

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.

October 9, 2024 - 6:00 PM

IN PERSON AT THE MILL OR REMOTELY VIA ZOOM

Join Zoom Meeting: <https://lakestevenswa.zoom.us/j/83352235050>

or call in at: 253-215-8782 Meeting ID: 833 5223 5050

1. **Call to Order**
2. **Roll Call**
3. **Guest Business**
4. **Public Hearing**
 - A. 2024 Comprehensive Plan Public Hearing (Continued from October 2, 2024) David Levitan
5. **Commissioner Report**
6. **Planning Director's Report**
7. **Adjourn**

THE PUBLIC IS INVITED TO ATTEND

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

PLANNING COMMISSION STAFF REPORT



Agenda Date: 10/9/2024

Subject: 2024 Comprehensive Plan Public Hearing (Continued from October 2, 2024)

Contact Person/Department: David Levitan, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Continue the public hearing for the 2024 Comprehensive Plan, which was opened on October 2, 2024 and was continued to a special meeting on October 9, 2024. The public comment portion of the public hearing was kept open to allow for additional public feedback, which will be accepted at the beginning of the October 9 special meeting. Following public comment, commissioners are asked to discuss and deliberate on the proposal and to forward a recommendation to City Council to approve the 2024 Comprehensive Plan, land use map amendments and concurrent rezones, with any recommended revisions. The City Council is currently scheduled to hold a public hearing on October 22, 2024 to consider the Planning Commission's recommendation.

SUMMARY/BACKGROUND:

On October 2, 2024, the Planning Commission held a public hearing on the 2024 Comprehensive Plan, which they are tasked with reviewing and forwarding a recommendation to City Council for potential approval. Staff provided a presentation on the draft plan, map amendments and public engagement process, which was followed by the public comment portion of the hearing. After taking public comments, the Planning Commission held a brief discussion before approving a motion to continue the public hearing to a special meeting on October 9, 2024, with the public comment portion of the hearing kept open. As this is a continued public hearing, the [October 2 meeting packet](#) continues to be the primary source of materials for the Planning Commission's review (with the additional attachments discussed below). The [October 2 meeting video](#) is also available for public review.

In response to several questions asked during the October 2 hearing's public comment portion, staff has prepared a Frequently Asked Questions (FAQ) document to provide more background information on the proposed comprehensive plan and map amendments (Attachment 7). The FAQ addresses topics such as the role of the comprehensive plan, why certain map amendments are being proposed, and how the plan addresses, among other things, displacement risks, natural resource protection, traffic impacts, public services and capital facilities.

In addition to the FAQ, written public comments that were received after the September 27 publication of the October 2 meeting packet are included as Attachment 8. City staff did not receive any written comments between the October 2 public hearing and the October 4 publication of this staff report.

Commissioners are asked to take additional public comment at the October 9 special meeting, and to follow that with discussion and deliberation of the 2024 Comprehensive Plan. At the conclusion of the meeting, staff recommends that the Planning Commission forward a recommendation to City Council to approve the 2024 Comprehensive Plan, map amendments, and concurrent rezones, with any requested revisions. Please refer to the October 2 staff report for additional background information and an analysis of the approval criteria.

Staff is currently updating the 6-year and 20-year capital facility plans (Tables 9.1 and 9.2), which will be available for for the City Council to review before taking action on the Planning Commission's recommendation.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 7 - Comprehensive Plan FAQ
2. Attachment 8 - Public Comments Received Since September 27



2024 Comprehensive Plan and Map Amendments FAQ

What is the 2024 Comprehensive Plan?

Under the state's Growth Management Act (GMA), fast-growing cities such as Lake Stevens are required to develop a comprehensive plan to guide population growth over the next 20 years. The plan must be updated every 10 years, and must address topics such as housing, land use, transportation, capital facilities, and natural resources as individual chapters. The plan also includes background information, maps, graphics, tables and a series of goals and policies. You can view the draft plan at the link below.

[2024 Comprehensive Plan Update | Lake Stevens, WA - Official Website \(lakestevenswa.gov\)](https://lakestevenswa.gov/2024-Comprehensive-Plan-Update)

What is a map amendment?

A map amendment changes the land use designation and/or zoning designation of one or more properties. The comprehensive plan includes a land use map that defines broad land use categories. The zoning map adds detailed zoning designations that align with the land use map. For example, a land use designation may be changed to High Density Residential with a rezone to Multifamily Residential (MFR), while some rezones may not require a land use map amendment.

Why are these map amendments being proposed?

The majority of proposed map changes are intended to make sure zoning is consistent with the existing land use or to simplify the city's zoning. This allows for a more streamlined permit process in the event a site expands or redevelops in the future.

- Many rezones in this category are for city owned or other publicly owned sites to reflect the public use.
- The city also proposes to consolidate the two industrial zones for properties in the northeast corner of the city into a single industrial zone. Prior studies of this area were conceptual and have not been adopted. The city will complete additional planning efforts and public engagement for the industrial area in 2025. Other consistency rezones would provide residential zoning designations more in line with existing development. These include the Timbers development (UC 27), which is proposed to be rezoned to a single-family zone of R8-12 and the Glenwood Apartments (UC 7), which is proposed to be rezoned to MFR to match the existing multifamily residential use.

Other proposed rezones would accommodate projected growth for population, housing and job growth. Cities are required to provide sufficient areas for housing and employment needs through the year 2044.

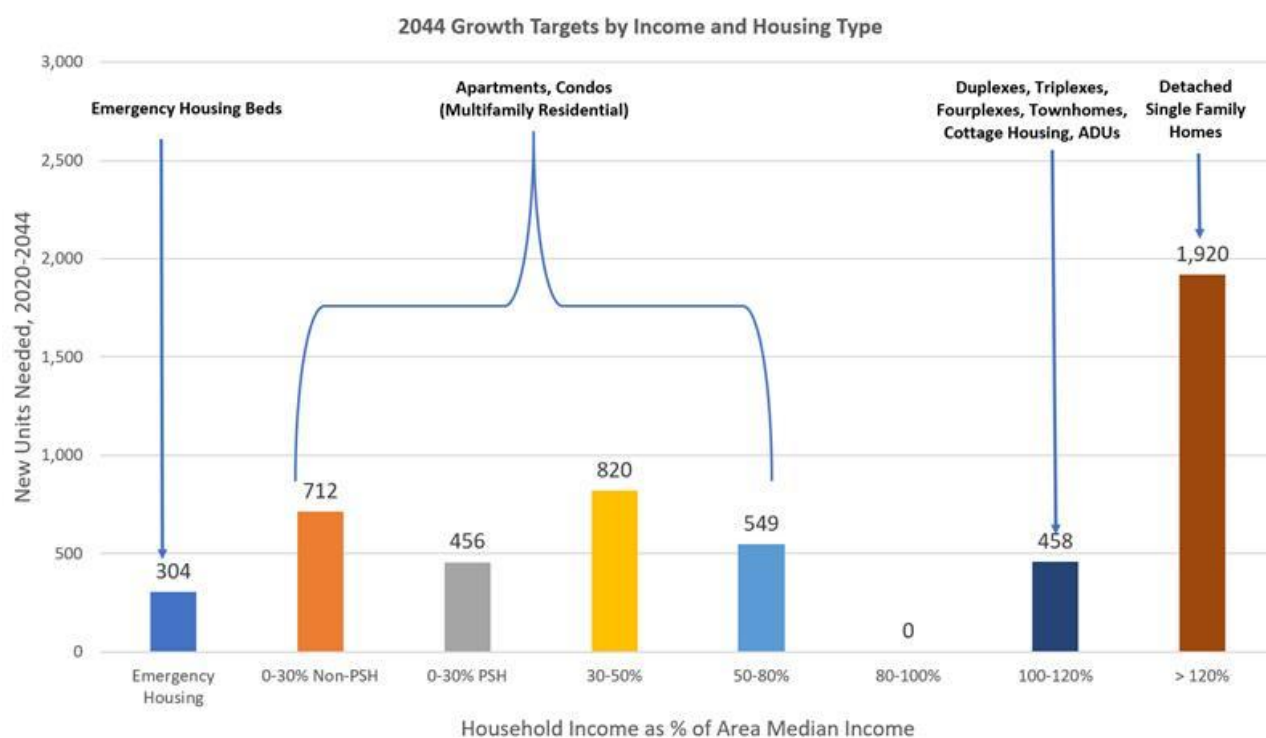
- Between 2020 and 2044, the city is projected to add approximately 9,614 new residents, 3,219 new jobs and 4,915 new housing units.
- As of today, the city will have a deficit of land for employment and multifamily residential uses.
- As such, the proposal includes targeted rezones to increase residential options for different housing types including apartments and townhouses and others to increase commercial areas.
- Changes to the Growth Management Act require cities such as Lake Stevens to plan for different income levels (measure as area median income or AMI) and their housing needs.

What is Area Median Income (AMI)?

Based on a household size of four, the Area Median Income (AMI) for Snohomish County is **\$150,700**. Under state guidance, the city has identified the greatest need for additional housing needs are for people making 0-30% AMI, 30-50% AMI, and 50-80% AMI. For a single income household, below are examples of professions that may correspond to each income bracket and may have the hardest time finding housing. Data shows that young adults with less work experience, seniors with fixed incomes, and people of color are more likely to be included in the <80% AMI bands than other demographics.

0-30% AMI	30-50% AMI	50-80% AMI
Retail employees	Waiters/Waitresses	Nurses
Fast food employees	Home Healthcare Aides	Teachers
Daycare employees, nannies	Paramedics	Machinists
Seasonal Maintenance Workers	Office Assistants	Police Officers

How Many Units of Each Housing Type is Lake Stevens Required to Plan For?



- Over half of the city's housing need is for households with incomes lower than 80% of the county average. At this income level, per state guidelines, the city needs to identify additional land suitable for apartments, condos or similar housing choices.
- The city has adequate land available for single-family neighborhoods to meet the needs of higher income households.

- The proposed rezones would provide additional capacity for multi-family housing and maintain adequate land for single-family neighborhoods to help meet housing needs at all income levels.

Where can I find out more information about proposed rezones near me, and what uses are allowed?

The city has developed an interactive “[storymap](#)” that identifies proposed zoning map amendments. A link is also provided on the 2024 Comprehensive Plan website. Users can click on the pins on the map to see specific information about each rezone, including a brief explanation of the existing zone, proposed zone, and the allowed uses. The full list of allowed uses can be found in the [chapter 14.40](#) of the municipal code. Table 14.40-I covers residential uses while Tables 14.40-II and -III cover commercial and special uses. Areas within the city’s three subareas are also subject to the use regulations in [Chapter 14.38](#).

Is there a specific development proposal tied to the proposed rezones?

No, there is no specific development proposal associated with these rezones. The state requires that the city provide adequate zoned capacity, not that it be built out within a specific timeframe. Any future commercial, industrial or residential projects would undergo site specific review.

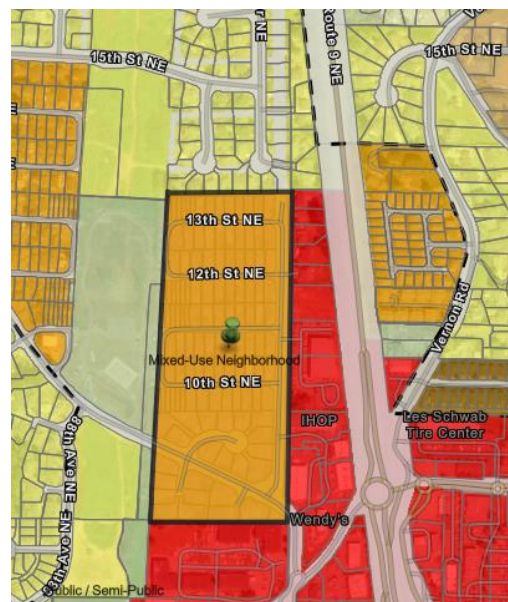
Will I have to move?

No, the proposed map changes do not require any resident to move or sell their properties. The city is not a developer, and it does not intend to acquire properties and does not have development plans for the private properties covered by the proposed map amendments. Existing uses that were legally built can remain even if an area is rezoned.

Has the city considered displacement of existing residents?

Yes, the GMA requires cities to consider displacement risks from land use actions, including proposed map amendments. In fact, several of these rezones were designed to avoid displacement pressures on existing neighborhoods.

- For example, the Frontier Heights Rezone (labelled as UC 6 on the map) is proposed to be rezoned to the single-family zone of R8-12. The current Mixed-Use Neighborhood zone allows multifamily and small-scale commercial uses.
- As most of the homes in this area are single-family homes on small lots, city staff believes that the R8-12 zone is the best fit to preserve the character of the existing neighborhood, which provides a supply of more affordable homes.
- The city also considered rezoning three existing manufactured home parks from single-family residential zones to Multi-family Residential but ultimately decided against it due to the risk of displacing residents, as these sites are typically not owned by the residents in common.



Will my property taxes go up if I am rezoned?

Property taxes are determined by the Snohomish County Assessor and are typically based on property use codes of the existing development, not the zoning designation. Assessed values consider the land and structure values. Taxes typically increase when changes are made to the property, such as when the property is redeveloped. Please contact the Snohomish County Assessor directly if you have specific questions on tax assessments.

Why haven't I heard about this before?

The city has been engaged in the process of updating its Comprehensive Plan for approximately 18 months and has held multiple public engagement opportunities, including two open houses in October 2023, 10 planning commission meetings, and three city council meetings. Potential map amendments were introduced to the at Planning Commission on February 7, 2024 and to City Council on June 25, 2024, and were discussed at several subsequent meetings, including an [August 19 Planning Commission meeting](#) and [September 3 City Council meeting](#).

Notice of the proposed map amendments were mailed to affected property owners and those within 300 feet of a proposed changed in advance of the October public hearings, as required by city code (LSMC 14.16B.630). In addition to the required on-site posters, newspaper publication, and mailed notices, the city has circulated links to this information via its social media pages.

How will the city guarantee there will be adequate road improvements, sidewalks, and other infrastructure and services in place to accommodate projected growth?

As part of the Comprehensive Plan, the city is required to address transportation needs, identify necessary infrastructure improvements, and consider the ability of utilities and public services to accommodate projected growth.

- This information can be found in Chapters 7, 8, and 9 of the [draft plan](#).
- The GMA and requires that public facilities and services either be in place, or improvements identified, to accommodate growth within planning period. The 2024 comprehensive plan assesses the ability of the city and its partner agencies/districts to provide utilities and services to meet projected growth.

Most medium to large developments submits a formal traffic analysis at the time of application that identifies vehicle trips and potential street impacts to maintain an acceptable level of service during rush hour. Development impact fees are required to be paid to offset the cost of future capital improvements such as roads, sidewalks, schools, and parks when new residential and commercial projects are constructed.

How will the city protect the lake and other natural resources in the city?

The city has adopted a Critical Areas Ordinance (Chapter 14.88 LSMC), Shoreline Master Program (SMP), stormwater regulations, and other regulations to protect natural resources. The city is subject to following numerous other state and federal regulations that protect the environment. These regulations remain in place following approval of any map amendments, and individual development projects.

Chapter 4 of the comprehensive plan includes a high-level level inventory map of critical areas that identifies potential location of critical areas using widely published map data. These maps are not treated as definitive but help identify when individual development proposals must provide site-specific critical areas studies to document the full extent of critical areas.

The city will be updating its Critical Areas Ordinance in 2025 to reflect the most current best available science.

How can I provide feedback on the plan and proposed map amendments?

Written comments may be submitted via email to dlevitan@lakestevenswa.gov or by mail to City of Lake Stevens, Attn: David Levitan, PO Box 257, Lake Stevens, WA 98258.

Oral testimony may be provided at the Planning Commission and City Council public hearings. More information on the upcoming public hearings can be found on the [project website](#).

David Levitan

From: alcin1234@comcast.net
Sent: Monday, September 30, 2024 11:08 AM
To: David Levitan
Subject: 9808 4th St NE

You don't often get email from alcin1234@comcast.net. [Learn why this is important](#)

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

Good morning,

My mother lives at 9808 4th St NE F1 Glenwood apartments. The city put up a proposed land use at the entrance of the complex. My mother is 93 and this notice has put her and most residents in a panic. They think you're tearing down their homes.

Can someone please clarify this situation. I'm under the impression that the proposed land use is the corner by the Lake Stevens fire department.

thank you,

Cindy Allen

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Monday, September 30, 2024 10:09 AM
To: David Levitan
Subject: Appendix B missing text

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Hello Senior Planner Levitan,

In reading through Appendix B in the PC packet, I found a page that appears to be missing text. The last bullet point on page 438 is "As such, the city has adequate capacity within these zoning districts for"

I did not find that sentence continued on the pages that followed. I also wonder if there were other bullet points that were mistakenly deleted along with the remainder of that sentence.

If you could send me an corrected copy of Appendix B, that would be great.

Thank you,
Sally Jo Sebring

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Wednesday, October 2, 2024 7:51 AM
To: David Levitan
Subject: Comp Plan Chapter 8 - Transportation Element ?'s

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

Hello Senior Planner Levitan,

Due to the plan to rezone parts of 99th Ave SE north of 20th St SE as MFR, I have been looking a bit at the transportation chapter. There are currently no sidewalks on 99th Ave SE in front of any of the parcels slated for rezoning. That is a concern to me especially since there is a regular CT bus route on this collector. I saw on page 8-28 (339 of 443) there is Table 8.4 Transit LOS Overview. It seems like a legend for a map that I don't see. Is there a table or map somewhere that lists/shows the current Transit LOS for the city? I see on page 8-42 (353 or 443) a list of TE projects and I think is the list referred to on page 8-28 "The long-term project list identified in the Transportation Element would implement the orange LOS along existing and planned local routes."

Can you tell me if there is a current LOS map or table for Transit in the city - as described in Table 8.4? If not, can you explain why? (Since there seem to be tables or maps for other types of LOS.)

Thank you,
Sally Jo Sebring

David Levitan

From: Suzanne Quigley <suzanneq1961@gmail.com>
Sent: Tuesday, October 1, 2024 8:43 AM
To: David Levitan
Subject: Citizen question regarding comprehensive plan

You don't often get email from suzanneq1961@gmail.com. [Learn why this is important](#)

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

Hello David,
Thank you for your hard work shepherding the Comp Plan process.

I have been reviewing the comp plan and I seem to recall there was a proposal to increase wetland boundaries in the industrial area. I have been unsuccessful in finding that discussion/proposal. Can you let me know if there is a proposal to increase wetland boundaries (or if there was such a proposal in the recent past) and where I can review that proposal if it exists?

I appreciate your help.

Cheers,
Suzanne Quigley

David Levitan

From: Suzanne Quigley <suzanneq1961@gmail.com>
Sent: Wednesday, October 2, 2024 2:49 PM
To: David Levitan
Cc: Kevin Quigley
Subject: Comments for 10.2.2024 Planning Commission Meeting
Attachments: Industrial Area Comments.png; SQuigley Comments 10.2.2024 - Planning Commission.pdf

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

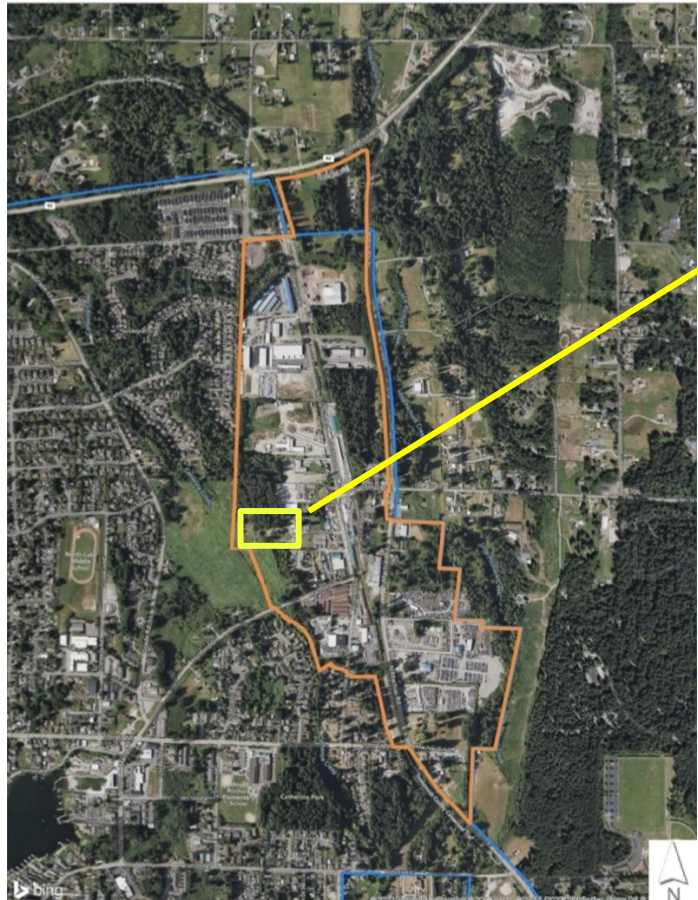
Hi David,

Attached you should find 2 documents to include for the Planning Commission meeting tonight. The Industrial Area document is from my husband, Kevin Quigley, and the other is related to my concerns.

Please confirm you received them and had no issues in opening/reading them.

Thanks alot for your help.
Suzanne Quigley

Figure I-1: Lake Stevens Industrial Study Area Aerial Map

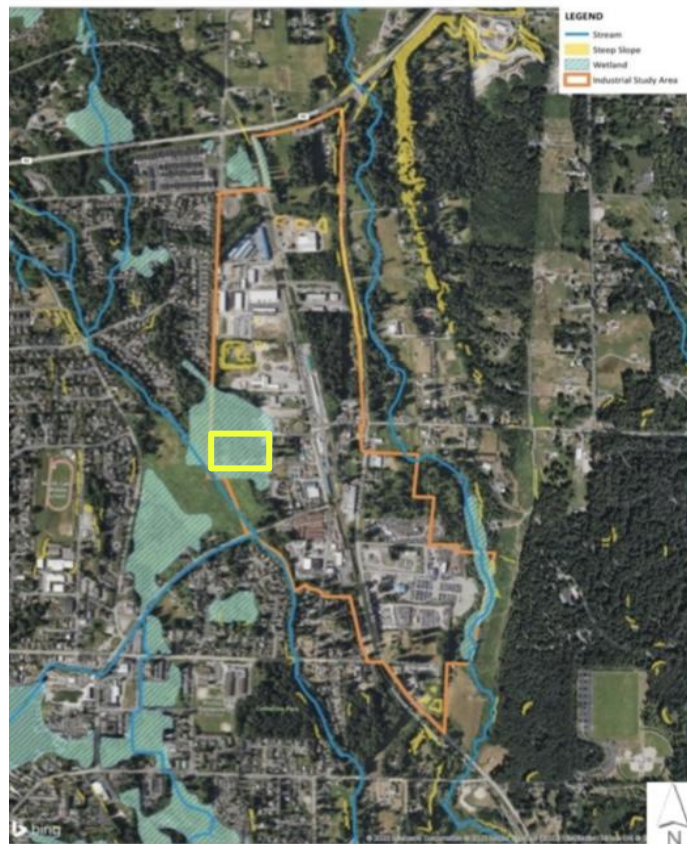


12829 27th PI, NE

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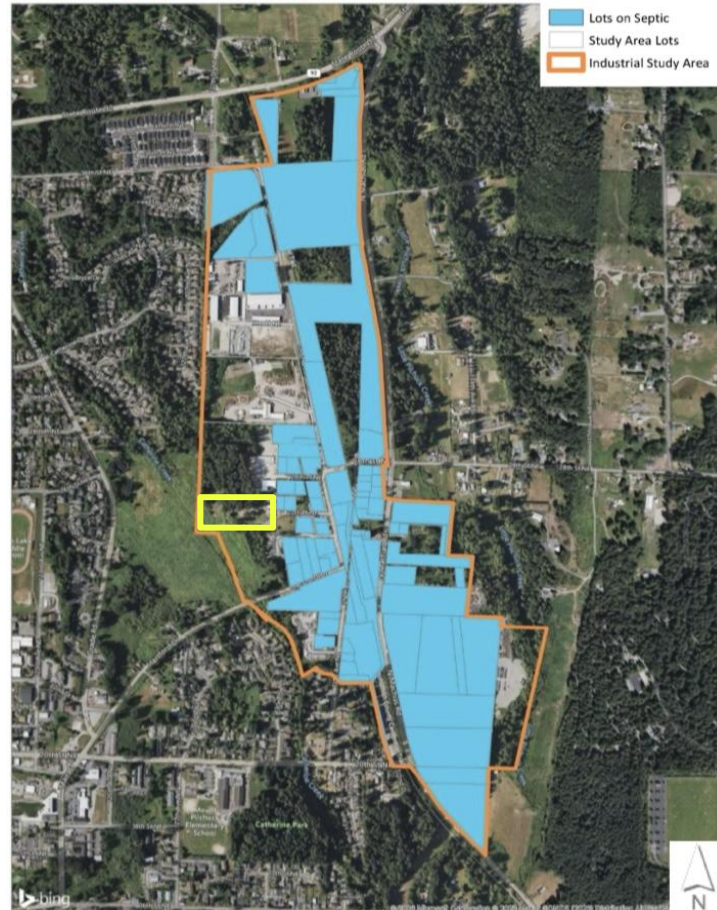


Figure I-2: Lake Stevens Environmental Constraints Map



Mackenzie LSIC Analysis Report 5.17.2023, p5.

Figure IV-5: Estimated Existing Septic Parcel Map



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LAKE STEVENS

HOME SIGN IN / REGISTER

Search

Enter your permit number or address to search for permit information

SEARCH FOR PERMIT

SEARCH FOR: 12829 27th PI NE Date From: Date To: Select Date Range

SEARCH HELP CLEAR SEARCH SEARCH

DATE RANGE: Applied

PERMIT #	SUB TYPE	ADDRESS	PARCEL #
BLD2017-0156	PDF	Well Tag ID: ALH470	KEVIN QUIGLEY DBA SENTINEL
BLD2017-0607		Well Tag ID: W254217	
BLD2017-0644		Group Number: Not Applicable	
BLD2018-0607		Well Report ID: 496512	
BLD2018-0607		Well Diameter: 6 in.	
BLD2018-0607		Well Depth: 52 ft. 7 in.	
10.	View PDF	Well Owner: JOHN QUIGLEY	
		Well Tag ID:	
		Notice of Intent Number: A110458	
		Group Number: Not Applicable	
		Well Report ID: 496518	
		Well Diameter: 6 in.	
		Well Depth: 440 ft.	
11.	View PDF	Well Owner: Kevin Quigley	
		Well Tag ID: BMK917	
		Notice of Intent Number: WE40702	
		Group Number: Not Applicable	
		Well Report ID: 1996993	
		Well Diameter: 6 in.	
		Well Depth: 150 ft.	

Plumbing Permit

Subarea Pl: Unlited Unlited Unlited Unlited

secure.lakestevenswa.gov Citizens Cor: Wells - Resi

View Inspections

Permit Number: 430085E

Status: Active

Applied: 5/21/2024

Total Corrections: 0

Special Instructions: 0

Fee Due: \$0.00

Applicant: BOSCH ELECTRIC INC

Permit Holder: PO BOX 1083

Name: LAKE STEVENS

Address: QUIGLEY KEVIN

City: 12829 27TH PL NE

Inspection Site: LAKE STEVENS

Company Name: 12829 27TH PL NE

Owner Name: LAKE STEVENS

Address: LAKE STEVENS

City: LAKE STEVENS

Buttons: RETURN TO PERMIT LIST PRINT RETURN TO MAIN MENU

Requests	Created	Requested	Reason
Inspections	Inspected	Inspector	Status
Details	Inspected	Inspector	Call

Well Address: BATTLEGROUND

County: CLARK

Survey: NW-1/4

Well Type: Unknown / Subtype: Other

Well Completion Date: 09-19-2007

Well Report Received Date: 10-05-2007

Well Report Number: 29060800101500

Tax Parcel Number: 12829 27th PL NE

Well Address: 12829 27th PL NE

County: SNOHOMISH

Public Land Survey: NE-NE / S08 / T29N / R06E

Well Type: Water / Subtype: Water

Well Completion Date: 10-12-2020

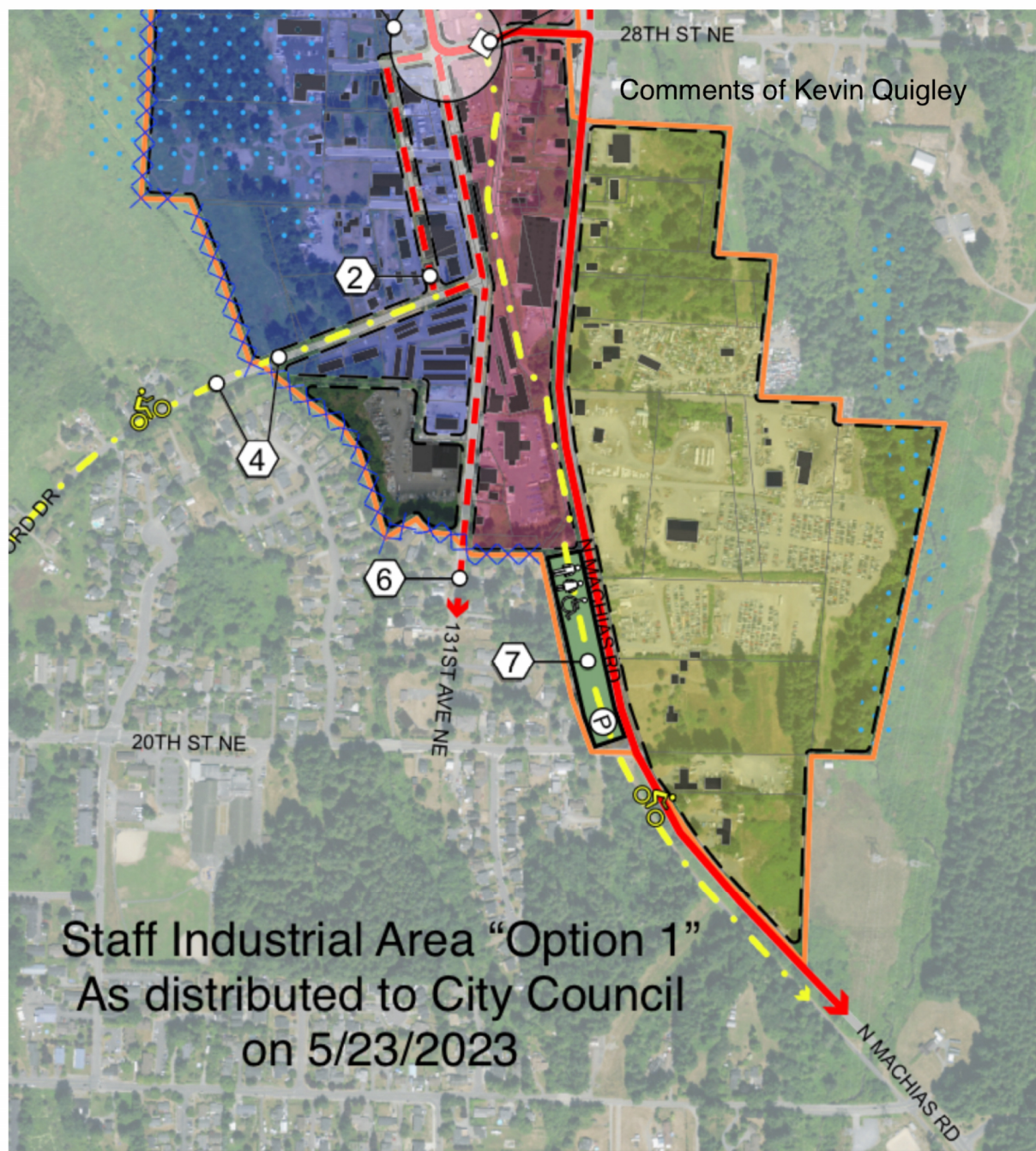
Well Report Received Date: 11-23-2020

Electrical Permit

Well Permit

Partial list of City and State Permits issued to 12829 27th PI NE

Summary:
Lake Stevens Industrial Center Maps
are inaccurate and need correction.



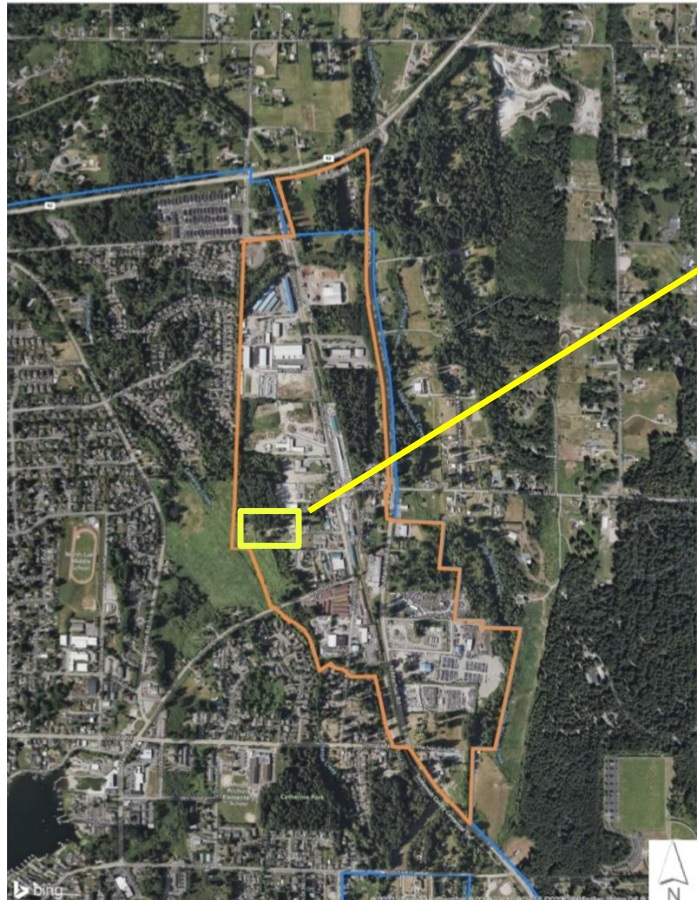
CITY OF LAKE STEVENS INDUSTRIAL CENTER ANALYSIS Lake Stevens, Washington

LEGENDS

	Lake Stevens Industrial Center Boundary		Primary Vehicular Circulation
	Medium Size Industrial Zone		Secondary Vehicular Circulation
	Small scale community industrial and commercial zone		Centennial Trail
	Public Lands		Exhanced Buffer between Industrial Center and Residential Districts zones
	Maker/Start-up Zone		Critical Wetland Areas

Summary: Industrial Area "options" and "reports" lacked public disclosure and comments

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12829 27th PI, NE

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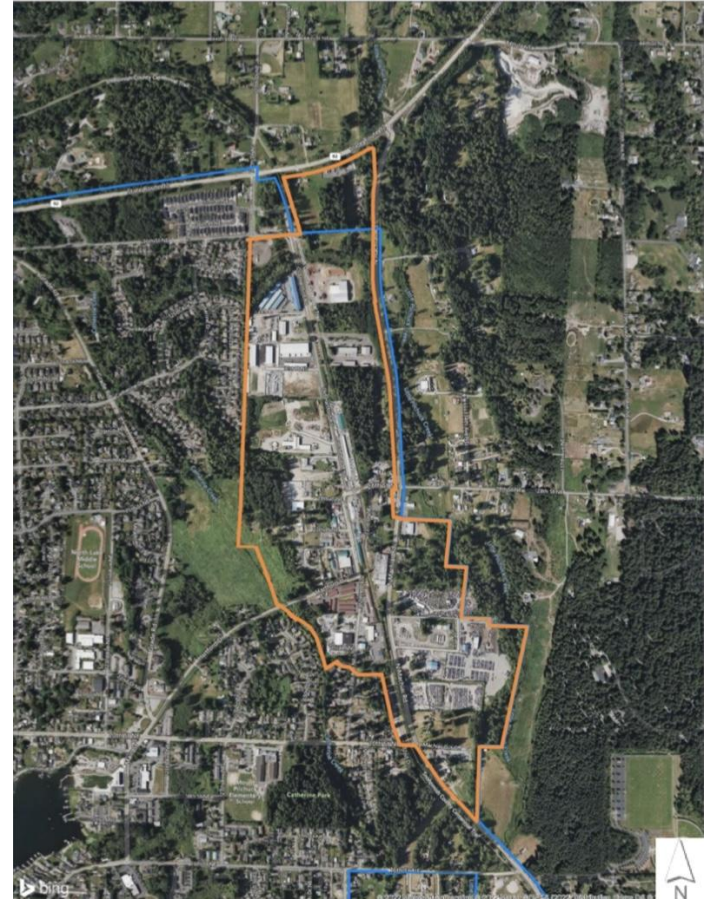
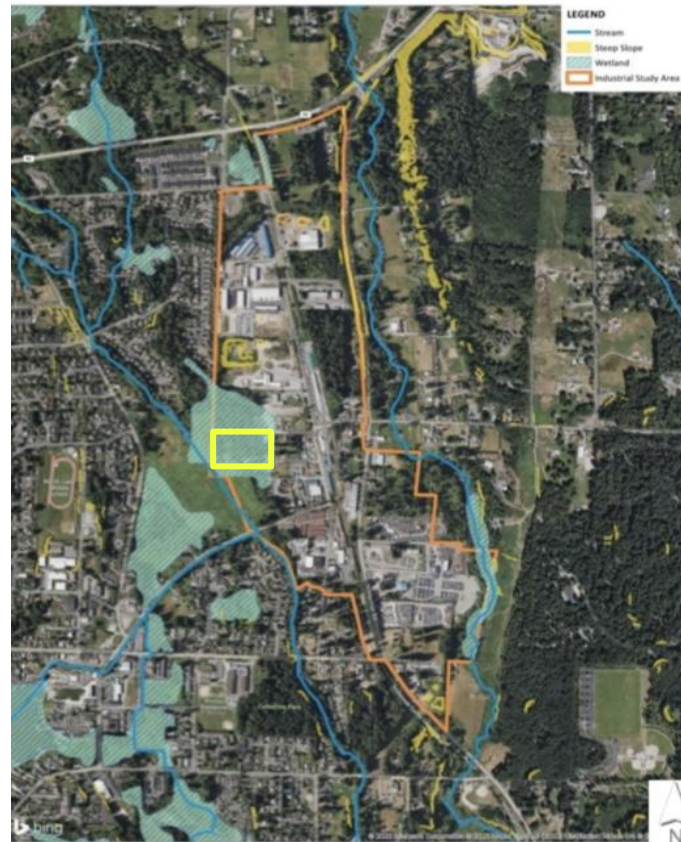
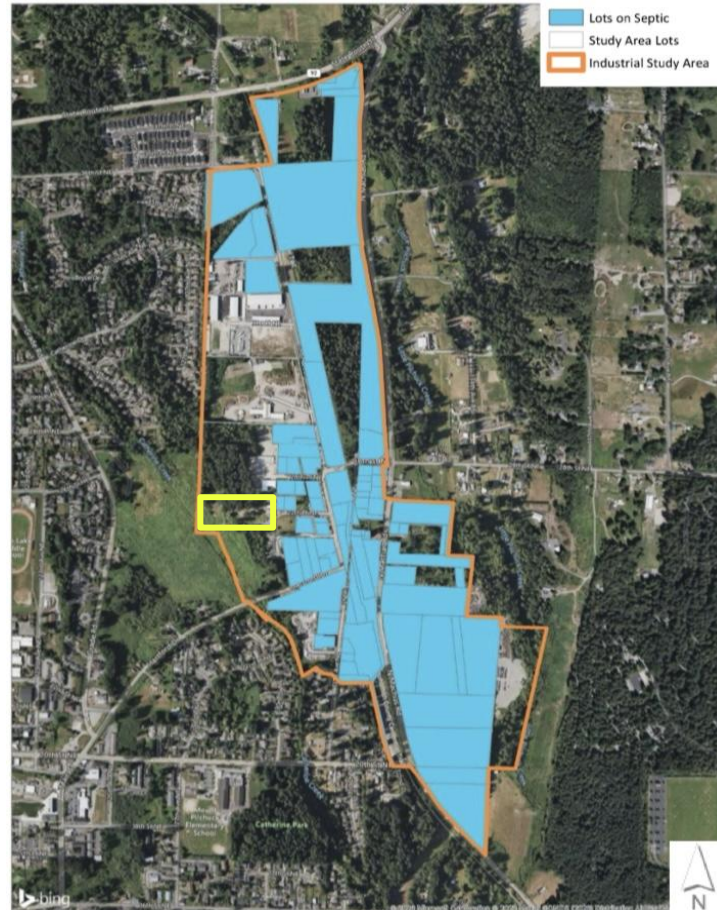


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Mackenzie LSIC Analysis Report 5.17.2023, p5.

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LAKE STEVENS

HOME SIGN IN / REGISTER

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SEARCH HELP CLEAR SEARCH SEARCH

DATE RANGE: Applied

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11.	View PDF	Well Owner: Kevin Quigley	
		Well Tag ID: BMK917	
		Notice of Intent Number: WE40702	
		Group Number: Not Applicable	
		Well Report ID: 1996993	
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		Well Depth: 150 ft.	

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secure.lakestevenswa.gov Citizens Cor: Wells - Resi

View Inspections

Permit Number	430085E
Status	Active
Applied	5/21/2024
Total Corrections	
Special Instructions	
Fee Due	\$0.00
Applicant	
Permit Holder	
Name	BOSCH ELECTRIC INC
Address	PO BOX 1083
City	LAKE STEVENS
Inspection Site	
Company Name	QUIGLEY KEVIN
Owner Name	12829 27TH PL NE
Address	LAKE STEVENS
City	

RETURN TO PERMIT LIST PRINT RETURN TO MAIN MENU

Created	Requested	Reason

Inspected	Inspector	Status

Details	Inspector	Call

Well Address: BATTLEGROUND
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Well Address: 12829 27th PL NE
County: SNOHOMISH
Public Land Survey: NE-NE / S08 / T29N / R06E
Well Type: Water / Subtype: Water
Well Completion Date: 10-12-2020
Well Report Received Date: 11-23-2020

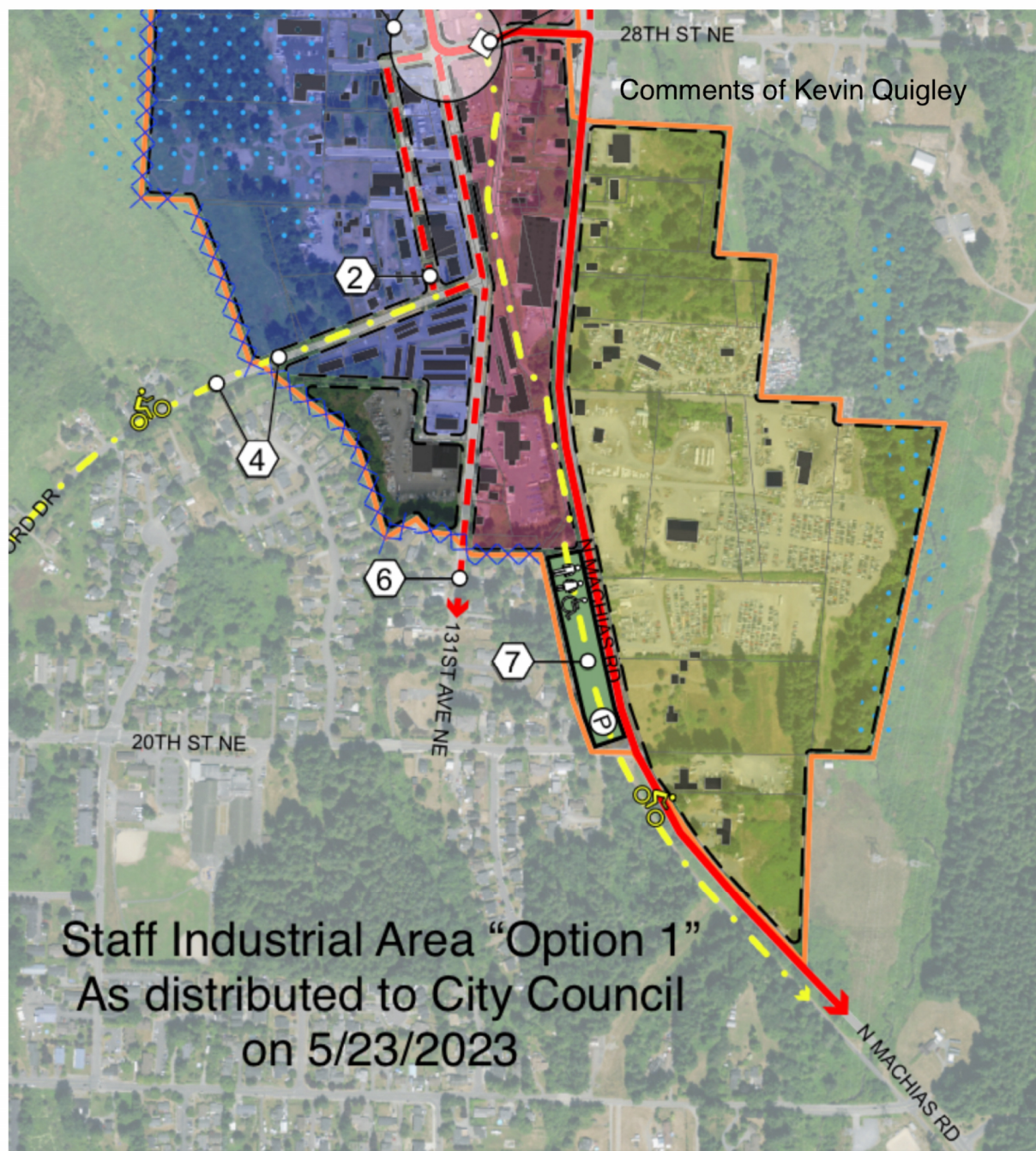
Tom Daniel Abundant

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