

CITY COUNCIL WORKSHOP 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.

October 7, 2025 - 6:00 PM

City Council Workshop Meeting

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

or Join Zoom Meeting: [Zoom Meeting](#)

or call in at (253) 215-8782

Meeting ID: 84991351822 Passcode: 713508

- 1. Call to Order**
- 2. Guest Business**
 - A. Swearing in for Deputy Chief Dean Thomas Jeffrey Beazizo
- 3. Department Report**
 - A. Claims and Loss Update Maximilian Roth
- 4. Discussion Items**
 - A. SnoCo DEM ILA - Potential funding and service changes Maximilian Roth
 - B. Public Safety Sales Tax Ordinance Dean Thomas,
Julie Ubert
 - C. Critical Areas Ordinance Update Introduction David Levitan
- 5. Adjourn**

THE PUBLIC IS INVITED TO ATTEND

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

NOTICE: All proceedings of this meeting are audio recorded, except Executive Sessions.

CITY DEPARTMENT REPORT



Agenda Date: 10/7/2025

Contact Person/Department: Maximilian Roth, Human Resources

City Claims Report – 2025 Year to Date

To date, 20 liability claims have been filed against the City, including general liability, automobile, and public safety matters. Insurance has paid \$12,776 in settlements so far. Six claims remain active and are at various stages of investigation or litigation, with the potential for further costs.

Most general liability claims involve property damage caused by fallen trees or vegetation. Others include vehicle damage related to construction or maintenance work, as well as a small number of slip-and-fall incidents on sidewalks or boat ramps.

Separately, the City has processed 10 claims involving damage to City-owned vehicles. These were fully reimbursed, with the City covering \$10,000 in deductibles. Repair costs totaled \$50,545.90. No property losses have been reported in 2025.

Five-Year Summary (2020–2025)

Over the past five years, the City recorded 80 claims: 10 automobile liability, 1 employment practice, 3 errors and omissions, 52 general liability, and 14 public safety. Of these, 48 were resolved without payment. Total indemnity paid over this period was \$76,712.

While indemnity payments remain below insurer projections, the number of general liability and public safety claims is higher than expected for a city of our size. Current incurred costs are also above benchmarks due to several ongoing legal cases.

CITY COUNCIL STAFF REPORT



Agenda Date: 10/7/2025

Subject: SnoCo DEM ILA - Potential funding and service changes

Contact Person/Department: Maximilian Roth, Human Resources

Budget Impact: No immediate impact (future budget impact of \$19,000 annually possible depending on city leadership decisions)

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

None yet - Informational only

SUMMARY/BACKGROUND:

General

The City of Lake Stevens participates in an Interlocal Agreement (ILA) with the Snohomish County Department of Emergency Management (DEM) to provide required emergency management services under Washington State law. The current ILA is in place through December 2026, with the option for two additional two-year renewals. The City's service fee for 2025 amounts to \$59,818.

Under this agreement, DEM delivers critical services to benefit the City such as:

- Planning support for required emergency management documents (Comprehensive Emergency Management Plan, Hazard Mitigation Plan, Emergency Operations Procedures, etc.).
- 24/7 coordination and response support through a duty officer, resource request processing, and operation of the County Emergency Operations Center (EOC).

- Direct resources including response liaisons, command and communications vehicles, mobile EOCs, and public alert and warning systems.
- Training and exercise coordination, emergency worker management, and public outreach.

Funding Concerns

DEM has notified the City of potential federal grant reductions that could affect funding for approximately one-third of DEM staff (about 5 FTEs). DEM has secured funding for current staffing levels through December 2026. However, if federal grants are not renewed, DEM may need to reduce services, increase member rates, or pursue a combination of both. For Lake Stevens, maintaining current service levels through higher rates would result in an additional annual cost of approximately \$19,500.

A memorandum from the Snohomish County Department of Emergency Management Director, providing additional details on the funding concerns, is attached to this agenda.

Next Steps

The ILA Advisory Board has scheduled an extraordinary meeting on Thursday, October 9, to discuss these funding concerns and address member questions. Once it is confirmed whether funding will be reduced and, if so, by how much, Council will be provided with an update, if necessary, request to approve changes to the ILA.

APPLICABLE CITY POLICIES:

Lake Stevens Municipal Code, Chapter 2.34

Lake Stevens Comprehensive Emergency Management Plan

ATTACHMENTS:

1. SnoCo DEM ILA - Budget memo to ILAs_20250908



Dear Snohomish County Department of Emergency Management (DEM) ILA member:

I am writing to inform you of potential adverse impacts to DEM service levels due to changes at the federal level that threaten our ability to receive multiple grants that together support roughly a third of our county's core DEM staff.

Per Section 7.4 of our ILA, "In the event that SCDEM receives notice of cuts to federal grants that may jeopardize SCDEM's ability to fulfill the Services outlined in this Agreement, the County agrees to notify the [City/Town/Tribe] within 15 days of receipt of notice of such cuts from proponent of the federal grant. Following such notification, the Parties agree to reassess the Services and Biennial Service Charge." Snohomish County has not yet received formal notice of these potential cuts, and DEM continues to pursue the federal grants with the hope that we will be able to accept an award. However, given the severity of the potential funding cuts, I want to ensure we have adequate time to consider options for a path forward.

Background

Historically, DEM has relied on three federal grants to offset personnel costs:

- Emergency Management Performance Grants
- State Homeland Security Grant Program
- Urban Area Security Initiative

Collectively, these grants fund 5.13 full-time equivalent (FTE) staff at DEM, or approximately one-third of our core emergency management staff. Of the most immediate concern is the Emergency Management Performance Grant (EMPG), which funds 2.75 FTE who perform a variety of functions laid out in the ILA, including outreach, mitigation, planning, and training. This grant expires at the end of September.

We have seen signals since early in the year that there would likely be challenges with federal funding, so we have taken steps to soften the immediate impacts. We have identified funding to maintain our current staffing levels through the end of the year. However, we must decide on what to do beyond that point. We can:

1. Reduce services
2. Increase rates
3. Approve a combination of items 1 and 2.



Option One: Service Reduction

DEM has conducted an analysis of our legal requirements as outlined in the Revised Code of Washington (RCW) and the Code of Federal Regulations (CFR). We compared those requirements against the services that we provide through the ILA. This identified a few functions we could consider eliminating, three of which are outlined below:

- **Supplemental Plans.** The RCW requires the development and maintenance of the Comprehensive Emergency Management Plan, though it does not require the full spectrum of supporting plans that we intend to build out or update in the coming years. We could eliminate an FTE who would have focused on working with your jurisdictions to build out plans such as the following:
 - Volunteer/Donations Management Annex: Without plans and procedures in place to receive, organize, and manage a surge of well-meaning volunteers and donations after a disaster, that generosity has the potential to overwhelm responders. We do not have a viable plan for these challenges.
 - Catastrophic/Earthquake Annex: A major earthquake on the Cascadia Subduction Zone, Southern Whidbey Island Fault, or Seattle Fault has the potential to knock out communications and transportation infrastructure in ways that require rethinking how we organize to respond to disasters. We have invested significantly in defining the parameters for our catastrophic plan, but we have not yet developed the operational details.
 - Recovery Framework: Snohomish County's Recovery Framework was last updated in 2020. It is due for a revision to align with the Washington Restoration Framework (2021) and to incorporate lessons learned from COVID recovery.
 - Vulnerable Populations Transportation Plan: Time and again, the highest fatalities in disasters occur among vulnerable people with transportation challenges. DEM currently has a Vulnerable Populations Transportation Framework, a compilation of information on transportation resources that would support the movement of those with access and functional needs out of harm's way. However, to make this a fully viable plan, we need to engage with the public and private transportation resources and build out the roles and responsibilities for organizations and agencies who support people requiring transportation assistance.
- **Mitigation Planning**
 - ILA Mitigation Annexes: Mitigation plans are required for jurisdictions to be eligible for Federal Emergency Management Agency (FEMA) mitigation funding. If mitigation funding goes away, as is the current signal, then there will be no federal requirement for these plans. That said, mitigation investments pay off by a ratio of 6:1 in terms of dollars saved during response vs. dollars invested



Department of Emergency Management

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Everett, WA 98203

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through mitigation. Having up-to-date and useful mitigation plans is an important step in being able to maximize these smart investments.

- Reduce non-911 outreach: There is no legal requirement to conduct public preparedness outreach. That said, preparing residents for disasters is one of the best ways to build community resilience, and preparedness education and support is a commonly requested service from residents and community groups across the county. 911-specific outreach is funded through dedicated local revenues.

Option Two: Raise rates

In FY2024, EMPG was allocated at a per capita rate of 47 cents. If the ILA jurisdictions were to provide funding to fill their per capita share of EMPG, that revenue would provide for one FTE to continue to work on the above issues. This represents a 33% increase of your ILA rates, which would require discussion and a vote. The amount of any potential rate increase is not set, but the chart below demonstrates how EMPG replacement would break down per ILA jurisdiction:

	2024 Population Estimate	2024 EMPG per capita calculation
Unincorporated County	376,700	\$172,819
Arlington	22,980	\$10,787.85
Brier	6,600	\$3,098.34
Darrington	1,515	\$711.21
Edmonds	43,420	\$20,383.32
Gold Bar	2,310	\$1,084.42
Granite Falls	4,775	\$2,241.60
Index	160	\$75.11
Lake Stevens	41,540	\$19,500.76
Lynnwood	41,500	\$19,481.98
Mill Creek	21,630	\$10,154.10
Monroe	20,830	\$9,778.55
Mountlake Terrace	24,260	\$11,388.74
Mukilteo	21,590	\$10,135.32
Snohomish	10,350	\$4,858.76
Stanwood	8,865	\$4,161.63
Sultan	7,160	\$3,361.23
Woodway	1,345	\$631.40



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Option Three: A Combination

Without funding for a full-time position, some level of service reduction would be necessary, but partial funding could allow us to identify specific projects to eliminate rather than entire service areas. I welcome ideas and recommendations on how best to balance the fiscal needs of your communities with the services we provide. Due to our structure and staff capacity, bespoke service levels and varying rates for each jurisdiction are not feasible. To move forward, we need general agreement among the ILA jurisdictions.

Next Steps

Thank you for taking the time to review this information and discuss with the budgetary authorities in your jurisdictions. Please reach out if you would like DEM to present and/or discuss at a Council or other local meeting. I will notify you if Snohomish County DEM hears a conclusive status update on our federal grants, and we will schedule a special meeting of the Advisory Board in October to discuss options.

Respectfully,

Lucia Schmit

Director

Snohomish County Department of Emergency Management

CITY COUNCIL STAFF REPORT



Agenda Date: 10/7/2025

Subject: Public Safety Sales Tax Ordinance

Contact Person/Department: Dean Thomas, Julie Ubert, Police Department

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Review and discuss the public safety sales tax ordinance. Looking for direction from Council on whether this ordinance should be brought to a vote on Oct 14th.

SUMMARY/BACKGROUND:

We will discuss the optional public safety funding authorized by HB 2015, The limited information that is available is in the attached presentation. The City will utilize the funds received for the public defenders and prosecutor's contracts. Then the remaining funds will be used for law enforcement hiring. After the tax is passed, the PD can apply for the CJTC grant to hire additional officers. In order to meet the DOR notification deadline to receive funds on Jan 1, the council would need to vote on the ordinance at the Oct 14th meeting.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Public Safety Funding Report
2. Ordinance Concerning a Public Safety Sales and Use Tax



PUBLIC SAFETY FUNDING

HB 2015



Grant

A three-year grant program for hiring, retaining, and training NEW police officers and co-responders.



Sales Tax

A councilmanic 0.1% local sales tax authority for broad public safety and criminal justice needs.



Two mechanisms for public
safety funding





Grant

- Administered by CJTC
- Expires June 2028
- Hiring/training NEW officers and co-responders
- 75% of salary covered
- 25% local match
- \$125k max funding per position
- Policy & training requirements to receive
- Need to receive one of three public safety sales taxes first.

Up to 125K per position
requested

You must qualify for the grant
to take the sales tax

You must receive or levy a
public safety sales tax to get
the grant



Sales Tax

- Councilmanic through June 2028
- 0.1% on sales and use
- Permanent
- Broad use for public safety
- Stackable with other taxes & jurisdictions
- Need to meet same requirements as the grant
- Do not need to apply for the grant to receive, just qualify for it.

Approximately 800K
Annually

Use for the Sales Tax

Criminal Justice purpose, such as:

- Domestic Violence Purposes
- Public Defenders
- Diversion Programs
- Reentry work for inmates
- Reduce homelessness or improving behavioral health
- Community placements for juvenile offenders
- Community outreach, alternative response, mental health crisis response





Grant Requirements

- AGO training & policies: Established policies that comply with state law as well as the Attorney General's guidance for law enforcement practices related to citizenship status
- CJTC trainings: Participated in CJTC trainings related to behavioral health and first aid
- Use of force policies: Established policies on de-escalation and use of force that incorporate the Attorney General's guidance on duty to intervene and use of police dogs
- Use of force database: Complied with state laws on use of force data reporting (once that state program is operational)
- Court-ordered firearm relinquishment: Established policies related to civil protection orders and the court-ordered surrender of firearms
- Crisis intervention training: At least 25% of officers who have completed CJTC crisis intervention team training
- Gender-based violence trainings: 100% completion by required officers for CJTC trainings on sexual assault and gender-based violence

Additional Grant Requirements



01 Public Safety Sales Tax

Received funds from or authorized a public safety or criminal justice sales tax



02 Leadership Requirements

A police chief, sheriff, or marshal who is CJTC-certified and has no felony convictions or gross misdemeanor convictions for moral turpitude, dishonesty, fraud, or corruption



03 Staffing Plans

Provide detailed agency staffing reports and plans including numbers of co-response teams, administrative staff, specially commissioned officers, and officers on flexible schedules



04 911 & Case Closure Rates

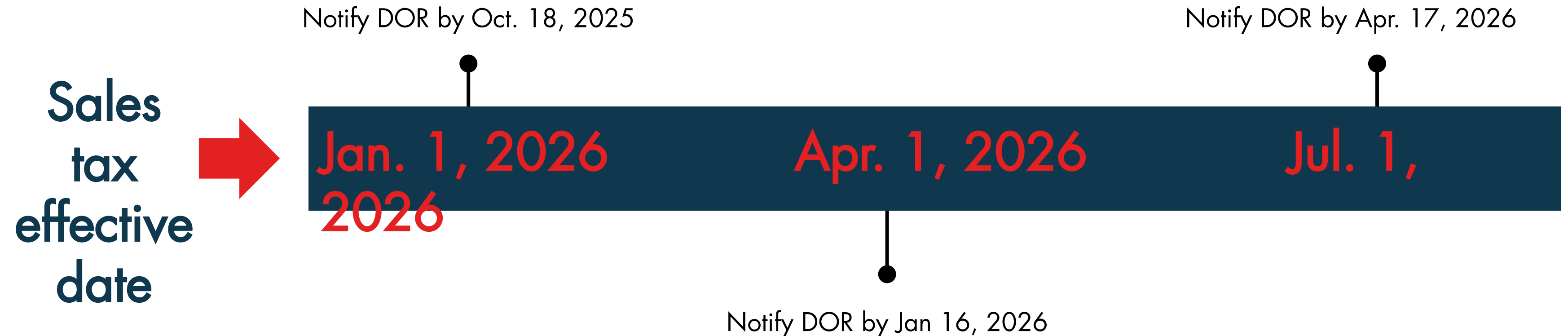
Provide average rates for the preceding year for 911 responses and case closures

Timing: DOR Notification Deadlines



75 Days

Before the new sales tax takes effect, cities must give DOR 75-days' notice of the passed ordinance and include a copy of it.



**CITY OF LAKE STEVENS
LAKE STEVENS, WASHINGTON**

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON
RELATING TO THE IMPOSITION OF A PUBLIC SAFETY SALES AND USE
TAX FOR CRIMINAL JUSTICE PURPOSES; PROVIDING FOR
SEVERABILITY, SUMMARY PUBLICATION BY ORDINANCE TITLE ONLY
AND AN EFFECTIVE DATE.**

WHEREAS, PURSUANT OT house Bill 2015, by June 28, 2028, the legislature authority of a qualified city or county may authorize, by resolution or ordinance, a sales and use tax; and

WHEREAS, to impose the tax authorized by HB 2015, a city must meet the requirements to receive the public safety grant under HB 2015 and issue and implement policies and practices as required under sections 101(3) and (4) of HB 2015; and

WHEREAS, the City of Lake Stevens will submit documentation to the Washington State Criminal Justice and Training Commission, concurrent with the adoption of this ordinance, demonstrating that it has met the requirements imposed by HB 2015 to impose the tax; and

WHEREAS, the tax authorized is in addition to any other taxes authorized by law and must be collected from those persons who are taxable by the state pursuant to chapters 82.068 and 82.12 RCW upon the occurrence of any taxable event within the city limits; and

WHEREAS, the rate of tax authorized equals 0.1 percent of the selling price, in the case of sales tax, or value of the article used, in the case of a use tax; and

WHEREAS, money received from the tax imposed must be expended for criminal justice purposes, meaning activities that substantially assist the criminal justice system, such as domestic violence services, public defenders, diversion and reentry programs, programs to reduce homelessness and improve behavioral health, community outreach and assistance programs, mental health crisis response, alternative response programs, and community placements for juvenile offenders; and

WHEREAS, a city imposing the tax shall within one calendar year of imposition of the tax, and annually thereafter, make a report to the Association of Washington Cities on how the money received from the tax were expended; and

WHEREAS, the City Council of Lake Stevens seeks to impose a Public Safety Sales and Use Tax for criminal justice purposes as authorized by HB 2015 to be collected starting on January 1, 2026, or as soon thereafter as allowed by law;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. New Chapter. A new chapter of the Lake Steven’s Municipal Code, Chapter 3.31 entitled “Public Safety Sales and Use Tax” is hereby added to read as set forth in Attachment A hereto, which is incorporated herein by this reference as if set forth in full.

Section 2. Use of Funds. Tax revenues collected shall be utilized for criminal justice purposes in any manner authorized by ENGROSSED SUBSTITUTE HOUSE BILL 2015, Chapter 350, Laws of 2025, as amended, or otherwise authorized by law.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force and effect five days after its publication in the City's official newspaper.

PASSED by the City Council of the City of Lake Stevens, this __ day of October 2025.

Brett Gailey, Mayor

ATTEST/AUTHENTICATION:

Kelly Chelin, City Clerk

APPROVED AS TO FORM:

Greg Rubstello, City Attorney

First and Final Reading: _____, 2025

Published: _____

Effective Date: _____

ATTACHMENT A

Chapter 3.31

PUBLIC SAFETY SALES AND USE TAX

Sections

3.31.010 Public Safety Sales and Use Tax – Imposition

3.31.020 Public Safety Sales and Use Tax – Rate

3.31.030 Public Safety Sales and Use Tax – Expiration

3.31.010 Public Safety Sales and Use Tax – Imposition

Pursuant to 82.14 RCW, there is authorized, fixed and imposed a public safety sales and use tax on every taxable event within the City of Lake Stevens. The tax shall be imposed upon and collected from those persons from whom the state sales or use tax is collected pursuant to Chapters 82.08 and 82.12 RCW. The tax shall be used for criminal justice purposes in any manner authorized by ENGROSSED SUBSTITUTE HOUSE BILL 2015, Chapter 350, Laws of 2025, as amended, or otherwise authorized by law

3.31.020 Public Safety Sales and Use Tax – Rate

The rate of tax imposed by LMSC 3.31.010 shall be one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in case of a use tax.

3.31.030 Public Safety Sales and Use Tax – Expiration

The tax imposed by this Chapter does not expire.

CITY COUNCIL STAFF REPORT



Agenda Date: 10/7/2025

Subject: Critical Areas Ordinance Update Introduction

Contact Person/Department: David Levitan, Community Development

Budget Impact: N/A. Planning and Community Development is utilizing existing department budget to fund the technical analysis for the CAO Update.

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

No formal action is required. Staff will provide an overview of necessary updates to the city's Critical Areas Ordinance (Chapter 14.88 LSMC) to comply with best available science and state law.

SUMMARY/BACKGROUND:

At the Planning Commission's [February 19, 2025 meeting](#), staff introduced the update to the city's Critical Areas Ordinance (CAO; [Chapter 14.88 LSMC](#)). Similar to comprehensive plans, cities are required to periodically update their CAO to ensure compliance with changes to the Growth Management Act (GMA) and to reflect best available science (BAS) for the five types of environmentally sensitive areas identified in [RCW 36.70A.030\(6\)](#):

- Wetlands
- Critical aquifer recharge areas
- Geologically hazardous areas
- Frequently flooded areas
- Fish and wildlife habitat conservation areas (primarily streams)

The city's CAO currently addresses four of the five critical areas identified above, with the exception being critical aquifer recharge areas (CARAs), which are "areas with a critical recharge effect on aquifers for potable water, including areas where an aquifer

that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.” Staff provided an overview of the process to develop CARA regulations during the Commission’s [May 7, 2025 meeting](#). Staff continues to work on developing CARA regulations to classify wellhead protection areas and regulate land uses within mapped CARAs. As several of these areas are within close proximity of the Lake Stevens Industrial Center, potential environmental protection measures will need to be balanced with the city’s economic development and future employment needs.

In late May 2025, the city contracted with the environmental consulting firm Facet to assist with the CAO Update. As part of its first set of deliverables, Facet prepared a [Gaps Analysis](#) and [Best Available Science review](#) to help identify CAO topics and sections that need to be amended to comply with the GMA and BAS.

Summary of Gaps Analysis and BAS Recommendations

Tables 1-7 of the Gaps Analysis include an analysis of and recommended changes to the various CAO sections in order to comply with BAS. Recommended minor changes include updating definitions and procedures to match those in the Washington Administrative Code (WAC); including references to data sources and BAS; and revising the wetland rating system to the most recent publication. More substantive identified revisions include better identification of buffer protections and mitigation requirements for specific uses such as utility crossings and hazardous tree removal; revising or providing additional BAS justification for the use of wetland buffer averaging, which allows for reduced wetland buffer width in exchange for buffer addition/enhancement in other areas; and developing the forementioned CARA regulations.

Site Potential Tree Height and Riparian Management Zones

Facet also prepared a [technical memorandum on the city’s riparian areas](#), with a focus on recommendations from the Washington Department of Fish and Wildlife (WDFW) to regulate streams as “riparian management zones” (RMZs). In addition to the development of CARA regulations, this would represent the most notable change to the city’s current CAO.

Utilizing a [WDFW tool/model](#), the width of each RMZ would be based on the site potential tree height (SPTH) of a 200-year-old tree of a particular species. In other words, WDFW recommends that local jurisdictions adopt stream buffers based on the maximum potential tree height for tree species present within the riparian area. Utilizing SPTH to regulate stream buffer widths would be a major change from current BAS and require significant changes to the city’s adopted stream buffers, which would affect the city’s amount of buildable land and could impact its ability to meet the 2044 growth targets. Facet’s analysis determined that only 0.12 miles of the city’s 26.9 miles of Type F (fish-bearing), Type Np (perennial, or year-round), Type Ns (seasonal), and Type U (unclassified) streams. As a reminder, Type S (shorelines of the state) streams

are regulated by the Shoreline Master Program (SMP) and not the CAO, so this would not apply to Catherine Creek south of Hartford Road or the reaches of Pilchuck Creek within the city. Regulations for those streams will be assessed and revised (if needed) during the next SMP periodic update.

If a tree species within the riparian areas of a stream has the potential to grow to 235 feet in height – which Table 4 of the [technical memo](#) shows is the case for 21.3 miles, or nearly 80% of the city's streams – the stream buffer from the SPTH model would be 235 feet. In the case of Type Np, Ns and U streams (which have a current buffer width of 50 feet), this would be a nearly five-fold increase in the stream buffer regulations; figures 1, 4, and 5 of the technical memo show what these much larger buffers (the red lines) would look like in different parts of the city when compared to the existing buffer width (the lighter blue buffer extending from the darker blue stream). As the city is primarily reliant on infill development on smaller lots, this could dramatically affect the city's amount of buildable land.

The Planning Commission reviewed the gaps analysis, BAS review, and riparian technical memo during their [September 17, 2025 meeting](#) ([video available here](#)), with commissioners expressing concerns about the scale of the proposed increase in stream buffer widths. Since that meeting, city staff has met with WDFW staff to discuss potential alternatives (i.e., reductions) to buffers based on strict adherence to SPTH, which like the rest of the CAO Update must be based on BAS. WDFW shared several local examples where cities/counties have deviated from the strict SPTH model, and recommended that the city explore:

- Establishing a minimum 100-foot buffer/RMZ for all streams in the city, which would double the current 50-foot requirement for Type Np/Ns/U streams (the majority of the city's streams) and meet the minimum 100-foot buffer width standard that is recommended for providing adequate pollutant removal, as discussed on page 10 of the technical memo.
- Establishing a minimum 200-foot buffer for Type F (fish-bearing streams), which would double the existing 100-foot buffer and well exceed the recommended standard for pollutant removal.

In reviewing draft code language from other jurisdictions in the region, staff believes that there are opportunities to further reduce the Type F stream buffers to 150 feet (which would match the minimum buffer for Type S streams), if supported by BAS and if certain conditions/requirements are met. The Planning Division's intern has prepared two maps (Attachment 1) showing what these stream buffer increases would like for the area just north of Lundeen Park. The green buffer shows expansion of the Type F buffer to 200 or 150 feet, while the yellow area shows an expansion to 100 feet.

Next Steps

Over the next several months, staff will work on developing draft code language to

address the recommendations in the Gaps Analysis and reflect BAS. Staff intends to complete an analysis of how the expanded stream buffers might impact the city's ability to meet its residential and employment growth targets. While the Comprehensive Plan Periodic Update showed a large capacity surplus for detached single family residences, the new regulations may result in the city not being able to meet its growth target for multifamily residences, which required concurrent rezones in areas such as 99th Ave SE and 20th St SE in 2024.

Staff anticipates briefing the Planning Commission on the draft code language later in Fall 2025, before shifting to public hearings in late 2025 or early 2026 (if needed). As it develops draft code language, it will also develop a variety of online and in-person project materials and engagement opportunities to solicit and gather community feedback.

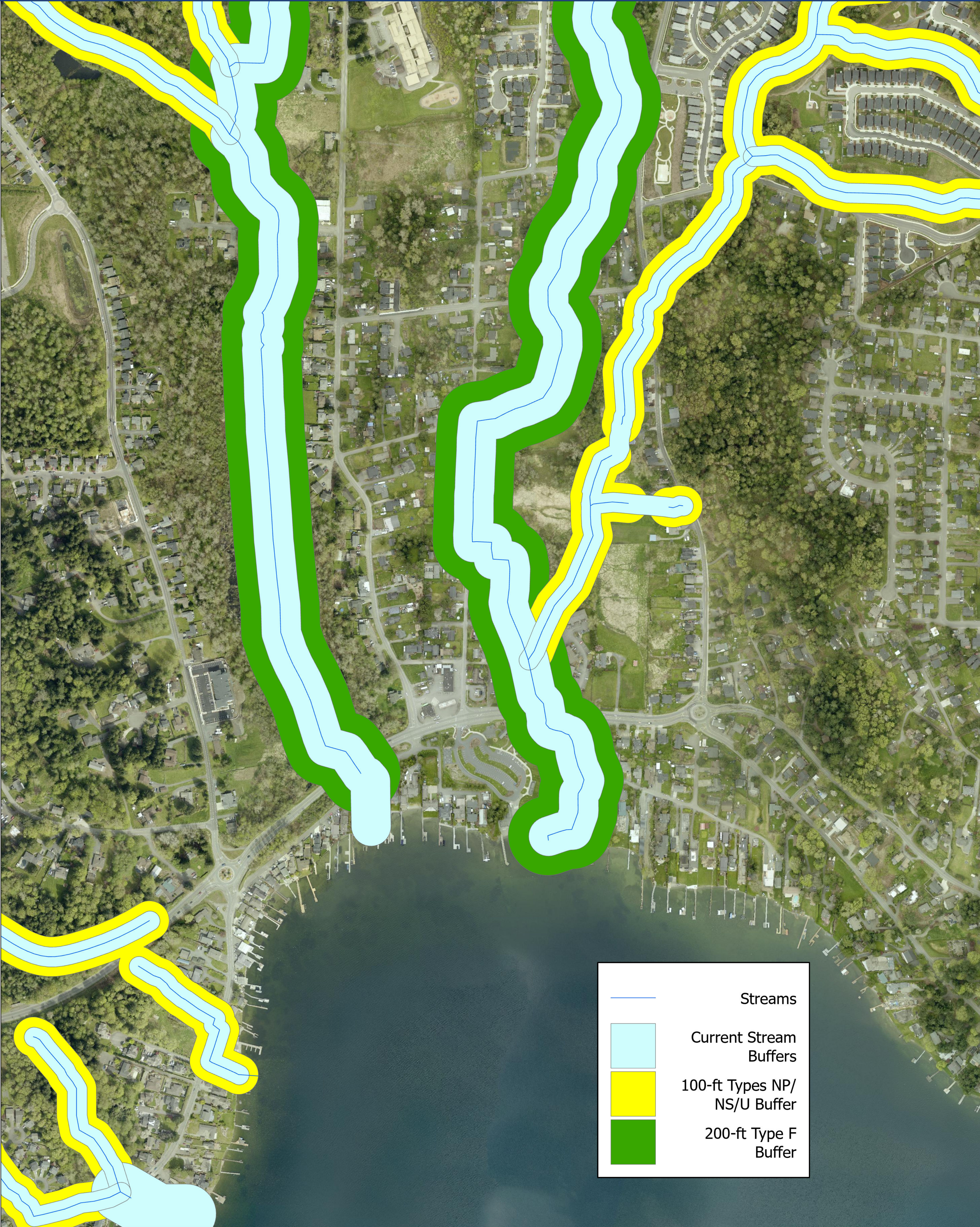
APPLICABLE CITY POLICIES:

Chapter 14.88 LSMC is an implementing ordinance of the Comprehensive Plan.

ATTACHMENTS:

1. Attachment 1 - Potential Stream Buffers

WDFW Recommended Buffers



Streams

Current Stream Buffers

100-ft Types NP/
NS/U Buffer

200-ft Type F
Buffer

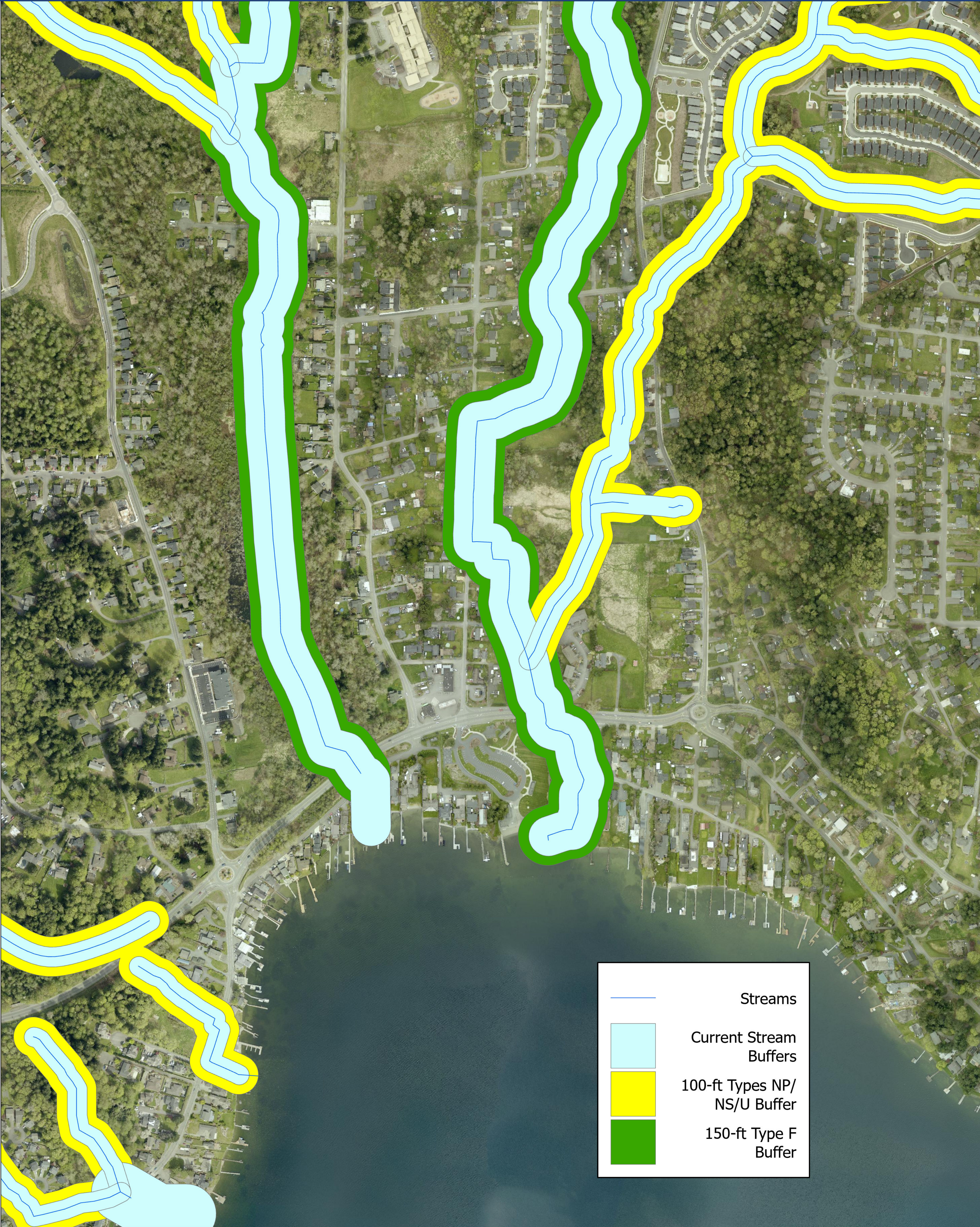


0 0.25 0.5 Miles

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REVISION DATE: October, 2025 Ordinance No. XXXX

WDFW Recommended Buffers (Alternative)



Streams

Current Stream Buffers

100-ft Types NP/NS/U Buffer

150-ft Type F Buffer



0 0.25 0.5 Miles

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REVISION DATE: October, 2025 Ordinance No. XXXX