

PLANNING COMMISSION MEETING AGENDA



City of Lake Stevens Vision Statement

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

May 18, 2022 - 6:00 PM

Hybrid Meeting – The Mill, 1808 Main Street – or VIA Zoom

Join Zoom Meeting:

https://us02web.zoom.us/j/89666481725?pwd=NRfTuAX_dwPDxipSPxIzBtBlg2-jc.1

or call in at: 253-215-8782 Meeting ID: 896 6648 1725

1. **Call to Order**
2. **Roll Call**
3. **Guest Business**
4. **Action Items**
 - A. Approve April 20, 2022 Meeting Minutes
5. **Discussion Item**

A. 2022 Comprehensive Plan Docket: Land Use Element	Introduction to Housing Action Plan
B. Introduction to Housing Action Plan	David Levitan
6. **Commissioner Report**
7. **Planning Director's Report**
8. **Adjourn**

THE PUBLIC IS INVITED TO ATTEND

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

PLANNING COMMISSION MEETING MINUTES



HYBRID- PARTICIPATION

4-20-2022

CALL TO ORDER: 6:00 PM by Chair Welch

MEMBERS PRESENT: Todd Welch, Mike Duerr, Janice Huxford, Todd Welch, Linda Hoult, Jennifer Davis and Conner Davis

MEMBERS ABSENT: John Cronin

STAFF PRESENT: Community Development Director Wright, Planning Manager Levitan, Planner Needham and Jennie Fenrich

OTHERS PRESENT: City Council member Gary Petershagen

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

Roll Call: All present except John Cronin who was excused.

Guest business: None

Approval of Minutes: Minutes of 3-16-2022. Motion by Commissioner Huxford to approve minutes, seconded by Commissioner Hoult (6-0-0-1).

Action Items: Public Hearing LUA2022-0046, Short Term Rentals Code Amendment
Chair Welch opened the public hearing for LUA2022-0046, a city-initiated code amendment to LSMC 14.44.064 (Tourist Homes), now more commonly known as short-term rentals. Associate Planner Needham provided a short presentation on the existing code language and proposed amendment, noting that commissioners had previously held three work sessions, including a review of draft code language on March 16. Associate Planner Needham walked through the changes that had been made since that meeting, including clarification of the code enforcement process and expansion of the public noticing requirement. Before opening the public comment period, Chair Welch introduced two proposed amendments, which 1) would have allowed for a local property representative (in lieu of the owner occupancy requirement) and 2) would have tied the maximum occupancy to the building code.

Five members of the public spoke during the public comment period, with the majority focused on a desire to maintain the owner occupancy requirement. After closing the public comment portion of the hearing, commissioners deliberated on the code language, including Chair Welch's two amendments. Commissioners were generally not supportive of the two proposed amendments, and after additional

deliberation, Commissioner XX made a motion to recommend City Council approval of the code language presented by staff. Commissioner XX seconded, and the motion passed 5-1-1 (Cronin absent).

Commissioner Reports: Commissioners Hoult expressed how happy she is to be meeting in person and to have public in the audience. Commissioner J. Davis echoed Hoult and thanked the Staff for the making the meeting happen and special thanks for the IT department in attending. Commissioner Duerr was sorry not to be in person, but happy with the hybrid option. Commissioner Huxford noted there is an increasing number of temporary signs popping up around the lake and could they please be removed. Commissioner C. Davis was happy to be here and have participants in audience. Chair Welch remarked it was great to be in person. Councilperson Petershagen thanked the Commission and staff for the hard work on this topic.

Director's Report:

Director Wright provided an overview of the schedule and process for adopting the 2019 Stormwater Management Manual for Western Washington, which must be completed by June 30, 2022. The city's stormwater code is included in LSMC Title 11, and as such the code amendment will not require a public hearing before the Planning Commission. Planning Manager Levitan next walked through the proposed schedule for the 2022 Comprehensive Plan docket, which City Council has requested be adopted by early fall this year. This timeline is likely to require that the Commission hold both their regular and optional meeting per month through the summer, with the first meeting of the month focused on code amendments and other topics and the optional meeting focused on the Comprehensive Plan docket and related items (such as the Housing Action Plan).

Adjourn: Moved by Commissioner Huxford, seconded by Commissioner C. Davis to adjourn the meeting at 7:00 p.m. On vote the motion carried (6-0-0-1).

Jennie Fenrich, Planning Commission Clerk

PLANNING COMMISSION STAFF REPORT



Agenda Date: 5/18/2022

Subject: 2022 Comprehensive Plan Docket: Land Use Element

Contact Person/Department: David Levitan, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

No formal action is required. Staff will introduce proposed amendments to the Land Use element as part of the 2022 Comprehensive Plan docket, which it continues to work on in advance of public hearings that are scheduled for later this year. Staff plans to use one Planning Commission meeting per month to review text amendments to Comprehensive Plan chapters included on the 2022 docket. Commissioners are encouraged to review the proposed amendments and identify any needed changes or additional topic areas.

SUMMARY/BACKGROUND:

Comprehensive Plans are the primary land use document for guiding growth and development in Washington jurisdictions. They are required by and must be consistent with the Growth Management Act (GMA), with [RCW 36.70A.070](#) identifying a number of mandatory “elements”, or chapters, that must be included in local plans. Under the GMA, the city can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. On March 16, 2022, Planning Commission held a public hearing on the proposed 2022 Comprehensive Plan docket and made a recommendation to City Council to ratify the docket. On March 22, 2022, the City Council approved the docket via [Resolution 2022-02](#).

Under the GMA, cities must also prepare more complete “periodic updates” to their comprehensive plan, with the next deadline being June 30, 2024. The most recent periodic update was adopted in September 2015 via [Ordinance 937](#) and established

the twenty-year planning horizon for the current plan (2015-2035). The Snohomish County Council adopted 2044 growth targets in February 2022, which will align with the planning horizon for the next periodic update (2024-2044). When comparing the 2044 growth targets to the recently updated [Buildable Lands Report](#) (BLR), the city is projected to have adequate future capacity for residential growth but faces a projected deficit of more than 1,000 jobs based on current zoned capacity, which the city will need to address as part of the 2024 periodic update.

The scope of the city's annual Comprehensive Plan docket has varied in recent years but has generally been limited to minor changes to reflect new capital projects (primarily transportation and parks), updated demographic information, and land use map amendments, including the predesignations for the city's Urban Growth Area (UGA) which were adopted as part of the 2019 docket. The 2022 docket is also fairly limited in scope, with more detailed and expansive amendments expected as part of the 2024 periodic update.

As part of its upcoming Housing Action Plan (further detail is provided in a separate staff report prepared for this meeting), the city will be conducting a Housing Needs Analysis (HNA) that will provide updated data and information for several chapters, including the Land Use Element. Staff will continue to make minor refinements to individual elements in advance of public hearings for the 2022 docket, with more substantial changes incorporated into the 2024 periodic update.

LAND USE ELEMENT

The Land Use Element (Chapter 2) is identified as a mandatory element under [RCW 36.70A.070](#)(1). City staff is not proposing any changes to the goals and policies as part of the 2022 docket (changes will occur as part of the 2024 periodic update). However, city staff is proposing several other amendments to the narrative, tables, and figures (either as shown in Attachment 1 or to be completed prior to public hearings), including:

- Universal updates to remove references to and analysis of the 2012 BLR and 2035 growth targets and replace them with analysis from the 2021 BLR and 2044 growth targets, including in Figure 2.1.
- Analysis of the city's projected deficit of employment land to meet 2044 growth targets, although that analysis may be impacted by any commercial changes along 20th St SE (part of the city-initiated map amendment item on this year's docket) or any future commercial changes.
- Temporary language referencing additional analysis that will occur as part of the 2024 periodic update.
- Updated references to PSRC's Vision 2050.

- Updated discussion of recent growth trends (based on 2020 Growth Monitoring Report as opposed to the 2010 report) and the city's growth strategy.
- Updates to Figure 2.2 and the description of the city's Hartford industrial growth center to add the recently annexed Machias industrial area, with the combined area now known as the Lake Stevens Industrial Growth Center. The city is in the process of hiring a consultant to help with a market and infrastructure analysis for the area.
- Updates to Table 2.1 to show progress on the Industrial Growth center.
- Updated residential and employment capacity calculations in Tables 2.2 and 2.3 to reflect current city boundaries, which staff is currently working on and are highlighted in yellow in Attachment 1.
- Deletion of Tables 2.5 and 2.6 (Buildable Lands Analysis) and accompanying detailed narrative. Staff has reviewed land use elements in neighboring jurisdictions, the majority of which provide more general references to the BLR as opposed to detailed tables and analysis within the text of the land use element. Referencing the BLR instead of replicating the data in Tables 2.5 and 2.6 will result in fewer inconsistencies or outdated information in the Comprehensive Plan when future BLR updates occur.
- Addition of several reasonable measures to Table 2.7, to match those added to the [Countywide Planning Policies](#) in February 2022.

NEXT STEPS

Staff will present one or more additional items from the 2022 docket at the Commission's June 15 meeting, with additional items presented during the second meeting of each month throughout the summer. Public hearings for the 2022 docket are tentatively scheduled for September 2022.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - Land Use Element (Track Changes)

Chapter 2: Land Use Element

Amended September 2022





CHAPTER 2: LAND USE ELEMENT

A VISION FOR LAND USE

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

INTRODUCTION

Between 2018 and 2021, the city completed several annexations modifying the city boundaries. As of August 2022, the city encompasses an area of approximately 7,275 acres (11.4 square miles), including the 1,000-acre lake and all areas surrounding the lake. Small pockets of unincorporated areas comprise the remainder of the Lake Stevens Urban Growth Area (UGA), with an area of 675 acres (1.1 square miles). The city anticipates that the remainder of the UGA will be annexed over the next planning horizon, subject to direction from City Council and the city's adopted Annexation Plan.

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

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

Beyond the Lake Stevens UGA to the north, east and south the city and Snohomish County have established a Rural Urban Transition Area (RUTA) as a future planning area to accommodate growth beyond the 20-year planning horizon. The city's Comprehensive Plan acknowledges that development policies within the RUTA will have direct and indirect



impacts on the Lake Stevens community, and it has an interest in decision-making in these areas as it affects development. The RUTA directly adjacent to the Lake Stevens UGA totals approximately 5,400 acres and is largely rural in character. It contains large lot residences, several sizable tracts of forested land and limited agricultural uses. According to the Snohomish County Comprehensive Plan, RUTAs are intended as areas to set aside for potential supply of land for employment and residential land uses and possible inclusion in a UGA. As part of its 2024 Comprehensive Plan Update, Snohomish County will be considering several potential UGA expansions, including two that would expand the Lake Stevens UGA.

PLANNING CONTEXT

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

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

State Planning

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

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



- Designate policies to protect critical areas; and
- Considers transfer of development rights for significant forest or agricultural lands.

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

Regional Planning

~~VISION 2040 and The Puget Sound Regional Council (PSRC) coordinates regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap Counties. The primary policy document is Vision 2050, which provides a regional growth strategy, policies and actions that aim to support using the~~ urban lands efficiently and sustainably to accommodate population and employment growth across the central Puget Sound. Some specific land use concerns mirror those found in the GMA, such as establishing consistent planning targets for housing and employment. The city's plan identifies housing and employment targets that are consistent with the ~~202112 Buildable Lands Report (BLR) within the Land Use and Housing elements, which was recently adopted – changes will be reflected in a later land use update.~~

Many ~~20540~~ provisions cross over into different elements, such as Environment, Development Patterns, Housing, Economic Development, Public Services and Transportation. Another important aspect of the regional strategy is to promote centers and compact urban development, which is a central theme of the city's plan, which focuses on local growth centers implemented as subarea plans. The city's subarea plans present an integrated planning approach based on incorporating economic development, environmental protection, sustainability, social justice and well-being, compact and mixed-use development and multimodal transportation. In addition, the city's municipal code provides several effective mechanisms supporting compact infill development. Another PSRC provision is healthy and active living. The city's plan promotes this ideal in the Parks, Recreation and Open Space, Land Use and Transportation elements. Finally, the city has considered the role of adjacent rural areas as they relate to the city beyond the planning horizon.

Countywide Planning

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

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

~~“The cities, towns, and Snohomish County will promote and guide well-designed growth into designated urban areas to create more vibrant urban~~



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

Specific policies relevant to the Land Use Element include the role of Urban Growth Areas in land use planning including future expansions or modifications, inter-jurisdictional coordination, utilities, and location of employment and housing in relation to infrastructure and transit. Another theme relevant to this element previously identified in the state and regional planning strategies is designating local centers, promoting compact urban developments and transit-oriented developments that encourage higher residential density and infill while integrating new development into existing neighborhoods. Finally, the land use element should consider annexation policies for the unincorporated UGA.

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

Lake Stevens Planning

The city's Land Use Element considers the themes expressed in the state, regional and countywide plans. Specifically, the Land Use Element describes anticipated land use assumptions and growth targets over the current planning period. This information is the basis for current land use designations and zoning districts as well as the city's local growth strategy. ~~Updated growth targets for the year 2044 are scheduled to be adopted in late 2021.~~

In order to meet projected growth targets, the Lake Stevens UGA must accommodate a population of ~~46,380~~50,952 and ~~7,821~~9,017 jobs by 2044~~35~~ (Source: Appendix ~~BA~~A, Tables ~~P1 and E1 of Snohomish County 2044~~35 ~~Population~~ Growth Targets). The city's portion would include a population ~~of 39,340 or an increase of 11,130~~9,614 people ~~over the planning period. The current employment target for the city is 7,412 or and an employment increase of 3,818~~3,219 jobs ~~by 2035. (Source: Appendix D, Table 1 – 2035 Population Growth Targets for Cities, UGAs and the Rural/Resource Area).~~ Figure 2.1 illustrates the total number and percent of both the city's and the unincorporated UGA's 2044~~35~~ population and employment growth targets.

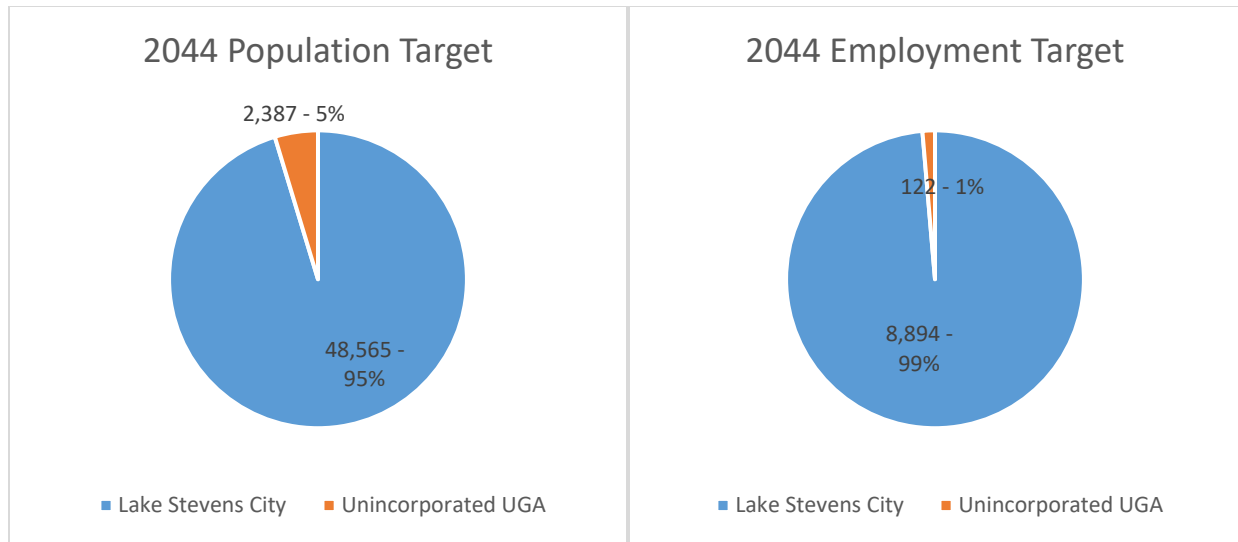


Figure 2.1 – 2044 Growth Targets



LAKE STEVENS GROWTH STRATEGY

The 2020 Snohomish County Growth Monitoring Report indicates the population of the city grew by nearly 22% between 2010 and 2020 (from 28,069 to 34,150), making it the second fastest growing city (at 2% annually) in Snohomish County during that period. The city previously grew by over 341 percent between 2000 and 2010 following a series of, adding 21,708 people. Annexations and steady residential development fueled this rapid growth. Continued residential growth and the 2021 Southeast Interlocal Annexation have seen the city population rise to approximately 39,000 as of August 2022. Since 2010, the city population has continued to grow annually by approximately 3.9 percent.

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

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

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



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

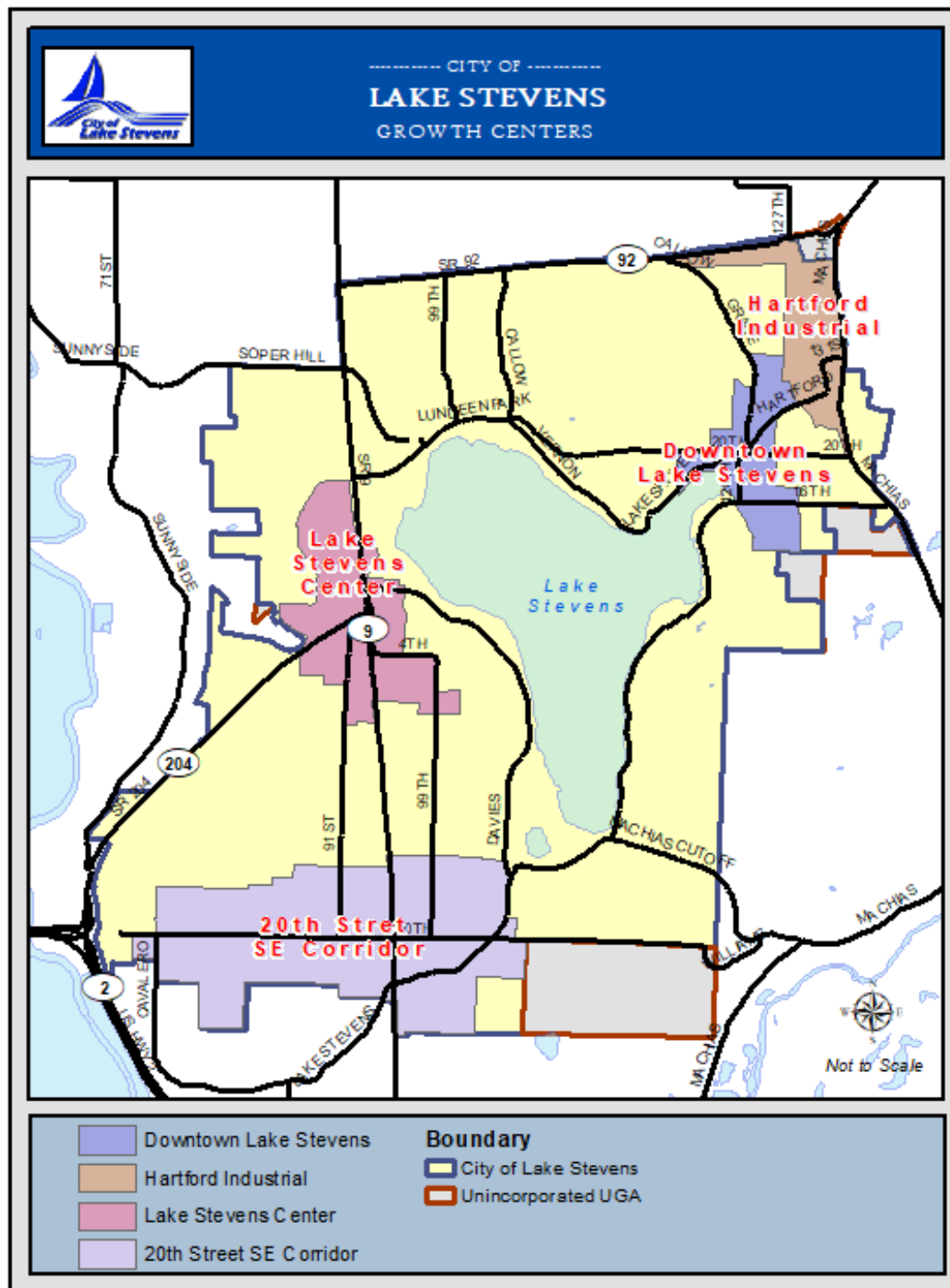


Figure 2.2 – Growth Centers Map (Expand Hartford to Include Machias and Rename “Lake Stevens Industrial Area”)

Table 2.1 - Growth and Development Potential of Existing Growth Centers

	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	HARTFORD CENTERLAKE STEVENS INDUSTRIAL AREA	20TH STREET SE CORRIDOR
Size (Acres)	30	359	267	845
Subarea Planning	- Framework plan completed in 2012 - Subarea plan completed July 2018	- Subarea Plan adopted 2012 - Planned Action Ordinance adopted 2012	None	- Subarea Plan adopted 2012 - Planned Action Ordinance adopted 2012
Relation to Transportation System	- Local access via 20th St NE - Indirect access to SR 92 via Grade Rd	- Direct access to SR 9 and SR 204 - Indirect access to US 2 via SR 204	- Indirect access to SR 92 via Machias Rd., Old Hartford Dr. - Indirect access to US 2 via Machias Road - Limited internal network of roads	Indirect access to SR 9 via 20th St SE, S Lake Stevens Rd.
Existing Land Use Pattern	- Small to medium parcels (0.2-3.0 acres) in Historic Town Center - Existing residential uses on commercially zoned parcels - Significant amount of multi-family residential uses and zoning in southeast portion of center with small to large parcels (0.3-10 acres) - Medium to large parcels (1-10 acres) in Grade Rd. area, largely undeveloped	- Auto-oriented commercial uses primarily on large parcels (>10 acres) with smaller parcels (<0.5 acres) carved out along street frontage - Primarily multi-family residential uses and zoning at edges of center with some single-family residential uses in eastern portion of center - Significant portion of government-owned property on eastside of SR 9 @ Market Pl.	- Primarily medium to large parcels (3-30 acres) - Cluster of smaller parcels (< 1 acre) in middle of center - Largely undeveloped	- Primarily medium to large parcels (1-10 acres) with several irregular parcels due to diagonal intersection - Limited existing commercial uses and zoning at intersection of 20th St SE and S Lake Stevens Rd. in eastern portion of center - Primarily mix of multi-family and single-family residential uses - Several large parcels (> 10 acres) zoned multi-family



	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	HARTFORD CENTER	20 TH STREET SE CORRIDOR
Environmental Constraints	- Wetlands and flood prone areas within Grade Rd. area - Category 2 wetlands east of historic town center area where zoned multi-family residential. - Catherine Creek bisects the Grade Rd. area and downtown	Wetlands between SR 9 and 91st Ave SE, near SR 204	Small amount of wetlands just north of Hartford Dr. NE and just north of 36th St NE	Wetlands at northeast corner of S Lake Stevens Rd and 20th St SE, north of S Lake Stevens Rd
Amenities	- Lake Stevens shoreline access - Catherine Creek - View potential	View potential	View potential	View potential
Potential Land Use Issues	Center has lower intensity single-family uses to the north, west, and south and higher intensity industrial uses to the east	Center is surrounded by lower-intensity single-family and multi-family residential uses	- Center is surrounded by lower intensity residential uses - Lack of Utilities & Infrastructure	Center is surrounded by lower-intensity single-family residential uses
Conclusion	- Limited potential for larger employment uses due to transportation access and small parcel sizes - More suitable for local-serving retail and small commercial uses - Potential as a Mixed-Use Town Center consisting of civic and local-serving retail uses, limited office and residential uses	- Some potential for larger employment uses given transportation access and large parcels, but contingent upon redevelopment potential - Potential for Main Street center on 91st Street NE between Market Place/SR204 - Potential as a Commercial Mixed-Use Center consisting primarily of regional retail commercial uses with multi-family residential uses towards the edges of the center	- Potential to accommodate larger employment uses, but limited by location and transportation access - Potential as an Industrial Center consisting primarily of industrial uses and limited office uses	- Potential for larger employment uses including business parks and retail centers - Potential for Mixed-Use Centers consisting primarily of residential uses with some office and local-serving retail commercial uses



DOWNTOWN LAKE STEVENS

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

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

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

LAKE STEVENS CENTER SUBAREA (FORMERLY FRONTIER VILLAGE GROWTH CENTER)

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



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

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

HARTFORD-LAKE STEVENS INDUSTRIAL CENTER

The Hartford-Lake Stevens Industrial Center is an area of approximately 267-333 acres located in the northeast portion of the city, between Downtown Lake Stevens and unincorporated Snohomish County. It is comprised of what was previously known as the Hartford Industrial Area as well as an additional 66 acres on the east side of N Machias Road that was annexed into the city in 2021.~~The Hartford Center is adjacent to industrially-zoned properties outside the city limits.~~ The area is zoned General Industrial (GI) and Light Industrial (LI), which allow a wide range of industrial uses. The area currently has a mix of low-intensity industrial uses, some retail and older single-family residential pockets.~~The, and comprises a significant portion of the Hartford Industrial Center currently has additional~~city's -employment capacity available for redevelopment.

It is the city's intention to promote and develop the Hartford-Lake Stevens Industrial Center as a local employment center. The ~~Hartford Industrial Center's~~center's potential to accommodate larger employment uses are currently limited by location, limited visibility, lack of extensive public infrastructure and transportation access. In 2022 t~~The city will conduct~~abegan a market study and infrastructure analysis of the area to determine any need for expansion, infrastructure improvements, and marketing strategies to attract appropriate industries.

~~In February 2021, the city annexed an additional 66 acres of land known as the Machias Industrial area, which is zoned GI and is located just east of the Hartford Industrial Center. In late 2021, the city began a process to explore potential infrastructure improvements in~~



~~the entire area (known collectively as the Lake Stevens Industrial Area), which will be integral in helping the city meeting its employment growth targets.~~

NEIGHBORHOOD SERVICE CENTERS

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

ANNEXATION AND RURAL URBAN TRANSITION AREA (RUTA)

The city will continue to coordinate annexation of the remaining unincorporated UGA throughout the 2044~~35~~ planning horizon. Additionally, the city of Lake Stevens is looking outside its borders given the impact that planning efforts have on the entire Lake Stevens community in preparation for future UGA expansions after build-out.

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

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

LAND USES AND ZONING

Lake Stevens includes a mix of residential, commercial, industrial and public/semi-public land use designations. Residential designations are spread throughout the city and include both high-density and single-family oriented land uses. There are several commercial designations that vary in intensity by location. For example, the highest intensity commercial land uses are located along highways and arterials, while neighborhood level commercial use may be congregated at the intersections of arterials and collectors. The city's



industrial land uses are primarily located in the northeastern corner of the city, except for one area in the northwestern corner, subject to a development agreement. Public/Semi-public land uses are spread across the city. Most public/semi-public areas include school sites, municipal services and parks. Figure 2.3, the current Comprehensive Plan Land Use Map, illustrates the distribution of land use throughout the city as well as predesignations for the UGA that would be effective upon annexation.

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

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

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



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

- Downtown/Local Commercial: This designation permits moderate to higher intensity land uses including the Central Business District and other dense arrangements of professional offices and retail stores. This designation discourages uses that are land consumptive (i.e., warehouses) or that generate high-traffic volumes (e.g., drive-through businesses or gas stations). It allows mixed-use development.

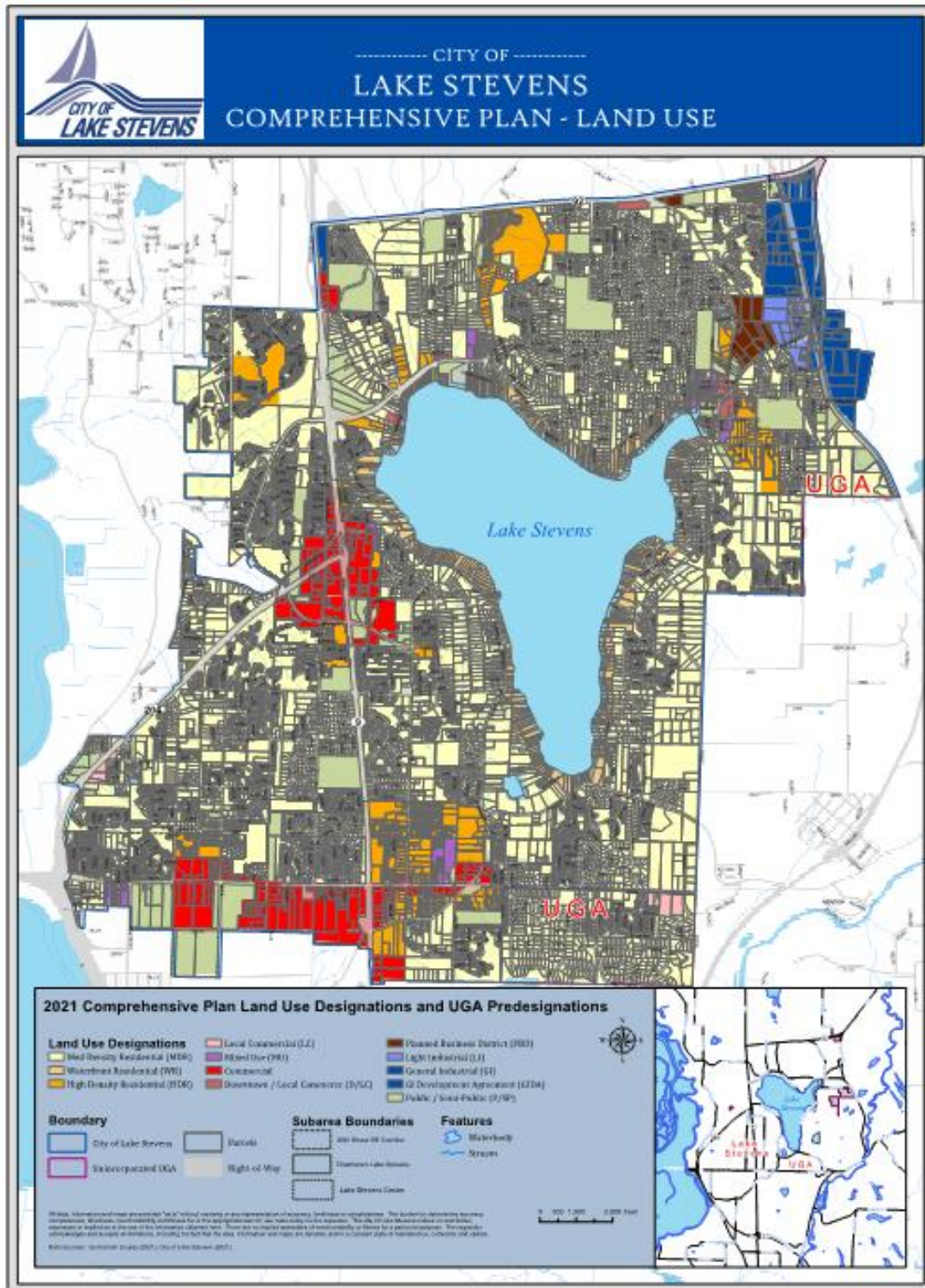


Figure 2.3 – City Land Use Map (Will reflect any changes to 20th St SE)



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

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

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

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



EXISTING ZONING IN CITY AND UGA

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

As part of the 2019 update, the city hosted public outreach as it considered future land uses designations and zoning districts for land within the unincorporated Urban Growth Area. In general, the land use designations will closely follow the current county designations. Current industrial and business park areas will be zoned General Industrial. ~~Notably a commercial node for land use and zoning has been was identified in the southeastern area along 20th St SE, the northern portion of which was changed back to Medium Density Residential to allow for the 2021 Southeast Interlocal Annexation. The pre-designations are shown on Figure 2.3, which was amended in 2020 to change the land use designation for four parcels on the north side of 20th St SE to Medium Density Residential.~~

Commercial/Industrial Zoning Districts

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

The three industrial zones – General Industrial (GI), Light Industrial (LI) and General Industrial with Development Agreement (GIDA), permit a range of uses including manufacturing, processing and equipment repair uses, as well as allowing indoor recreational uses, restaurants, storage, motor vehicle sales, and home occupations.

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

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



retail needs of adjacent neighborhoods. The MUN zone is a mixed-use zone. With amendments to the Lake Stevens Center and 20th Street SE Corridor subarea plans, approximately 13 percent of the land within the city, or 10 percent of total UGA (city plus UGA) is zoned for commercial and employment uses.

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

TABLE 2.2 - EMPLOYMENT ZONING IN LAKE STEVENS UGA (2022~~19~~)

EMPLOYMENT ZONE	ACRES	PERCENT OF CITY	PERCENT OF UNINCORPORATED UGA ¹
CITY			
General Industrial	94.39	1.63	1.19%
General Industrial w/Development Agreement	7.02	0.12%	0.09%
Light Industrial	40.19	0.69%	0.51%
Central Business District	21.42	0.37%	0.27%
Planned Business District	43.83	0.76%	0.55%
Local Business	18.88	0.33%	0.24%
Mixed Use	11.79	.20%	0.15%
Business District	0.90%	0.02%	0.01%
Commercial District	400.69	6.92% %	5.05 %
Main Street District ²	0%	0%	0%
Neighborhood Business District ³	0%	. 0%	0%
Mixed-Use Neighborhood	55.61	0.96%	0.70%
City Total	683.64	12%	8.76%
EMPLOYMENT ZONE	ACRES	PERCENT OF CITY	PERCENT OF UNINCORPORATED UGA
UNINCORPORATED AREA			
Heavy Industrial (Snohomish County Code)	62.35	3.06%	0.78%
Business Park (Snohomish County Code)	23.62	1.16%	0.30%
Unincorporated Total	85.97	4.22%	9.68%
UGA Total	769.61	13.01%	9.67

¹ Combined UGA (city and unincorporated UGA) total approximately 7,952 acres, city portion is ~~5,801~~7,285 acres.

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

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



Residential Zoning Districts

Table 2.3 shows a summary of residential zones by acres within the city and in the unincorporated UGA as of 2022~~19~~. Single-family zones include R4 (previously Suburban Residential), R6 (previously Urban Residential), and Waterfront Residential. The higher-density residential zones include R8-12 (previously High-Urban Residential), Multi-family Residential, and MF Development Agreement.

TABLE 2.3 - RESIDENTIAL ZONING (2022~~19~~)

	CITY ONLY		UNINCORPORATED UGA	
	Acres	Percent	Acres	Percent
Higher-Density Zoning ⁴	914.24	15.76 %	9.8	0.12%
Single-family Zoning	3712.07	63.99%	1010.2	12.76%

Approximately 16 percent of the city is zoned for higher-density residences while approximately 64 percent is zoned for medium to lower density single-family residential uses. Areas zoned for higher-density residential development are found within designated growth centers, subareas and several areas outside of these centers, along SR 9 and Callow Road in the northern portion of the city. A smaller area zoned for multifamily residential uses occurs along Lundeen Parkway, approximate to the northwest tip of the lake. In 2020 the city adopted infill and innovative housing standards that allow for “middle housing” such as duplexes, triplexes and fourplexes in the R4, R6, and R8-12 zoning districts

Snohomish County zoning applies to unincorporated areas within the Lake Stevens UGA. Approximately 0.12 percent of the unincorporated UGA is zoned for multifamily residential uses while approximately 13 percent of the area is zoned for single-family residential.

BUILDABLE LANDS ANALYSIS / GROWTH TARGETS

Recent annexations have increased the amount of buildable land in the city. The city recognizes the importance of efficient planning and use of remaining lands to meet the population, employment, environmental and other objectives of growth management. The amount of land that is fully developable within the city limits is limited, with large portions of remaining land constrained by topography, critical areas and infrastructure needs. A

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



vital community must find a balance between inevitable growth, a quality environment, good service to citizens and fiscal responsibility. The Land Use Plan is a key factor in developing this balance. Coordination between the Land Use Element and the Capital Facilities Element is essential to produce a Plan that can realistically be implemented. The Comprehensive Plan must ensure that infrastructure can support existing and new development.

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

~~Going into the 2007 buildable lands update, the Lake Stevens UGA had a population surplus and employment deficit of 264 jobs. These findings were generally consistent between Snohomish County's analysis and the city's independent analysis. The city's independent study was designed to reflect a more accurate picture of the growth potential and/or limitations in the city limits and the UGA given the city's annexation goals and schedule. The county and cities worked diligently to reach consensus on the methodologies used to calculate land capacity; all major differences were reconciled at the UGA level.~~

~~Since 2007, as the city limits grew through annexation, the city identified reasonable measures to address capacity deficiencies and inconsistencies within the UGA. A detailed list of reasonable measures is found later in this section. As discussed previously, through the city's growth center strategy it has developed two subarea plans, which directly address employment deficiencies. Moving into the 2012 BLR, the Lake Stevens UGA has reconciled its forecasted employment deficit. Overall, there is an adequate land capacity to accommodate the adopted 2035 population and employment growth targets.~~

~~The Snohomish County Council adopted the 2021 BLR in September 2021 and the 2044 growth targets in March 2022 following a collaborative process that included city staff. Table 2.4 compares the 2012 buildable lands BLR capacity estimates and adopted 2044 growth targets for population and employment for the Lake Stevens UGA and shows that the city has an estimated surplus of residential capacity but a projected deficit of over 1,000 jobs by 2044. The city's portion of the 2044 growth targets for employment would be 7,412,894 jobs (increase of 3,219 jobs) and 39,340,565 population (increase of 9,614 residents) respectively. Updated 2044 growth targets are expected to be adopted in late 2021, and this chapter will be updated to reflect those numbers in subsequent years.~~

~~The city previously identified and evaluated a series of reasonable measures (based on the Countywide Planning Policies and found later in this chapter) to address capacity deficiencies and inconsistencies within the UGA that were needed due to deficits shown~~

during a previous planning cycle. With the projected deficit of employment capacity compared to the 2044 growth target, the city will need to continue to assess reasonable measures related to employment land supply.

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

	2044 GROWTH TARGETS	2035 POPULATION CAPACITY	DIFFERENCE SURPLUS/(DEFICIT)
Population	46,380	46,634 (BLR)	254
Employment	7,821	7,988 (BLR)	167

Table 2.5 summarizes the 2012 buildable lands capacity for residential zoning districts within the city of Lake Stevens. Each total includes the remaining acreage breaks down the city's residential and employment capacity and buildable acreage by zoning district, including calculations for specific housing unit types (single family, townhouse, multifamily, etc.) and employment types (commercial, industrial, government, etc.). The city will utilize this data as it considers updated goals, policies, and measures to address its projected employment capacity deficit and ensure that its supply of residential land is consistent with its housing needs.

Table 2.5 – Buildable Lands Analysis – Residential Capacity⁵ (2012)

ZONING DISTRICT – RESIDENTIAL	TOTAL ACRES ⁶	BUILDABLE ACRES ⁷
Commercial District	401.693	0.165
Main Street ⁸	0	0
Mixed-Use Neighborhood	55.61	31.939
Mixed-Use	11.79	1.636
Multifamily Development Agreement	80.03	29.881
Multifamily Residential	132.71	10.346
R8-12 (formerly High Urban Residential)	701.504	205.271
R4 (formerly Suburban Residential)	1485.14	144.852

⁵ Adapted from the Lake Stevens UGA – Additional Population Capacity Table Snohomish County Tomorrow 2012 Buildable Lands Report, June 2012

⁶ Approximate zone area that includes rights-of-way.

⁷ This column represents estimates the amount of buildable land that is not constrained by critical areas or other limiting factors and includes pending, vacant, partially-used and redevelopable parcels from the 2012 Buildable Lands Report. The estimate is not a precise inventory. Site-specific studies are necessary at the time of development to identify location and size of potentially unbuildable lands precisely.

⁸ The Main Street District has been eliminated and re-designated Commercial District.

R6 (formerly Urban Residential)	1968.78	268.448
Waterfront Residential	261.59	14.844
City Totals		716.63
Unincorporated UGA Residential		385.923
Lake Stevens UGA Total		1,212.016

~~Of the estimated 3,784 city units, 3,145 would be single-family and 639 would be multifamily. The 2035 housing unit target is 4,413, which is less than assumed buildable lands capacity. The 2012 BLR did not provide a complete estimate for potential mixed-use residential developments in the commercial and mixed-use zones. By comparison, the unincorporated UGA has approximately 385 buildable acres. After reductions, the estimated buildable housing capacity in the unincorporated UGA would be 1,211 new single-family units.~~

~~Tables 2.6 summarizes the 2012 buildable lands capacity for employment zoning districts within the city of Lake Stevens. Each total includes the remaining acreage.~~

Table 2.6 – Buildable Lands Analysis—Employment Capacity⁹ (2012)

ZONING DISTRICT— EMPLOYMENT	TOTAL ACRES	BUILDABLE ACRES
High Urban Residential	701.50	33.86
Mixed-Use Neighborhood	55.61	25.36
Mixed-Use	11.79	1.64
Main Street¹⁰	0	0
Commercial District	344.33	32.61
Neighborhood Business¹¹		0
Local Business	18.88	4.36
Business District	0.90	0
General Industrial	94.39	2.18
City Totals		161.43
Unincorporated UGA Employment		56.74

⁹ ~~Adapted from the Lake Stevens UGA – Additional Population Capacity Table Snohomish County Tomorrow 2012 Buildable Lands Report, June 2013~~

¹⁰ ~~The Main Street District has been eliminated and re-designated Commercial District.~~

¹¹ ~~The Neighborhood Business District has been eliminated and re-designated Commercial District.~~



Lake Stevens UGA Total

218.17

DEVELOPMENT TRENDS

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

Residential

The current population target for the Lake Stevens UGA is ~~46,380~~50,952. Under current zoning the city and unincorporated UGA should have a surplus population based on the buildable lands report. Large portions of the city have developed within the past several decades resulting in a relatively new housing stock. Much of the development within recently annexed areas of the city occurred while these areas were part of unincorporated Snohomish County. Since 2006, Lake Stevens has experienced a steady stream of residential construction, as anticipated in the 2012 ~~Buildable Lands Report~~BLR and documented in the 2021 BLR.

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

Commercial and Industrial

Lake Stevens has historically had one of the lowest jobs to household ratios compared to other Snohomish County cities. The city desires~~d~~ to increase the number of employment opportunities given the increasing size of its population and the need to maintain a sustainable and economically healthy community. The city continues to work to improve its house-to-employment ratio through the implementation of reasonable measures, development of subarea plans and its growth strategy. Additional reasonable measures and implementation strategies will need to be considered in future years to account for the projected employment deficit of over 1,000 jobs by 2044.

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



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

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

REASONABLE MEASURES

The Growth Management Act requires that cities consider “reasonable measures” to allow growth to meet the adopted population and employment targets. The following table (Table 2-7) lists the reasonable measures included in the Countywide Planning Policies (CPPs; part of the 2005 County Comprehensive Plan update most recently amended in February 2022), identifies those in effect in Lake Stevens, and comments on their effectiveness or potential. Table 2.7 includes several new reasonable measures that were added to the CPPs in 2022.

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

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

Table 2.7 – Reasonable Measures Included in Countywide Planning Policies

MEASURES TO INCREASE RESIDENTIAL CAPACITY			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Permit Accessory Dwelling Units (ADUs) in single family zones	Yes	Allows small accessory units. Some zones require 125% of the minimum lot size to allow ADUs.	The city currently allows accessory dwelling units in all residential zones and the Mixed-Use Zone. 11 ADU applications were received between 2018 and 2020.
Multi-family Housing Tax Credits to Developers	Yes	Target areas established by Ordinance 1103 and codified in LSMC 3.27.	Multi-family housing tax exemption (MFTE) program provides a property tax exemption to developers of market rate and affordable housing in targeted areas of the city.
<u>Provide Density Bonuses to Developers</u>	<u>Yes</u>	<u>Planned Residential Developments (PRDs) and Subarea Plans</u>	<u>City allows 10-foot height bonus in subareas subject to LSMC 14.38.050 and 20% density bonus in PRDs subject to LSMC 14.18.300.</u>
Transfer of Development Rights	Yes	Properties with critical areas	The city has adopted provision in its subdivision code and critical areas codes to allow reduced lots size and development transfers.



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

MEASURES TO INCREASE EMPLOYMENT CAPACITY

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



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



Reduce off-street surface	Yes	Reduced minimum standard required for office uses	Subarea plans include use of low impact development and building height incentives for reducing surface coverage.
Identify and redevelop vacant buildings	No	Few vacant buildings within city and UGA	Minimal potential for additional implementation to significantly alter the growth strategy. Due to market conditions, some of the few vacant buildings have been redeveloped.
Concentrate critical services near homes, jobs and transit	Yes	Subareas	Subarea plans should bring much needed services to the city at Lake Stevens Center and along 20 th Street SE and additional planning to Downtown.
Locate civic buildings in existing communities rather than in greenfield areas	Yes		City campus, library and post office are located in historic downtown. Plans for new or replaced civic buildings are being proposed in existing commercial zoned areas.
Implement permit expedition	Yes	Processing Code and Planned Actions	Although permit review times are not currently extensive, the new processing code adopted in 2010, planned actions adopted in 2012 and a new permit tracking system in 2012 should provide specific requirements for submittal and minimize necessary review times.
<u>Administrative and Procedural Reforms</u>	<u>Yes</u>		
<u>Streamline Regulations and Standards</u>	<u>Yes</u>	<u>Streamlined regulations</u>	<u>The city has adopted several SEPA Planned Actions and adopted the maximum categorical exemption thresholds for residential development.</u>
<u>Phasing/tiering Urban Growth</u>	<u>Yes</u>		



<u>Promote Vertical Growth</u>	<u>Yes</u>	<u>Height Bonuses</u>	<u>The city allows a 10-foot height increase in its subareas in exchange for quality design.</u>
<u>SEPA Categorical Exemptions for mixed use and infill and increased flexible thresholds</u>	<u>Yes</u>	<u>Higher SEPA Flexible Thresholds</u>	<u>The City adopted Ordinance 1118, which raised the SEPA flexible thresholds for SFR and MFR to the maximum allowed (30 SFR units and 60 MFR units).</u>

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



<u>Public Land Disposition</u>			
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LAND USE GOALS AND POLICIES

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

Policies

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

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

Policies

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

2. Medium Density Residential – Encourage single-family (1 du/lot), two-family residential and some multifamily housing with a density between 4 and 12 units per acre with the potential for bonuses. This designation allows detached, attached, conversion, accessory apartments, townhouses, condominiums, duplexes, tourist homes, special service homes and some manufactured/mobile structures. Also allows limited public/semi-public, community, recreational, and neighborhood commercial uses.
3. Low Density Residential – Allows for single-family homes on large lots, with fewer than four units per acre. Buildings usually have fewer stories and are spaced farther apart with large setbacks to side boundaries and the street, and have large areas of private open space.
4. Waterfront Residential – Provides single-family (1 du/lot) residential uses with a density of 4 units per acre with the potential for bonuses on residential properties located adjacent to Lake Stevens subject to the regulations of the shoreline master program. This designation includes detached and attached units, accessory units, tourist homes, special service homes, limited multifamily, public/semi-public, community, and recreational uses.

2.2.2 Allow the following commercial land use designations as described.

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



ratio allowed in designated density receiving areas when excess density is transferred from a designated sending area. This designation also allows limited public/semi-public, community, and recreational uses.

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

2.2.3 Allow the following industrial land use designations as described

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

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

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

Policies

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



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



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

Policies

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

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

Policies

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



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

GOAL 2.6 PROMOTE AN ACTIVE, HEALTHY AND DIVERSE HARTFORD ROAD AND MACHIAS INDUSTRIAL DISTRICT.

Policies

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

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

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

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



Policies

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

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

Policies

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



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



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

Policies

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

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

Policies

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



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

Policies

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

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

Policies

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



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

Policies

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



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PLANNING COMMISSION STAFF REPORT



Agenda Date: 5/18/2022

Subject: Introduction to Housing Action Plan

Contact Person/Department: David Levitan, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

No formal action is required. Staff will introduce the preliminary scope of work for the Housing Action Plan and is requesting Commission input on how they would like to be involved in the process and their thoughts on how to best engage the community. The City was awarded a \$100,000 grant from the Department of Commerce and recently hired Berk Consulting to assist with preparation of the plan.

SUMMARY/BACKGROUND:

In October 2021, the city was awarded a \$100,000 grant from the Washington State Department of Commerce to develop a Housing Action Plan (HAP). The city recently hired Berk Consulting, Inc to assist with preparation of the HAP, and is holding a kick-off meeting on May 18 to discuss any final refinements to the scope of work (Attachment 1) and to begin developing a public engagement plan. Work on the HAP will provide a solid foundation for updating the Comprehensive Plan Housing Element as part of the 2024 periodic update.

The first major deliverable for the HAP will be the development of a Housing Needs Analysis (HNA), which will serve to provide an analysis of current conditions; assess housing needs across a variety of housing types and income levels; review available development capacity; and audit existing city policies and plans. Work on the HNA is expected to be completed by late summer 2022.

Concurrently with the HNA work, the city will begin community outreach to solicit public

feedback on housing needs and potential components of the HAP. City staff is currently working with Berk to develop the public engagement plan, which is expected to include a combination of online surveys, attendance at in-person community events (such as AquaFest and the farmers market), and interviews with targeted stakeholders. Staff intends to provide periodic check-ins with the Planning Commission and is looking for additional input from commissioners on how they would like to be involved.

As it develops the HNA and gathers community feedback, staff will work with its consultants to begin developing a list of housing strategies and a draft HAP. Staff will review and provide feedback on early drafts of the HAP, before holding public hearings with the Planning Commission and City Council to consider potential adoption of the plan. These public hearings will provide additional opportunities to gather community feedback on the identified housing strategies and HAP components. HAP adoption must occur by June 30, 2023.

NEXT STEPS AND QUESTIONS

Staff will work with Berk to develop and refine the public engagement plan and to begin technical work on the HNA. Staff is proposing to provide brief check-ins at Planning Commission during the second meeting of each month (the designated meeting for Comprehensive Plan related work) and hold more in-depth work sessions as needed. As staff refines the public engagement plan, it would like Commission feedback on:

- How involved it would like to be in reviewing the HAP;
- Any specific stakeholders that staff should make sure to engage; and
- How to make this information as accessible and easy to understand for the public.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - HAP Scope of Services

Work Plan/Scope of Work

Task 1: Project Kick-off and Ongoing Management

As part of this task, we will coordinate with the City on initial and ongoing planning and management of the project to ensure that major needs and timelines are addressed.

Schedule: May 2022–May 2023 (May 2022 kick-off meeting)

Deliverables

- **May 16, 2022:** Project contract with the City, including project charter and preliminary public engagement strategy for review

1.1 Project Kick-off Meeting

Our team will work with City staff to organize and facilitate a project kick-off meeting. At this meeting we will review and discuss project scope and expectations, data requests, project management protocols, and scheduling. Additionally, we will present a preliminary project engagement strategy, including expected components and a draft schedule.

1.2 Project Meetings

We will coordinate regular meetings between our team and City staff to discuss progress on the workplan, review project deliverables, and provide presentations of relevant materials. The schedule for these meetings will be determined as part of the project kick-off meeting and will extend over the project.

Task 2: Existing Conditions and Housing Needs Analysis

In this phase, we will work with the City to coordinate a housing needs assessment for Lake Stevens, providing an analysis of current conditions, future expected trends, and supporting housing policies, plans, and programs. This will be focused on identifying the major gaps that the City should work to address in its Housing Action Plan.

Schedule: May–August 2022

Deliverables

- **July 18, 2022:** Existing Conditions and Housing Needs Analysis Report (draft)
- **August 15, 2022:** Existing Conditions and Housing Needs Analysis Report (final)

2.1 Assess Expected Housing Needs

The first step in the assessment will be to provide an evaluation of the expected housing needs in Lake Stevens over the 20-year planning horizon under the requirements of RCW 36.70A.070(2)(a). This will involve reviewing projected housing needs from Countywide Planning Policies and the Washington Department of Commerce, analyzing overall population and employment trends, determining existing stocks of housing, and isolating the estimated current and future gaps in required housing to be addressed. This will result in a detailed evaluation of expected housing needs over the 20-year planning horizon, including an evaluation of the needs for specific types of housing such as low- and moderate-

income housing, different housing formats (e.g., plex and multifamily housing), and emergency and permanent supportive housing.

2.2 Review Available Development Capacity

Based on the assessment of needs and current housing gaps, we will evaluate the capacity for future development in Lake Stevens and assess the likelihood that new development can be accommodated under current zoning and development regulations. This will include identifying likely amounts of new development, redevelopment, and infill, as well as highlighting likely shortfalls in housing production as compared to current and future housing needs. A general evaluation of the financial feasibility of local development will be incorporated into this work.

2.3 Audit Current Policies and Plans

We will also coordinate a review of other development regulations and housing programs to determine their effectiveness in supporting more housing options. This will extend the analysis of zoned capacity under 2.2 above, and will include a review of the current Housing Element of the Comprehensive Plan, the Municipal Code, and other plans and policies managed by the City. This will include an assessment of the successes and shortfalls identified with earlier strategies and goals. We will also provide a summary of other considerations based on changes to Countywide Planning Policies, the PSRC VISION 2050 Regional Plan, and State statutes. These will be highlighted and compared with existing City policies and plans to determine elements for change.

2.4 Identify Elements for Change

Finally, as part of this report we will coordinate a “punch list” of action items to be addressed in the Housing Action Plan and the Comprehensive Plan Housing Element. This will involve comparing the gaps identified in the assessment of housing needs and development capacity, and determining actions to be taken to address these gaps through programs, plans, and policies.

2.5 Develop Draft Report

Based on the evaluations conducted as part of 2.1 through 2.4, we will compile a draft report for review by City staff. This will be submitted to provide the City with at least two weeks to perform an internal review. The results will also be presented as required, and we will coordinate and compile feedback and input received on the content.

2.6 Develop Final Report

We will refine and edit the report based on the feedback received and provide a final edited version to address this input as required. Another round of edits may be performed on the final report to provide an opportunity for minor corrections as needed.

Task 3: Public Engagement and Outreach

As part of the Housing Action Plan, we envision coordinating with City staff to ensure that stakeholders, including residents, businesses, and other interested parties, can weigh in and provide their perspectives on what should be considered as part of the Housing Action Plan. This work will be informed by engagement principles and strategies developed by the International Association for Public Participation (IAP2), and will be coordinated through discussions with City staff, Planning Commission, and Council.

Schedule: May 2022–January 2023

Deliverables

- **June 30, 2022:** Public Engagement and Outreach Plan
- **February 23, 2023:** “What We Heard” Engagement Report

3.1 Determine Engagement Priorities

We will refine and finalize the preliminary project engagement strategy developed for the kick-off meeting. This will involve consultation with City staff, Council, and Planning Commission on expectations and goals for engagement. Additionally, we will provide initial outreach to major stakeholders through a preliminary survey, intending to identify desired levels of engagement and necessary touch points during the process. These efforts will be used to refine a Public Engagement and Outreach Plan that will coordinate subsequent steps in this process.

3.2 Provide Online Tools and Resources

We will work with the City to provide regular project updates. The determination of these resources will be dependent on the engagement priorities and the final Engagement Plan, and may include an informational web portal, a series of StoryMaps highlighting major themes and findings, and potentially social media posts.

3.3 Coordinate Community Surveys

To ensure that a broad range of community voices are accommodated, we will provide two community surveys to evaluate the general perspectives of the community on housing issues. The questions will be determined in cooperation with City staff and outlined in more detail as part of the Engagement Plan. An initial survey will solicit general input on housing issues and needs in the community, and a second survey will gain feedback on potential approaches to address housing issues in the community.

3.4 Conduct Interviews

To supplement the surveys coordinated in 3.3, we will identify stakeholders of interest for targeted interviews, managed as either one-on-one or group discussions. The groups engaged in this way will be strongly dependent on the engagement priorities developed in 3.1. We anticipate stakeholders may include developers, regional nonprofit housing providers, community organizations, property managers, neighborhood associations, and tenants.

3.5 Develop a “What We Heard” Report

A critical element of the public engagement activities for this project will be to provide a summary of the engagement activities. This will include a review of engagement activities, a discussion of major findings, and an assessment of how these themes should be incorporated into the Housing Action Plan.

Task 4: Policy and Plan Development

After the compilation of an assessment of needs and public perspectives on housing issues in Tasks 2 and 3, we will coordinate the development of strategies to address current and expected housing needs in Lake Stevens. These efforts will be coordinated with City staff and present clear, actionable approaches to address identified housing goals.

Schedule: August 2022–January 2023

Deliverables

- **October 14, 2022:** Draft Housing Action Plan Strategies
- **December 2, 2022:** Housing Action Plan Draft #1
- **January 31, 2023:** Housing Action Plan Draft #2

4.1 Develop Draft Strategies

Based on the findings from Tasks 2 and 3, especially the “punch list” derived in 2.4, we will provide an initial assessment of the policies, plans, and code amendments necessary to help achieve housing targets. These efforts will be aligned with the findings identified from public engagement efforts and indicate clear and actionable steps that the City could take to address housing needs. A summary of the strategies to be included in the Housing Action Plan will be submitted as a preliminary deliverable to the City for review. Of particular interest in these draft strategies will be approaches to address concerns about inclusivity, barriers to housing access, and the potential for displacement of current residents.

4.2 Coordinate Policy Workshops

After City staff have had the chance to review the policies identified under 4.1, we will coordinate workshops to discuss and refine these policies. These workshop meetings will be coordinated to include relevant City staff and other participants, and will be scheduled to allow for enough time for a comprehensive evaluation of the material and dialogue on potential changes. This will also involve a review of major considerations for implementation of policies.

4.3 Develop Housing Action Plan Draft #1

Based on the feedback received on policies in 4.2, we will coordinate the development of a full draft Housing Action Plan. This will include the material developed to date, as well as an implementation plan for the proposed strategies, based on research and feedback from City staff. This draft will be presented to City staff for at least two weeks of internal review.

4.4 Develop Housing Action Plan Draft #2

Based on the feedback received from City staff, we will refine the Draft Housing Action Plan and provide a Final Draft version to the City. Another round of edits may be performed on this draft to provide an opportunity for minor corrections as needed.

Task 5: Project Adoption and Closeout

After the development of the Final Draft Housing Action Plan, we will coordinate with the City on the public hearings with the Planning Commission and Council necessary to finalize and approve the Housing Action Plan. This will involve coordination to refine the document as needed after reviews by the Planning Commission and Council.

Schedule: February–May 2023

Deliverables

- **May 30, 2023:** Adopted Housing Action Plan

5.1 Coordinate Final Stakeholder Engagement

After the discussions with stakeholders in 3.4, we may look to engage these groups again after the Draft Plan is complete to solicit feedback. This may be coordinated as simply a notification that the document is available for review on the website, but with some groups we may look to provide for a more detailed interview or small group discussion on the draft outcomes. The nature of this engagement will be determined as part of the overall development of the Engagement Strategy.

5.2 Coordinate Planning Commission Public Hearing

We will provide the current Draft Plan to the Planning Commission and present the Plan at a public hearing. Based on the feedback and input we receive at this meeting, we will coordinate additional changes to the document. We will also provide support as necessary to the Commission to develop a recommendation on the Draft HAP to Council.

5.3 Coordinate Council Hearing

After the Planning Commission, we will also attend a City Council meeting to present the Recommended Draft Housing Action Plan and discuss the recommendation from the Planning Commission. We will also compile and review feedback from the Council and the public at large provided at this meeting.

5.4 Development of Final Report and Resolution

Based on the feedback received, we will coordinate a final edit and refinement of the Housing Action Plan. Additionally, we will work with City staff to develop a resolution for Council adoption to be submitted.

5.5 Project Closeout

At the end of the project, we will coordinate a close-out meeting with staff to confirm the final receipt of the deliverables, transmit all work products and interim files, and provide an final project review.