

# PLANNING COMMISSION MEETING AGENDA



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## *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.*

April 17, 2024 - 6:00 PM

**Hybrid in The Mill or VIA ZOOM**

**Join Zoom Meeting: <https://lakestevenswa.zoom.us/j/87525500463>**

**or call in at: 253-215-8782 Meeting ID: 875 2550 0463**

- 1. Call to Order**
- 2. Roll Call**
- 3. Guest Business**
- 4. Action Items**
  - A. Minutes of Planning Commission of March 20, 2024
- 5. Discussion Items**
  - A. Comprehensive Plan Update: Review of Draft Introduction and Economic Development Element David Levitan
- 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

March 20, 2024



**CALL TO ORDER:** 6:00 pm by Chair Connor Davis

**MEMBERS PRESENT:** Chair Connor Davis, Vice-Chair Janice Huxford, Commissioner Linda Hoult, Commissioner Nathan Packard, Commissioner Bruce Morton and Commissioner Duerr, Commissioner Jennifer Davis.

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Community Development Director Russ Wright, Senior Planner David Levitan, Associate Planner Jill Needham and Clerk Cody Schwindt.

**OTHERS PRESENT:** Councilmember Ryan Donaghue.

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

**Roll Call:** All eight members present.

**Guest business:** None

**Action Items:** Minutes from February 21, 2024 were approved as amended, including reflecting that the meeting was chaired by Vice-Chair Huxford. Motion by Commissioner Hoult. Seconded by Commissioner Duerr. The motion carried unanimously.

**Discussion Items:** Senior Planner Levitan provided an overview of changes proposed to the Public Services and Utilities Element of the Comprehensive Plan, including several new and updated policies related to climate change and equity. Commissioner feedback included a request to provide specific metrics within policy language (when possible) and a preference for incentives over mandates.

**Commissioner Report:** Commissioner Huxford reports that neighbors along South Lake Stevens Road are requesting an update on an electronic speed limit sign to be installed by the Public Works Department. Chair Connor Davis reports they would like to see crosswalk upgrades at the intersection at Main Street and 20<sup>th</sup> Street NE.

**Director Report:** No Director's report.

**Adjourn:** Commissioner Duerr motioned to adjourn the meeting, seconded by Commissioner Packard to adjourn at 6:47 p.m. The motion carried unanimously.

Cody Schwindt, Planning Commission Clerk

# PLANNING COMMISSION STAFF REPORT



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**Agenda Date:** 4/17/2024

**Subject:** Comprehensive Plan Update: Review of Draft Introduction and Economic Development Element

**Contact Person/Department:** David Levitan, Community Development

**Budget Impact:**

**Legal Review:** No

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## **RECOMMENDATION(S)/ACTION REQUESTED:**

No action is required. Staff will provide an overview of changes proposed to the Introduction (Attachment 1) and Economic Development Element (Attachment 2) of the 2024 Comprehensive Plan. Commissioners are asked to provide initial feedback and identify any desired changes prior to the Commission's public hearing(s) for the Comprehensive Plan later this year. Staff will present additional updated elements over the course of the next several months, with the Environment and Natural Resources Element currently scheduled for the Commission's next meeting on May 1.

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## **SUMMARY/BACKGROUND:**

The City of Lake Stevens is currently undertaking a periodic update to its comprehensive plan, which under state law must be adopted by December 31, 2024. The current comprehensive plan was adopted in 2015; however, the city has made yearly updates to individual chapters via the annual docketing process, which allows the city to adopt comprehensive plan text and map amendments no more than once per year.

The 2015 comprehensive plan includes an introduction and eight elements (a total of nine chapters), all of which will be updated as part of this periodic update. To date, the Planning Commission has reviewed and provided comments on updated drafts of the following elements:

- The Parks, Recreation and Open Space Element (Chapter 5) at their [November 15, 2023 meeting](#); and
- The Public Services and Utilities Element (Chapter 7) at their [March 20, 2024 meeting](#).

In June 2023, the city completed an [audit and gap analysis](#) of the current plan to identify needed changes. That analysis determined that the plan was largely compliant with the Growth Management Act (GMA) but did require several updates to be consistent with recent GMA changes as well as new [multicounty planning policies](#) (MPPs) from the Puget Sound Regional Council's (PSRC) Vision 2050 and [countywide planning policies](#) (CPPs) adopted by Snohomish County.

In 2023, House Bill 1181 revised the GMA to include a climate change goal and require jurisdictions to adopt a Climate Change element into their comprehensive plans, as well as specific updates to the transportation element. The city's deadline to complete this work is 2029, and the city anticipates adopting a standalone Climate Change element in the future. In the interim, the city will be incorporating climate change goals and policies into existing elements and providing additional background information in the Introduction.

#### Introduction (Chapter 1)

Attachment 1 includes proposed updates to the Comprehensive Plan Introduction (Chapter 1), which establishes the role, regulatory framework, requirements and priorities of the comprehensive plan. While individual elements have been updated in recent years, the Introduction adopted as part of the 2015 periodic update is largely untouched over the last nine years, and as such substantial changes were needed. These include:

- Addressing recent updates to the Growth Management Act (GMA), most notably HB 1220 (which changed requirements for the Housing Element) and HB 1181 (which implemented requirements to plan for climate change);
- Discussing changes to the regional and county planning framework. PSRC's Vision 2050 regional planning document was adopted in 2020 and establishes the growth concept for the Central Puget Sound region, and updated Countywide Planning Policies (CPPs) were adopted by the County Council in 2021;
- Incorporating information from and about recent city planning efforts, such as the 2023 Climate Sustainability Plan (CSP) and the May 2023 Industrial Center Analysis Report;
- Documenting and assessing the 2044 population, housing and employment growth targets allocated to the city following a collaborative process through Snohomish County Tomorrow; and

- Accounting for recent annexations and population growth in the city, which have resulted in Lake Stevens now being the fourth-largest city in the county.

Changes in Attachment 1 are shown as ~~strikethrough~~/underline text, and several new figures and graphics are included to provide additional context and improve the readability of the document.

### Economic Development Element (Chapter 6)

Attachment 2 includes proposed updates to the Economic Development Element (Chapter 6), which is a mandatory element per [RCW 36.70A.070](#)(7). Per the GMA, the element is required to establish “local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.”

The city has seen extensive employment growth since the 2015 periodic update, with the city adding over 1,900 jobs between 2015 (4,604) and 2022 (6,511). Between 2019 and 2044, the city is required to plan for an additional 3,219 jobs. As discussed during the Commission’s [February 21, 2024 meeting](#), the city added 835 jobs between 2019 and 2044, or about ¼ of the city’s growth target. Since 2015 the city has also adopted a subarea plan for Downtown Lake Stevens (2018) and completed an industrial lands analysis for the Lake Stevens Industrial Center (2023).

As is the case for other topics/elements, many of the substantive changes to the Economic Development MPPs (Attachment 3) and CPPs (Attachment 4) were focused on climate change adaptation, mitigation and resiliency and providing a more equitable economic development framework that meets the needs of the entire county/region. The city’s gap analysis for the Economic Development element (Attachment 5) noted that the existing element would need many of these changes to be compliant with the GMA.

As shown in the track changes to Attachment 2, staff has updated several background analysis sections of Chapter 6 to provide more current information on city employment and recent employment and planning efforts, as well as a more thorough analysis of the city’s ability to meet its 2044 employment growth targets. The draft element also includes updated maps and several additional figures and graphics.

### Summary of New and Updated Policies

As noted above, the majority of proposed updates to the Chapter 6 goals and policies are focused on addressing climate change and improving equity as it relates to economic development and employment. These include:

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- A new goal (6.9) to “Support Equitable and Diverse Business Opportunities,” with a series of underlying policies that aim to improve equity and expand opportunities.
- A new goal (6.10) that aims to “Promote Sustainable Economic Development Activities,” with policies that call for implementation of the CSP, incentives for green development, and better collaboration with local businesses and organizations.
- New policy language regarding a number of topics, including improved jobs/housing balance, opportunities for new and emerging industries and diversification of the city’s employment base, and incorporating more office uses within industrial areas.

During the Commission’s March 20 review of the Public Services and Utilities Element, several commissioners inquired about incorporating more metrics into updated policy language, such as specific reductions in greenhouse gas emissions. While such metrics are often more appropriate for implementation tasks such as 5-year or 10-year economic strategy, staff would welcome feedback from commissioners on how to incorporate metrics into the Chapter 6 policies, such as calling for a specific amount of growth in certain industries.

#### Requested Feedback and Next Steps

Commissioners are asked to provide feedback on the proposed changes to the Introduction and Economic Development Element. The updated chapters will be circulated to partner agencies and districts and made available for public review, before they are brought back before the Planning Commission during the public hearings to make a recommendation to City Council on the entire comprehensive plan document. As noted above, staff will present updated drafts of the five remaining chapters (Land Use, Housing, Environment and Natural Resources, Transportation and Capital Facilities) over the next several months, with the Planning Commission public hearing on the full plan anticipated in Summer 2024. The city will also be hosting additional public events in Spring and Summer 2024 to allow for additional community feedback on the draft comprehensive plan.

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#### **APPLICABLE CITY POLICIES:**

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#### **ATTACHMENTS:**

1. Attachment 1 - Introduction Track Changes Version
2. Attachment 2 - Economic Development Track Changes Version
3. Attachment 3 - Economic Development MPPs
4. Attachment 4 - Economic Development CPPs

5. Attachment 5 - Gap Analysis for Economic Development

# Chapter 1: Introduction



## CHAPTER 1: INTRODUCTION



### INTRODUCTION About Lake Stevens

The city of Lake Stevens is a rapidly growing community ~~located around the northern, western and northeastern sides of Lake Stevens~~ in central Snohomish County ~~that surrounds the 1,000-acre Lake Stevens ("the lake"), the largest natural lake in the county.~~ It is situated on a gently sloping terrace rising east from the flood plain of the Snohomish River to the foothills of the Cascade Mountains.

~~Upon incorporation as a city in 1960, the city had a population of approximately 900 residents in and adjacent to centered around its historic downtown, which is located along in the northeast corner of the lake. By 2002, Lake Stevens had experienced—seen modest residential growth through new development and a series of small annexations of its urban growth area (UGA), which increased the population to just under 7,000 people across 1,500 acres. It was at this time that the city developed a goal of creating "One Community Around the Lake" via annexation.~~

**Urban Growth Area (UGA):** Areas designated to accommodate future growth and development. Areas must be within the UGA to be eligible for annexation.

**Annexation:** The act of bringing unincorporated (county) areas of the UGA into the city.

**Rural Urban Transition Area (RUTA):** Areas adjacent to the UGA set aside for possible future inclusion in UGA.

~~In 2006, the city began a series of larger annexations (Figure 1.1), gradually expanding its boundaries to the north, west, and south of the lake and adding commercial areas along State Route (SR) 9 and 20<sup>th</sup> St SE. With the completion of the 2021 Southeast Interlocal Annexation, the city boundaries included all sides of the lake as well as the lake itself. As of 2024, the city covered approximately 7,550 acres (11.8 square miles) including the lake, with approximately 500 acres remaining within its unincorporated UGA.~~

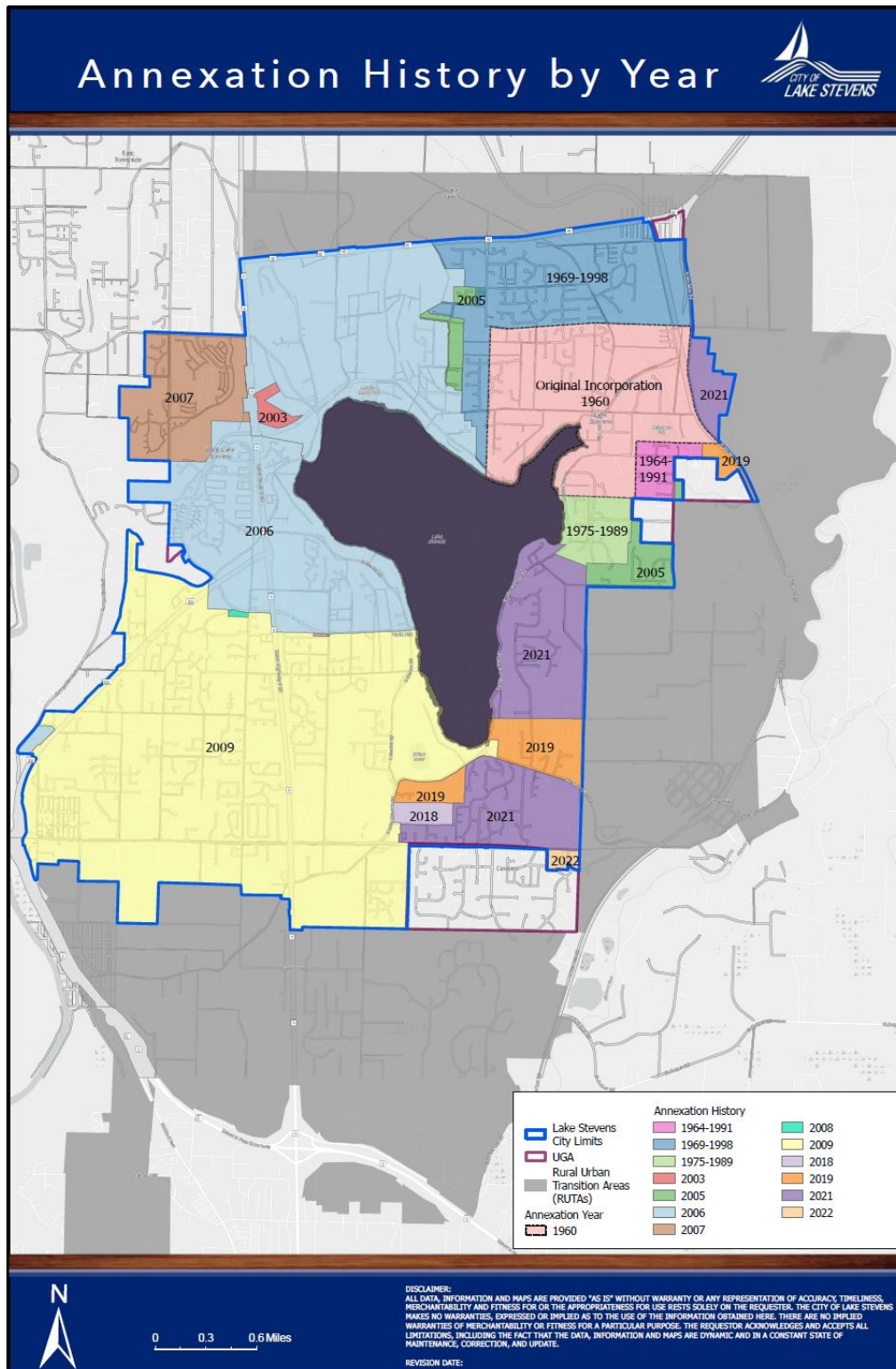
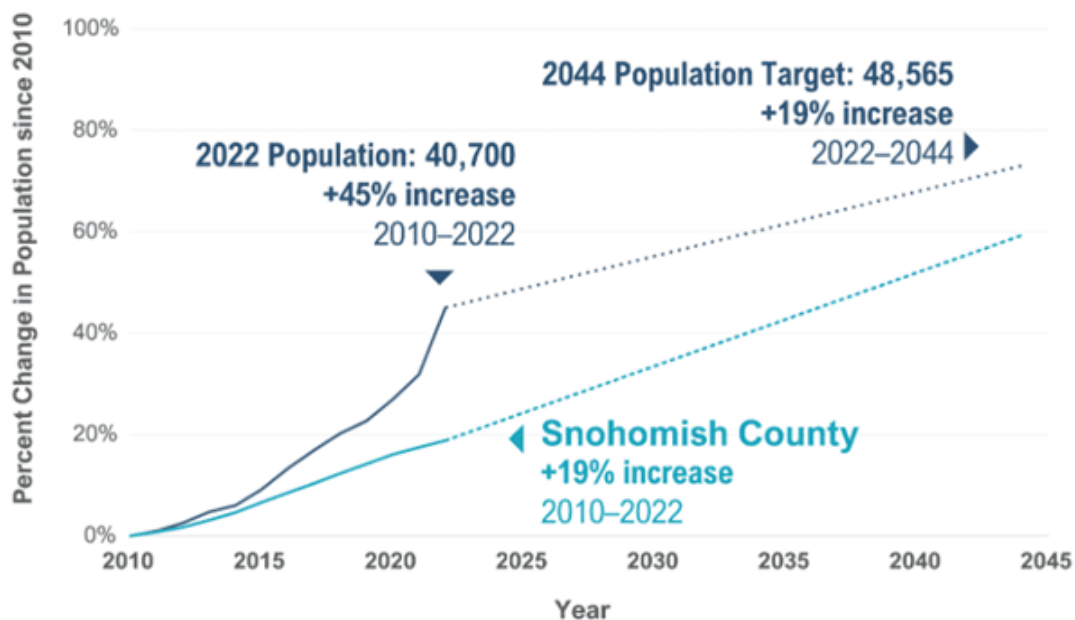


Figure 1.1 – Annexation History

By April 2023, the city had an estimated population of 41,260 people, a more than 600% increase over its 2000 population, which made it the fourth most populated city in the county. Between 2012 and 2022, the city grew by 3.2% per year, which was double the county average. While the city remains primarily residential in nature, as of 2022 the city had more than 6,500 jobs. Most employment is located within the city's three adopted subareas: Lake Stevens Center, Downtown Lake Stevens, and the 20<sup>th</sup> St SE Corridor and in the emerging the Lake Stevens Industrial Center (LSIC) east of downtown. ~~and the city's three adopted subareas: Lake Stevens Center, Downtown Lake Stevens, and the 20<sup>th</sup> St SE Corridor. These subareas are discussed in more detail in the Land Use Element (Chapter 2) and Economic Development Element (Chapter 6). The current city boundaries, established in December 2009 following a series of annexations in the mid-2000s, encompass an area of approximately 5,760 acres (8.9 square miles). Small pockets of unincorporated areas comprise the remainder of the Lake Stevens Urban Growth Area (UGA) with an area of 2,192 acres (3.4 square miles) including the lake. The current Lake Stevens UGA provides sufficient capacity to accommodate population and employment forecasts considering environmental constraints, existing development, infrastructure and services, existing and/or planned transportation corridors and areas where urban services could be extended logically. Beyond the UGA, 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 (2044).~~



Lake Stevens and Snohomish County Population, 2010–2044.

Source: Lake Stevens Housing Action Plan

~~The population of the Lake Stevens area, both inside and out of the city has been steadily increasing since the city incorporated in 1960, when the city's population was 900, through development and annexation. The housing stock is relatively new, with significant portions of the housing inventory built in each subsequent decade since incorporation. In 2014, the estimated population was 29,170. Snohomish County predicts the Lake Stevens UGA population will grow by 5.5% through 2035 to a population of 46,380.~~

The city's primary development pattern ~~is~~ remains that of a residential suburban community, which belies its roots as an early 20th century logging and mill town. ~~Outside of the previously mentioned commercial and industrial areas within its subareas, the majority of most of the city is comprised of detached single-family residences, although the city has begun to see more multifamily and townhome residential development in recent years as the supply of buildable land continues to decrease. This dynamic will continue to evolve as the city's growth centers grow and develop.~~ The city's housing stock is relatively new, with significant portions of the housing inventory built in each decade since incorporation in 1960; a more detailed analysis is included in the Housing Element (Chapter 3).

Amidst the newer subdivisions, shopping centers, schools and state highways, there are a few clues remaining of ~~the city's~~ its earlier form. - At the south end of downtown where the Rucker Mill ~~was located in~~ was in the first half of the 20th century are the remaining pilings that once supported the mill over the lake. Lakefront homes and public open space now cluster where the heavy industrial activity once occurred. -Most of the historic downtown is now gone, although a few of the buildings remain and are used for commercial and civic purposes. Preserving and embracing the history and unique character of the area are identified as key policy and implementation objectives in the 2018 downtown plan, which identifies the downtown core as the "historic heart of the community". This sense of history has been incorporated into recent city projects such as the Mill at Lake Stevens multi-use building and Mill Spur festival street.



North Cove Then and Now: Rucker Mill and North Cove Park/City Hall/The Mill



~~There are a few significant areas where single-family residences do not predominate including the downtown business district, the Hartford Industrial area and the Lake Stevens Center (AKA Frontier Village). Over the next few years, the 20th Street SE Subarea will also experience commercial and industrial growth. This dynamic will continue to evolve as the city's growth centers grow and develop.~~

## Purpose of the Comprehensive Plan – Why Plan?

### PLANNING CONTEXT

#### State Planning

In ~~1990 and~~ 1991, the Washington State Legislature enacted the Growth Management Act (GMA) to guide local planning. ~~Primarily codified in Chapter 36.70A of the Revised Code of Washington (RCW), t~~The GMA was based on the concept that uncoordinated and unplanned growth would “pose a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by residents of the state.” The GMA ~~recognizes~~ the diversity of challenges facing local jurisdictions depending upon population and growth rates. and established Within comprehensive plans as the primary land use document through which local jurisdictions would can manage population growth, jurisdictions and develop goals and policies to guide local decision-making for growth, development and necessary public services and facilities. The GMA has been amended several times since its original adoption, including prominent changes in 2021 related to housing (HB 1220) and in 2023 related to climate change (HB 1181).

Per RCW 36.70A.130, local jurisdictions are required to periodically update their comprehensive plans to ensure that they are consistent with GMA requirements and the city is able to can accommodate projected population and employment growth over the next 20 years (2044). For Lake Stevens, this “periodic update” was required to be completed by December 31, 2024, with future updates required every ten 10 years. This process is discussed in more detail later in this chapter and in Chapter 2. The GMA also allows cities to update their comprehensive plans no more than once per year through an annual docketing process, which is further described under the Lake Stevens Planning section.

The GMA directs local jurisdictions to consider specific planning goals (RCW 36.70A.020) to guide policy development and the implementation of development regulations. Starting with 13 goals in 1990, the GMA now includes the following 15 planning goals:

1. Guide **urban growth** to areas ~~where urban~~ with adequate public services ~~can be adequately provided.~~
2. ~~Reduction of urban~~ **Reduce** sprawl.
3. Encourage efficient multi-modal **transportation** systems.
4. ~~Encourage the availability~~ Plan for and accommodate of **housing** affordable ~~housing~~ to all economic segments of the population (Revised in 2021).



5. Encourage **economic development** throughout the state.
6. ~~Assure~~ Ensure private **property rights** ~~is not by not~~ taking private propertyen for public use without just compensation.
7. Encourage predictable and timely **permit** processing.
8. Maintain and enhance **natural resource-based industries**.
9. Encourage retention of **open space and** development of **recreational** opportunities.
10. Protect the **environment** and enhance the State's quality of life.
11. Encourage ~~the~~ citizen participation and coordination of citizens in the planning process, including vulnerable populations and overburdened communities.
12. Ensure adequate **public facilities and services** necessary to support development.
13. Identify and encourage the historic preservation of ~~preserve~~ lands and sites of historic and archaeological significance.
14. Ensure that comprehensive plans, development regulations, plans and strategies address climate change and resiliency (Added in 2023).
15. Incorporate into local comprehensive plans the goals and policies of the Shoreline Management Act as set forth in RCW 36.70A.020-058.020 for Shorelines of the state (Added in 2003).

These planning goals ~~have been provide~~ the basis ~~for of~~ the city's comprehensive planning process and development regulations, ~~as articulated through inclusion of the and are~~ incorporated into local comprehensive plans through the following mandatory planning elements (RCW 36.70A.070) ~~into the city's plan~~:

- |                                          |                                         |
|------------------------------------------|-----------------------------------------|
| 1. Land Use                              | 6. Transportation                       |
| 2. Housing                               | 7. Economic Development                 |
| 3. Capital Facilities                    | 8. Park and Recreation                  |
| 4. Utilities                             | <u>9. Climate Change and Resiliency</u> |
| 5. Rural Element (counties <u>only</u> ) | <u>(added in 2023)</u>                  |

~~The Lake Stevens Comprehensive Plan~~ This plan addresses the ~~applicable mandatory~~ elements as ~~individual specific~~ chapters (Chapters 2 through 9), each of which includes background information and a series of goals and policies related to that topic. The one exception is the Climate Change and Resiliency Element, which the city is not required to adopt as a standalone element until 2029. However, the city did adopt a Climate Sustainability Plan in 2023 which identified numerous potential climate-related goals and policies for each mandatory element, which have been incorporated into Chapters 2 through 9.



The GMA (RCW 36.70A.080) also allows jurisdictions to ~~consider~~include optional comprehensive plan elements (RCW 36.70A.070) related to conservation, solar energy, and recreation as well as~~and the~~ adoption of specific subarea plans that affect the physical development within its jurisdiction. ~~The city will consider optional~~The city has incorporated conservation and sustainability goals within ~~specific chapters~~Chapters 2 through 9 as part of its climate change and resiliency planning, while R recreation goals and policies are provided within ~~the Parks and Recreation chapter~~Chapter 5. ~~Finally, the~~The city has also adopted ~~two-three~~ subarea plans – Lake Stevens Center and the 20<sup>th</sup> St SE Corridor in 2012 and Downtown Lake Stevens in 2018 – and completed an analysis of the Lake Stevens Industrial Center in 2023. These four areas are identified as growth centers and discussed in more detail in Chapters 2, 3 and 6, and may consider additional subarea plans for defined growth centers. The city believes that its updated Comprehensive Plan, as amended, meets the consistency requirements under GMA. Future decision-making and interpretations of its policies will adhere to these consistency requirements.

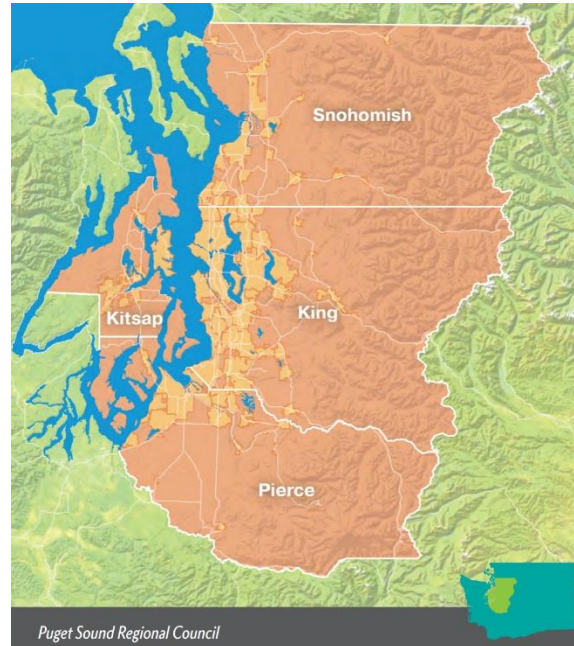
~~Another requirement of the~~The GMA is to also requires the city to coordinate its planning efforts with other jurisdictions and agencies. ~~This is an especially important step for the city of Lake Stevens because within the city and its UGA there are many special purpose districts serving the city and its UGA, as mentioned previously several~~ unincorporated UGA pockets and transitional areas that remain under Snohomish County authority, and ~~Lake Stevens has~~ neighboring cities to the northwest and south. Long-term planning for the city is coordinated with Snohomish County, the Lake Stevens and Snohomish School Districts, ~~Lake Stevens Fire~~Snohomish Regional Fire and Rescue, the Lake Stevens Sewer District, Snohomish County PUD, neighboring cities and others.

Overall, tThe city believes that its updated Comprehensive Plan, as amended, meets the consistency requirements under GMA and that —fFuture decision-making and interpretations of its policies will adhere to these consistency requirements.

### Regional Planning

The Puget Sound Regional Council (PSRC) is an association of cities, towns, counties, ports, and state agencies that serves as a forum for developing policies and making decisions about regional growth and transportation issues in the ~~four-county~~ central Puget Sound region (Snohomish, King, Pierce and Kitsap). PSRC administers distribution of transportation funds, develops a regional transportation plan, coordinates economic development activities, provides data and forecasting information, helps ensure coordination between jurisdictions' land use and transportation plans, and provides technical assistance to its members. City staff and elected officials participate in the regional planning process through various PSRC boards and committees.

The primary coordination tool PSRC uses ~~as endorsed by local governments, public agencies, interest groups, and individuals~~ to implement the GMA in the central Puget Sound is the regional planning document, VISION 20540. VISION 20540, ~~was adopted in 2020 and~~ establishes the regional vision for the Puget Sound to augment GMA goals related to environmental protection, focused development patterns, housing affordability, sustainable regional economy, integrated transportation systems and adequate public services. ~~It includes a number of multicounty planning policies (MPPs), which countywide planning policies (discussed below) and local comprehensive plans must demonstrate consistency with.~~



PSRC Boundaries (Source: PSRC)

VISION 20540 emphasizes growth centers as areas to concentrate future employment and population growth, linking regional and local centers with efficient multi-modal transportation system, promoting sustainability in decision-making and allocating population and employment growth within regional geographies based on community size. The PSRC strategy reinforces GMA goals to contain sprawl and encourage development where public facilities and services exist or can be provided efficiently.

### Countywide Planning

The GMA requires counties to adopt countywide planning policies (CPPs) in cooperation with affected cities (RCW36.70A.210). ~~Countywide planning policies~~CPPs provide a local planning framework to ensure consistency among cities and a regional vision, ~~and must be consistent with the GMA and the Vision 2050 MPPs, as shown in the graphic below.~~ The GMA also requires each local comprehensive plan to demonstrate consistency with the countywide planning policiesCPPs.

Snohomish County facilitates collaborative countywide planning through Snohomish County Tomorrow (SCT), which is comprised of staff, local citizens and elected officials from every each jurisdiction in the county. The cities, towns, tribes, and county have worked together through SCT since 1989 to address local planning issues. -SCT provides a forum in which jurisdictions can address growth management issues best suited for multi-jurisdictional coordination in such functional areas as transportation, utilities, housing and population and employment distribution.



### State, Regional and Local Planning

Source: Snohomish County

~~The GMA requires each local comprehensive plan to demonstrate consistency with the countywide planning policies. In 2021, The SCT Planning Advisory Committee (PAC) forwarded proposed amendments to the countywide planning policies CPPs to the SCT Steering Committee, which is comprised of elected officials, in 2013 to. The Steering Committee subsequently recommended approval of the policies to the County Council, which adopted the updated CPPs in September 2021. The Snohomish County Council subsequently adopted these policies. The Snohomish County countywide planning policies have provided guidance in the planning process for local jurisdictions, The County Council has since adopted 2044 population, housing and employment growth targets for the county and individual jurisdictions, which provide the foundation for how cities such as Lake Stevens must plan for growth over the next twenty years. These growth targets are summarized in the table below and discussed in more detail in Chapters 2, 3 and 6.~~

| <u>Growth Targets</u> | <u>2019/2020 Estimate</u> | <u>2044 Target</u> | <u>2020-2044 Increase</u>  |
|-----------------------|---------------------------|--------------------|----------------------------|
| <u>Population</u>     | <u>38,951</u>             | <u>48,565</u>      | <u>9,614 people (25%)</u>  |
| <u>Employment</u>     | <u>5,675</u>              | <u>8,894</u>       | <u>3,219 jobs (57%)</u>    |
| <u>Housing Units</u>  | <u>13,473</u>             | <u>18,388</u>      | <u>4,915 units (36.5%)</u> |

### 2044 Growth Targets for Lake Stevens

The county's plan addresses many issues in the Lake Stevens ~~Urban Growth Area~~UGA that are similar to those addressed in the city's updated plan.



### Lake Stevens Planning

Under the GMA, jurisdictions are required to develop comprehensive plans as a framework to manage localized growth over the next 20 years. ~~—All of All the planning—~~mandatory elements discussed above must be integrated into a single, internally consistent plan, which balances the goals in each element and considers regional and countywide planning strategies and policies. ~~Done correctly,~~ the Comprehensive Plan should be an effective tool in implementing state, regional and countywide regulations and goals while achieving the community's vision.

The city of Lake Stevens adopted its initial GMA Comprehensive Plan in 1994 to address growth in the city and its UGA. ~~In the initial adoption of this plan in the mid 1990's, the city held numerous public "visioning" exercises within the city and the UGA for the purpose of obtaining input from the community, public meetings, resident mail in survey and public hearings. Local jurisdictions in Snohomish County are required to update their plans every eight years after June 2015.~~

The first major update to the Lake Stevens Comprehensive Plan occurred in 2006, which highlighted the city's changing status from small community to a growing city. ~~This plan introduced and described specific growth centers as the focus for the plan following workshops and meetings by the Planning Commission and direct contact with affected property owners.~~

The 2006 plan recommended developing subareas plans for the defined growth centers including the Downtown, South Lake (AKA 20<sup>th</sup> Street SE Corridor), Frontier Village (AKA Lake Stevens Center) and the Hartford Road Industrial Area (now known as the Lake Stevens Industrial Center). ~~Each subarea plan will was intended to~~ focus on a mix of uses to enhance the character and economic quality of those areas.

In 2012, the city adopted ~~two~~ subarea plans for Lake Stevens Center and the 20<sup>th</sup> St SE Corridor. In 2018, the city adopted a subarea plan for Downtown Lake Stevens. Each subarea plan that identifies specific preferred land uses, development strategies and design guidelines and for two of the city's growth centers. This process went through significant public outreach culminating in the adoption of two Planned Action subareas prior to their adoption. In 2023, the city conducted an industrial lands analysis for the Lake Stevens Industrial Center (LSIC), which is projected to accommodate much of the city's future employment growth and is discussed in more detail in Chapters 2 and 6.

~~Also as~~As part of the 2006 Comprehensive Plan process, the city developed an annexation plan that calleds for eventually annexing the remainder of the unincorporated area within its UGA. ~~The annexation plan was updated in 2016, and since 2006 the city has annexed all but approximately 500 acres of its remaining UGA, as shown in Figure 1.1. The city intends to annex the remainder of its existing UGA as well as any areas that are added to the UGA~~

through the county's 2024 periodic update. Figure 1-1 shows the City's proposed Annexation Plan. On December 31, 2009, all of the UGA west and southwest of the lake was annexed. Only the areas southeast of the lake, small areas east of downtown and one parcel west of Lundeen Parkway are still located in the UGA. The intent of the future annexation efforts will be to ensure practical boundaries to provide public services in a logical, effective and efficient manner.

### **A Vision for Lake Stevens**

As part of the 2015 periodic update to the comprehensive plan, the city developed a community vision statement for the year 2035, which is included at the beginning of the Executive Summary to this plan. Based on community feedback received from surveys and other outreach conducted for this plan, the city has chosen to maintain that vision statement for the year 2044 with very minor changes, as it still reflects community ideals and priorities and a roadmap for desired growth. A clear community vision, consistent with state and local planning policies, will be essential to ensure population and employment growth occurs successfully over the next 20 years.



As the city contemplates the next 20 years, it must embrace its position as a unified growing city. Lake Stevens aims to be a vibrant sustainable community that provides a positive development atmosphere and maintains a strong community image with excellent schools and neighborhoods. Sustainability will be achieved through environmental protection, conscientious community development and sound economic policy. -The city will continue emphasizing the role of local growth centers and subarea planning as the primary locations for new development – specifically as essential pockets for economic development and focal points for new neighborhood and commercial areas.

The city will ensure that the city's infrastructure and public services will meet the demands of the community as it grows in an economically feasible manner. –Development will be sensitive to the lake, environment and existing neighborhoods. -The community will become a balanced community with sufficient and affordable housing, family-wage jobs and a variety of shopping and service options to meet the needs of Lake Stevens' residents.



At the beginning of each element in Chapters 2 through 9 of this plan, the city has developed a topic-specific vision statement that guides the development of the goals and policies to achieve the city's community vision, which are summarized below.

### **Planning Context**

The city will integrate GMA principles as an essential planning framework to help direct community, regional, and statewide efforts to enhance 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.

### **Environment**

The city of Lake Stevens will provide effective and ongoing investment to ensure water quality and continued environmental stewardship for current and future generations by protecting fish and wildlife habitat, critical areas and open space corridors; conserving land, air, water and energy resources; addressing and planning for climate change adaptation and mitigation; and integrating the shoreline management of Lake Stevens into land use decisions.

### **Land Use**

As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, expanded employment, increased commercial and retail services, high quality public services, and open space and recreational spaces that allow all people to live, work, learn and play throughout the community.

### **Housing**

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.

### **Parks and Recreation**

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.

### **Capital Facilities**

The city will develop a realistic and achievable capital facilities plan that ensures an effective use of taxpayer and ratepayer dollars that prioritizes capital investments to maintain adopted levels of service; responds to project urgency and feasibility; and provides a clear community benefit.



### **Public Utilities and Services**

Lake Stevens will strive to provide excellent public utilities & services to meet the health and safety needs of the community in proportion to future population growth and will continue to coordinate with local service providers such as the Lake Stevens Sewer District, Snohomish PUD, Puget Sound Energy, Snohomish Regional Fire and Rescue, and the Lake Stevens and Snohomish School Districts to ensure service continuity as the community grows.

### **Transportation**

The city will develop an effective multimodal transportation system that emphasizes access, direct circulation and safety for vehicles, freight, public transportation, cyclists and pedestrians locally and to the region.

### **Economic Development**

Lake Stevens will support 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.

The city also recognizes that it must anticipate growth in the UGA and RUTA and plan jointly with Snohomish County to ensure that these transitional areas can responsibly accommodate future urban capacities in the future. ~~Therefore~~, the city's vision should ~~encompass~~cover the lands bordering the city and consider these areas in future planning studies. It has also become apparent that the city and adjacent unincorporated areas function as a larger community and should work towards common goals to maintain and improve the quality of life as a single entity.

To keep pace with growth and to respond to changing conditions, the city has incorporated annual changes ~~into to~~ the plan through the docketing process identified above. ~~Annual updates can be either city-initiated or citizen-initiated, including amendments to the plan's future land use map. They may~~ address specific concerns, clarify inconsistencies identified during the previous year, review the adequacy of the adopted level of service standards, and update any environmental information and capital facilities lists. Annual updates to the plan include public involvement through a variety of advertised public meetings and public hearings.

This periodic update constitutes the ~~second-third~~ significant GMA plan update for the city. This planning cycle focuses on significant accomplishments since implementation of the last plan, changes in land use status and patterns, and new state legislation, and updated vision and which have resulted in several new and revised goals and policies in each chapter. After adoption, a process will begin ~~of to implement~~ specific city code updates to meet the plan's goals and policies.



The overall objectives of ~~this update effort~~ the 2024 periodic update for the Comprehensive Plan is as follows:

1. Staying current with ~~the~~ state law and best planning practices and strategies – Integrate revised state regulations (most notably related to climate change and equity) and updates to regional and countywide strategies and policies into the city's plan.
2. Implementing the Growth Management Act – Through its plan, the city of Lake Stevens establishes a vision for the community; prioritizes goals and policies to achieve this vision; and defines clear policy to administer local regulations based on defined GMA plan elements and planning goals.
3. Maintaining local decision-making – The city of Lake Stevens continues to experience growth within and around its boundaries, which results in increasing demand for public facilities such as sewer, roads, police and fire protection. ~~The Comprehensive Plan and implementing regulations allow the city to assert local control over regional issues with the assurance that state agencies will respect their decisions and will direct growth in a manner, which will reinforce the existing character, scale and identity of the city. A clearly articulated plan will define a clear direction for future development, ensure demands for infrastructure and services are met in an economically responsible and timely manner and inform city residents and elected officials about the implications of its policy decisions.~~
4. Promoting desired change – Specific development regulations and standards will enable the city to guide development and make consistent land use decisions, throughout the community, to meet its vision. ~~These regulations include zoning, subdivision, building and environmental codes, historic preservation and design review guidelines and standards. The city will strive to provide a predictable, efficient and expeditious review process to attract development that meets the community's design, land use and environmental standards.~~
5. Addressing changes in the community – Regular updates to the Comprehensive Plan enable the city to keep pace with the changing nature of the community, remain current and ensure that the positive elements of growth outweigh any negatives. Changes come in many forms such as land use patterns, population growth, household characteristics, environmental concerns, economic needs and fiscal considerations.
6. Involving Citizens and Stakeholders – The GMA requires local jurisdictions to provide significant opportunities ~~iesy~~ for public involvement ~~in when~~ developing a comprehensive plan. ~~The city continues to solicit public input into its planning efforts.~~ As part of the current review cycle the city distributed a community preference survey ~~was widely distributed~~, hosted public open houses, and held public hearings ~~have been held~~ with the Planning Commission and City Council.

The city will make every effort to continue involving citizens in the processes to develop and update the comprehensive plan, including those that have been



historically excluded from or underrepresented in the planning process. -As part of the current update, staff solicited direct feedback from the Youth Advisory Committee and the Mayor's Citizen Advisory Committee in addition we hosted a tent at citywide events to ensure we have heard diverse perspectives. -Broad community support for the plan is crucial for effective implementation. -Following any amendments to the plan, city staff will review the city's development regulations for consistency with the plan and updated state regulations and revise as necessary.

### Integrating GMA and SEPA

This ~~Comprehensive Plan~~periodic update integrates requirements of the GMA and State Environmental Policy Act (SEPA). -SEPA (Chapter 197-11 of the Washington Administrative Code) defines the environmental review ~~policy process~~ for evaluating the potential impacts of projects and agency regulations. -SEPA requires all state and local agencies to use an interdisciplinary, integrated approach to ~~include-consider~~ environmental factors (natural and built) in both planning and decision-making. Conducting the environmental review at the planning stage (such as the adoption of a comprehensive plan) allows the city of Lake Stevens to effectively integrate the goals and requirements of SEPA and GMA, while contributing to public knowledge, environmental protection, and the fiscal efficiency of local government.

In accordance with SEPA, an environmental impact statement (EIS) must be prepared ~~when~~ if it is determined that a proposal, such as a comprehensive plan, is likely to have significant adverse environmental impacts. -An EIS provides an impartial discussion of significant environmental impacts, reasonable alternatives, and mitigation measures designed to avoid or minimize adverse impacts.

As part of the 2006 update, the city issued an EIS and considered a range of alternatives for the plan. Subsequent to the adoption of this EIS, the city has adopted ~~specific~~-addenda to the 2006 EIS is document, both for -as changes occur through annual amendments to the plan and the 2015 periodic update. The city also adopted an EIS for each of the city's three subareas.

The SEPA review of the Plan is ~~also~~ a "planning level" analysis as opposed to a "project level" analysis. ~~The~~ latter is done for specific projects on specific sites and is much more detailed. A planning-level analysis is more general in nature. ~~SEPA requires that analysis be as specific as the information available.~~ -Because the Comprehensive Plan is more general in its discussion of topics, the analysis will be more general than what might be found in a project-level SEPA review. It is assumed that as specific projects or decisions are made in the future, more detailed information will be provided, and that the policies of this Plan will be considered in decision making.



For the 2024 periodic update, the city prepared a SEPA environmental checklist, which determined that necessary changes to accommodate projected growth through 2044 are not anticipated to result in significant environmental impacts, so long as existing local, state and federal regulations are followed. The city has determined that previous environmental analysis, including the Planned Action EIS's for the city's three adopted subareas, has adequately addressed the potential impacts of, and proposed appropriate mitigation for, potential environmental impacts from projected growth through 2044. As such, an EIS was not required, and the city adopted an addendum to the 2006 EIS for this update. ~~A The complete environmental review as amended can be found in Appendix A of the Comprehensive Plan~~ this plan.

A. Integration Principles

The integration of SEPA and GMA results in improved planning and project decisions from the environmental perspective. —Just as GMA goals cannot be addressed without consideration of environmental factors, the goals of SEPA are benefited by the examination of the "big picture" and identification of mitigation to address cumulative impacts of development that occur during GMA planning.

When ~~the~~ planning under the GMA, the City of Lake Stevens uses ~~sd~~ the following principles:

1. Consider environmental quality as each community charts its future by involving diverse sectors of the public and incorporating early and informal environmental analysis into GMA planning and decision-making.
2. Utilize SEPA review in conjunction with other analyses and public involvement to produce better planning decisions.
3. Combine to the fullest extent possible the processes, analyses, and documents required under GMA and SEPA, so that GMA planning decisions and subsequent implementation will incorporate measures to promote the goals of GMA and SEPA.
4. Recognize that different questions will need to be answered and different levels of detail will be required at each phase of GMA planning, from the initial development of plan concepts or elements to the creation of implementation programs.
5. Focus environmental review and the level of detail needed for different stages of plan and project decisions on the environmental choices most relevant to that stage of the process, while not duplicating review that occurred for previous decisions.
6. Use environmental review on projects to help: 1) review and document consistency with GMA plans and regulations; 2) identify any impacts and mitigation needs that had not been considered and addressed at the plan level; and 3) provide the opportunity for review by agencies, tribes, and the public.
7. Continue to maintain or improve the quality of environmental analyses for both plan and project decisions, while integrating these analyses with improved state and local planning and permitting processes.



8. Address changes to statewide planning goals and other components of the GMA, including policies and strategies that 1) address climate change adaptation and mitigation and 2) increase participation in, and provide more equitable access to, the planning process, especially for historically underrepresented participants and communities.

~~A complete environmental review as amended can be found in Appendix A of the Comprehensive Plan.~~

### **The Lake Stevens Vision**

~~The city of Lake Stevens is a dynamic community blessed with a defining feature—a central lake. There are other lakeside communities in the Puget Sound; however, Lake Stevens is unique because the city and its Urban Growth Area encompass the entire perimeter of the lake. The community remains affordable to families and the lake is an accessible amenity to all residents. The presence of Lake Stevens unifies and directly affects the identity of the community and its residents, which contributes to a positive reputation regionally for its excellent schools and neighborhoods and provides an attraction for community development. The lake, eastern lowlands and the western plateau have largely influenced land development patterns within the city. In addition to these physical features, three major highways that frame the city also influence development and act as corridors for commuters, commerce and visitors between the city and greater region.~~

### **2035 Lake Stevens Vision**

~~As the city contemplates the next 20 years, it must embrace its position as a unified growing city. Lake Stevens will be a vibrant sustainable community that provides a positive development atmosphere and maintains a strong community image with excellent schools and neighborhoods. Sustainability will be manifest through environmental protection, conscientious community development and sound economic policy. The city will continue emphasizing the role of local growth centers and subarea planning as the primary locations for new development—specifically as essential pockets for economic development and focal points for new neighborhood and commercial areas. The city will ensure that the city's infrastructure and public services will meet the demands of the community as it grows in an economically feasible manner. Development will be sensitive to the lake, environment and existing neighborhoods. The community will become a balanced community with sufficient and affordable housing, family-wage jobs and a variety of shopping and service options to meet the needs of Lake Stevens' residents.~~

~~The principal theme of the Vision Statement is that the city of Lake Stevens will embrace its changing identity and work towards an environmentally sustainable community with balanced and quality jobs and housing. The objectives, goals, and policies of the 20th Street SE Corridor Subarea Plan and Lake Stevens Center Subarea Plan echo the overall vision to ensure that future development is sensitive to the natural environment, considers~~



sustainable approaches to development and mitigates related impacts. These central theme carries through the Element Vision Statements as follows:

### **Planning Context**

The city will integrate the Growth Management Act principles as an essential planning framework to help direct community, regional, and statewide efforts to enhance 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 unique lakeside community.

### **Environment**

The city of Lake Stevens will provide effective an ongoing investment to ensure water quality and continued environmental stewardship for current and future generations by protecting fish and wildlife habitat, critical areas and open space corridors; conserving land, air, water and energy resources; and integrating the shoreline management of Lake Stevens into land use decisions.

### **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.

### **Housing**

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.

### **Parks and Recreation**

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.

### **Capital Facilities**

The city will develop a realistic and achievable capital facilities plan that ensures an effective use of taxpayer and ratepayer dollars that prioritizes capital investments to maintain adopted levels of service; responds to project urgency and feasibility; and provides a clear community benefit.

### **Public Utilities and Services**

Lake Stevens will strive to provide excellent public utilities & services to meet the health and safety needs of the community in proportion to future population growth and will continue



~~to coordinate with local service providers such as the , and the Lake Stevens School District to ensure service continuity as the community grows.~~

### **Transportation**

~~The city will develop an effective multimodal transportation system that emphasizes access, direct circulation and safety for vehicles, freight, public transportation, cyclists and pedestrians locally and to the region.~~

### **Economic Development**

~~Lake Stevens will support 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.~~

## **PLAN IMPLEMENTATION**

Planning is an on-going process; improved data or changing circumstances will require amendments to the Comprehensive Plan. In particular, the city will continue to review its plan annually to address minor changes, to adjust to changes in the city's population counts and to add projects listed in the Capital Facilities Plan. The annual update can also address specific concerns, clarify inconsistencies identified during the previous year, review the adequacy of the adopted level of service standards, and update any environmental information. It is the city's intent to use the annual review to keep the data up to date and address relatively minor policy issues, so that when the five year review comes due, the community can focus its' attention on policy issues.

~~The GMA requires cities within Snohomish County to update their comprehensive Plans every eight years, after June 2015, to ensure its plan and policies are current. While the review must be comprehensive, the extent of changes depends on the circumstances involved.~~

## **PLAN ADMINISTRATION GOALS AND POLICIES**

### **GOAL 1.1 PROVIDE FOR A CONSISTENT REVIEW AND REVISION OF THE COMPREHENSIVE PLAN**

#### **Policies**

- 1.1.1 Periodically review the Comprehensive plan to determine if it is effectively implementing the vision of the community.
- 1.1.2 Changes to the Comprehensive Plan should be carefully considered, responsive to the changing needs of the community, and in the best long-term interest of the entire community.



1.1.3 Discourage piecemeal amendments to the Comprehensive Plan by considering amendments in context with each other.

1.1.4 Monitor state and federal regulations and planning best practices to ensure that the plan stays current and relevant.

## **Revisions and Amendments to the Comprehensive Plan**

### **A. General**

~~Although the~~ The Comprehensive Plan is intended to be a guide for the public, elected officials, Planning Commission, and city staff ~~when~~ making decisions concerning community growth, land use and development decisions, capital improvements, and other programs. ~~However,~~ it ~~should~~is not ~~be~~ so rigid as to be inflexible or unresponsive to changing circumstances. ~~The policies of the plan should be reviewed from time to time to ensure the plan keeps up with legal requirements, community needs and changing circumstances.~~

The City of Lake Stevens is committed to following its adopted Comprehensive Plan and will allow for an adequate period of time for policies and actions to take effect prior to considering changes to it. ~~The City is also committed to working with the county and other relevant jurisdictions to coordinate and resolve regional issues. The policies and financial plans demonstrate how the City intends to resolve problems, and thus can be used to inform residents and businesses.~~

The community's vision and quality of life goals provide long-range guidance for the City. ~~To maintain consistency and allow sufficient time for decisions to take effect these general guidelines should not be changed except during the five-year UGA boundary review or the ten-year Comprehensive Plan review allowed by the Growth Management Act.~~

### **B. Annual Amendment and Update of the Comprehensive Plan**

The Comprehensive Plan is a document which guides the nature and intensity of development in the City. ~~An amendment to the Plan is a mechanism by which the city may modify its land use, development or growth policies. Any amendment of this Plan is a legislative act requiring City Council approval and must be done in compliance with the statutory requirements of the Growth Management Act for amending plans (RCW 36.70A.130). As such, except where allowed by the GMA, amendments of the Plan may not be considered more frequently than once per year and must be done so according to the procedure outlined below. The revisions will be reviewed as a comprehensive package of amendments so the cumulative effect of all proposed amendments is fully understood.~~



## Annual Comprehensive Plan Docket

### 2024 Comprehensive Plan Docket Applications Being Accepted through January 31, 2024

Every year, citizens have the opportunity to request amendments to the Comprehensive Plan and its implementing ordinances through a process known as "docketing", which is outlined in [RCW 36.70A.470\(2\)](#). As outlined in the city's [Comprehensive Plan Introduction](#) (pages I-14 through I-20), docket proposals are accepted through January 31st of each year for consideration during the current year and provide citizens with the opportunity to voice their opinion on how the city should take shape.

The city is currently undertaking a [Periodic Update](#) to its Comprehensive Plan. Per [WAC 365-196-610\(3\)\(a\)](#), any 2024 docket proposals that are accepted by the City Council will be reviewed concurrently with the Periodic Update.

### The city website provides additional information on the annual docketing process

Annual amendments shall not include significant policy changes, which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-~~87~~); rather, they are intended to address the following:

- Major or minor land use and road classification changes
- Amendments to Plan text including support data and implementation
- Changes to Element maps
- Minor changes to policies or clarification
- Other minor text changes

### C. Exceptions to the Annual Plan Amendment Process

The City may consider amendments to the Comprehensive Plan outside of the annual amendment process under one or more of the following circumstances:

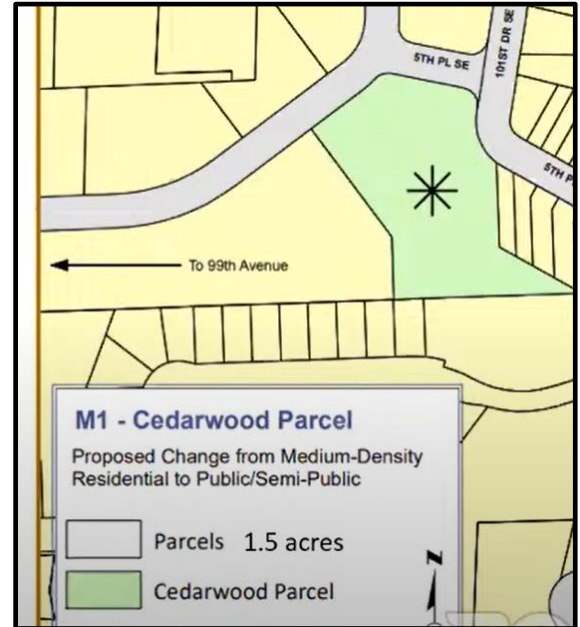
- The initial adoption of a subarea plan that clarifies, supplements, or implements jurisdiction-wide comprehensive plan policies, and may only be adopted if the cumulative impacts of the proposed plan are addressed by appropriate environmental review under Chapter 43.21C RCW;
- The development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;
- The adoption of amendment of a shoreline master program under the procedures set forth in Chapter 90.58 RCW;
- The amendment of the capital facilities element of the Plan that occurs concurrently with the adoption or amendment of the City's budget; or
- The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031(2), provided that amendments are considered in accordance with the public participation program established by the City under RCW 36.70A.130(2)(a) and all persons who have requested notice of a comprehensive plan update are given notice of the amendments and an opportunity to comment.

### D. Who May Initiate Amendments to the Comprehensive Plan?

Amendments to the Comprehensive Plan can be requested by the City Council, Planning Commission, City staff member, or by any private party including any Lake Stevens resident, property owner or other person with an interest in the City's Comprehensive Plan. Because the Plan may not be amended more than once a year, multiple requests for amendment must be consolidated into a single review process or Docket. The Docket is a compilation of proposed changes to the Comprehensive Plan.

### E. Application Deadline

All applications for Comprehensive Plan amendments must be received in the City Planning Department by January 31<sup>st</sup> of any calendar year to be considered during the next amendment cycle.



### Example of City-Initiated Land Use Map

### Amendment from 2023 Annual Docket

The various types of applications for amendments to the Comprehensive Plan are subject to the following time considerations:

- Amendments shall be considered annually. –In addition, the City shall undertake a comprehensive review of land use, densities, urban growth areas, and potential annexation areas at least every 10 years after the date of ~~adoption (1996)~~the last periodic update.
- Major changes to the Comprehensive Plan's goals and policies may only be considered every five years after the date of adoption ~~(1996)~~of the most recent periodic update, unless otherwise allowed by state law.
- Changes to any other text of the Comprehensive Plan may be made annually as necessary to reflect changes to population growth, other State laws, errors, or refinement of community goals and needs.
- The addition or deletion of a new or old element or subarea plan shall be considered annually.

### F. Process

Proposals to amend the Comprehensive Plan undergo a two-step review: a threshold review and a final review, as described below:

1. **Threshold Review.** The threshold review process will determine those proposals that will be included in the Annual Comprehensive Plan Amendment Work Program and will determine their geographic scope.
  - a. **Planning Commission Review.** Complete applications to propose an amendment to the Comprehensive Plan submitted during the time period set forth in subsection E of this section will be reviewed by the Planning Commission. ~~The Planning Commission will hold a public hearing and make a recommendation to the City Council, using the criteria set forth in subsections G and H, as to which amendment proposals initiated by the public should be included in the Annual Comprehensive Plan Amendment Work Program.~~
  - b. **Consideration of Geographic Scope.** Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly situated property shares the characteristics of the proposed amendment's site. ~~Expansion shall be the minimum necessary to include properties with shared characteristics,~~ and the city shall reach out to affected property owners to discuss the proposed expansion. If expansion is recommended, the notice for the public hearing shall describe the geographic scope of the proposed amendments and notice shall be expanded to include each owner of real property within 500 feet of any boundary of the originally proposed area and of the recommended expansion.
  - c. **City Council Review.** The City Council will review the Planning Commission recommendations and the criteria set forth in subsections G and H. and determine which amendment proposals will be included in the Annual Comprehensive Plan Docket and their geographic scope. ~~Those proposals included in the Annual Comprehensive Plan Docket will then be referred back to the Planning Commission for further proceedings.~~
  - d. **Alternative Disposition.** Proposals not included in the Annual Comprehensive Plan Docket may, at the City's discretion, be considered as part of the ~~d~~Department's ongoing work program or a Comprehensive Plan Update.
2. **Final Review.** The final review process will evaluate the proposed amendments included in the Annual Comprehensive Plan Docket and culminate in Council action on the proposed amendments.
  - a. **Planning Commission Review.** The Planning Commission will review the proposed amendments included in the Annual Comprehensive Plan Docket, hold a public hearing, and make a recommendation to the City Council as to each proposed amendment, using the criteria set forth in subsection I.
  - b. **City Council Action.** The City Council will review the Planning Commission recommendations and the criteria set forth in subsection I and take action on each proposed amendment in the Annual Comprehensive Plan Docket.



All amendments shall require a public hearing by the Planning Commission who shall make recommendations to the City Council. -In addition to the Commission's recommendations, the Council shall also solicit input through a public hearing prior to amending the Plan.

All privately-initiated rezones related to a requested plan revision are considered a quasi-judicial action allowing for only one open-record hearing. -The rezone request will not be discussed during the authorization hearing process, but will be noted in the staff reports and hearing records. -The open-record hearing may be held by the Planning Commission or the City Council in a separate rezone public hearing held after the associated adoption hearing by either body.

G. Submittal Requirements

Any complete application for an amendment to the Comprehensive Plan shall contain all the information as required ~~by the Planning Director~~ in the Comprehensive Plan amendment submittal requirement checklist and provide responses to the appropriate questions and issues listed below. -The burden of proof is upon the proponent to demonstrate the long-term benefit to the City.

All applicants for Plan amendments are responsible for providing any environmental information necessary to process the request per the State Environmental Policy Act (SEPA) and update the Comprehensive Plan Master Environmental Document.

Reasonable fees and deposits for processing Plan amendments shall be charged to the applicant. -Such fees and deposits are specified in the City's Fee Schedule Resolution.

The factors listed below should be considered in reviewing map amendment requests:-

- 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.
- 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.
- 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?
- Have Comments been received from affected property owners and residents, and are they supportive of the proposed amendment?:-

The foundation for the Plan policies should be grounded in legal requirements, such as the Growth Management Act, sound planning and land use principles, the community's vision



and values, and the community's anticipated future growth needs. –Policy amendments should include a discussion of how the proposal is related to:

- Changing laws, economic conditions or social values,
- Changed socioeconomic conditions,
- Shifts in land use needs due to growth trends,
- Shifts in community opinion and priorities, or
- Significant changes to the amount and characteristics of anticipated future growth.

H. Ratification of Docket and Authorization Hearing

All amendment requests will require an authorization hearing before the City Planning Commission and a recommendation shall be forwarded to the City Council for consideration before a docket is ratified by the City Council. –The purpose of the authorization hearing is to determine whether or not a proposal merits consideration.

The City shall use the following decision criteria in selecting proposals for further analysis and consideration. –Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate ~~to~~for the Comprehensive Plan, ~~rather than or better~~ implement~~ed~~ation as a development regulation or program?
2. Is the proposed amendment legal? –Does the proposed amendment meet existing state and local laws?
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.
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR
6. 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
  - 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.

I. Granting or Denial of Amendments



For both City and privately-initiated amendments, the City shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:

1. The effect upon the physical, natural, economic, and/or social environments.
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.
3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.
4. The quantity and location of land planned for the proposed land use type and density.
5. The effect, if any, upon other aspects of the Comprehensive Plan.

The City may amend the Comprehensive Plan only if it finds the amendment meets all of the following:

1. The amendment must be consistent with the Growth Management Act and other applicable State laws;
2. The amendment must be consistent with the applicable County-wide Planning Policies;
3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan;
4. The amendment can be accommodated by all applicable public services and facilities, including transportation;
5. 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;
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.

J. Public Notice of Hearings

Since public involvement is critical regarding plan amendments, notice of the date, location, and time of the Planning Commission's and City Council's hearings must be published in the City's designated newspaper and on the city website. In addition to publication, notice of hearing date, place and time shall be posted on or near properties proposed for a plan change. Notice of public hearings for properties to be rezoned shall comply with the noticing requirements for Type VI review in Chapter 14.16B LSMC.



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# Chapter 6: Economic Development Element



[Include better photo of development site](#)

## A VISION FOR ECONOMIC DEVELOPMENT

*Lake Stevens will embrace **an equitable and** 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.*

## INTRODUCTION

Simply stated, the Economic Development Element evaluates Lake Stevens's local economy and its financial capacity to support economic growth and a high quality of life.- Economic development is essential to ensure the city of Lake Stevens has balanced revenue sources and a diverse tax base, enabling the city to attract businesses and residents, maintain service levels and operations, and construct thoughtful infrastructure. Economic vitality relies on partnerships and investments by the private sector and other agencies who help the city complete its economic development strategy.

The city's economic goals and policies promote sound financial principles; a predictable, business-friendly climate, enabling economic opportunities for all; and allowing the Lake Stevens economy to remain competitive. The goal for the city is to improve the living standards of the community by promoting sustainable and equitable access to local jobs, retail and personal services.

This element aims to identify the strengths and weaknesses within the local economy and marketplace and builds upon existing economic strategies at county and regional levels, emphasizing the importance of collaboration in economic planning. The goals and policies at the end of the chapter provide the framework for the city's economic vision for 2044.

~~Prior to 2006, the Lake Stevens city limits contained only the downtown commercial area and the Hartford industrial area as its retail service and employment centers. Implementation of the annexation strategy afforded the city with greater economic opportunities including the addition of the Lake Stevens Center along SR-9 and the 20<sup>th</sup> Street SE regional transportation corridor. Alongside several additional annexations including Machias Industrial and the Southeast Interlocal, the city has adopted subarea plans and planned actions for several commercial areas targeting the increase of retail, service, and employment opportunities while supporting the city's financial sustainability.~~

~~The city monitors its long-term financial position using a 6-year forecast to ensure fiscal responsibility. Economic Development is a priority and budget decisions are made based~~

~~on benefit and viability. In 2015 the city created a staff position solely devoted to business recruitment, tourism and strategy analysis.~~

~~The city's economic strengths and attractions are the beautiful lake and the special events that take place because of the unique venue, a family friendly environment, a school district with a great reputation and a community grounded in civic involvement.~~

## PLANNING CONTEXT

### State Planning

~~In accordance with~~Per RCW 36.70A.070(7), each comprehensive plan shall include ~~a plan, scheme or design for~~ an economic development element establishing local goals, policies, objectives and provisions for economic growth and vitality and a high quality of life. This chapter uses a multi-faceted approach to describe the local economy encompassing demographics, employment patterns, income levels, business sectors and sales data; identifies strengths and weaknesses and proposes policies, programs, and projects to foster economic growth and address future needs. WAC 365-196-435 states the ~~The~~ element ~~shall~~ should include:

- (a) ~~a~~ A summary of the local economy such as population, employment, payroll, sectors, businesses, sales and other information as appropriate;
- (b) ~~a~~ A summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors, and supporting factors such as land use, transportation, utilities, education, workforce, housing and natural/cultural resources; and
- (c) ~~an~~ An identification of policies, programs, and projects to foster economic growth and development and to address future needs. ~~A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection.~~

### Regional Planning

~~The~~ Puget Sound Regional Council (PSRC) ~~houses an Economic Development Board that addresses Economic Development on a regional scale, through Vision 2050. The Multi-County Planning Policies (MPPs), embedded in Vision 2050, are designed to stimulate and sustain economic expansion throughout the area focuses on the following goals:~~

- Opening economic opportunities to everyone,
- Competing globally, and

### Economy

**Goal:** The region has a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people and their health, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life.

### Vision 2050 Economy Goal (Source: PSRC)

- Sustaining a high quality of life.

The city of Lake Stevens has a smaller role to play in the region as it relates to large-scale employment; however, the city provides other unique opportunities ~~that will to~~ support the regional ~~and county and Snohomish County~~ economic condition. ~~Multi-County Planning Policies-MPPs~~ directly relate to economic development and recognize the need of each jurisdiction to attain fiscal responsibility in Washington State and in the PSRC ~~four-county~~ regional context.

### County Planning

Countywide planning policies ~~(CPPs)~~ support economic development while balancing other land use and growth objectives. ~~The Economic Development and employment Goal and its 18 underlying policies were adopted in 2021 and developed with input from Lake Stevens and other local jurisdictions, and provide important direction for this element.~~

~~Snohomish County prioritizes economic development to ensure its residents have access to living-wage jobs and affordable housing. Key economic strengths of the county include its transportation infrastructure, workforce development and skilled workforce, and support for advanced manufacturing and high-tech industries. The county has also created a number of initiatives that aim to bolster tourism. Often because jurisdictions are directly adjacent to each other there is competition for retail and employment recruitment. Each jurisdiction, including Lake Stevens, has a vital role to fill to support Snohomish county-County's economic growth. The city is engaged with organizations such as Economic Alliance of Snohomish County to ensure it fulfills its economic role. The city participates with Economic Alliance Snohomish County (EASC). EASC supports economic growth and opportunity through leadership, partnerships and business advocacy acting as the countywide chamber of commerce and economic development organization.~~

### Lake Stevens Planning

~~Over the past five years, the~~The city of Lake Stevens ~~has invested~~ maintains its commitment to invest in strategies and programs to support economic growth, including ~~the~~ subarea planning and planned actions, and will continue these planning efforts. The city has also taken on a leadership role in efforts to coordinate utility and other service provider investments so that public dollars are spent judiciously and wisely for the ~~public's~~ benefit. ~~of the community.~~

## **ECONOMIC DEVELOPMENT STRATEGY**

~~In 2010, the city completed a Citywide Economic Development Plan. The plan assessed the entire city (including the urban growth area) to better understand the economic conditions, characteristics, qualities and drivers affecting the city and each of its major commercial and mixed-use subareas (Downtown, 20th Street SE Corridor, Lake Stevens Center, Hartford Industrial District), also referred to as Growth Centers. The plan provided~~

a base of economic information and collected the visions for the Growth Centers. The plan analyzed the fiscal realities of the city in order to help prioritize where the biggest effect would likely be found in terms of stabilizing and enhancing revenues. The plan also assessed the strategic value of each Growth Center and how they interrelate to each other and the city as a whole. The reports include a retail forecast, fiscal outlook, market profiles, an economic assessment and action plan.

Prior to 2006, Lake Stevens' boundaries were limited to the northeastern portion of the city and contained limited retail service and employment opportunities in the historic downtown and adjacent Hartford District. The city formulated an economic development strategy and annexation plan to grow the city's population and local economy. Between 2006 and 2010, the city annexed over 4,300 acres of land, bringing over 17,000 new residents into the city. Annexations of the Lake Stevens Center along SR-9 in 2006 and the 20<sup>th</sup> Street SE corridor in 2009 added greater economic opportunities for the city.

The 2010 economic analysis assessed economic conditions and characteristics of the city and its urban growth area. The analysis provided a retail forecast, fiscal outlook, market profiles, and overall economic assessment. Out of this effort, the city developed its Growth Centers Strategy to prioritize planning efforts in major commercial and mixed-use areas with a goal of reducing local market deficits and enhance revenues. The growth strategy contemplated the strategic value of each center related to the others.

To help implement the city's economic growth strategy, the city has adopted three subarea plans (Downtown Lake Stevens, Lake Stevens Center and the 20<sup>th</sup> Street SE Corridor) and a framework plan for the Lake Stevens Industrial Center. These plans aim to increase citywide retail, service, and employment opportunities and support the city's financial sustainability. The subarea plans include planned action ordinances that shifted environmental review to the planning stage with an aim to streamline economic development.

### **Downtown Lake Stevens Subarea Plan**



July 10, 2018  
Ordinance No. 1026

In addition, the city has updated its market and retail forecasts and supplemented the growth strategy with a Beautification Plan to establish community design preferences for public amenities. The city has also worked with consultants to identify remaining areas in the city

where economic productivity can be increased and to represent the city at trade shows and connect business with property owners.

According to data from PSRC, the Washington State Office of Financial Management (OFM) and the 2023 Snohomish County Growth Monitoring Report, city employment increased approximately 60% between 2010 and 2022, from 4,086 jobs to 6,511 jobs, with nearly all of that increase (other than the 2021 Machias Industrial Area annexation) attributed to job growth as opposed to annexation. Implementation of this growth strategy has also added nearly 10,000 new residents and 1,800 acres of land since 2010. As of 2023, Lake Stevens was the fourth largest city in Snohomish County.

|                               | <u>2010 Estimate</u> | <u>2022/2023 Estimate</u> | <u>2010-2022/23 Increase</u> |
|-------------------------------|----------------------|---------------------------|------------------------------|
| <u>Population (people)</u>    | <u>31,316</u>        | <u>41,260 (2023)</u>      | <u>9,944</u>                 |
| <u>Acres (excluding lake)</u> | <u>5,763</u>         | <u>7,542 (2023)</u>       | <u>1,779</u>                 |
| <u>Employment (jobs)</u>      | <u>4,086</u>         | <u>6,511 (2022)</u>       | <u>2,425</u>                 |

#### **City Growth, 2010-2022 (Sources: PSRC, OFM, Snohomish County)**

Through each phase of implementation, the city has had extensive public engagement for each subarea plan and the industrial analysis to solicit input on appropriate commercial, mixed-use and industrial land uses to support local jobs and a vibrant local economy. In 2015, community members were asked to pick which industries would be most important to Lake Stevens over the next 20 years. As part of this update, the city held open houses in 2023 and 2024 and conducted a similar survey to gauge whether community priorities had changed.

The 2015 and 2023 surveys yielded similar results – each showed a preference for high-tech, medical, retail and professional offices at a near equal rate as shown in Figure 6.X., with support for the manufacturing sector about half that of other sectors. These preferences align with market trends for the city and reflect common public concerns about compatibility between manufacturing and nearby residential uses.

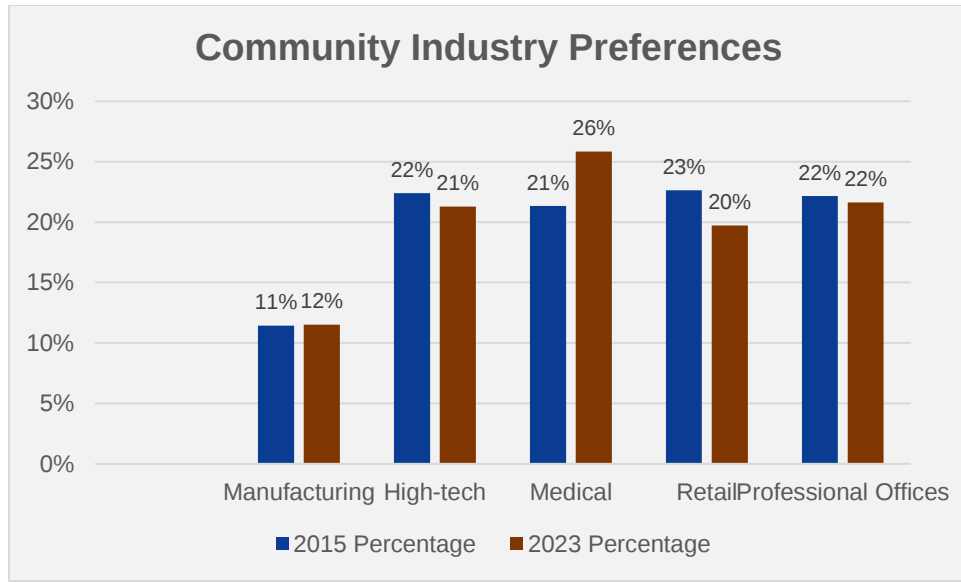


Figure 6.X Community Industry Comparison.

Source: 2015 and 2023 Lake Stevens Community Surveys

### Fiscal Conditions and Relation to Land use

~~The city commissioned an Economic Development Strategy, and a market trends report described the level of employment and residential growth that would be expected in the Lake Stevens area based on current trends. Because it is based on existing data and trends, it addressed a market area that includes Lake Stevens and made some comparisons to surrounding communities. Residential forecasts by the Puget Sound Regional Council (PSRC) suggest 11,585 households will be added to the market area by 2035. Demand for single-family residential growth in the area is strong; however, this type of land use provides limited fiscal benefit. Employment forecasts by the PSRC suggest that this market area will add 7,300 more jobs by 2035.~~

~~Residential forecasts by the Puget Sound Regional Council (PSRC) suggest 11,585 households will be added to the market area by 2035. Demand for single-family residential growth in the area is strong; however, this type of land use provides limited fiscal benefit. Employment forecasts by the PSRC suggest that this market area will add 7,300 more jobs by 2035.~~ [INSERT TASTEFUL PHOTO FROM LAKE STEVENS]

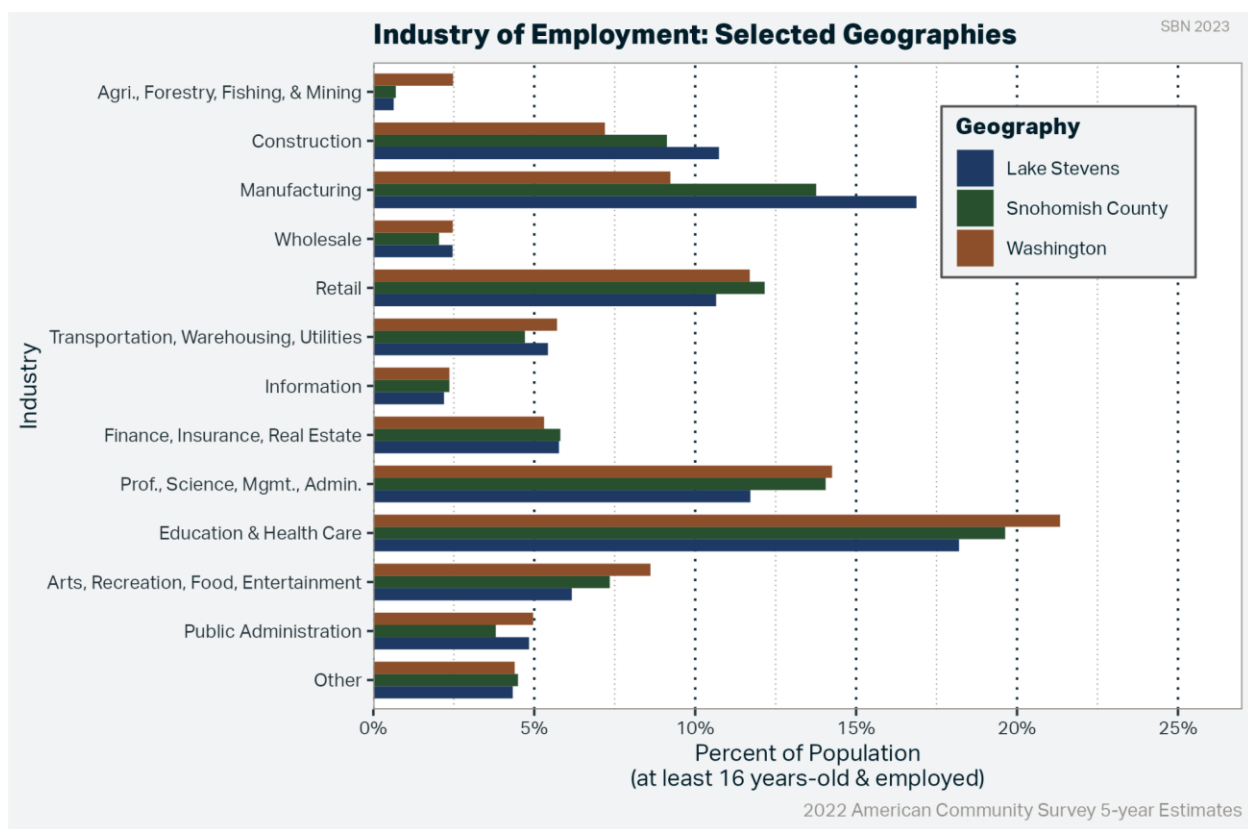
## CURRENT ECONOMIC CONDITIONS

### Covered Employment and Top Employers

PSRC produces and compiles *covered employment estimates* to help communities understand current employment trends by sector. In 2015, employment in Lake Stevens was less diversified across job sectors compared to neighboring communities, such as Snohomish,

Arlington, or Monroe. Since the last periodic update, there has been a shift in job distribution, indicating more balanced employment opportunities and growth in various industry sectors per the American Community Survey data, as shown in Figure 6.X.

Figure 6.X shows the top job sectors in Lake Stevens as of 2022. In 2015, education-sector jobs comprised nearly half (45%) of the city's employment base, whereas in 2022 education and healthcare were just below 20% of the aggregate market. Manufacturing has grown to over 15% percent of the market. Combined professional, management and science jobs make up over 10% of the local market. Retail sales has increased to over 10% of the market, which has resulted in a more balanced tax portfolio for the city. Construction continues to also be a significant part of the industry sector in the city.



**Figure 6.X: 2022 Employment Industry Comparison for the City, County and State**

Breaking this down beyond the industry sectors, the top employers in the Lake Stevens area are the Lake Stevens School District, city of Lake Stevens, Safeway, Target, Haggen, Cobalt Enterprises and Costco. This summary of top employers generally aligns with the primary industry sectors shown in Figure 6.X.

## Employment Capacity and Jobs to Housing Ratio

For the planning period between 2019 and 2044, Snohomish County is projected to add 171,818 jobs, with 3,219 of those jobs allocated to Lake Stevens. Supported by a targeted growth of 167,443 housing units and 308,352 people, these targets suggest the county will continue to see consistent economic growth in the coming years.

### Current Conditions

Lake Stevens is currently one of many “bedroom communities” in the central Puget Sound. Annexations have added a significant number of housing units to the city, adding over 3,600 people since 2019 according to the Growth Monitoring Report. Housing construction also contributed to housing growth, with nearly 1,200 units built between 2019 and 2022, increasing the number of housing units in the city to 14,417 units.

As noted above, the city was estimated to have 6,511 jobs and 14,417 housing units as of 2022. This offers a job-to-housing ratio of 0.45 as illustrated in Figure 6.x. The jobs-to-housing ratio for Snohomish County UGAs was 1.05 in the same report. A community like Lake Stevens, with a jobs-to-housing ratio of less than 1.0, typically sees labor exported to other cities where greater employment opportunities exist, which affects commute patterns and impacts air quality and traffic congestion. The ratio demonstrates that the city has a local labor force that new or growing businesses in the city could tap into for expansion, provided there is an alignment in skills and market.

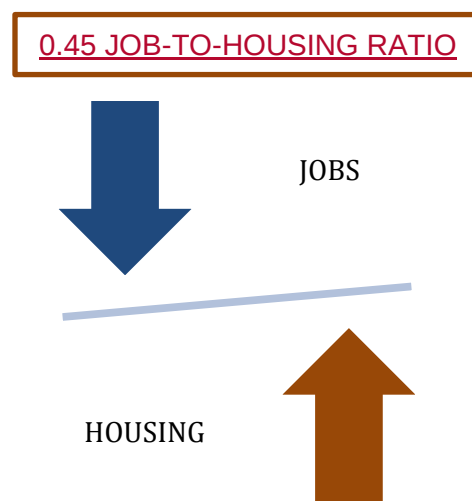


Figure 6.X Jobs-to-Housing Ratio.  
Source: OFM, Snohomish County

Recent years have seen a better balance between housing and employment growth. Between 2019 and 2022, the city added approximately 835 jobs to go along with the 1,200 new housing units, a 0.7 jobs to housing ratio nearly 50% higher than the 0.45 ratio above. Lake Stevens is currently one of the many “bedroom communities” in the central Puget Sound region. In 2006, the most recent year for which local employment data is available, the city had just over 1,500 jobs and 3,500 housing units, for a jobs to housing unit ratio of less than 0.5. Since then, annexations have added more housing units than jobs, and in 2007 the city’s jobs-to-housing unit ratio was probably closer to 0.3.

The jobs-to-housing ratio for Snohomish County was 0.9 in 2006, and the regional average was closer to 1.2 jobs for every housing unit in the central Puget Sound region overall (King, Kitsap, Pierce and Snohomish counties). A community like Lake Stevens, with a jobs-to-housing ratio less than 1.0, typically sees labor exported to other cities where greater employment opportunities exist. The ratio demonstrates that the city has a local labor force that new or growing businesses in the city could tap into for expansion.

Annexations have added a significant number of housing units to the city, totaling more than 1,000 in 2005, nearly 1,500 housing units in 2006, and approximately 470 in 2007. The 2009 annexation added 4,110 new housing units – the largest increase in new housing units through annexation. Housing construction continues to contribute to housing growth bringing the current number of housing units in the city up to 10,784 in 2012, with a total population of 29,170 as of 2014. The number of jobs located in city limits continues to grow as well. Current employment estimates indicate the city has 3,594 jobs.

## Education

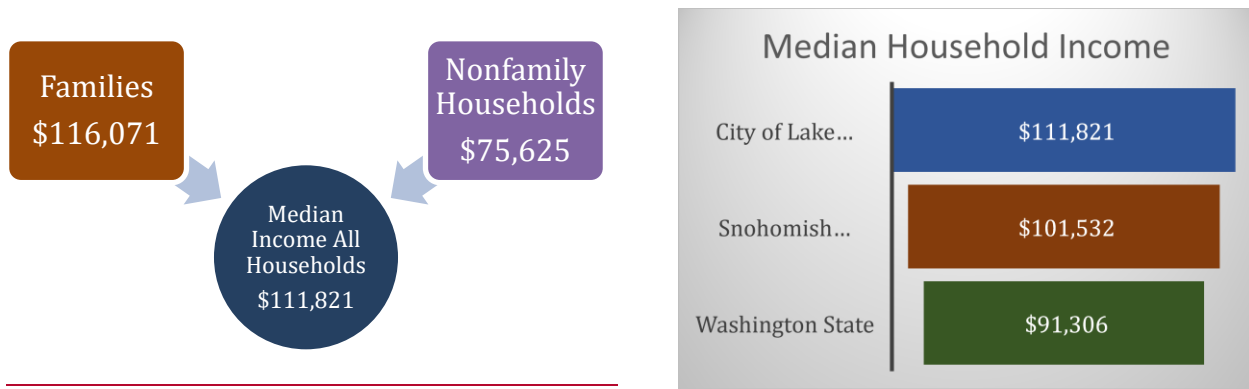
Comparatively, the city of Lake Stevens has a reasonably educated population. As shown in Figure 6.X, 24.6 percent of the population are high-school graduates with a similar rate for individuals with some college, which is higher than the county average. Nearly 32% percent of city residents have a bachelor's degree or higher, which is below the county and state average.

| Education Attainment (Population 25 Years and Older) |       |
|------------------------------------------------------|-------|
| Measure                                              | Value |
| High school or equivalent degree                     | 24.6% |
| Some college, no degree                              | 25.7% |
| Associate's degree                                   | 12.1% |
| Bachelor's degree                                    | 22.0% |
| Graduate or Professional degree                      | 10.2% |

**Figure 6.X Lake Stevens Education Attainment.**  
**Source 2022 American Community Survey 5-Year Estimates**

## Income

The city of Lake Stevens has an average household median income of \$111,821, outperforming Snohomish County and Washington State as shown in Figure 6.X. Median income (AMI) defines the midpoint of the city's income levels for households. Stated another way, 58.6% of households have a median income \$100,000 or greater. This includes families and married couples. For nonfamily households the median income drops to \$75,625, but this is still above the county average of \$63, 136.



**Figure 6.X Median Household Income Comparison: Lake Stevens, Snohomish County and Washington State. Source: 2022 American Community Survey 5-Year Estimates**

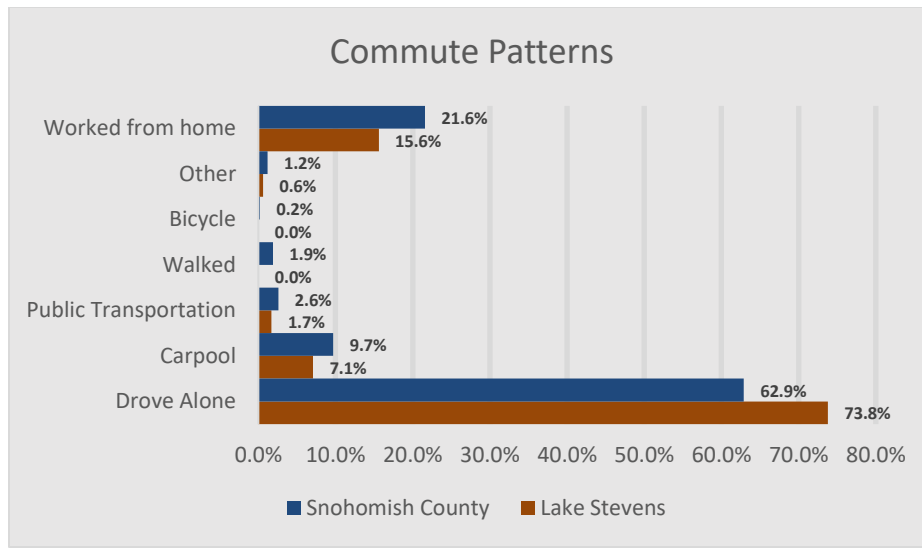
At the lower end of the economic spectrum, according to the 2022 American Community Survey 5-Year Estimates, Lake Stevens has a poverty rate of 5.3%, which is about half of the Washington Average. Gender, age and education do not significantly differ from the city average. However, the poverty rate increases for those identifying as Black/African American to the county average. Those who identify as Two or More Races or Hispanic/Latino exceed the county average.

These statistics generally suggest a strong local economy with a greater earning potential for residents. This economic climate presents an opportunity to attract new businesses and industries. Higher disposable incomes translate to increased spending within the city, fostering a thriving local business community and generating additional sales tax revenue for reinvestment into city infrastructure and services.

**Commute Patterns**

According to the 2022 American Community Survey 5-Year Estimates, the average commute time for workers in Lake Stevens is 35.1 minutes. This exceeds the county (30.5 minutes) and state (26.3 minutes) averages. This is not surprising as the county's main employment centers are in Everett, other parts of Snohomish County and King County. Approximately 80% of commuters drive to work with over 73 percent driving alone and nearly seven percent carpooled.

The drive alone rate is nearly 11 percent higher in Lake Stevens than Snohomish County. Drive alone commuting have a greater impact on roads, bridges, and highways. Car commuting also increases emissions and carbon affecting environmental health. An additional 3.4 percent used other modes of transportation to commute to work including public transit, walking or other. This is also not surprising as the public transit system connecting greater Snohomish County to Lake Stevens is limited. The survey data also suggests 15.6 percent of workers worked from home, which is below the county average of 21.6 percent.



**Figure 6.X Commute Patterns Comparison: Lake Stevens and Snohomish County.**

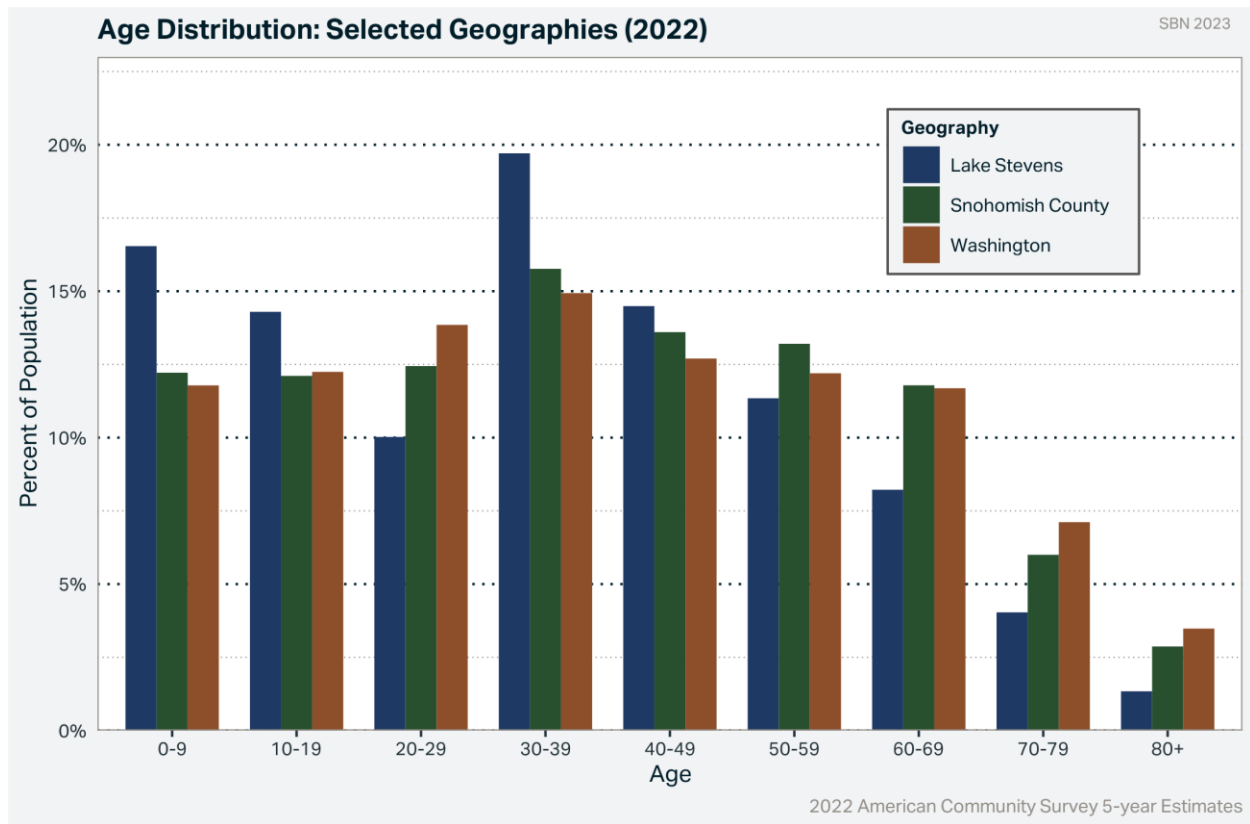
**Source: 2022 American Community Survey 5-Year Estimates**

The city monitors its long term financial position using a 6 year forecast to ensure fiscal responsibility. Economic Development is a priority and budget decisions are made based on benefit and viability.

### Workforce Demographics

According to PSRC, workforce demographics provides a detailed description of what groups are included in the local economy considering age, race, ethnicity and gender, etc. Lake Stevens has a lower median age (34.5) relative to Snohomish County (38.2) with a higher concentration of young families as shown in Figure 6.X. As these families mature, they will need diverse employment opportunities. Forecasting career trajectories of this younger demographic, the city can plan for a diverse job sectors, such as technology, healthcare, and green industries. The presence of young families highlights a need for education and childcare facilities, parks, and family-friendly community programs to support the workforce's needs.

When compared to Snohomish County and Washington State, Lake Stevens' the city's distribution by race indicates the population of Lake Stevens is more homogenous with most residents (74.3 percent) identifying as white – Hispanics/Latinos comprise the second largest racial demographic at 11.04 percent of the population. This group is closer to the county and state average. The distribution of males to females is roughly equal with males making up 50.45 percent of the populations and females making up 49.55 percent of the population. Overall, Lake Stevens has an employment rate of 68.3 percent with over 20,000 people in the labor market. The state average is 61.1 percent. Females 16 or older make up 62.6 percent of the labor market.

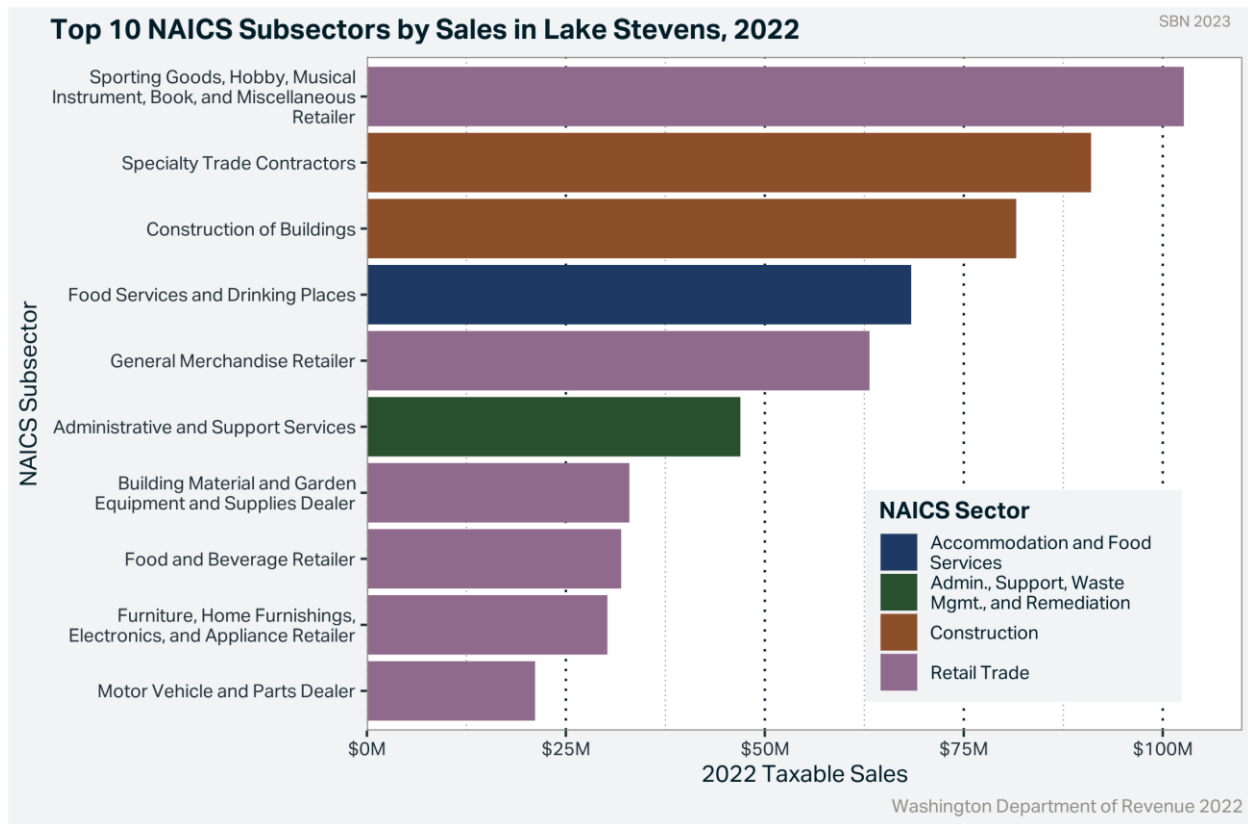


**Figure 6.X Age Comparison: Lake Stevens, Snohomish County, Washington**

## Retail Sales

The city monitors its long-term financial position using a 6-year forecast to ensure fiscal responsibility. Economic Development is a priority and budget decisions are made based on benefit and viability. Taxable retail sales are a valuable gauge of consumer spending and the health of the local economy. Increased retail sales suggest consumer confidence and a robust economy, while a downtrend may indicate economic decline. Tracking the direction and momentum of retail sales is crucial for forecasting revenue, budgeting for city services and planning for infrastructure needs. Understanding taxable retail sales by industry type offers insights into the business mix of Lake Stevens.

In the last decade, the city has seen a marked growth in housing related building and construction. It has also experienced noticeable increase in general merchandise and grocery items indicating expanded local goods and services with the potential to attract more residents and businesses. Increased sales within the city translate to higher tax collections, which support enhanced city services and infrastructure investments.



**Figure 6.X Top 10 NAICS Subsectors by Retail Sales in Lake Stevens, 2022**

### Need for Economic Diversification

Employment in Lake Stevens is less diversified across job sectors than in neighboring communities of similar size, such as Snohomish, Arlington, or Monroe. Lake Stevens has a high concentration of education-sector jobs, comprising nearly half (45%) of the city's employment base. Services comprise 20 percent of the job base and Construction/Resource jobs 16 percent. Each of the remaining five sectors average around four percent of the total. The city's current concentration of jobs in Construction and Education reflects the city's residential orientation. If Lake Stevens grows into more of an employment center, then jobs would be expected to increase among Services and Manufacturing jobs.

### STRENGTHS AND WEAKNESSES

The city's economic strengths and attractions are the beautiful lake and the special events that take place because of the unique venue, a family-friendly environment, a school district with a great reputation and a community grounded in civic involvement.

Throughout this element, the city has described the economic conditions of the city including demographics, workforce, industry sectors and most importantly the implementation of its growth strategy. As shown earlier, the job sector in Lake Stevens has become more balanced

since the last major plan update and the city has seen an increase of over 300,000 square feet of new commercial construction between 2015 and 2024. This is an important indicator showing the city's growth strategy and community investments have been successful.

Four basic conditions must be satisfied for development to occur in a city:

- Available, suitable land for development – is there space where development can happen?
- Market demand for that development – do people or businesses want to locate there?
- Fiscal capacity of the host city to serve new developments and necessary infrastructure.
- Land use regulations – do local regulations allow the development?

Available, suitable land and access to utilities remain key weaknesses in the Lake Stevens market limiting the potential for the city to meet its fiscal needs through land in the existing UGA. Based on the locational requirements of the land use types discussed above and the city's growth strategy, only limited land within city limits is available or well positioned to accommodate the types of growth in new land uses needed to achieve the city's fiscal objectives. Based on the analysis of the city's existing growth, the city may need to look to land outside its UGA sometime in the future to generate revenues needed to meet its fiscal goals. The other remaining weakness is the current disparity in the jobs-to-housing balance.

With an educated workforce, strong financial capacity and a growing commercial sector, Lake Stevens is poised to continue improving its local economy. The biggest opportunity for success is for the city to continue promoting its economic growth strategy. Expansion of goods, services and employment in the Lake Stevens Center, 20th Street SE Corridor, Downtown Lake Stevens and the Lake Stevens Industrial Center will continue to provide the greatest benefit to the community.

Several attributes increase the potential attractiveness and efficacy of Lake Stevens as a location for economically stimulating development, making it a contender for needed commercial and employment opportunities already enjoyed by its neighboring jurisdictions. These included are:

- Good highway access with convenient connections to Interstate 5 as well as to US
- Highway 2 across the Cascades to eastern Washington.
- Potential for large contiguous parcels. Large land parcels greatly simplify the development of uses for which land is a significant required resource.

The proposed amendments and existing zoning appear to offer the capacity needed to keep up with regional development targets and broader market trends. One of the major questions that remain in Lake Stevens surrounds what types of commercial and industrial

development the city can attract. Over the next 20 years, as the population continues to grow, demographics may shift, and broader regional markets could impact local industries. The city should ensure it has a stable foundation and the flexibility to accommodate adjustments to employment demand by maintaining a diverse mix of land uses and zoning designations.

### Employment Uses Associated with Fiscal Benefit

Specific employment land uses that should be considered for their fiscal benefit are discussed below. A diversity of housing types should also ~~continue to be considered~~ promoted.

- **Offices and flex-space**, particularly larger uses. Office businesses contribute sales and utility taxes through their operation and B&O taxes, and generate spillover sales or other activity driven by their employees. In addition offices typically impose lower demands on city infrastructure and services than other use types. Smaller office-type businesses serving local needs will typically generate relatively lower net fiscal benefits than would larger companies. Large companies generally look for large blocks of office space that can allow employees to be in close proximity and can be reconfigured to suit changing needs. Buildings with large floor plans are the most common approach to this need.
- **Retail and general commercial, particularly retailers focusing on high-value items, unique items, or high volumes.** Retailers that sell high-value items can produce large sales tax revenues while requiring relatively less service costs. Similarly, businesses that sell more unique products can attract customers from a broader region, effectively expanding the tax base the city is able to draw upon. Certain larger businesses, such as big-box stores, can generate significant levels of sales as well. However, such volume-oriented retailers involve higher numbers of trips, with commensurately higher infrastructure and city service costs per dollar of tax revenue generated. Large retailers prefer locations with high visibility and high traffic volumes. Large retail businesses require large land areas with good access and visibility from major roads and traditionally demand extensive parking, generally making them incompatible with denser, walkable mixed-use environments. Pedestrian access is of primary importance.
- **Entertainment-oriented commercial uses.** Entertainment-oriented commercial uses, such as restaurants, theaters, and the like can generate substantial direct revenue for the city ~~and also~~ spur greater visitation and activity in the area, producing a synergistic effect that benefits other nearby businesses as well. A well-designed and well-planned entertainment or mixed-use center can maximize this potential for such positive spillover effects. Entertainment-oriented commercial

developments require relatively large areas within which to arrange a mix of complementary uses and activities that give such areas their energy.

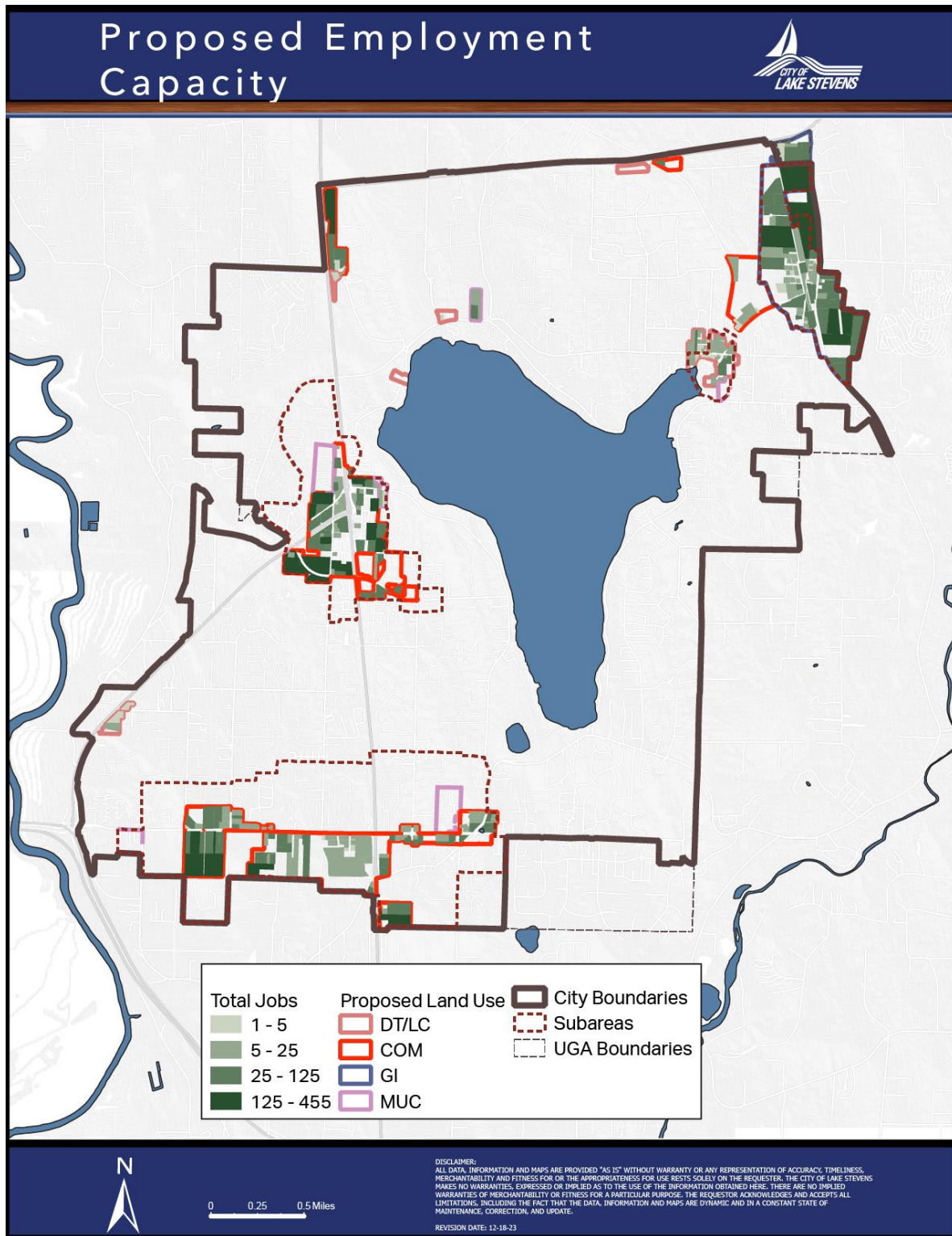
- **Educational Facilities** . Higher education facilities, such as community colleges or small, local four-year colleges, can have spillover effects that generate fiscal benefits. The siting of higher education facilities is typically not market driven. Rather, sites tend to be selected based on criteria specific to the educational facilities' needs. Small campuses tend to support on-site multi-family housing and a small amount of retail, such as a campus bookstore and student-based food service. Depending on the size of the campus and the number of students, additional off-site multi-family housing may be necessary to fill demand. The amount that students and faculty contribute to the local economy depends on the number and type of amenities provided on campus as well as existing shopping facilities within a short drive. Technical colleges are one alternative that may leverage nearby technical business needs and may work well within a light-industrial development as a supportive use. The city should coordinate with higher education providers to collaborate on mutually beneficial actions.
- **Industrial uses.** Industrial businesses typically generate lower direct fiscal benefits than do residential and retail uses that provide property and sales taxes. In addition, to the extent that industrial businesses "export" products beyond the city itself, the shift to a destination-based sales tax system will reduce local sales tax revenues. However industrial businesses can bring countervailing advantages: for example, value-adding manufacturing companies may pay relatively high wages that spill over into other areas of the city such as higher retail spending or higher residential property values. The ultimate net fiscal impact of industrial development thus depends on the specifics of what businesses can be grown or induced to locate in the city. Light industrial users will need larger plots with good transportation connectivity. Common to all industrial uses is a need for good transportation access and a need to be somewhat remote from residential and even other commercial users who may complain about the noise and traffic impacts industrial businesses may generate. Because of this, industrial users often cluster together where they not only do not experience such potential complaints but can also benefit from potential synergies among different companies. These characteristics can make industrial uses well suited for locations located on the fringe of an urban core and adjacent to major transportation corridors. Medical facilities often cluster together in a campus-like setting, providing a benefit by sharing specialized resources and equipment. Medical facilities can also provide a wide range of ~~high-quality~~high-quality employment and educational opportunities.

#### Feasibility of Development with Fiscal Benefit

Available, suitable land is the key issue limiting the potential for the city to meet its fiscal needs through land in the existing UGA. Based on the locational requirements of the land use types discussed above and the city's growth strategy, only limited land within city limits is available or well positioned to accommodate the types of growth in new land uses needed to achieve the city's fiscal objectives. Based on the analysis of the city's existing growth, the city may need to look to land outside its UGA sometime in the future to generate revenues needed to meet its fiscal goals. The Lake Stevens Center and the 20th Street SE Retail and Business Corridor provide the greatest opportunity.

~~Based on the analysis of the city's existing growth, the city may need to look to land outside its UGA sometime in the future to generate revenues needed to meet its fiscal goals. Two~~ attributes that increase the potential attractiveness and efficacy as a location for economically stimulating development, to make Lake Stevens a contender for needed commercial and employment opportunities already enjoyed by its neighboring jurisdictions are:

- ~~Good highway access with convenient connections to Interstate 5 as well as to US~~
- ~~Highway 2 across the Cascades to eastern Washington.~~
- ~~Potential for large contiguous parcels. Large land parcels greatly simplify the development of uses for which land is a significant required resource.~~



**Figure 6.X Employment Capacity by Parcel**

## GOALS AND POLICIES

### GOAL 6.1: IMPROVE THE CITY'S ECONOMIC CONDITIONS FOR A HEALTHY VIBRANT, AND SUSTAINABLE COMMUNITY WITH A HIGH QUALITY OF LIFE

#### Policies

- 6.1.1 Maintain responsible financial stewardship and accountability.
- 6.1.2 Invest in and promote public infrastructure and services that are cost effective and efficient that support Economic Development goals.
- 6.1.3 Preserve and protect the natural beauty including the lake and the spectacular mountain and scenic views.

### GOAL 6.2: MANAGE COMMERCIAL GROWTH IN CENTERS.

#### Policies

~~6.2.1 Direct non-residential growth to the city's centers: Downtown, 20th Street SE Business Corridor, Lake Stevens Center, and Hartford Industrial.~~

6.2.1 Concentrate commercial development within established subareas and growth centers: Downtown Lake Stevens, the 20th Street SE Corridor, Lake Stevens Center, and the Lake Stevens Industrial Center.

~~6.2.2 Establish a vision and implementation plan for each of the centers through subarea planning.~~

~~6.2.3~~ 2 Identify the role each center has in the city's economic balance.

### GOAL 6.3: ENHANCE RETAIL AND PERSONAL SERVICES GROWTH TO ADDRESS THE COMMUNITY'S NEEDS AND EXPAND THE CITY'S RETAIL SALES TAX BASE.

#### Policies

- 6.3.1 Focus business recruitment efforts toward the needs of the Lake Stevens community demographic.
- 6.3.2 Use available retail recapture data for advancing recruitment targets.
- 6.3.3 Develop a Business Retention and Expansion program to foster and grow local business.

6.3.4 Strive to improve the jobs-to-housing balance by supporting policies to attract livable wage jobs to promote economic opportunity and sustainability for residents

6.3.4 Create destination shopping experiences where feasible, such as downtown, that take advantage of the community assets.

6.3.5 Develop incentives to entice businesses to locate in Lake Stevens.

#### **GOAL 6.4: SUPPORT EMPLOYMENT GROWTH IN THE CITY.**

6.4.1 Develop zoning strategies for employment/business areas that is flexible to support diverse employment growth and large employers.

6.4.2 Identify sectors of the economy where opportunities exist to create additional jobs and identify potential strategies for attracting employment. Cultivate relationships with executives living in the community who may be looking to move business into the area.

6.4.3 ~~Allow for an appropriate~~ Ensure the city retains sufficient and strategically allocated amount of industrial/business zoned land capacity to improve the city's jobs-to-household balance.

6.4.4 Office uses should be encouraged in the industrial zones to balance existing service, retail, and industrial based jobs.

#### **GOAL 6.5: ENHANCE AND SUPPORT TOURISM IN LAKE STEVENS AS A PREMIERE DESTINATION.**

##### Policies

6.5.1 Grow the city's tourism through special events that are consistent with the community's values.

6.5.2 Promote tourism using multiple media outlets and highlight the community assets.

6.5.3 Explore expanding additional options for tourist lodging.

6.5.4 Invest in public spaces and recreational facilities to attract tourists.

6.5.5 Support and promote the arts within the Lake Stevens.

#### **GOAL 6.6: PARTICIPATE AND FOSTER PUBLIC AND PRIVATE PARTNERSHIPS.**

##### Policies

6.6.1 Engage with other public agencies to partner in projects that would benefit the public and support.

6.6.2 Allow for opportunities to create public/private partnerships when feasible.

6.6.3 Encourage public and private partnerships to sponsor and promote public improvement programs, community events, and support implementation of the Beautification Plan.

6.6.4 Support education and training programs to enhance the local workforce in coordination with regional organizations, institutions, businesses, and other stakeholders to expand higher education and employment resources.

**GOAL 6.7: PROVIDE A PREDICTABLE AND EFFICIENT DEVELOPMENT ATMOSPHERE.**

6.7.1 Create streamlined process for licensing and permitting development projects that meet the city's land use goals.

6.7.2 Create clear fair and equitable development standards and permissible uses.

6.7.3 Identify municipal code provisions that may preclude emerging industries, technologies, and services that promote environmental sustainability, especially addressing climate change and resilience from entering the city.

**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.**

Policies

6.8.1 Promote economic activity and employment growth that creates widely shared prosperity and sustains a diversity of family-wage jobs for the city's residents.

6.8.2 Support business startups, small businesses and locally owned businesses to help them continue to prosper.

6.8.2 Address unique obstacles and special needs – as well as recognize the special assets – of disadvantaged populations in improving the region's shared economic future.

6.8.3 Foster appropriate and targeted economic growth in distressed areas to create economic opportunity for residents of these areas.

6.8.4 Conduct a business equity analysis to understand to understand economic disparities that may impacting disadvantaged or underrepresented communities.

GOAL 6.9 SUPPORT EQUITABLE AND DIVERSE BUSINESS OPPORTUNITIES.

- 6.9.1 Coordinate with local organizations to facilitate networking and knowledge-sharing events that expand access for underrepresented communities to resources and mentors.
- 6.9.2 Encourage volunteer programs where experienced business leaders share their expertise with startups from underrepresented communities.
- 6.9.3 Encourage retention and recruitment of locally, women-, and minority-owned small businesses and start-ups and established and emerging industries, technologies, and services that promote environmental sustainability.
- 6.9.4 Encourage local businesses to consider flexible work arrangements to accommodate a diverse range of employee needs and lifestyles.

**GOAL 6.10: PROMOTE SUSTAINABLE ECONOMIC DEVELOPMENT ACTIVITIES WHICH CONSIDER THE AREA'S ENVIRONMENTAL HEALTH, NATURAL RESOURCES, PUBLIC SERVICES, AND FACILITIES.**

POLICIES

- 6.9.1 Encourage businesses to adopt green practices by offering incentives for sustainable operations and supporting the growth of “green” industries.
- 6.9.2 Collaborate with local organizations to educate and inform businesses about the importance of businesses integrating socially and environmentally responsible practices into their operation.
- 6.9.3 Use city communication channels to encourage urban planning that integrates green building practices and energy-efficient design.
- 6.9.4 Implement the Climate Sustainability Plan and encourage environmentally sound practices as the city, residents and businesses.

**MPP-H-8**

Promote the development and preservation of long-term affordable housing options in walking distance to transit by implementing zoning, regulations, and incentives.

**MPP-H-9**

Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.

**MPP-H-10**

Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

**MPP-H-11**

Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.

**MPP-H-12**

Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.

## Economy

**Goal:** The region has a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people and their health, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life.

**MPP-Ec-1**

Support economic development activities that help to recruit, retain, expand, or diversify

the region's businesses, targeted towards businesses that provide living-wage jobs.

**MPP-Ec-2**

Foster a positive business climate by encouraging regionwide and statewide collaboration among business, government, utilities, education, labor, military, workforce development, and other nonprofit organizations.

**MPP-Ec-3**

Support efforts to retain and expand industry clusters that manufacture goods and provide services for export, increasing capital in the region.

**MPP-Ec-4**

Leverage the region's position as an international gateway by supporting businesses, airports, seaports, and agencies involved in trade related activities.

**MPP-Ec-5**

Recognize the region's airports as critical economic assets that support the region's businesses, commercial aviation activities, aerospace manufacturing, general aviation, and military missions.

**MPP-Ec-6**

Ensure the efficient flow of people, goods, services, and information in and through the region with infrastructure investments, particularly in and connecting designated centers, to meet the needs of the regional economy.

**MPP-Ec-7**

Foster a supportive environment for business startups, small businesses, locally owned and women- and minority-owned businesses to help them continue to prosper.

**MPP-Ec-8**

Encourage the private, public, and nonprofit sectors to incorporate environmental and social responsibility into their practices.

**MPP-Ec-9**

Promote economic activity and employment growth that creates widely shared prosperity and sustains a diversity of living wage jobs for the region's residents.

**MPP-Ec-10**

Ensure that the region has a high-quality education system that is accessible to all of the region's residents.

**MPP-Ec-11**

Ensure that the region has high-quality and accessible training programs that give people opportunities to learn, maintain, and upgrade skills necessary to meet the current and forecast needs of the regional and global economy.

**MPP-Ec-12**

Identify potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.

**MPP-Ec-13**

Promote equity and access to opportunity in economic development policies and programs. Expand employment opportunity to improve the region's shared economic future.

**MPP-Ec-14**

Foster appropriate and targeted economic growth in areas with low and very low access to opportunity to improve access to opportunity for current and future residents of these areas.

**MPP-Ec-15**

Support and recognize the contributions of the region's culturally and ethnically diverse communities and Native Tribes, including helping the region continue to expand its international economy.

**MPP-Ec-16**

Ensure that economic development sustains and respects the region's environment and encourages development of established and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience.

**MPP-Ec-17**

Preserve and enhance the region's unique attributes and each community's distinctive identity and design as economic assets as the region grows.

**MPP-Ec-18**

Develop and provide a range of job opportunities throughout the region to create a much closer balance and match between jobs and housing.

**MPP-Ec-19**

Support economic activity and job creation in cities in the rural areas at a size, scale, and type compatible with these communities.

**MPP-Ec-20**

Sustain and enhance arts and cultural institutions to foster an active and vibrant community life in every part of the region.

**MPP-Ec-21**

Concentrate a significant amount of economic growth in designated centers and connect them to each other in order to strengthen the region's economy and communities and to promote economic opportunity.

**MPP-Ec-22**

Maximize the use of existing designated manufacturing/industrial centers by focusing appropriate types and amounts of employment growth in these areas and by protecting them from incompatible adjacent uses.

### **MPP-Ec-23**

Support economic activity in rural and natural resource areas at a size and scale that is compatible with the long term integrity and productivity of these lands.

## **Transportation**

**Goal:** The region has a sustainable, equitable, affordable, safe, and efficient multimodal transportation system, with specific emphasis on an integrated regional transit network that supports the Regional Growth Strategy and promotes vitality of the economy, environment, and health.

### **The Regional Transportation Plan**

#### **MPP-T-1**

Maintain and operate transportation systems to provide safe, efficient, and reliable movement of people, goods, and services.

#### **MPP-T-2**

Protect the investment in the existing system and lower overall life-cycle costs through effective maintenance and preservation programs.

#### **MPP-T-3**

Reduce the need for new capital improvements through investments in operations, pricing programs, demand management strategies, and system management activities that improve the efficiency of the current system.

#### **MPP-T-4**

Improve the safety of the transportation system and, in the long term, achieve the state's goal of zero deaths and serious injuries.

#### **MPP-T-5**

Develop a transportation system that minimizes negative impacts to, and promotes, human health.

#### **MPP-T-6**

Pursue alternative transportation financing methods, such as user fees, tolls, and other

pricing mechanisms to manage and fund the maintenance, improvement, preservation, and operation of the transportation system.

#### **MPP-T-7**

Fund, complete, and operate the highly efficient, multimodal system in the Regional Transportation Plan to support the Regional Growth Strategy. Coordinate WSDOT, regional, and local transportation agencies, in collaboration with the state legislature, to build the multimodal system.

#### **MPP-T-8**

Strategically expand capacity and increase efficiency of the transportation system to move goods, services, and people consistent with the Regional Growth Strategy. Focus on investments that produce the greatest net benefits to people and minimize the environmental impacts of transportation.

#### **MPP-T-9**

Implement transportation programs and projects that provide access to opportunities while preventing or mitigating negative impacts to people of color, people with low incomes, and people with special transportation needs.

#### **MPP-T-10**

Ensure mobility choices for people with special transportation needs, including persons with disabilities, seniors, youth, and people with low incomes.

#### **MPP-T-11**

Design, construct, and operate a safe and convenient transportation system for all users while accommodating the movement of freight and goods, using best practices and context sensitive design strategies.

#### **MPP-T-12**

Emphasize transportation investments that provide and encourage alternatives to single-occupancy vehicle travel and increase travel options, especially to and within centers and along corridors connecting centers.

## **Economic Development and Employment Goal**

Cities, towns, and Snohomish County government will encourage coordinated, sustainable economic growth by building on the strengths of the county's economic base and diversifying it through strategic investments in infrastructure, education and training, and sound management of land and natural resources.

- ED-1** The County and cities, through Snohomish County Tomorrow, should support the Regional Growth Strategy of VISION 2050 and the Regional Economic Strategy. Jurisdictions should utilize comprehensive plan policies, infrastructure investments, and regulations to support the existing and emerging industry clusters that play an important role in growing and sustaining Snohomish County's economy.
- ED-2** The County and cities should foster an equitable business and regulatory environment that supports and encourages the establishment and growth of small and startup businesses, especially those that are woman- and minority-owned .
- ED-3** Jurisdictions should prioritize multi-modal transportation system linkages between growth centers, manufacturing/industrial centers, and residential areas to support economic development and improve access to a wide variety of job opportunities and employment.
- ED-4** State and federal economic development and transportation funding should be prioritized to regionally designated centers, countywide centers, high-capacity station areas with a station area plan, and other local centers, as well as transportation system linkages between regional growth centers, manufacturing/industrial centers, and supporting residential areas containing an adequate supply of affordable housing.
- ED-5** Jurisdictions should promote economic and employment growth that creates a countywide economy that consists of a diverse range of living wage jobs for all of the county's residents.
- ED-6** As a part of the overall countywide economic development strategy, jurisdictions should target economic development activities that improve access to economic opportunity for residents that historically have low and very low access to opportunity.

- ED-7** The County and adjacent cities shall protect the Paine Field-Boeing area as a Manufacturing/Industrial Center (MIC), recognizing that it is a major, existing regional employment area of intensive, concentrated manufacturing and industrial land uses, including aerospace, aircraft manufacturing and high-technology uses. Notwithstanding the VISION 2050 guidelines for MIC designation, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations. This MIC should:
- a. Accommodate aerospace related employment and associated activities;
  - b. Accommodate employment which requires a high floor area to employee ratio but increase the overall employment density in the manufacturing and industrial center;
  - c. Encourage a mix of uses which support and enhance manufacturing, aerospace and industrial centers; and
  - d. Be supported by adequate public facilities and services, including good access to the region's transportation system, which are essential to the success of the MIC.
- ED-8** Jurisdictions should collaborate with businesses and organizations to develop economic development plan elements and analyze the land use designations, infrastructure and services needed to support businesses.
- ED-9** As appropriate, the County and cities should adopt plans, policies, and regulations that preserve designated industrial, commercial, agricultural, and resource land base for long-term regional economic benefit.
- ED-10** In their local comprehensive plans, jurisdictions shall include economic development policies consistent with existing or planned capital and utility facilities. These plans should identify and implement strategies to ensure timely development of needed facilities.
- ED-11** In cooperation with school districts, other education providers, and each other, jurisdictions should ensure the availability of sufficient land and services for future K-20 school needs, and support high-quality education and job training resources for all residents, such as a 4-year university or technical college in Snohomish County.
- ED-12** The County and cities should coordinate economic development plans and economic elements within comprehensive plans with transportation, housing, and land use policies, and the Regional Growth Strategy to support economic development that is compatible with each community.
- ED-13** Jurisdictions should recognize, where appropriate, the growth and development needs of businesses of local, regional, or statewide significance and ensure that local plans and regulations provide opportunity for the growth and continued success of such businesses.

- ED-14** The County and cities should promote an appropriate balance of jobs-to-housing to:
- a. Support economic activity;
  - b. Encourage local economic opportunities and housing choice;
  - c. Improve mobility; and
  - d. Respond to the challenge of climate change.
- ED-15** Jurisdictions should ensure that economic development sustains and respects the county's natural environment and encourages the development of existing and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience.
- ED-16** The expeditious processing of development applications shall not result in the reduction of environmental and land use standards.
- ED-17** The County and cities shall support the Cascade Industrial Center as a Manufacturing/Industrial Center (MIC), recognizing that it is a major, existing regional employment area of intensive, concentrated manufacturing and industrial land uses.
- ED-18** Jurisdictions should identify the potential for physical, economic, and cultural displacement of existing locally owned, small businesses as a result of development or redevelopment and market pressure. Jurisdictions should consider a range of mitigation strategies to mitigate the impacts of displacement to the extent feasible.

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## Future Required Elements

### Economic Development

The economic development element of the current Lake Stevens Comprehensive Plan is in satisfactory condition but requires updates to align with the required and recommended elements outlined in WAC 365-196-435. The plan effectively summarizes local economic conditions, including population, employment rates, and various sectors, while also highlighting the strengths and weaknesses of the local economy. It would be beneficial to include additional data on current conditions such as local labor income, business sectors, and projected market performance to enhance analysis alongside discussion in the Housing Element.

Lake Stevens has made progress in developing local economic plans, including an economic strategy in 2010, an economic assessment in 2011, and the formulation of three subarea plans and a standalone analysis of its industrial area with the aim of shaping long-term economic growth. While the plan includes several broad policies intended to foster economic growth and address future needs, it is recommended to include additional programs and projects, some of which are already underway and have been analyzed in ongoing subarea plans.

The report does not include public engagement in the discussion and analysis of the economic development element. Extensive public engagement work and visioning exercises have been undertaken in the city's existing subarea plans. This data should be referenced and incorporated for analysis in the public engagement programming for the comprehensive plan update. Additionally, incorporating specific, quantified, and time-framed performance targets within the plan is proposed for measuring progress and ensuring the successful execution of economic development elements. These targets can also serve as a reference point throughout the development process.

### Parks and Recreation

The parks and recreation element of the current Lake Stevens Comprehensive Plan complies with RCOM and was updated as part of a 2019 review of the Parks system and associated planning. The City adopts the Comprehensive Plan Parks and Recreation element as a de-facto Parks, Recreation, and Open Space Plan, and the most recent update maintains the City's eligibility for grants from Washington's Recreation and Conservation Office (RCO).

The report effectively engaged the public with a distinct parks and recreation survey and highlights specific capital improvements intended to further the success and improve

levels of service for the City's parks system. Some recommended changes include updates to maps and graphics.

| <b>Future required elements: pending state funding</b><br><b>As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.</b>                                                                                                                                                                 |                                                             |                                                           |                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Element:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>In Current Plan?<br/>Yes/No<br/>If yes, cite section</b> | <b>Changes needed to meet current statute?<br/>Yes/No</b> | <b>Notes:</b>                                                                                                                                                                                                                                                                                                                              |
| <a href="#">Economic Development</a><br><a href="#">Although included in RCW 36.70A.070 "mandatory elements" an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. RCW 36.70A.070(7) amended 2017</a> | <a href="#">Yes</a>                                         | Partial                                                   | <p>As per <a href="#">WAC 365-196-435</a> summaries of proposed programs and projects designed to foster economic growth will need to be included.</p> <p>A timeline with performance targets should be developed to establish an economic reference point and evaluate the effectiveness and progress of specified goals and programs</p> |