED COMMUNITY GROWTH PATTERNS ARE ACHIEVED.

Policies

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



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



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

Policies

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

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

Policies

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



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

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

Policies

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

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

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

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



Policies

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

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

Policies

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



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



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

Policies

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

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

Policies

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



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

Policies

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

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

Policies

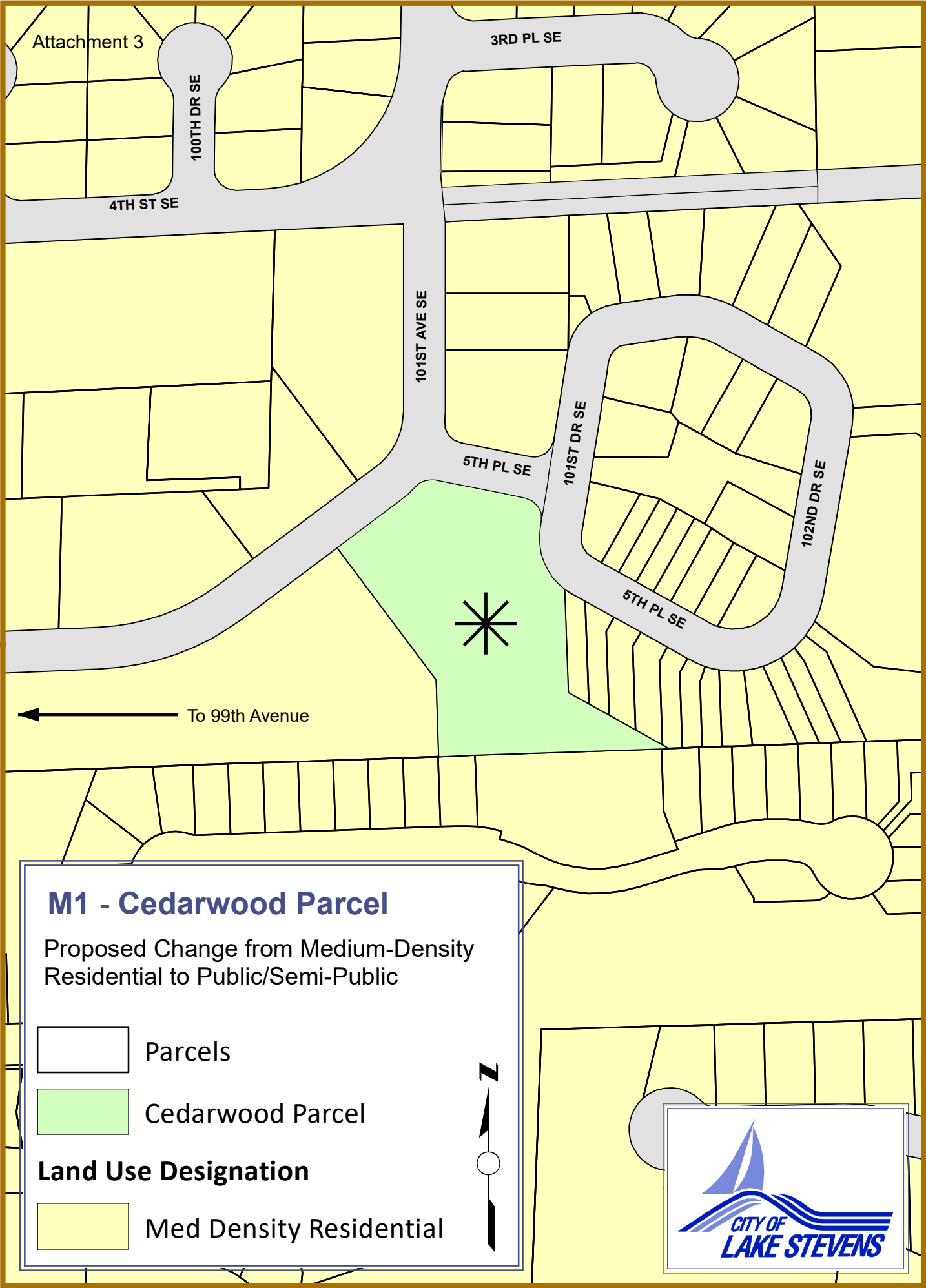
- 2.13.1 Work with other public agencies and/or a local historical society to determine priorities and establish methods for public and private funding to achieve this goal.
- 2.13.2 Encourage the development of written narratives and maps for self-guided tours of significant areas and the provision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



GOAL 2.14 DESIGN AND BUILD A HEALTHY COMMUNITY TO IMPROVE THE QUALITY OF LIFE FOR ALL PEOPLE WHO LIVE, WORK, LEARN, AND PLAY WITHIN THE CITY.

Policies

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



Attachment 4

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

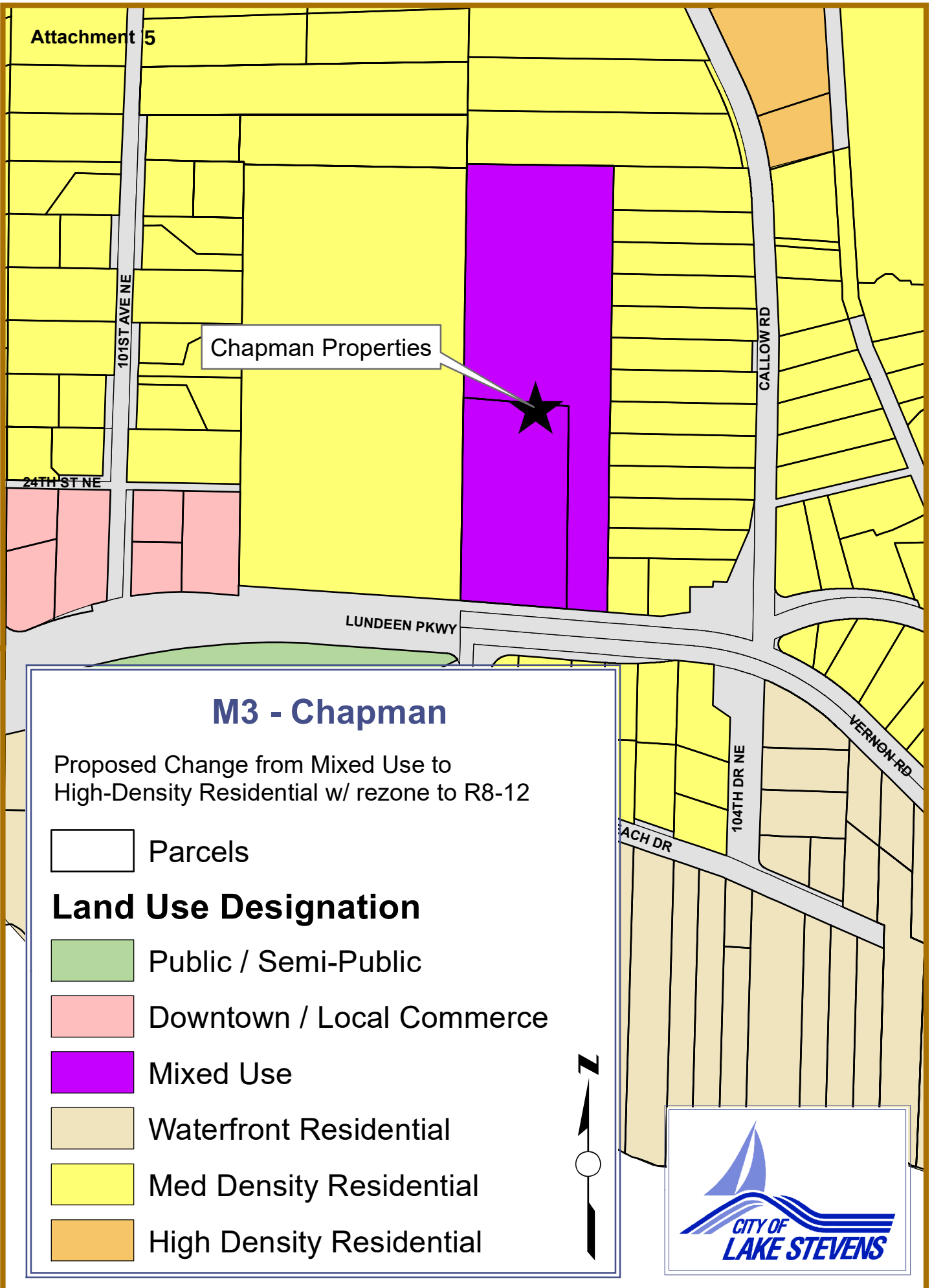


High Density Residential



Commercial







One Community Around the Lake

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	



One Community Around the Lake

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	



One Community Around the Lake

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	

ADDENDUM NO. 15 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

TO THE CITY OF LAKE STEVENS INTEGRATED 2005 COMPREHENSIVE PLAN AND FINAL ENVIRONMENTAL IMPACT STATEMENT

**Adoption of Map Amendments and Associated Rezones and
Text Amendments to the Executive Summary; Land Use
Element and Appendix A pursuant to the 2023 Docket**



Prepared in Compliance with
The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11 Washington Administrative Code
Lake Stevens Municipal Code Title 16

Date of Issuance: June 29, 2023

ADDENDUM #15 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

FACT SHEET

ADDENDUM NO. 15 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

TO THE CITY OF LAKE STEVENS INTEGRATED 2005 COMPREHENSIVE PLAN AND FINAL ENVIRONMENTAL IMPACT STATEMENT

Proposed Non-Project Action:

Under the Growth Management Act, the city of Lake Stevens may amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The proposed non-project action consists of map and text amendments for the 2023 Docket, including two city and one citizen-initiated map amendments. The city-initiated amendments to the Land Use Element are standard administrative, statistical, and demographic updates and SEPA documents will be incorporated into the plan. The GMA requirements contained in Chapter 36.70A RCW apply to this action.

Planning and Community Development prepared this Addendum No. 15 to the City of Lake Stevens Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement (FEIS) issued July 17, 2006, along with an adoption of existing environmental documents.

Description of Proposal:

The 2023 Docket contains three map amendments and associated rezones as well as amendments to text and associated figures and minor administrative amendments to the city of Lake Stevens Comprehensive Plan. The city issued separate FEIS addenda for concurrent amendments to both the Lake Stevens Center Subarea Plan ([202204786](#)) and 20th St SE Corridor Subarea Plan ([202204793](#)).

RCW 36.70A.130 allows amendments to the Comprehensive Plan once per year, with some exceptions. The following actions (T-1, M1, M-2 and M-s) comprise the City's annual changes to its Comprehensive Plan and a summary of each is provided below.

Chapter 2 - Land Use Element

1. **Proposed Amendment 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 (**Exhibit 1**).
2. **Appendices** – Updates to the following sections:
 - **Appendix A** – Add this document as “Addendum No. 15”.

Map Amendments and Associated Rezones

1. **Proposed Amendment M-1** is for a city acquired 1.5-acre site in 2021 for park purposes, commonly known as the Cedarwood property (Parcel ID 00698100010200). The site is located at the intersection of 101st Avenue SE and 5th Place SE (**Exhibit 2**). The city requests a land use change from Medium Density Residential to Public/Semi-Public with a concurrent rezone

ADDENDUM #15 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

from R8-12 to Public/Semi-Public to allow the development of a new city park/community center.

2. **Proposed Amendment M-2** is for a city-initiated request to change the land use designation and associated zoning of two parcels (parcel Nos. 00402800001600 and 004570000026041) 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 (**Exhibit 3**).
3. **Proposed Amendment M-3** is for citizen-imitated request 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 (**Exhibit 4**).

Purpose of the FEIS Addendum:

This addendum and adoption of existing environmental documents is to add information relating to the 2023 Comprehensive Plan amendments. This addendum and adoption of existing environmental documents does not substantially change the analysis of alternatives considered in the City's Integrated 2005 Comprehensive Plan (July 2006) and FEIS (July 17, 2006). The City has considered the impacts of the proposed programmatic actions to the FEIS document. No additional significant impacts beyond those identified in the FEIS are expected to occur. To the extent that the existing environmental documents listed in this Addendum or other published documents have analyzed such changes, no additional programmatic action level environmental review will be required. This Addendum is issued in accordance with WAC 197-11-625 and WAC 197-11-630. Additional changes to the proposal may be considered during the public hearing process. The addendum and adoption of existing environmental documents satisfies the City of Lake Stevens' environmental review for the 2023 Comprehensive Plan Docket.

Location of Proposal:	City of Lake Stevens
Proponent:	City of Lake Stevens, P.O. Box 257, Lake Stevens, WA 98258
Lead Agency:	(425) 622-9438
Required Approvals:	Adoption of 2023 Comprehensive Plan Docket map and text amendments granted by Lake Stevens City Council.
Circulation:	This addendum and adoption of existing environmental documents is being sent to SEPA review agencies.
Comment:	No comment period is required for this addendum.
Contact Person:	Christi Schmidt, <i>Senior Planner</i> (425) 622-9438 or cschmidt@lakestevenswa.gov
Date of Issuance:	June 29, 2023

ADDENDUM #15 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

Responsible Official:

Signature:



Russell Wright, *Community Development Director*

Public Hearing:

Staff has briefed both the City Council and the Planning Commission on the 2023 Docket items. The Lake Stevens Planning Commission and City Council will hold public hearings to receive final comments and testimony prior to adoption, which is anticipated on September 26, 2023

Documents:

All application materials and staff documents are available via email upon request.

Exhibit List:

1. City-Initiated text Amendments to Chapter 2 Land Use Element (Attachment 1)
2. City-Initiated Map Amendment (M-1) and Associated Rezone at the Cedarwood Property at intersection of 101st Avenue SE and 5th Place SE (Attachment 3)
3. City-Initiated Map Amendment (M-2) and Associated Rezone at 9705 South Lake Stevens Road (Attachment 5)
4. Citizen-Initiated Map Amendment (M-2) and Associated Rezone at 10311 Lundeen Parkway (Attachment 7)

ADDENDUM NO. 4 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

TO THE CITY OF LAKE STEVENS FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS) FOR THE 20TH STREET SE CORRIDOR SUBAREA PLAN

Adoption of a Map Amendment and Concurrent Rezone and Associated Text Amendments with the 2022 Comprehensive Plan Docket



Prepared in Compliance with
The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11 Washington Administrative Code
Lake Stevens Municipal Code Title 16

Date of Issuance: September 23, 2022

**ADDENDUM #4 TO THE CITY OF LAKE STEVENS 2012 FINAL ENVIRONMENTAL IMPACT
STATEMENT FOR THE 20th STREET SE CORRIDOR SUBAREA PLAN**

FACT SHEET

**ADDENDUM NO. 4 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS TO THE
CITY OF LAKE STEVENS 2012 FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE
20TH STREET SE CORRIDOR SUBAREA PLAN**

Proposed Non-Project Action:

Under the Growth Management Act, the City of Lake Stevens may amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The proposed non-project action consists of map and text amendments for the 2022 Docket, including a citizen-initiated map amendment and concurrent rezone within the boundaries of the 20th St SE Corridor Subarea Plan, along with an addendum to the Subarea Plan and Planned Action Ordinance to reflect the proposed map changes. Standard administrative updates and SEPA documents will be incorporated into the plan. The GMA requirements contained in Chapter 36.70A RCW apply to this action.

Proposed Map Changes

1. Citizen-initiated request to change the land use designation of three parcels on the south side of 20th Street SE near South Lake Stevens Road from High Density Residential to Commercial with an associated rezone from R8-12 to Commercial District **(Attachment 1)**.

Proposed Text Changes

1. Updates to the text, tables and maps in the subarea plan **(Attachment 2)** to reflect the proposed map amendment.

The 20TH Street SE Corridor Subarea was the subject of a Final Environmental Impact Statement (FEIS) and subsequent adoption by Ordinance #878 (October 2012). The FEIS amended and became an element of the Lake Stevens Comprehensive Plan in 2012. The FEIS includes goals, policies, maps and design guidelines that are reflected in Chapter 14.38 of Lake Stevens Municipal Code (LSMC). The subarea plan was most recently revised in November 2019 via Ordinance 1073.

The city has determined that the proposed addendum, map amendments and concurrent rezones as described above will not significantly alter the analysis of alternatives considered in the FEIS for the 20TH Street SE Corridor Subarea. The city has significant remaining capacity for building square footage and trip generation associated with commercial development under the existing Planned Action Ordinance (PAO) and EIS for the subarea and will be completing an update to the PAO as part of its 2024 Comprehensive Plan Periodic Update. No updates to the currently adopted FEIS are proposed.

Planning and Community Development has prepared this Addendum No. 4 to the City of Lake Stevens 2012 FEIS for the 20TH Street SE Corridor Subarea Plan along with an adoption of existing environmental documents.

**ADDENDUM #4 TO THE CITY OF LAKE STEVENS 2012 FINAL ENVIRONMENTAL IMPACT
STATEMENT FOR THE 20th STREET SE CORRIDOR SUBAREA PLAN**

Purpose of the FEIS Addendum:

This addendum and adoption of existing environmental documents is to add information relating to the 2012 Final Environmental Impact Statement (FEIS) for the 20TH Street SE Corridor Subarea Plan. This addendum and adoption of existing environmental documents does not substantially change the analysis of alternatives considered in the City's Center Subarea FEIS or the adopting Ordinance #878 (October 2012). The City has considered the impacts of the proposed programmatic actions to the FEIS document. No additional significant impacts beyond those identified in the FEIS are expected to occur. To the extent that the existing environmental documents listed in this Addendum or other published documents have analyzed such changes, no additional programmatic action level environmental review will be required. This Addendum is issued in accordance with WAC 197-11-625 and WAC 197-11-630. Additional changes to the proposal may be considered during the public hearing process. The addendum and adoption of existing environmental documents satisfies the City of Lake Stevens' environmental review for the 2022 Comprehensive Plan Docket.

Location of Proposal:	City of Lake Stevens
Proponent: Lead Agency:	City of Lake Stevens, P.O. Box 257, Lake Stevens, WA 98258 (425) 622-9424
Required Approvals:	Adoption of 2022 Comprehensive Plan Docket map and text amendments granted by Lake Stevens City Council.
Circulation:	This addendum and adoption of existing environmental documents is being sent to SEPA review agencies.
Comment:	No comment period is required for this addendum.
Contact Person:	Russell Wright, <i>Community Development Director</i> (425) 622-9424 or rwright@lakestevenswa.gov
Date of Issuance:	September 23, 2022
Responsible Official:	Signature: <u><i>Russell Wright</i></u> Russell Wright, <i>Community Development Director</i>
Public Hearing:	Staff will hold briefings with both City Council and the Planning Commission related to the analysis of each of the Docket items. The Lake Stevens Planning Commission and City Council will hold public hearings to receive final comments and testimony prior to adoption.
Documents:	All of the application materials and staff documents are available at the Permit Center. Electronic copies may be requested.

**ADDENDUM #4 TO THE CITY OF LAKE STEVENS 2012 FINAL ENVIRONMENTAL IMPACT
STATEMENT FOR THE 20th STREET SE CORRIDOR SUBAREA PLAN**

Attachments:

1. Proposed Land Use Map Changes and Concurrent Rezones
2. 20th St SE Corridor Subarea Plan Addendum

Jill Needham

From: sjcoleman8 <sjcoleman8@proton.me>
Sent: Wednesday, August 30, 2023 3:02 PM
To: Jill Needham; Christi Schmidt
Subject: LUA2023-0041

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
Please do not approve this proposal. My understanding is High Density Residential would allow 8-12 dwellings per acre??
In the city's own words "

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."

This proposal is not in line with that stated goal. Perhaps Ms. Chapman can purchase and renovate one of the multiple abandoned houses nearby, on 101st Ave NE. This would create homes without the need to rezone.

Sent with [Proton Mail](#) secure email.

PLANNING COMMISSION STAFF REPORT



Agenda Date: 9/6/2023

Subject: Future Agenda Topics

Contact Person/Department: Russ Wright, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

SUMMARY/BACKGROUND:

Next meeting September 20, 2023
Topic: Code Clean Up

APPLICABLE CITY POLICIES:

ATTACHMENTS:

None