

PLANNING COMMISSION MEETING AGENDA



City of Lake Stevens Vision Statement

We are a thriving community that promotes a vibrant economy, preserves natural beauty, and supports an exceptional quality of life for all.

February 7, 2024 - 6:00 PM

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

or Join Zoom Meeting: <https://lakestevenswa.zoom.us/j/89367794464>

or call in at: 253-215-8782 Meeting ID: 893 6779 4464

- 1. Call to Order**
- 2. Roll Call**
- 3. Guest Business**
- 4. Action Items**
 - A. Approve Minutes of January 17, 2024 Jennie Fenrich
- 5. Discussion Item** Housing Analysis Report
 - A. Discussion of Housing Growth Targets and Potential Map Amendments David Levitan
 - B. Follow-up on City Urban Growth Area (UGA) Expansion Requests Russ Wright
- 6. Commissioner Report**
- 7. Planning Director's Report**
- 8. Adjourn**

THE PUBLIC IS INVITED TO ATTEND

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PLANNING COMMISSION MEETING MINUTES

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

January 17, 2024



CALL TO ORDER: 6:00 pm by Chair Mike Duerr

MEMBERS PRESENT: Chair Mike Duerr, Vice-Chair Jennifer Davis, Commissioner Bruce Morton, Commissioner Linda Hoult, Commissioner Nathan Packard and Commissioner Connor Davis

MEMBERS ABSENT: Commissioner Janice Huxford

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner David Levitan and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmember Ryan Donaghue

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

Roll Call: All members present minus Commissioner Huxford. Motion by Commissioner Hoult to excuse Commissioner Huxford's absence; Commissioner Packard seconded. Motion approved (6-0-0-1).

Guest business: None

Action Items:

New officers were appointed. The new chair is Connor Davis. The new vice chair is Janice Huxford. Both votes were unanimous.

Minutes for Planning Commission Meeting of December 6, 2023, were approved as written. Motion made by Commissioner Duerr; seconded by Commissioner Hoult. The motion passed (6-0-0-1).

Public Hearing: LUA2022-0082 Code Clean-Up

Chair Davis opened the hearing.

Senior Planner Levitan presented the city-initiated code changes. The project includes a variety of housekeeping, minor and major amendments, including new code language to comply with 2023 legislation related to middle housing and accessory dwelling units (ADUs). He summarized new amendments that had been added since the Planning Commission's last work session in December 2023, including language that would allow storage facilities within subareas on a limited basis.

No members of the public provided oral testimony during the public comment period.

Commissioners deliberated on the proposal. Several commissioners expressed concerns about expanding the number of zoning districts where storage facilities are permitted. Staff responded that the special regulations would limit the size and scope of any proposed facilities, and that the Commission could opt to remove this amendment from their recommendation on the code package. Commissioner Duerr proposed a minor change to the code language related to the number of required parking spaces for ADUs to clarify that a minimum of one space is required.

Commissioner Duerr made a motion to forward a recommendation to City Council to approve LUA2022-0082, with Commissioner Duerr's proposed revision. Commissioner Hoult seconded. The motion was approved 6-0-0-1.

Commissioner Report: Commissioner Packard expressed he was not familiar with the typical format for joint meetings with the City Council, which impacted his level of participation during the meeting. He would like to have a more robust dialog and perhaps a full meeting with the two bodies. Commissioner Morton requested a copy of the decision made by the County denying the expansion of the Lake Stevens UGA. Chair Davis thanked the City for the new Sunset Beach design and all the thoughtfulness that went in to planning the design. Chair Hoult reported her family went on vacation during the holidays. Commissioner Duerr congratulated Connor Davis on his new position as Chair.

Director Report: Community Development Director Wright thanked the Commission for attending the City Council meeting on January 16. He noted that he gave the annual report for the Planning and Community Development Department later on at the same meeting.

Adjourn: Commissioner Morton motioned to adjourn the meeting, seconded by Commissioner Hoult to adjourn at 6:59 p.m. The motion carried unanimously (6-0-0-1).

Jennie Fenrich, Planning Commission Clerk

PLANNING COMMISSION STAFF REPORT



Agenda Date: 2/7/2024

Subject: Discussion of Housing Growth Targets and Potential Map Amendments

Contact Person/Department: David Levitan, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

No action is required. Staff will provide an update on the city's housing growth targets and land capacity analysis for the 2024 Comprehensive Plan Periodic Update and introduce preliminary options for targeted map amendments and policy changes to help the city meet its growth targets.

SUMMARY/BACKGROUND:

Please see the staff report in Attachment 1.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - Staff Report
2. Attachment 2 - Tables of Zoned Capacity
3. Attachment 3 - Current Land Capacity Map
4. Attachment 4 - Potential Zoning Map Amendments



Staff Report Lake Stevens Planning Commission

Planning Commission Briefing

Date: **February 7, 2024**

Subject: **2044 Housing Growth Targets and Potential Land Use/Zoning Map Amendments**

Contact Person/Department: David Levitan *Senior Planner*

ACTION REQUESTED OF PLANNING COMMISSION:

No action is required. Staff will provide an update on the city's housing growth targets and land capacity analysis for the 2024 Comprehensive Plan Periodic Update and introduce preliminary options for targeted map amendments and policy changes to help the city meet its growth targets.

BACKGROUND / DISCUSSION:

The city of Lake Stevens is currently undertaking a periodic update to its Comprehensive Plan. One of the key drivers for the periodic update is identifying how the city will meet 2044 growth targets for population, employment and housing units, including any needed land use map amendments (and corresponding rezones) to accommodate said growth.

The growth targets for Snohomish County jurisdictions are derived from the regional growth strategy identified in Puget Sound Regional Council's [Vision 2050](#), which are allocated to individual jurisdictions and unincorporated areas following a collaborative process through Snohomish County Tomorrow. The growth targets are adopted as [Appendix B](#) to Snohomish County's [Countywide Planning Policies](#). The population growth target was translated into housing units based on anticipated future household size. Lake Stevens currently has the largest household size in the county (2.94 people). The overall county average is expected to decline over the next 20 years.

Lake Stevens Growth Targets	2019/2020 Estimate	2044 Target	2020-2044 Increase
Population	38,951	48,565	9,614 people
Employment	5,675	8,894	3,219 jobs
Housing Units	13,473	18,388	4,915 housing units

Overall, the city must plan for an additional 4,915 housing units between 2020 and 2044. Growth since 2020 is credited towards the city's targets. To gauge the city's ability to meet these growth targets, staff compared the targets to the city's existing zoned capacity for residential and employment, which was calculated as part of Snohomish County's [2021 Buildable Lands Report](#) (BLR). The assumptions in the BLR and the city's progress in meeting its housing growth targets were assessed in the 2023 [Housing Action Plan](#) and have been further revised, as discussed below.

There are several important caveats when evaluating the city's zoned capacity (as assessed in the BLR) against its 2044 growth targets:

- As noted above, the BLR evaluates zoned capacity at the end of 2019, while the growth targets cover the period between 2020 and 2044. The city recently updated the BLR's land designation status to account for residential projects with at least five residential units that have been issued building permits (constant) or submitted for land use approval (pending).

Nearly 90% of building permits issued for new residential units between 2020 and 2023 were for detached single family residences (the building permit for the 195-unit Park on 20th St, project was issued in 2019). Newer projects at various stages of review show a notable increase in middle housing and multifamily residences. This type of housing will help the city meet its growth targets for lower income ranges to be discussed below.

Factoring in the constant and pending projects, the city has accounted for over 40% (2,138 units) of its 2044 housing growth target. A summary table is provided below.

Constant and Pending Housing Units, 2020-2024

Housing Unit Type	Building Permits Issued, 2020-23 (Constant BLR Designation)	Submitted/Pending Projects (Pending BLR Designation)
SFR and Duplexes	947 units	332 units
Townhomes	83 units	233 units
MFR	48 units (195 units in 2019)	154 units (additional 190 units expected to be submitted soon)
ADUs	14 units	6 units
Senior	0 units	331 units/beds (including assisted living)
Total Units	1,092 units	1,046 units/beds

- The 2021 BLR was finalized prior to the city's annexation of the Southeast Interlocal Annexation Area, which added approximately 3,000 residents to the city in late 2021 and increased both its zoned capacity and allocated growth targets. More recent analysis conducted for the Housing Action Plan and Snohomish County's [Growth Monitoring Report](#) (the 2023 edition is currently being finalized by county staff) are based on August 2021 city boundaries. The city has had one minor annexation (Fagerlie) since August 2021, which has received preliminary subdivision approval for 54 detached single-family residences (SFRs) and 15 townhomes (approximately 20 more units than what was estimated in the BLR).
- The 2021 BLR assumed that most development within the city's "single-family" zones – Waterfront Residential, R4, R6, and R8-12 – would develop primarily as detached single-family residences. However, development trends over the past several years have shown these zones are seeing increased numbers of townhouse and other middle housing (duplexes, triplexes, etc.) types, taking advantage of the city's Infill Housing Ordinance ([Chapter 14.46 LSMC](#)), with several hundred townhome, duplex, and triplex units in the development pipeline that have increased the city's zoned capacity.

The 2023 Housing Action Plan calculated the estimated supply of middle housing types such as duplexes and townhomes. The city is likely to meet this estimated zoned capacity of middle housing in just the next few years based on a review of projects that have received land use approval. The city may surpass these zoned capacity estimates over the next two decades.

- The city has created a general methodology and set of development assumptions to capture the likelihood of additional middle housing over the next 20 years in traditional "single-family" zones. Middle housing will represent an increasing percentage of the city's future residential growth as the availability of vacant land continues to decrease and recent state legislation such as HB 1110 (middle housing) and HB 1337 (ADUs) mandates more middle housing production.

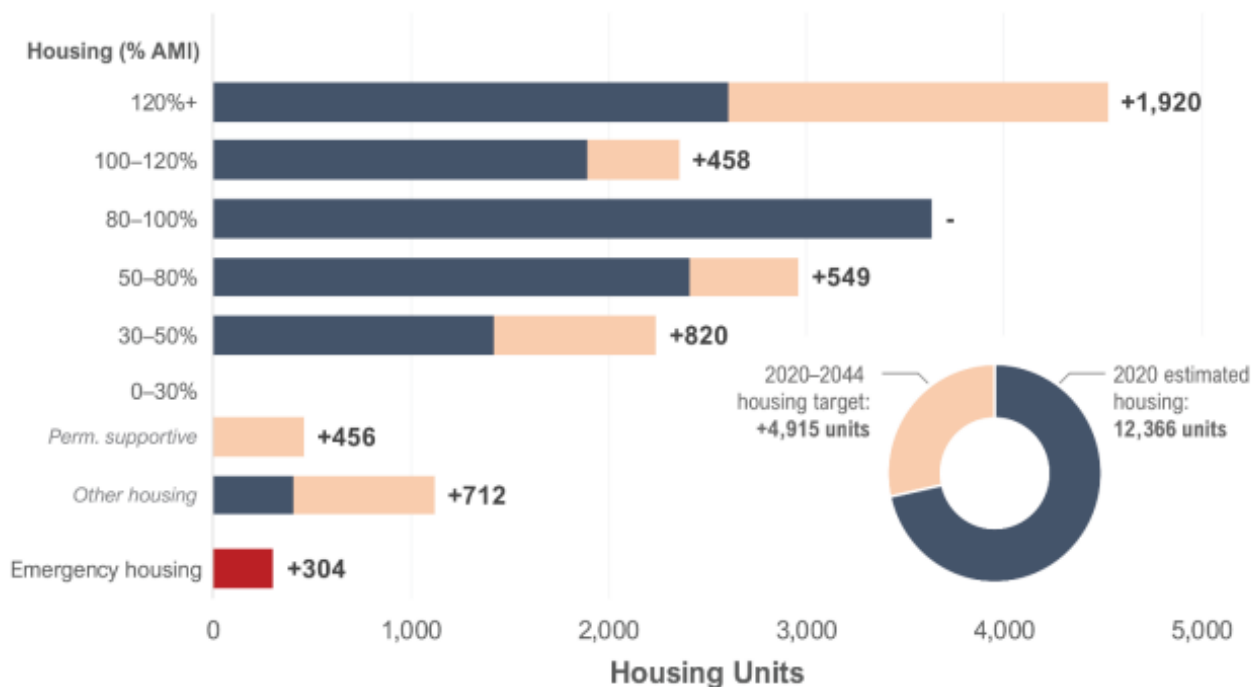
Planning for the Housing Growth Targets, Including Compliance with House Bill 1220

In May 2021, [House Bill \(HB\) 1220](#) was signed into law and amended [RCW Section 36.70A.070\(2\)\(c\)](#) of the Growth Management Act (GMA) to provide more direct and prescriptive requirements for cities to meet 2044 housing needs, including identifying sufficient capacity of land for:

- Moderate, low, very low, and extremely low-income households, based on income ranges as a percentage of area median income (AMI);
- Manufactured housing
- Multifamily housing
- Group homes
- Foster care facilities
- Emergency housing and emergency shelters
- Permanent supportive housing (PSH); and
- Potential duplexes, triplexes and townhomes (for land within an urban growth boundary).

The city performed an initial analysis of its housing needs as amended by HB 1220 as part of its Housing Action Plan, which was adopted by the City Council in June 2023. The Housing Action Plan work occurred in tandem with the development of Snohomish County's [Housing Characteristics and Needs Report](#), otherwise known as the "HO-5 Report" for Countywide Planning Policy HO-5.

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



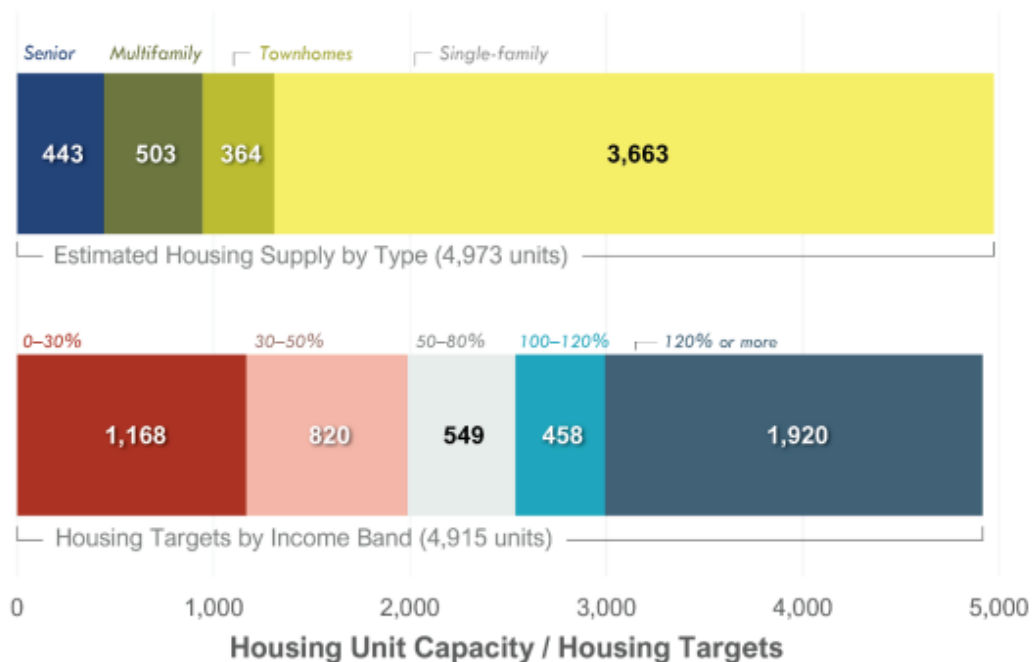
Source: Snohomish County Tomorrow, 2023.

The HO-5 Report details the methodology for allocating housing targets (4,915 housing units) based on income levels to comply with the GMA as revised by HB 1220. As shown in Exhibit 23 of the Housing Action Plan, by 2044 the city is projected to need:

- 304 units of emergency housing (such as shelters, temporary housing and other types of accommodations for the unhoused);
- 1,168 housing units for extremely low-income households (0-30% AMI), including 456 units of permanent supportive housing (PSH; subsidized housing with comprehensive support services) and 712 non-PSH units;
- 820 housing units for very low-income households (30-50% AMI);
- 549 housing units for low-income households (50-80% AMI);
- 458 housing for moderate-income households (80-120%), between 100-120% AMI; and
- 1,920 housing units for higher income households (>120% AMI).

The Housing Action Plan estimates a slight surplus of existing zoned capacity (4,973 units) when compared to the city's 2044 growth targets (4,915 units). However, approximately 75% (3,663 units) of this zoned capacity was estimated to be single-family residences (the definition includes duplexes), which are unlikely to be a feasible option for lower-income households (below 80% AMI). Just 10% of the projected capacity is for multifamily residential units (everything above a duplex except for townhomes, which have their own capacity estimate).

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



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

The city recently reassessed its zoned capacity to account for approved and pending projects as well as the potential development of ADUs and middle housing, and to assign the capacity to different income bands based on housing types. The preliminary analysis is summarized in Attachment 2 (Tables of Zoned Capacity by Type and Income Band) and Attachment 3 (Current Land Capacity Map). Attachment 2 includes several tables that calculate the city's projected supply of land that is vacant (parcels with an improved value of less than \$5,000), redevelopable (parcels likely to fully redevelop within the next 20 years), and partially used (parcels where existing development is likely to remain and see additional infill development via subdivision or site intensification). Parcels with pending or approved projects have been removed from the calculations. A list of the assumptions that were used to estimate the number of duplex and ADU units are provided at the bottom of Attachment 2.

When factoring in the projected increase in capacity for ADUs and middle housing, the city estimates that it has capacity for approximately 4,020 additional housing units under current zoning, including 3,186 units within its residential zones and up to 834 units within its commercial and mixed-use zones. When combined with the 2,138 units in approved/pending projects, available capacity exceeds the city's growth target of 4,915 units.

However, as shown in the right column of each table in Attachment 2 (Income Band Assumptions), most of the projected units are affordable to households at or above 80% of AMI (moderate incomes and above). The table below provides an initial analysis of the city's need and zoned capacity at each income range, including projected deficits for extremely low (0-30% AMI) and very low (30-50% AMI) income households.

Projected Housing Units Surplus/(Deficit) by Income Level in 2044

Income Range	Unit Types	Growth Target	Pending or Under Construction	Remaining Zoned Capacity	Surplus/(Deficit)
0-30% AMI	MFR (subsidized)	1,168	0	290**	(878)
30-50% AMI	MFR (subsidized)	820	140 (senior)	290**	(390; 530 if senior housing excluded)
50-80% AMI	ADUs, MFR	549	222	530	223
100-120% AMI*	SFR***, Duplexes, Townhomes	458	525	836	703
Above 120% AMI	SFR***, Duplexes, Townhomes	1,920	1,050	1,672	802

* The city is not projected to need any new units at 80-100% of AMI.

** 1/3 of MFR capacity (290 units each) have been assigned to 0-30, 30-50, and 50-80% AMI ranges

*** 2/3 of SFR, duplexes and townhomes projects/capacity assigned to 120% AMI; 1/3 to 100-120%

Potential Map Amendments to Address Projected Deficits at Lower Income Ranges

Given the projected deficits in zoned capacity for the lower income bands, the city must consider potential map amendments to better align with its housing needs, along with new policies and programs that will increase the potential for new development at lower income ranges.

Attachment 4 includes a map of potential map amendments being considered by the city as part of the periodic update. Several of the potential amendments cover areas that are already built out and are designed to establish zoning designations that are more consistent with existing or projected development, such as changing the zoning designation for a few parcels within the Downtown Lake Stevens subarea to Central Business District (CBD).

However, the map also includes areas designed to address the city's projected housing deficits (areas with blue pins indicate a potential increase in zoned capacity), including for units affordable to lower income households. One such area is along the east side of 99th Ave SE north of 20th St SE, where the city is considering changing the zoning designation from R8-12 to MFR. Such a change could result in several hundred additional units of capacity for multifamily residential development, which, if combined with subsidies and incentives, could help the city meet its growth targets for lower income households. As a reminder, this area was discussed as part of the 2022 Comprehensive Plan docket, with both the Planning Commission and City Council recommending to defer action until the periodic update.

Future Planning Commission Discussions

This work session is focused on assessing the city's ability to meet its housing growth targets at various income bands. At future meetings, staff will provide an overview of the city's employment capacity, as well as go into more details on requirements to plan for emergency housing and permanent supportive housing (PSH). Staff will also continue its analysis of additional map amendments that may be needed to accommodate projected growth at non-PSH lower income ranges.

Zone	Parcel Count	Existing Units	Gross Acres ¹	Net Acres ²	Base Capacity ³	Revised Base ⁴	Duplex ⁵	ADU ⁶	Total Capacity ⁷	Income Band Assumptions ⁸
Residential										
R4 Total	257.0	255.0	187.8	140.9	563.5	308.5	61.7	30.8	401.0	Above 100% AMI for SFR
R4 Vacant	39.0	0.0	18.0	13.5	54.1	54.1	10.8	5.4	70.3	100-120% AMI for Duplexes
R4 Redevelopable	102.0	123.0	63.1	47.3	189.4	66.4	13.3	6.6	86.3	50-80% AMI for ADUs
R4 Partially-Used	116.0	132.0	106.7	80.0	320.0	188.0	37.6	18.8	244.4	
WR Total	64.0	73.0	37.0	27.8	111.0	38.0	7.6	3.8	49.5	Above 120% AMI for SFR
WR Vacant	9.0	0.0	3.1	2.4	9.4	9.4	1.9	0.9	12.3	100-120% AMI for Duplexes
WR Redevelopable	25.0	31.0	12.7	9.5	38.0	7.0	1.4	0.7	9.1	80-100% AMI for ADUs
WR Partially-Used	30.0	42.0	21.2	15.9	63.6	21.6	4.3	2.2	28.1	
R6 Total	498.0	499.0	411.4	308.6	1851.5	1352.5	270.5	135.2	1758.2	Above 100% AMI for SFR
R6 Vacant	60.0	0.0	35.9	26.9	161.6	161.6	32.3	16.2	210.1	100-120% AMI for Duplexes
R6 Redevelopable	166.0	188.0	128.2	96.2	576.9	388.9	77.8	38.9	505.6	50-80% AMI for ADUs
R6 Partially-Used	272.0	311.0	247.3	185.5	1112.9	801.9	160.4	80.2	1042.5	
R8-12 Total	321.0	346.0	142.7	107.0	1070.1	724.1	144.8	72.4	941.3	80-120% AMI for SFR
R8-12 Vacant	10.0	0.0	6.2	4.7	18.7	18.7	3.7	1.9	24.3	80-100% AMI for Duplexes
R8-12 Redevelopable	292.0	322.0	120.4	90.3	361.3	39.3	7.9	3.9	51.1	50-80% AMI for ADUs
R8-12 Partially-Used	19.0	24.0	16.0	12.0	48.1	24.1	4.8	2.4	31.3	
MFR Total	34.0	55.0	11.0	5.5	82.5	27.5	5.5	2.7	35.7	50-100% AMI
MFR Vacant	4.0	0.0	1.1	0.5	8.1	8.1	1.6	0.8	10.5	0-50% with subsidies
MFR Redevelopable	28.0	53.0	9.4	4.7	70.8	17.8	3.6	1.8	23.1	
MFR Partially-Used	2.0	2.0	0.5	0.2	3.6	1.6	0.3	0.2	2.0	
Residential Total Units	1174	1228	790	590	3678	2450	490	245	3186	

Zone	Parcel Count	Existing Units	Gross Acres ¹	Net Acres ²	Base Capacity ³	Total Capacity ⁷	Income Band
Mixed Use and Commercial							
MU	13.0	15.0	5.2	2.6	38.9	23.9	50-100% AMI; 0-50% with subsidies
MU Vacant	0.0	0.0	0.0	0.0	0.0	0.0	
MU Redevelopable	13.0	15.0	5.2	2.6	38.9	23.9	
MU Partially-Used	0.0	0.0	0.0	0.0	0.0	0.0	
MUN	132.0	140.0	22.4	11.2	168.0	28.0	50-100% AMI; 0-50% with subsidies
MUN Vacant	0.0	0.0	0.3	0.2	2.4	2.4	
MUN Redevelopable	129.0	138.0	21.8	10.9	163.2	25.2	
MUN Partially-Used	2.0	2.0	0.3	0.2	2.4	0.4	
CBD Total	19.0	20.0	6.7	3.3	50.2	30.2	50-100% AMI; 0-50% with subsidies
CBD Vacant	0.0	0.0	1.0	0.5	7.7	7.7	
CBD Redevelopable	18.0	20.0	5.7	2.8	42.6	22.6	
CBD Partially-Used	0.0	0.0	0.0	0.0	0.0	0.0	
PBD Total	13.0	8.0	1.9	1.0	14.4	6.4	50-100% AMI; 0-50% with subsidies
PBD Vacant	0.0	0.0	0.0	0.0	0.0	0.0	
PBD Redevelopable	7.0	7.0	1.2	0.6	9.0	2.0	
PBD Partially-Used	1.0	1.0	0.0	0.0	0.0	-1.0	
CD Total	115.0	97.0	112.3	56.2	842.6	745.6	50-100% AMI; 0-50% with subsidies
CD Vacant	0.0	0.0	20.5	10.3	154.0	154.0	
CD Redevelopable	87.0	81.0	82.1	41.0	615.6	534.6	
CD Partially-Used	17.0	16.0	9.7	4.9	73.0	57.0	
Mixed-Use/Commercial Total MFR Units	292	280	149	74	1114	834	

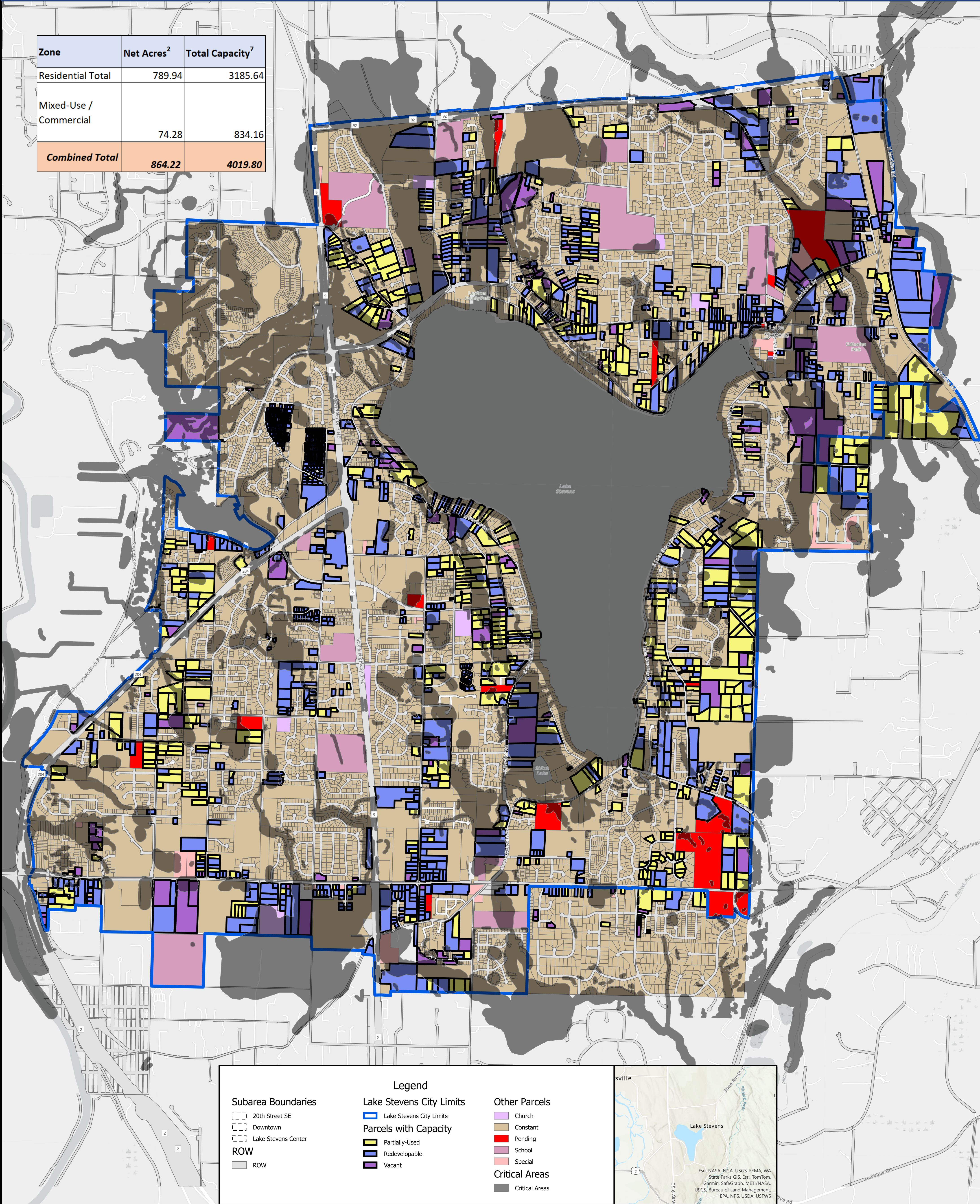
Zone	Net Acres ²	Total Capacity ⁷
Residential Total	790	3186
Mixed-Use / Commercial	74	834
Combined Total	864	4020

1. Area minus critical areas.
2. Gross area minus reduction factor for parking, roads and utilities (25% used for residential uses and 50% used for multifamily, mixed-use and commercial).
3. Base capacity multiplies the net acres by the zoning capacity measured in units per acre. R8-12 uses and average of 10 units per acre. MFR, commercial and mixed-use zone apply a conservative multiplier of 15 units per acre.
4. Revised base capacity removes existing units.
5. A 20% increase was applied to account for the production of duplexes, which matches the density bonus for infill projects.
6. A 10% increase was applied to account for the production of accessory dwelling units. This projection is very conservative because the city does not have enough data to project a higher percentage.
7. The total capacity is a total of the revised base plus duplexes and ADUS.
8. The income band represents the expected housing cost per zone. It also expected that duplexes, townhomes and apartments will meet a portion of the middle housing need. Subsidized apartments and ADUs will meet some of the needs of below 50% AMI.

Current Land Capacity

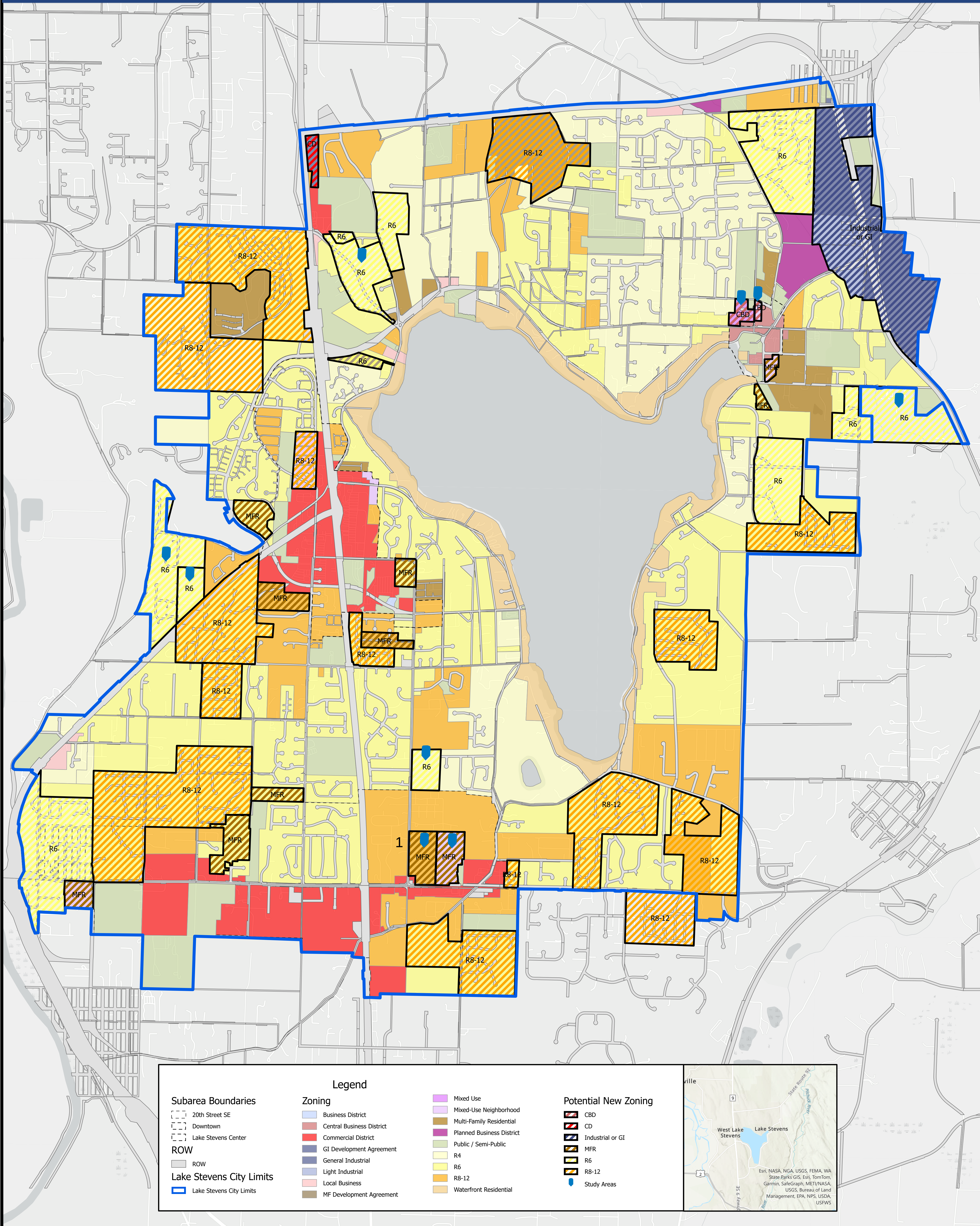


Zone	Net Acres ²	Total Capacity ⁷
Residential Total	789.94	3185.64
Mixed-Use / Commercial	74.28	834.16
Combined Total	864.22	4019.80



0 0.25 0.5 Miles

Potential Zoning Changes



PLANNING COMMISSION STAFF REPORT



Agenda Date: 2/7/2024

Subject: Follow-up on City Urban Growth Area (UGA) Expansion Requests

Contact Person/Department: Russ Wright, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

No action is required. Staff prepared the following summary of the UGA expansion requests that the city submitted for consideration as part of Snohomish County's 2024 Comprehensive Plan Periodic Update, as well as the UGA expansions being evaluated by the county as part of their SEPA alternatives analysis.

SUMMARY/BACKGROUND:

Urban growth areas (UGAs) are defined in [RCW 36.70A.110](#) as "areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature." They comprise incorporated cities (such as Lake Stevens) as well as unincorporated areas of the county that are characterized by urban levels of growth or are adjacent to such areas. Unincorporated UGAs are assigned to individual cities and help to meet anticipated population, housing and employment growth over the next planning period (2020-2044).

Areas must be located within a city's UGA to be eligible for annexation. Over the past 20 years, the city of Lake Stevens has completed a series of annexations that have brought the majority of its UGA within city boundaries, with the most recent large annexation being the [Southeast Interlocal Annexation](#). The city's remaining unincorporated UGA (as shown on the city's [annexation history map](#)) consists of an established residential neighborhood south of 20th SE and east of 107th Ave SE; established residential neighborhoods southeast of Downtown Lake Stevens near 12th St NE and 131st Ave NE; and a small industrial area south of Highway 92 near Old

Hartford Road.

UGA expansion requests are submitted in advance of the county's Comprehensive Plan periodic update for consideration as part of the land capacity analysis and SEPA alternatives for projected countywide growth through the next planning period. Requests are subject to specific approval criteria including consistency with the Growth Management Act and Countywide Planning Policies.

The city submitted four UGA expansion applications in October 2020 through the docketing process for the county's 2024 periodic update to help the city meet its growth targets. As shown on the maps (Attachment 1), these areas include:

- Area 1: A 296-acre area north of Highway 92 between Callow Road and State Route 9, with a proposed county zoning designation of Light Industrial;
- Area 2: A single 3-acre parcel near N Machias Rd and 28th St NE, with a proposed county zoning designation of Light Industrial;
- Area 3: A 516-acre residential area east of Sunnyside Blvd with a proposed county zoning designation of R-7200; and
- Area 4: A 683-acre area south of the 20th SE Corridor and east of Highway 2 with a proposed county zoning of R-7200 and General Commercial.

The city's application materials included an analysis of how and why the UGA expansions would help the city meet its projected growth. Snohomish County Planning and Development Services (PDS) staff provided an initial review and analysis in March 2021, and recommended that none of the four proposals be further analyzed with the 2024 periodic update. The county website includes PDS staff analysis of [Area 1](#), [Area 2](#), [Area 3](#) and [Area 4](#). Area 2 was ultimately approved as part of the Comprehensive Plan docket by the Snohomish County Council via [Motion 21-147](#), along with a County Council-initiated motion ([Motion 22-095](#)) to consider three areas (Attachment 2):

- The southern half (211 acres) of the city's Area 3 proposal along Sunnyside Blvd (which was not docketed), with a proposed county zoning designation of R-7200;
- A minor (5-acre) portion of the city's Area 4 proposal on the east side of State Route 9, with a proposed county zoning designation of Planned Community Business; and
- An 86-acre area located on and adjacent to the former county landfill near 4th St NE and 131st Ave NE.

Snohomish County issued the Draft Environmental Impact Statement (DEIS) for its Periodic Update in September 2023, with the alternative analysis included in [Chapter 2](#). A summary of the proposals that would expand the Lake Stevens UGA is included on page 2-37. City staff has provided comments on the alternatives analysis and its

support for the proposed UGA expansions and will continue to stay involved with the county periodic update process.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - UGA Expansion Requests Maps
2. Attachment 2 - Council-Initiated Proposals

Figure 2 - Proposed Zoning Map

Figure 2 below shows the proposed zoning for the Area 1 UGA expansion area.

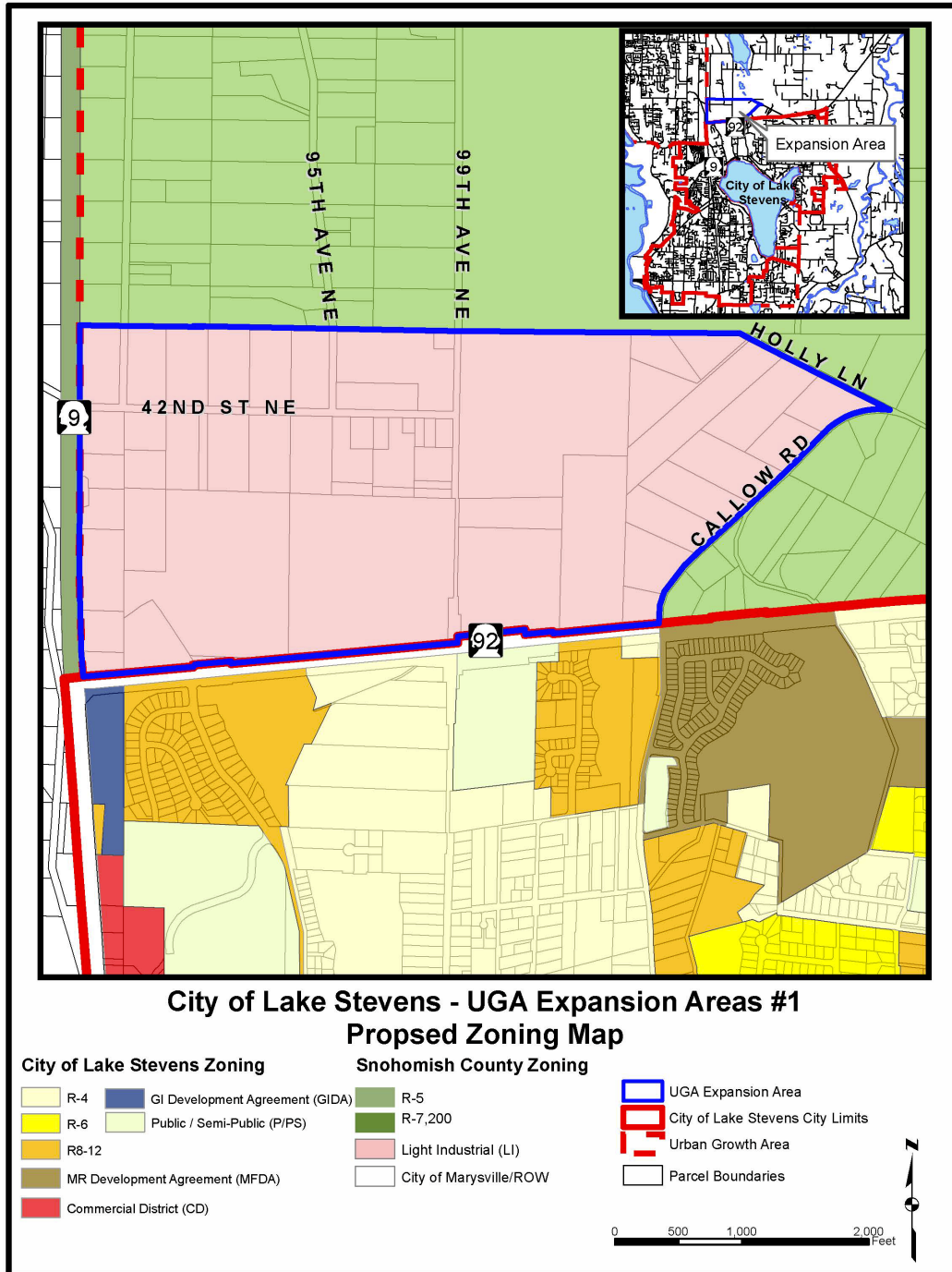


Figure 2 - Proposed Zoning Map

Figure 2 below shows the proposed zoning for the Area 2 UGA expansion area.

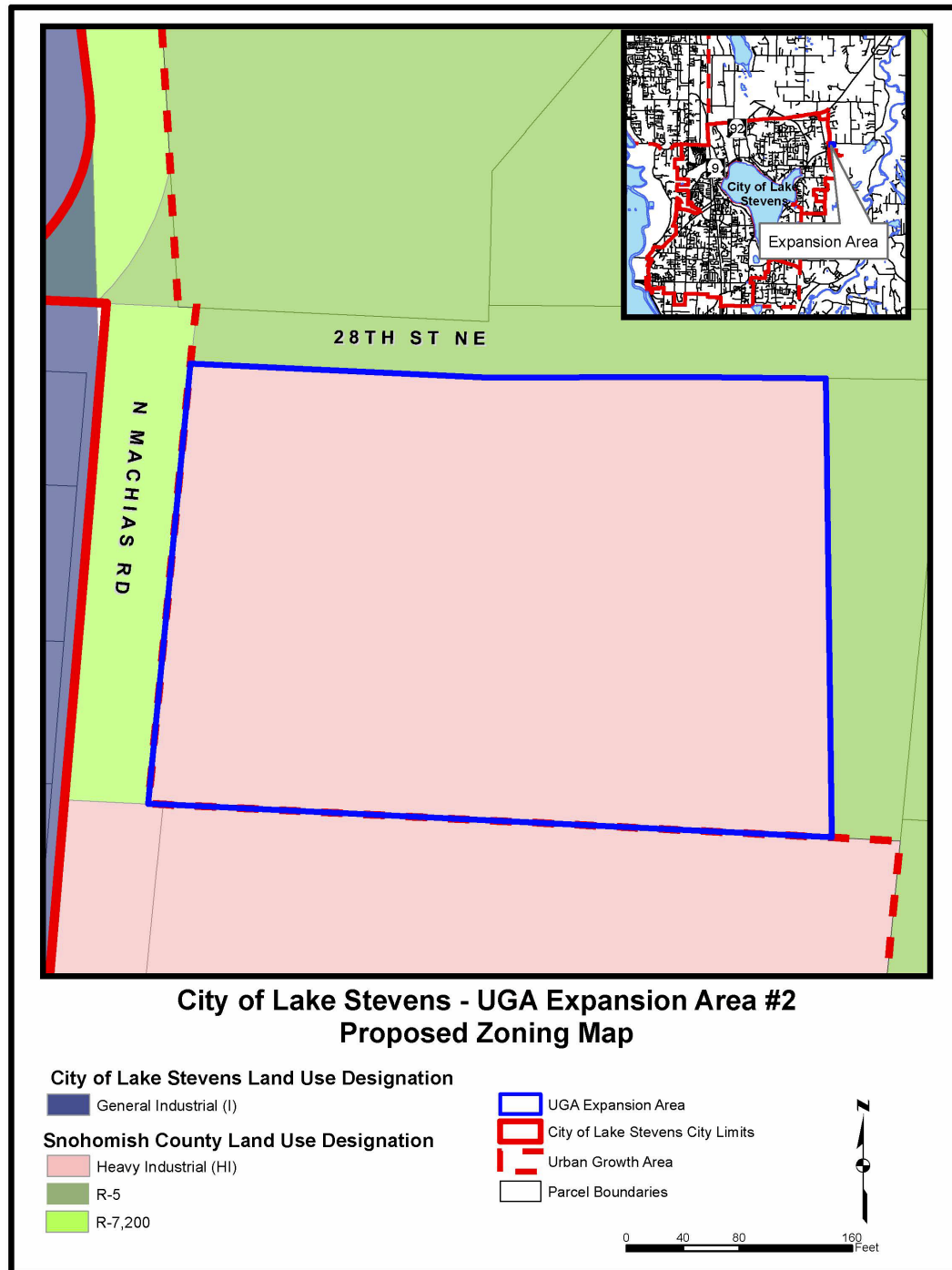


Figure 2 - Proposed Zoning Map

Figure 2 below is the existing Lake Stevens UGA boundary.

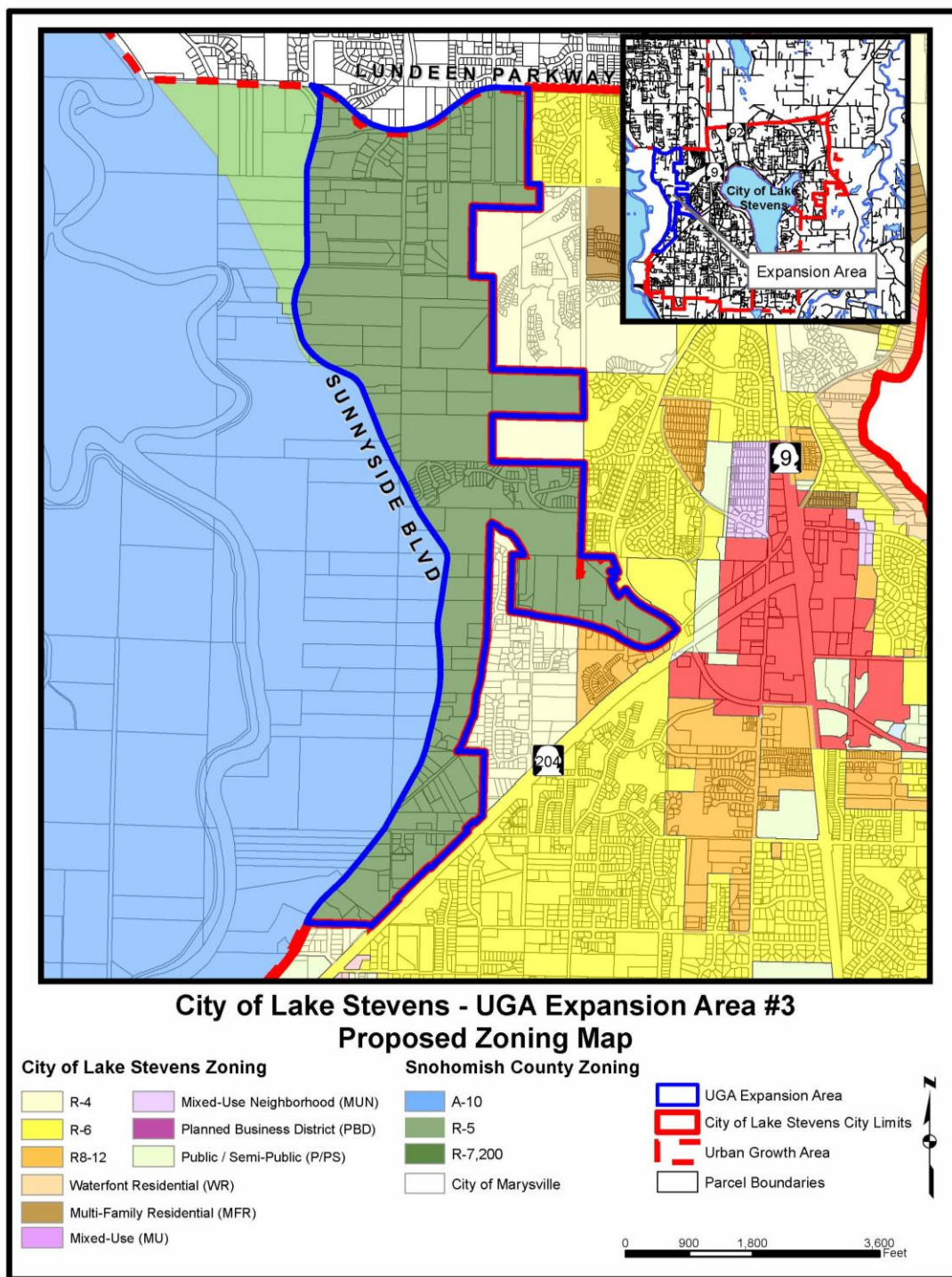
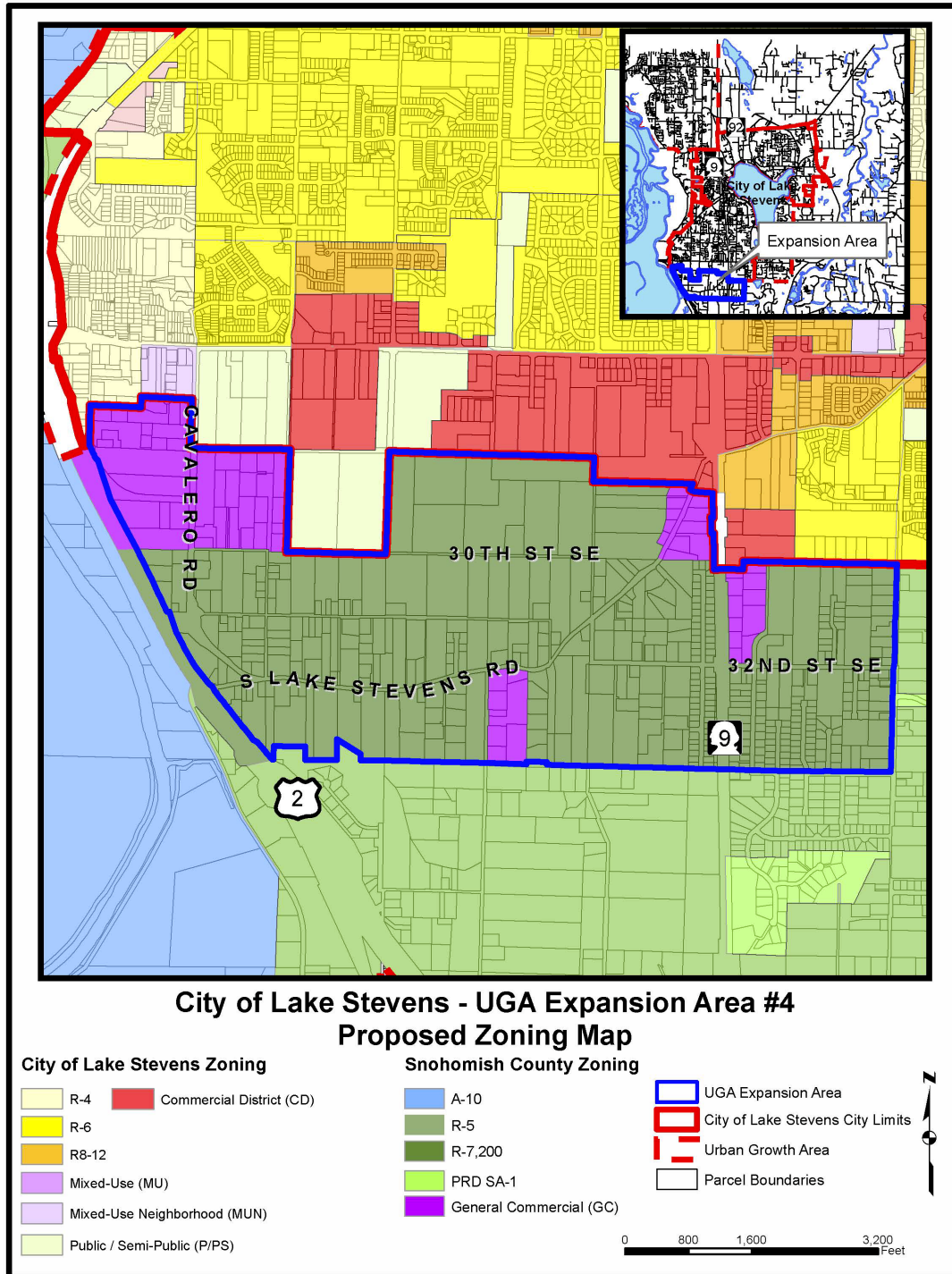


Figure 3 - Proposed Zoning Map

Figure 3 below shows the proposed zoning for the Area 4 UGA expansion area.



What is the proposed action?

Place an expansion of the Lake Stevens UGA by approximately 302 acres, plus additional right-of-way areas to be determined by PDS as appropriate, for inclusion in Alternative 3 for study purposes. This expansion would take place in three general areas of the UGA. Two of these expansion areas overlap with applications in Docket XXI. Expansion Area 1 (211 acres) includes the south part of the LS3 docket application. Expansion Area 2 (6 acres) is part of the LS4 docket application. Expansion Area 3 (86 acres) is unrelated to the docket.

Proposed Acreage by Future Land Use Map Designation:

- 241 acres Urban Low Density Residential
- 57 acres Public/Institutional Use
- 6 acres Urban Commercial

Figure 1 – General Expansion Areas

