

PLANNING COMMISSION MEETING AGENDA



City of Lake Stevens Vision Statement

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

June 17, 2024 - 6:00 PM

Hybrid - Live at the Mill or REMOTE – VIA ZOOM

Join Zoom Meeting: <https://us02web.zoom.us/j/88264115410>

or call in at: 253-215-8782 Meeting ID: 882 6411 5410

- 1. Call to Order**
- 2. Roll Call**
- 3. Guest Business**
- 4. Action Items**
 - A. Approve Minutes of June 3, 2024 Planning Commission meeting
- 5. Discussion Items**
 - A. Land Use and Housing Open House and Policy Review David Levitan
- 6. Commissioner Report**
- 7. Planning Director's Report**
- 8. Adjourn**

THE PUBLIC IS INVITED TO ATTEND

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PLANNING COMMISSION STAFF REPORT



Agenda Date: 6/17/2024

Subject: Approve Minutes of June 3, 2024 Planning Commission meeting

Contact Person/Department: , Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

SUMMARY/BACKGROUND:

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. 6-3-24 Planning Commission Minutes

PLANNING COMMISSION MEETING MINUTES



HYBRID/REMOTE AND IN PERSON AT THE MILL

June 3, 2024

CALL TO ORDER: 6:02 PM by Chair Connor Davis

MEMBERS PRESENT: Commissioner Nathan Packard, Commissioner Bruce Morton and Commissioner Michael Duerr, Vice-Chair Janice Huxford, Chair Connor Davis

MEMBERS ABSENT: Linda Hoult

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner David Levitan, Planning Manager Christi Schmidt, Administrative Assistant Dawn Erickson

OTHERS PRESENT: Council Member Ryan Donoghue, City Engineer Kim Klinkers, TranspoGroup Consultants Daniel Hendricks and Jon Pascal

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

Roll Call: All present except Commissioner Linda Hoult

Guest business: No guest business.

Approval of Minutes: Minutes of May 1, 2024 were approved as written. Vice-Chair Huxford made the motion and Commissioner Packard seconded (motion carried unanimously).

Discussion Items:

Senior Planner Levitan presented a high-level overview of proposed updates to the Transportation and Capital Facilities chapters of the Comprehensive Plan, and how they are intertwined. Each section of the Transportation Element was discussed by consultants from TranspoGroup. Several Commissioners asked about a perceived lack of attention to specific major roadways and intersections, which were explained to be under WSDOT's planning umbrella. Levels of Service (LOS) were discussed, and it was explained that acceptable levels of service are dictated by the LSMC, and these are based on a two-hour window of the PM peak commute. The discussion moved to Capital Improvement projects, with TranspoGroup consultants and City Engineer discussing the plans for the Active Transportation Network within the city, addressing the three types of networks (primary, secondary and trails), and the plan for sidewalks around the lake. City Engineer Klinkers explained that the sidewalks around the lake would be a slow process requiring dedicated Right of Ways as lots are re-developed, along with a vision for safer pedestrian access. Commissioner Morton asked that Cavaleto Rd and SE 20th be added to the list for proposed LOS improvements. Vice-Chair Huxford requested confirmation that section 9.3.1 refers to development fees

as opposed to use fees (confirmed) and inquired about section 5.3's lack of inclusion of Lake Stevens Sewer District. It was explained that special service districts are not included in the city's capital facilities. Commissioner Duerr inquired about section 8.1.3, and it was explained that demand management strategies and traffic demand management are elements required by Puget Sound Regional Council. He also emphasized these strategies should focus on incentivization rather than disincentivizing measures. Commissioner Packard inquired whether future potential annexation had been included in calculations (they were) and suggested that future studies might consider other times of day than the two-hour PM peak window. Commissioner Morton requested that the use of native species be added as a requirement for section 8.4.5, and suggested that item 8.8.4(d) (changing the LOS to allow for development) negates the entire section. It was discussed that changing the adopted LOS is not easy, as it requires a Comprehensive Plan amendment. Chair Davis spoke to section 8.4.2, pointing out that vehicles that have a remaining useful life should not be discarded early to meet the goal of electrifying all city vehicles. He also requested that section 8.3.1 verbiage be changed from "equity" to "equality".

Commissioner Reports:

No Commissioner reports, however Vice-Chair Huxford requested that Commissioner Hoult's absence be noted as unexcused.

Director's Report

No Director's report.

Adjourn: Motion by Chair Davis, seconded by Commissioner Packard to adjourn the meeting at 7:10 p.m. The motion carried unanimously.

Dawn Erickson, Planning Administrative Assistant

PLANNING COMMISSION STAFF REPORT



Agenda Date: 6/17/2024

Subject: Land Use and Housing Open House and Policy Review

Contact Person/Department: David Levitan, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

No action is required. Commissioners are asked to review drafts of the updated goals and policies of the Land Use Element (Attachment 1) and Housing Element (Attachment 2) of the 2024 Comprehensive Plan in advance of a community meeting on land use and housing scheduled for July 15. At the June 17 meeting, staff will review growth targets and proposed land use and zoning map amendments; recent changes to the Growth Management Act that are driving these updates; and required goals and policies for topics such as housing affordability, emergency and permanent supportive housing, and assessing and addressing displacement and racially disparate impacts.

Commissioners and community members will have the opportunity to review and ask questions about draft maps and other materials (including the draft goals and policies) that will be incorporated into the Comprehensive Plan. Drafts of the full Land Use and Housing elements will be available for Planning Commission review in advance of a planned July 15 Planning Commission Open House to introduce the draft Comprehensive Plan in its entirety.

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](#).
- The Introduction (Chapter 1) and Economic Development Element (Chapter 6) at their [April 17, 2024 meeting](#).
- The Environment and Natural Resources Element (Chapter 4) at their [May 1, 2024 meeting](#).
- Draft goals and policies for the Transportation Element (Chapter 8) and Capital Facilities Element (Chapter 9) at their [June 3, 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.

Format and Materials for June 17 Meeting

The Planning Commission's June 17 meeting will include a staff presentation, followed with a review of draft goals and policies. This meeting will focus on the interrelated topics of Land Use and Housing, both of which are mandatory elements under the GMA ([RCW Section 36.70A.070\(1\) and \(2\)](#)).

Meeting Projected Housing Needs at Different Income Levels

Staff provided background information on many of these topics during the Commission's [February 7, 2024 meeting](#). The [February 7 staff report](#) discussed the city's 2044 population, employment, and housing growth targets, which the city must demonstrate it has adequate zoned capacity to accommodate and policies and programs in place to support.

As noted during the February 7 meeting, the city's [Housing Action Plan](#) found that city had adequate zoned capacity to accommodate its overall 2044 housing growth target (4,973 units) but must consider map amendments to accommodate specific housing types affordable at a full range of income levels, as required by the GMA following the passage of [HB 1220](#) in 2021 (Attachment 3). Overall, about half of the city's projected housing needs are at $\geq 100\%$ of area median income (AMI), which as of May 2024 is \$105,400 for a single person and \$150,700 for a family of four. The remaining half of projected housing needs are at $\leq 80\%$ AMI (the city has no projected need between 80 and 100% AMI).

The Department of Commerce has provided guidance on the types of housing units that local jurisdictions must plan for to meet projected 2044 housing needs at different income levels, which are summarized in Attachment 4. Attachment 4 includes a list of housing types for each income range based on the state guidance, and also identifies additional housing types that have been sold in the local market within the corresponding price points for each income range (shown in purple).

For permanent supportive housing (PSH) – permanent housing with integrated supportive services that aim to provide housing stability to households with at least one member with a disability - and other extremely low (0-30% AMI) and very low income (30-50%) households, jurisdictions are expected to provide this zoned capacity via multifamily housing (apartments). However, it should be noted that there are several existing low-income housing developments operated by the Housing Authority of Snohomish County (HASCO) and non-profit organizations located within the R6 and R8-12 zones. PSH by state law must also be permitted within all zones that allow residential units and/or hotels.

As discussed on February 7, the city has adequate zoned capacity at 50% and above of AMI, which can be met through a combination of detached single-family homes, duplexes, middle housing (triplexes, fourplexes, townhomes, cottage housing) and accessory dwelling units (ADUs). It is the projected need at lower income levels that will require the city to consider both map amendments and policy changes to accommodate its full spectrum of housing needs. The proposed map amendments are shown in Attachment 5 and include several targeted map amendments and concurrent rezones to provide more multifamily housing (apartments and condos) opportunities. These include:

- Rezoning areas within and adjacent to the 20th St SE Corridor subarea to Multifamily Residential (MFR), most notably the east side of 99th Ave SE north of 20th St SE;
- Rezoning areas within and adjacent to the Lake Stevens Center subarea to MFR, including a large parcel north of SR 204 at Lundeen Parkway; and
- Rezoning parcels within and adjacent to the Downtown Lake Stevens subarea.

Summary of New and Updated Policies

As with other elements previously reviewed by the Commission, two of the focus areas in updating the goals and policies are equity and sustainability. However, there are also several specific new policies that must be adopted to comply with recent changes to state law and be consistent with recently adopted city plans, which are summarized below.

Update Policy Language to “Plan for and Accommodate” Housing Affordable to All Income Levels

HB 1220 (2021) revised the GMA to instruct local government to “plan for and accommodate” housing affordable to all income levels. The city has updated several policies in Attachment 2 to reflect this language.

Adopt Policies Addressing Racially Disparate Impacts and Potential Displacement

Attachment 2 includes policies to address requirements in HB 1220 that requires cities to:

- Analyze historic land use, zoning, and policy decisions that have contributed to adverse impacts to racial minorities (such as higher housing cost burdens and lower rates of homeownership), and develop policies to remedy them; and
- Assess potential displacement risks of existing residents resulting from new development and redevelopment and identify policies to combat them.

Permitting and Supporting Permanent Supportive Housing and Emergency Housing

Under the revised GMA, cities are required to provide policy language that:

- **Allows emergency housing and emergency shelters in all zones that allow hotels** (Commercial District, Central Business District, and Local Business) and **eliminates impact fees for emergency housing**. Attachment 2 includes new policies specifically noting these requirements. For context, the city is required to demonstrate it has the capacity (beds) for 304 people requiring emergency housing, which it does within its existing commercial zones.
- **Allows permanent supportive housing and transitional housing in all zones that allow hotels and/or residential uses**. Attachment 2 includes a new policy specifically noting this allowance. The city has adequate capacity within its existing commercial districts (which allow hotels) to accommodate the allocated 456 units of PSH.

Adopt Policies Consistent with the 2023 Climate Sustainability Plan and Housing Action Plan

In 2023, the city adopted a Climate Sustainability Plan and Housing Action Plan, both of which included an analysis of potential Comprehensive Plan goals and policies that could provide the policy framework for potential actions and strategies identified in those plans. Examples of these policies include:

- Working with partner agencies to incentivize the installation of solar panels and electric vehicle charging stations;
- Considering the potential impacts of climate change when developing plans and reviewing projects;
- Continuing to build out the city's active transportation network;
- Supporting the acquisition, rehabilitation and preservation of existing affordable housing;
- Exploring impact fee reductions and expedited permitting for affordable housing;
- Evaluating updates to the city's Multifamily Tax Exemption (MFTE) program that can increase the supply of affordable housing; and
- Providing the policy foundation for compliance with HB 1110 (middle housing) and HB 1337 (ADUs).

Add and Update Land Use Policies to Eliminate Redundancies and Outdated Information and Reflect Recent Planning Efforts

Attachment 1 includes several new, updated, and consolidated policies that aim to eliminate redundancies, modernize the Land Use Element and identify city priorities, including:

- Consolidating multiple redundant land use designations, resulting in single "Mixed Use" and "Industrial" designations;
- Eliminating the Planned Business District designation, the zoning and development standards for which have been difficult to implement;
- Encouraging a diverse mix of housing types throughout the city, in coordination with the Housing Element;
- Evaluating UGA expansions that may help meet the city and region's growth targets;
- Encouraging home occupations to help meet the city's employment growth targets; and
- Coordinating with plans for neighboring jurisdictions, including capitalizing on local job centers and industry clusters.

Requested Feedback and Next Steps

Commissioners are asked to provide feedback on the proposed changes to the goals and policies of the Land Use and Housing elements, as well as the draft graphics and other materials presented on June 17. Staff see this as an opportunity for the Commission and members of the public to ask questions and provide initial feedback before the plan is finalized.

Future Meeting Schedule

July 1: No Meeting

July 15: Review Full Draft of Comprehensive Plan – Open House

August 21 (tentative): Planning Commission Public Hearing

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - Draft Land Use Goals and Policies
2. Attachment 2 - Draft Housing Goals and Policies
3. Attachment 3 - Housing Capacity vs Housing Needs
4. Attachment 4 - 2044 Growth Targets by Income and Type
5. Attachment 5 - Proposed Map Amendments

LAND USE GOALS AND POLICIES

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

Policies

2.1.1 Accommodate a variety of land uses to support population and employment growth, consistent with the city's responsibilities under the Growth Management Act, PSRCWe ha Regional Growth Strategy and the Countywide Planning Policies.

2.1.2 Encourage and allow a diverse mix of housing types throughout the city to meet the needs of current and future residents.

2.1.~~2~~3 Review cumulative changes to residential, commercial, industrial and public land use designations during the annual comprehensive plan cycle to ensure employment and population capacity estimates are being met.

2.1.~~4~~3 Review land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met. The strategy will be used to amend the Plan as necessary to remain consistent with actual development trends.

2.1.~~5~~4 Direct new growth to areas where infrastructure and services are available, ~~or~~ planned or have undergone an infrastructure analysis to ensure growth occurs in a fiscally responsible manner to support a variety of land uses.

2.1.~~6~~5 Coordinate land use decisions with capital improvement needs for public facilities including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, cultural facilities and schools.

2.1.7 Consider and evaluate UGA expansions that have the potential to help meet city and regional growth targets for population, employment and housing.

2.1.8 Encourage home occupation businesses in residential areas that provide local employment opportunities while maintaining the primary residential character.



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

Policies

2.2.1 Allow the following residential land use designations as described.

1. High Density Residential – Encourage a variety of ~~residential forms of residential structures~~ middle housing and multifamily residential housing types containing three or more dwellings. Multiple structures may be located on a single parcel, and there are no density limits, provided the project meets the zoning district requirements and other pertinent codes, standards and adopted development guidelines. This land use category also allows limited public/semi-public, community, recreational, and commercial uses as well as permanent supportive housing and transitional housing.
2. Medium Density Residential – Encourage single-family (1 du/lot), two-family residential and ~~some multifamily housing~~ a variety of middle housing options with a density between 4 and 12 units per acre with the potential for bonuses. This designation allows detached ~~and~~ attached units, conversions, accessory ~~apartments~~ dwelling units, townhouses, condominiums, duplexes, short-term rentals, special service homes and some manufactured/mobile structures. Also allows limited public/semi-public, community, recreational, and neighborhood commercial uses as well as permanent supportive housing and transitional housing.
3. Waterfront Residential – ~~Provides~~ Allow single-family (1 du/lot) ~~and two-family~~ residential uses with a density of 4 units per acre with the potential for bonuses on residential properties located adjacent to Lake Stevens subject to the regulations of the shoreline master program. This designation includes detached and attached units, accessory dwelling units, short-term rentals, special service homes, limited ~~multifamily~~ middle housing, public/semi-public, community, and recreational uses as well as permanent supportive housing and transitional housing.

2.2.2 Allow the following commercial land use designations as described.

1. Downtown/Local Commercial – Encourages medium to high intensity commercial uses and other dense arrangements of professional offices and retail stores in the downtown area and neighborhood commercial districts. This designation allows mixed-use development. This land use designation may be placed on lands between higher-intensity commercial areas and residential areas to act as a buffer. This designation also allows limited

public/semi-public, community and recreational uses as well as emergency housing, shelters, permanent supportive housing transitional housing.

2. Mixed-Use – Allows medium to high intensity mixed-use (commercial and residential). It is intended that this land use designation will be placed where a "village atmosphere" is desired, or on lands between higher and lower intensity uses to buffer commercial and residential areas. This designation also allows limited public/semi-public, community and recreational uses as well as permanent supportive housing and transitional housing.

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

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

2.2.3 Allow the following industrial land use designations as described

1. ~~General~~ Industrial – This category allows a full range of industrial and employment uses which traditionally can cause impacts to surrounding properties because of the high intensity uses. The implementing zoning districts (Light and General Industrial) account for differences in the scope of industrial uses permitted and the potential impacts on surrounding properties. This designation does not allow any residential (except temporary or caretaker residences). This land use designation should be located in areas



with direct access to highways and arterials that provide adequate public services and traffic capacity.

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

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

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

Policies

- 2.3.1 Review development standards and regulations to ensure that they possess an appropriate level of flexibility to promote efficient use of buildable lands, balanced with the need for predictable decision-making.
- 2.3.2 Preserve and promote the character of existing neighborhoods through thoughtful, clear and objective development regulations and design standards that promote compatibility between uses; respect existing neighborhoods; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services.
- 2.3.3 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.
- ~~2.3.4 Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services.~~



- 2.3.~~45~~ Promote architecture that is pedestrian friendly and conducive to human interaction (e.g., front porches, garages behind houses, small front yard setbacks, no "walled" neighborhoods).
- 2.3.~~56~~ Ensure that subdivisions are pedestrian friendly and include ample street trees, adequate sidewalks, walkways and paths connecting ~~plats~~neighborhoods and surrounding uses.
- 2.3.~~67~~ Review Development and Design Guidelines for Multifamily Residential, Planned Residential Developments, Commercial and Mixed-Use development~~outside of subareas~~.
- ~~2.3.8 Promote neighborhood commercial uses in appropriate places where the property:~~
~~a. is located at an intersection with at least one arterial street;~~
~~b. is at least one half mile distance from other similarly designated properties; and~~
~~c. results in no more than two acres of land being designated for neighborhood commercial uses at the same intersection.~~
- 2.3.~~79~~ Promote commercial uses catering to day to day needs of neighbors in locations that are ~~easily reached by foot or local commuters~~accessible to pedestrian, bicycle and transit. ~~Proposed Permissible~~ uses shall clearly reflect this intent.
- 2.3.~~810~~ Encourage nodal development through adoption of zoning designations, specific design guidelines and development regulations.
- ~~2.3.11 Evaluate connectivity between neighborhoods, parks, and public facilities when considering capital improvements to ensure all residents have access to these public amenities.~~
- 2.3.11 The Planning Commission shall continue to welcome citizen input from all citizens within the incorporated city and unincorporated Urban Growth Area when making planning decisions that affect the city and future annexation areas.



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

Policies

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

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

Policies

- 2.5.1 Ensure that significant lakeside non-commercial public access is maintained for informal and formal recreational opportunities, and is balanced with the desire to develop a vibrant mixed-use downtown



- 2.5.2 Emphasize high-quality design, pedestrian orientation and integrated flexibility in the redevelopment of downtown Lake Stevens.
- 2.5.3 Encourage strong traditional downtown elements as expressed in the Downtown Lake Stevens Subarea Plan that accentuate a stable design concept that will survive the life of the buildings.
- ~~2.5.4 Encourage more residential and mixed-use development to help meet the city's population growth targets.~~
- ~~2.5.5 Continue to implement capital improvements identified in the Downtown Lake Stevens Subarea Plan.~~

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

Policies

- 2.6.1 Pursue and implement incentive programs ~~that would to~~ encourage industrial and office uses, which result in high employment densities.
- ~~2.6.2 Permit restaurant and service uses that serve local employees and residents.~~
- ~~2.6.32~~ Aggressively market the Lake Stevens Industrial Center and aggressively pursue family-wage employers to that revitalized area.
- ~~2.6.4 Identify active transportation and transit improvements that can improve multimodal access for local employees and residents.~~
- ~~2.6.53~~ ~~Periodically r~~Review development regulations to ensure that impacts are ~~kept to a minimum~~ minimized, especially those that affect adjoining, non-industrially zoned areas.
- ~~2.6.4 Conduct a market study a to determine any need for expansion, infrastructure needs and marketing strategies.~~
- ~~2.6.65~~ Develop a ~~framework subarea~~ plan for the Lake Stevens Industrial Center ~~based on market study that incorporates previous infrastructure and market analyses.~~
- ~~2.6.76~~ Pursue local improvement districts and grant funding for infrastructure development.



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

~~2.7.1 — Require retention of all trees within a 30' visual/noise buffer along SR-92, SR-9, and the Hartford/Machias Road (as measured from the edge of ultimate right-of-way). Where trees need to be removed because of instability, require replanting of 5-gallon (minimum) conifers at a 3:1 ratio within the 30' buffer.~~

~~2.7.2 — Ensure that design of highway accessible/visible commercial uses along SR-92, SR-9, and the Hartford/Machias Road is aesthetically pleasing from both the roadway and the local roads.~~

GOAL 2.78 COORDINATE GROWTH AND DEVELOPMENT WITH ADJACENT JURISDICTIONS TO PROMOTE AND PROTECT INTERJURISDICTIONAL INTERESTS.

Policies

2.78.1 Participate in the Snohomish County Tomorrow Planning Advisory Committee (PAC) to improve inter-jurisdictional coordination of land use planning activities in the adopted urban growth area.

2.78.2 Coordinate planning efforts among jurisdictions, agencies, and federally recognized Indian tribes, where there are common borders or related regional issues, to facilitate a common vision.

2.78.3 Promote cooperation and coordination among transportation providers, local governments and developers to ensure that developments are designed to promote and improve physical, mental and social health, and reduce the impacts of climate change on the natural and built environments.

~~2.7.4 — Review and evaluate land uses and industries in nearby jurisdictions and consider opportunities to coordinate with and take advantage of support local job centers and industry clusters.~~

GOAL 2.89 PROMOTE ANNEXATIONS OF LANDS INTO THE CITY IN A MANNER THAT IS FISCALLY RESPONSIBLE TO ENSURE THE CITY IS ABLE TO PROVIDE A HIGH LEVEL OF URBAN SERVICES.

Policies

2.8.91 Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation.



- 2.89.2 It is the city's intent to annex the ~~entire remainder of the~~ Lake Stevens Urban Growth Area over the planning horizon to become one city, considering the following:
- To manage growth in the UGA it is important to note that elected officials who reside within, and represent the Lake Stevens community make the best land use and Comprehensive Plan decisions for the Lake Stevens area.
 - To keep locally generated sales tax revenues within the community to meet local needs rather than allowing those revenues to be distributed throughout the entire county.
 - To provide an accessible and open forum in which citizens may participate in their own governance.
 - To create a larger city which can have greater influence on regional and state policy decisions and can be more competitive for grants.
 - To stabilize the development environment, striving to bring land use predictability to residents and property owners.
 - To ensure that urban infrastructure is provided at the time development occurs to minimize the need to retrofit substandard improvements in the future.
- 2.89.3 ~~To the degree reasonably possible, a~~Annexations should serve to regularize city boundaries, and not divide lots. The intent is to ensure practical boundaries in which services can be provided in a logical, effective and efficient manner.
- 2.89.4 Prior to any annexation, the city should consider the effects on special purpose districts and County services within the Urban Growth Area, considering the following:
- Outstanding special bonds or other debt,
 - Absorbing the district's or county's service provision responsibilities and acquiring the necessary assets at the appropriate stage (set by state law); and
 - Impacts on the district's or county's operations and personnel.
- 2.89.5 The city's intent is to minimize disruption to residents, businesses and property owners in annexed areas, considering the following:
- Annexed property should be designated in the Comprehensive Plan and zoning ordinance in a manner that most closely reflects the designations ~~identified in Figure 2.3 of abutting properties or the vision identified in the Comprehensive Plan or subarea plans.~~ The City Council will consider alternative designations proposed by those ~~properties-property~~ included in the annexation. Council may adopt alternative designations if it finds the



proposal protects the general health, safety, and welfare of the community and it meets the requirements of the Growth Management Act.

- b. Uses that are either previously established legal non-conforming, or are made non-conforming with the annexation, will be allowed to continue in a manner consistent with the rights established in the city's land use code while the use continues.
- c. Annexed areas shall be accorded equal accommodation in the distribution of capital improvements, maintenance of roads and other facilities, police and other services.
- d. For annexed areas, the city shall strive to ensure annexed areas are fairly represented by the Mayor and ~~city~~ City Council, ~~with extra care during the initial two years in which the annexed area may have not had a chance to vote for their local officials.~~

2.89.6 At such time an annexation proposal is made, the city shall make every reasonable effort to provide accurate, timely and useful information to community members so that they may make reasoned and well-informed decisions.

GOAL 2.910 ENSURE THAT LAND USES OPTIMIZE ECONOMIC BENEFIT AND THE ENJOYMENT AND PROTECTION OF NATURAL RESOURCES WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE.

Policies

2.910.1 Preserve and accentuate the lake as the centerpiece of Lake Stevens in compliance with the shoreline master program.

2.9.2 Implement actions and strategies from the Climate Sustainability Plan.

2.910.32 Preserve and promote a safe, clean living and sustainable environment.

2.910.43 Prohibit storage of soil, yard waste, refuse, machines and other equipment in front yard setbacks.

2.910.54 Where a sight distance or safety problem is created, prohibit storage of vehicles in front and side yard setbacks, except on driveways (and then no more than three) or in parking lots.

2.910.65 Protect and preserve wetlands, ~~and~~ riparian corridors, ~~associated with~~ Shorelines of the State and open space corridors within and between urban growth areas useful for recreation, wildlife habitat, trails, and connection of critical areas.

2.910.76 Encourage growth that is responsive to environmental concerns and that enhances the natural environment of the lake drainage basin and the area watersheds.



GOAL 2.1~~04~~ WHERE POSSIBLE, USE ELEMENTS OF THE NATURAL DRAINAGE SYSTEM TO MINIMIZE STORM WATER RUNOFF IMPACTS.

Policies

- 2.1~~04~~.1 Encourage new developments to use infiltrationlow impact development techniques and natural drainage patterns where feasible and incorporate meansprovide water quality treatment to contain storm water pollutants.
- 2.1~~04~~.2 Encourage new developments to implement “low impact development” techniques which can better manage stormwater while providing cost savings in terms of land and improvements.
- ~~2.11.3 Recognize that storm drainage problems cross jurisdictional lines and therefore create the need to work with the Drainage Improvement District and residents to address those problems.~~
- 2.1~~04~~.~~34~~ Adopt and keep current a stormwater control ordinance requiring best management practices for stormwater control, addressing such issues as detention, release, erosion and siltation, etc.

GOAL 2.1~~12~~ ENCOURAGE ENERGY-~~SAVING METHODS~~ EFFICIENCY AND CLIMATE ADAPTATION IN TRANSPORTATION, LAND USE AND BUILDING CONSTRUCTION.

Policies

- ~~2.12.1 Encourage the development of paths and easements for non-motorized transportation to facilitate pedestrian and bicycle use throughout the city.~~
- ~~2.11.1 Consider the potential impacts of climate change when developing plans and reviewing projects, including increased flooding and reduced air quality.~~
- 2.1~~12~~.2 Encourage new developments to comple~~i~~ment and improve development of a grid system to reduce public and private utility and transportation costs.
- 2.1~~12~~.3 Encourage energy-saving construction and building operation practices and the use of energy-conserving materials in all new construction and rehabilitation of buildings.
- 2.1~~12~~.4 Encourage small scale, neighborhood compatible, commercial uses to be distributed throughout the community, thus reducing the need to drive to the nearest “big-box” retailer to pick up day-to-day convenience items. This also provides the



opportunity for pedestrian access to stores along with the health and social benefits related to pedestrian activity.

2.11.5 Stay current on best building and energy conservation practices and encourage and incentivize their use.

GOAL 2.1~~23~~ PROMOTE THE IDENTIFICATION, MAINTENANCE, AND PRESERVATION OF SPECIAL HISTORIC, GEOGRAPHIC, ARCHITECTURAL, AESTHETIC OR CULTURAL RESOURCES OR STRUCTURES WHICH HAVE SPECIAL SIGNIFICANCE BECAUSE OF HISTORICAL, ARCHAEOLOGICAL, ARCHITECTURAL, RECREATIONAL, SOCIAL, CULTURAL, AND/OR SCENIC IMPORTANCE THROUGH THE DESIGNATION OF HISTORIC LANDMARKS AND DISTRICTS AND THE ADOPTION OF APPROPRIATE INCENTIVES

Policies

- 2.1~~23~~.1 Work with other public agencies and/or a local historical society to determine priorities and establish methods for public and private funding to achieve this goal.
- 2.1~~23~~.2 Encourage the development of written narratives and maps for self-guided tours of significant areas and the provision for site markers to identify significant sites.
- 2.1~~23~~.3 Encourage additions and alterations to significant architectural buildings to conform to the style and period of the initial construction as much as possible.

GOAL 2.1~~34~~ DESIGN AND BUILD A HEALTHY COMMUNITY TO IMPROVE THE QUALITY OF LIFE FOR ALL PEOPLE WHO LIVE, WORK, LEARN, AND PLAY WITHIN THE CITY.

Policies

2.13.1 Continue to build out the city's active transportation network to facilitate pedestrian and bicycle use throughout the city.

2.1~~34~~.~~21~~ Encourage mixed land use and greater land density to shorten distances between homes, workplaces, schools and recreation so people can walk or bike more easily to them.

2.1~~34~~.~~32~~ Provide-Coordinate with Community Transit to increase good mass transit use to reduce the dependence upon automobiles.

2.1~~34~~.~~43~~ Decreases dependence on the automobile by building good pedestrian and bicycle infrastructure, including sidewalks and bike paths that are safely removed from



automobile traffic as well as good right of way laws and clear, easy-to-follow signage in proximity to homes, businesses, schools, churches and parks closer to each other so that people can more easily walk or bike between them.

- | 2.134.54 Provide opportunities for people to be physically active and socially engaged as part of their daily routine, improving the physical and mental health of citizens by promoting community centers, public/semi-public areas and by offering access to green space and parks where people can gather and mingle as part of their daily activities.
- | 2.134.65 Allow persons, if they choose, to age in place and remain all their lives in a community that reflects their changing lifestyles and changing physical capabilities.
- | 2.134.76 Develop high quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

GOALS AND POLICIES

GOAL 3.1 PROVIDE ~~FAIR AND EQUAL ACCESS TO~~ A RANGE OF HOUSING TYPES AND CHOICES TO MEET THE ~~EXISTING-CURRENT~~ AND ~~PROJECTED-FUTURE~~ HOUSING NEEDS OF ~~ALL~~ LAKE STEVENS RESIDENTS REGARDLESS OF INCOME LEVEL OR DEMOGRAPHIC STATUS.

Policies

3.1.1 ~~Plan for and z~~Zone sufficient buildable lands to meet the city's housing growth targets at all income levels and accommodate ~~various a variety of housing~~ types and densities throughout the city, of housing including single-family, manufactured housing, middle housing, multifamily, mixed-use and accessory dwellings ~~equitably and rationally distributed throughout the city.~~

3.1.2 Consider the cumulative impact of map amendments, rezones and land use policy decisions that may ~~affect housing supply, reduce~~ affordability, contribute to displacement of existing residents and ~~changes to impact~~ employment or residential capacity.

3.1.3 ~~Continue to a~~Allow diverse subdivision methods including short subdivisions, formal subdivisions, cluster subdivisions~~s~~, planned residential developments and unit lot subdivisions to create diverse buildable lots types throughout the city.

3.1.4 Allow a variety of middle housing types in all residential zoning districts.

3.1.~~54~~ Encourage the distribution of multifamily housing including ~~but not limited to~~ apartments, condominiums, townhomes and ~~small~~ multiplexes throughout the city in appropriate zoning districts and in mixed-use and commercial developments.

3.1.~~65~~ Permit manufactured homes in all residential zoning districts in the city and encourage their preservation as a source of affordable housing.

3.1.~~76~~ Allow up to two accessory dwelling units ~~in all residential zones per residential lot so long as the unit maintains an appropriate residential character and provides a quality living environment and encourage their development as an opportunity for affordable home occupancy or ownership.~~

3.1.8 Explore updates to city programs such as the Multifamily Tax Exemption (MFTE) program that have the potential to increase the city's supply of affordable housing.

3.1.9 Identify strategies to increase multifamily and mixed use housing supply within the city's subareas.

GOAL 3.2 INCREASE THE OPPORTUNITY FOR ALL RESIDENTS ~~AND SPECIAL-NEEDS POPULATIONS~~ TO HAVE FAIR AND EQUITABLE ACCESS TO AFFORDABLE, SAFE, AND SANITARY HOUSING.

Policies

3.2.1 Avoid the concentration of ~~special-needs~~supportive and affordable housing ~~throughout in limited areas of~~ the city. Some clustering of ~~special-needs~~supportive and affordable housing may be appropriate within proximity to public transportation, medical facilities or other essential services.

3.2.2 Support land uses and development regulations designed to increase housing opportunities for current and future residents, seniors, disabled, or other special-needs populations in proximity to shopping, health care, services, recreation facilities and public transportation.

3.2.3 Encourage a range of independent living, assisted living and skilled care facilities affordable to seniors and other special-needs residents at a variety of income levels throughout the city.

~~3.2.4 Balance the impacts to established neighborhoods when identifying and locating essential public facilities for special-needs populations as identified in RCW36.70A.200.~~

3.2.4 Allow emergency housing and emergency shelters in all zoning districts where hotels are permitted and adopt a clear and objective process and standards for their siting, with a focus on areas within proximity of transit and services.

3.2.5 Allow permanent supportive housing and transitional housing in all zones where either residential uses or hotels are allowed.

3.2.6 Coordinate with regional organizations, housing authorities, and nonprofit and religious-affordable housing providers to ~~secure~~identify emergency housing and shelters, transitional housing and permanent supportive housing options.

3.2.7 Support the acquisition, rehabilitation, and preservation of existing affordable housing by agencies and organizations as an alternative to new construction.

3.2.8 Eliminate impact fees for emergency housing.

3.2.10 Review and eEvaluate city policies, regulations and land use patterns that may have contributed to racially or socially disparate impacts and exclusion of certain residents and work to remedy them.

3.2.11 Work with the county and local affordable housing providers to identify areas at risk of increased displacement of existing residents and explore and develop anti-displacement strategies to mitigate the potential impacts of redevelopment.

3.2.12 Identify city-owned real property that is surplus to its needs and viable for affordable housing development for extremely low- to moderate-income households.

3.2.13 Provide reasonable accommodations from zoning and development standards to residents with disabilities.

**GOAL 3.3 ENCOURAGE THE USE OF INNOVATIVE TECHNIQUES TO
~~PROVIDE A BROAD RANGE OF INFILL HOUSING TYPES FOR ALL INCOME
LEVELS AND HOUSING NEEDS.~~EFFICIENTLY USE LAND, PROTECT
NATURAL RESOURCES AND ADAPT TO CLIMATE CHANGE.**

Policies

~~3.3.24~~ Develop Allow innovative zoning regulations to encourage infill development, including small multiplexes, small lot single-family subdivisions, compact/cottage housing, manufactured housing, etc., ~~with specific design considerations to ensure compatibility with the existing neighborhoods and accessory dwelling units.~~

~~3.3.32~~ Consider innovative zoning regulations Encourage planned residential developments and other development concepts that allow flexibility in ~~setback, lot coverage, parking and unit size standards, along with density bonuses and tax incentives, to promote the construction of affordable housing for low- and moderate-income households that do not adversely affect the general health, safety and welfare of the public~~lot sizes, setbacks and other development standards in exchange for protecting critical areas and treesnatural resources and features and providing affordable housing options.

~~3.3.3~~ Consider incentives for new housing developments that include a percentage of accessory dwelling units as part of the project.

3.3.4 ~~Review the appropriateness of allowing~~Explore innovative techniques and programs that can facilitate the creation of affordable housing, including but not limited to, a housing trust fund, inclusionary zoning, design/regulation flexibility, impact fee waivers, and streamlined processing.

3.3.5 Encourage voluntary efforts to provide affordable housing within new multifamily and single-family housing developments.

3.3.6 Implement strategies and actions from the city's Climate Sustainability Plan that support access to and the development of a wide range of housing types in the city.

3.3.7 Work with partner agencies to incentivize the installation of solar panels, electric vehicle charging stations, and other improvements in residential neighborhoods to make homes more energy efficient and resilient to climate change.

GOAL 3.4 PROMOTE AN EFFECTIVE STREAMLINED PERMIT PROCESS THAT INCLUDES MEANINGFUL ENGAGEMENT AND NOTIFICATION WITH THE PUBLIC THROUGHOUT THE PROCESS.

Policies

3.4.1 Implement regulations~~and~~, procedures and process improvements that provide predictability to applicants, and ~~minimize meet statutory~~review time~~liness~~ for residential permit applications, while maintaining opportunities for meaningful public involvement and comment.

3.4.2 Implement streamlined approval processing procedures, such as centralized counter services, continuing pre-application conferences, ~~printed information~~thorough handouts summarizing building permit and approval requirements, automate over the counter permits, area-wide environmental assessments, reducing the number of residential zoning districts, reducing complicated administrative procedures, concurrent permit and approval processing, ~~fast-tracking~~expedite routine applications, ~~keeping permit and approval deadlines~~meet or exceed permit review timeframes, and elimination of multiple hearings for a single project.

3.4.3 ~~Encourage continuous~~Periodically review ~~of~~ existing and new development regulations to ensure a continued public benefit, adequate flexibility and minimization of housing costs.

3.4.4 Provided expedited permitting to projects with a demonstrated public benefit, including affordable housing and green building projects.

3.4.54 Evaluate the use of various infrastructure funding methods including existing revenue sources, impact fees, local improvement districts and general obligation bonds to minimize housing productions costs.

3.4.65 Ensure impact fees for new housing reflect the proportionate share necessary to build infrastructure to support growth per Chapter 82.02 RCW.

3.4.7 Coordinate with other agencies and jurisdictions to determine approaches for reduction in permit review times.

GOAL 3.5 PROVIDE A BALANCED DEVELOPMENT PATTERN, WHICH PROMOTES PEDESTRIAN ACTIVITIES, A SENSE OF COMMUNITY AND SAFETY.

Policies

3.5.1 Promote residential development in areas that allows pedestrian access to commercial areas, employment, public transportation routes, schools and park or recreational areas.

3.5.2 Develop and provide a range of housing options for workers, at all income levels which promote accessibility to jobs and provide opportunities to live in proximity to work.

3.5.3 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to, sustainable site standards, landscaping requirements, building design guidelines and affordability, to ensure new and existing neighborhoods are attractive and safe places to live.

3.5.4 Prioritize funding transportation facilities, infrastructure and services that explicitly advance the development of housing in designated growth centers.

3.5.5 Expand the supply and range of housing options, including affordable units, in designated growth centers.

3.5.6 Strive to provide housing in good condition with high-quality designs, protections from noise, odors, and other environmental stresses.

3.5.7 Encourage the development of efficient and environmentally sensitive housing practices to minimize impacts to infrastructure and natural resources.

GOAL 3.6 PROMOTE MEASURES THAT WILL PROLONG THE USEFUL LIFE OF STRUCTURES.

Policies

3.6.1 Invest in infrastructure (storm drainage, street paving, and recreation) to support desired growth patterns and prevent depreciation of property values.

3.6.2 Implement an active code enforcement program to help motivate owners to repair and improve maintenance of their structures and avoid extensive deterioration of housing units.

3.6.3 Promote public and private home improvement grants and loans, available from the utility companies, charitable organizations and public agencies, for housing repair and maintenance.

3.6.4 Support the preservation of existing subsidized, lower-cost and affordable housing.

3.6.5 Coordinate with neighborhood-based groups and volunteer organizations to promote rehabilitation and community revitalization efforts.

3.6.6 Coordinate with partner agencies and special districts to deliver services and provide infrastructure within residential neighborhoods and ensure alignment with adopted service standards and capital improvement plans.

GOAL 3.7 ENCOURAGE INTERJURISDICTIONAL EFFORTS AND PUBLIC-PRIVATE PARTNERSHIPS TO ADVANCE THE PROVISION OF AFFORDABLE AND ~~SPECIAL-NEEDS~~SUPPORTIVE HOUSING THROUGHOUT THE CITY AND REGION.

Policies

3.7.1 Promote housing strategies that address housing needs identified in the Snohomish County Countywide Planning Policies for creating affordable residences for all households.

3.7.2 ~~Cooperate-Work~~ with Snohomish County Housing Authority, the ~~Affordable Housing Alliance~~Alliance for Affordable Housing ~~and~~, other jurisdictions and housing agencies to coordinate a regional approach to funding and meeting the housing needs of Snohomish County.

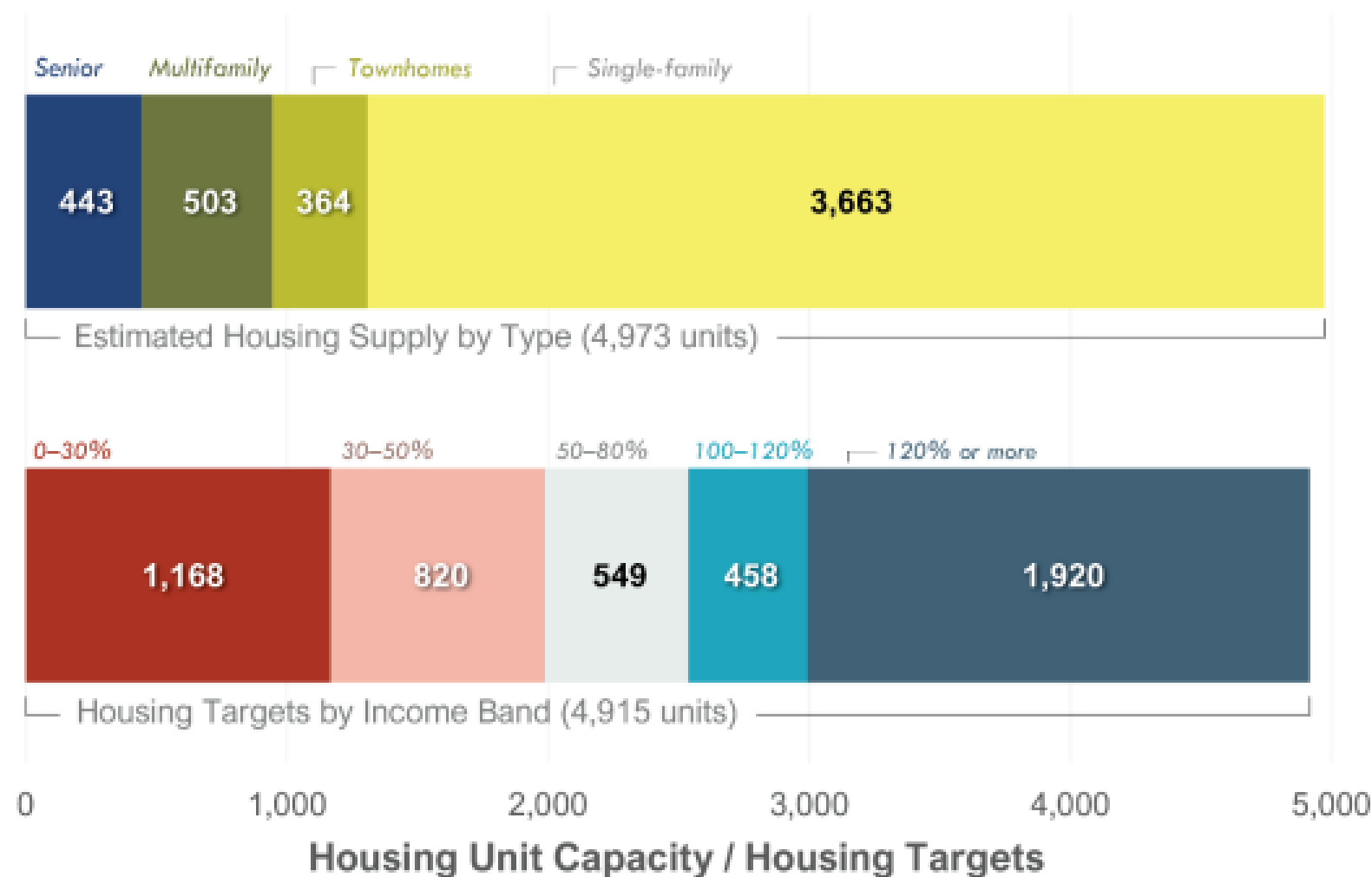
3.7.3 Support housing legislation and financial support at the city, county, state and federal levels which promotes the goals and policies of the Housing Element.

3.7.4 ~~Consider developing a comprehensive evaluation that measures~~Periodically update the city's Housing Action Plan to evaluate the effectiveness of housing policies and regulations in meeting the housing needs for Lake Stevens.

3.7.5 Coordinate with Snohomish County on monitoring housing characteristics, needs and available buildable lands capacity.

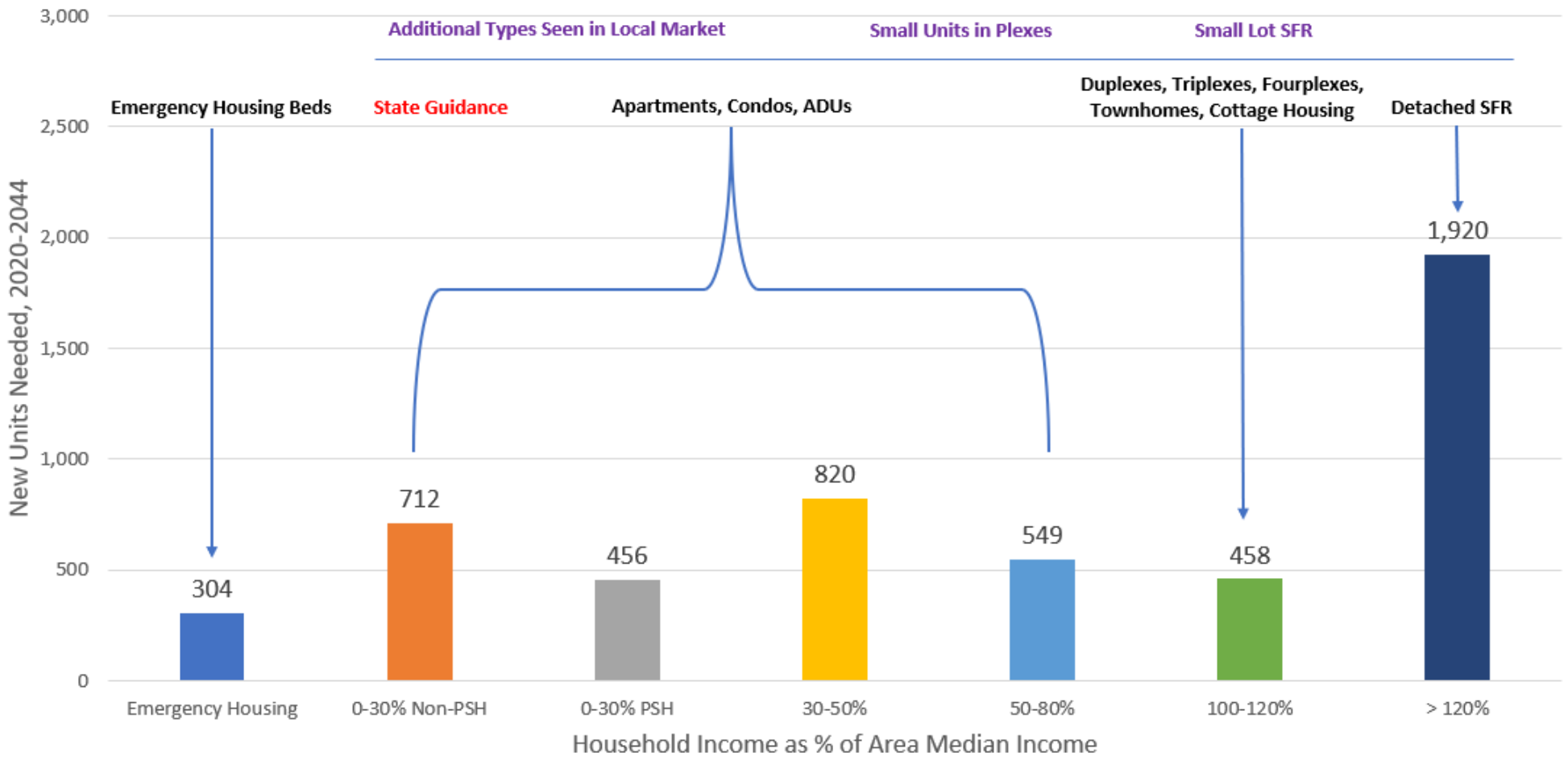
3.7.5 Support housing goals that are consistent with Vision 205~~4~~0 to accommodate needed housing and facilitate an equitable distribution of affordable housing.

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

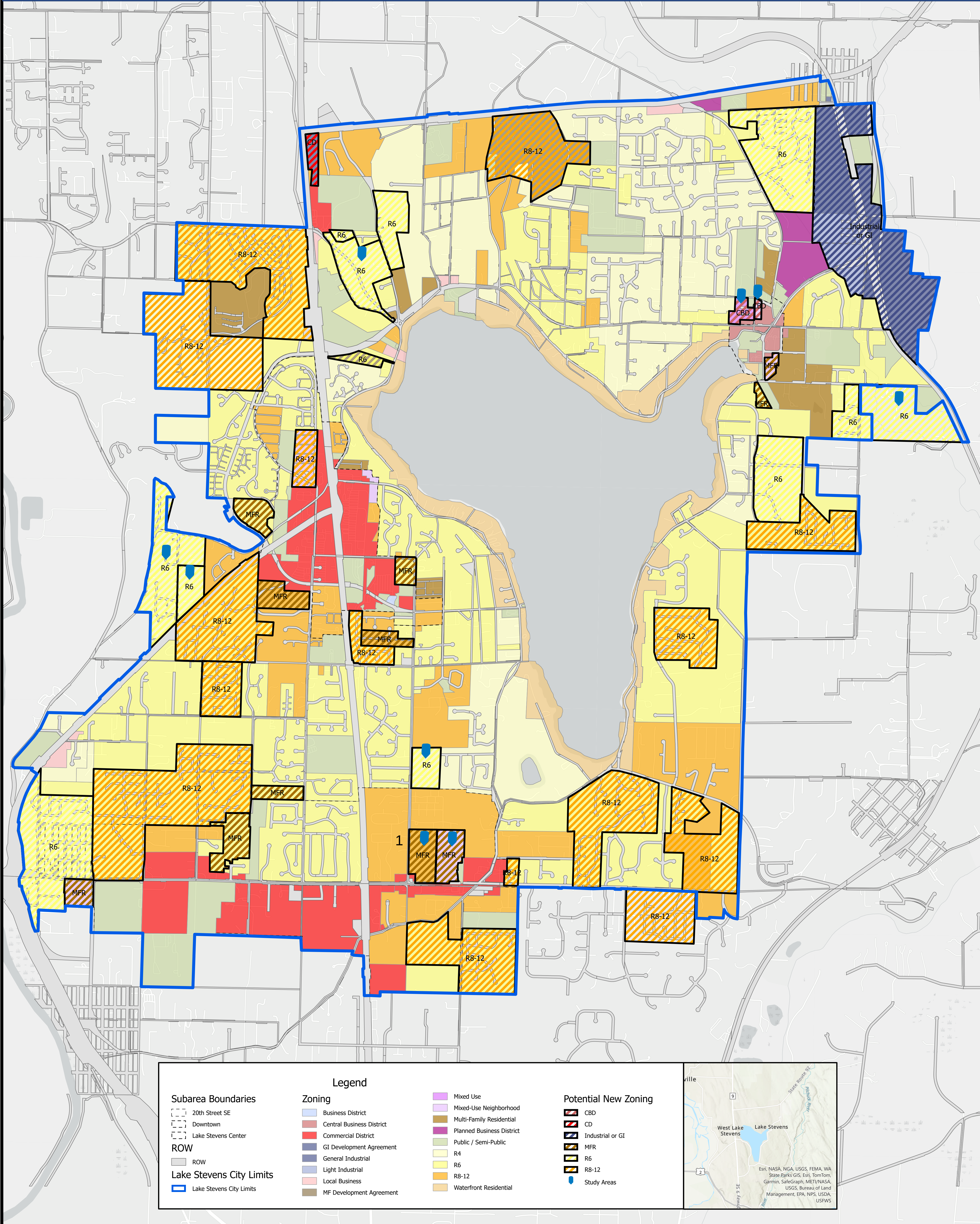


Source: Snohomish County, 2021; Snohomish County Tomorrow, 2023.

2044 Growth Targets by Income and Housing Type



Potential Zoning Changes



0 0.25 0.5 Miles

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REVISION DATE: