

# PLANNING COMMISSION MEETING AGENDA



---

## *City of Lake Stevens Vision Statement*

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

February 18, 2026 - 6:00 PM  
**Hybrid - In-person at the Mill or Remote via Zoom**  
[Zoom Link](#)

**or call in at: 253-215-8782** Meeting ID: 84038354135 Passcode: 327701

- 1. Call to Order**
- 2. Roll Call**
- 3. Guest Business**
- 4. Action Items**
  - A. Approve Minutes of Planning Commission Meeting of January 21, 2026
- 5. Public Hearing**
  - A. 2026 Comprehensive Plan Docket David Levitan
- 6. Discussion Items**
  - A. Parks, Recreation and Open Space Plan (PROS) Overview
- 7. Commissioner Report**
- 8. Planning Director's Report**
- 9. 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, 48 hours prior to this council meeting if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.*

# PLANNING COMMISSION STAFF REPORT



---

**Agenda Date:** 2/18/2026

**Subject:** Approve Minutes of Planning Commission Meeting of January 21, 2026

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

**Budget Impact:**

**Legal Review:** No

---

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

---

**SUMMARY/BACKGROUND:**

---

**APPLICABLE CITY POLICIES:**

---

**ATTACHMENTS:**

1. 1-21-26 Planning Commission Meeting Minutes

# PLANNING COMMISSION MEETING MINUTES



HYBRID/REMOTE AND IN-PERSON AT THE MILL

January 21, 2026

CALL TO ORDER: 6:01 PM by Chair Janice Huxford

MEMBERS PRESENT: Chair Janice Huxford, Vice-Chair Jennifer Davis, Commissioner Bruce Morton, Commissioner Connor Davis; Commissioner Mike Duerr, Amy Lewandowski, James Sauls, and Council Liaison Ryan Donoghue joined remotely

MEMBERS ABSENT: No members were absent.

STAFF PRESENT: Planning Manager Christi Schmidt, Planning Director Russ Wright, Administrative Assistant Dawn Erickson

OTHERS PRESENT: Four additional audience members were in attendance.

---

Chair Huxford called the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

Swearing-in of New Commissioners: Commissioners Amy Lewandowski and James Sauls were sworn in by Deputy Clerk Caitlin Weaver.

Roll Call: As noted above.

Guest business: There was no guest business.

Approval of Minutes: The December 3, 2025 meeting minutes were unanimously approved as written, with Commissioner Connor Davis moving and Commissioner Morton seconding.

Election of Officers: New officers for 2026 were elected as follows:

Commissioner Bruce Morton – Chair, Commissioner Mike Duerr – Vice-Chair

Thank you to Commissioners Huxford and Jennifer Davis for serving as Chair and Vice chair for 2025.

Discussion Items: Principal Planner Levitan discussed the Critical Areas Ordinance (CAO) update and presented some proposed revisions to the code language. He stated the items that are still needed are:

- Restructure the chapter to remove redundancy and create one set of general provisions
- Address functionally disconnected critical areas and buffers
- Consider feedback from Commerce, Ecology, WDFW and tribes

Director Wright then discussed the joint City Council/Planning Commission meeting to be held January 27, 2026. Rather than focus on specific issues, he proposed that the time be used for training due to the

number of new members to both bodies. The Commissioners agreed that this would be a good use of the time.

#### Commissioner Reports:

Commissioner Huxford announced that she and her family would be sponsoring a scholarship for a Lake Stevens High School senior who was interested in going into the trades.

Commissioner Jennifer Davis was able to walk completely around the lake in protected pedestrian areas and was very happy about it.

Commissioner Connor Davis asked about the 20<sup>th</sup> St NE pump station, to which Director Wright responded that the Sewer District had had several construction delays. Commissioner Davis also commented that the county should connect Centennial Trail and Lake Stevens Community Park.

Commissioner Lewandowski encouraged the city to provide materials, printed and/or online, to help non-drivers navigate around the lake, to which Director Wright responded that the information is posted on the City's website in the Trails Master and the Pedestrian Plan, showing linkages and locations of active transportation facilities.

Chair Morton said he had read about some AI platforms to pre-screen permit applications and would like to see the city implement such a platform. Director Wright said that the Mayor is very interested in this and the city is trying to identify an appropriate AI platform to use.

#### Director's Report

Director Wright reported that The Lake Stevens Historical Museum and retail building, which will be known as Mill Spur Yard, will have a ground-breaking ceremony on January 27, 2026, at 3pm. All are welcome. He also said that the new Commissioners have been through training, which emphasizes roles and responsibilities, crash course on some of the different laws, open public meetings act, legislative parliamentary procedure, etc.

Adjourn: Commissioner Huxford moved, and Vice-Chair Duerr seconded, to adjourn the meeting. The vote was unanimous, and the meeting was adjourned at 7:19pm.

Respectfully,

Dawn Erickson, Administrative Assistant

# PLANNING COMMISSION STAFF REPORT



---

**Agenda Date:** 2/18/2026

**Subject:** 2026 Comprehensive Plan Docket

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

**Budget Impact:**

**Legal Review:** No

---

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

Hold a public hearing on the proposed Comprehensive Plan 2026 Docket and forward a recommendation to City Council to ratify the docket.

---

## **SUMMARY/BACKGROUND:**

Under the Growth Management Act, the city can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The 2025 docket was ratified by the City Council on March 11, 2025 following a recommendation from the Planning Commission, but the changes were never adopted via Council ordinance, so the 2025 docket items (including map amendment M-3) have been carried forward to the proposed 2026 docket.

- M-1 is a city-initiated request to change the land use designation and associated zoning of a recently acquired city-owned parcel adjacent to Eagle Ridge Park (Parcel ID 0060490000050) at 2326 Soper Hill Rd from Medium Density Residential and R6 to Public/Semi-Public (see maps in Exhibits 2a and 2b). The parcel will be incorporated into the master planning process for Eagle Ridge Park.
- M-2 is a city-initiated request to change the land use designation and associated zoning of a parcel recently donated to the city (Parcel ID 00457100004200) at 2608 103<sup>rd</sup> Ave SE from Medium Density Residential and R6 to Public/Semi-Public (see maps in Exhibits 3a and 3b). The parcel is anticipated to be used as Open Space and by the city's Public Works Department.

- M-3 is a city-initiated request to change the land use designation of two parcels (parcel Nos. 00562200000801 and 00562200000802) at 12409 21<sup>st</sup> Ave NE from Downtown/Local Commerce to Public/Semi-Public. The two parcels cover the southern half (parking area) of Snohomish Regional Fire and Rescue Station 81. The northern two parcels currently have a land use designation of Public/Semi-Public and all four parcels have the correct corresponding zoning designation of Public/Semi-Public (see map in Exhibit 4a).
- T-1 would update the city's three adopted subarea plans – Downtown Lake Stevens, Lake Stevens Center, and 20<sup>th</sup> St SE Corridor – to reflect updated land use and zoning designations, policy language, growth assumptions, and design concepts that were adopted as part of the 2024 Comprehensive Plan.
- T-2 is a placeholder for potential changes to the Plan Elements (including anticipated updates to Tables 9.1 and 9.2 of the Capital Facilities Element) along with standard administrative amendments including the Cover, Title Page, Table of Contents, Introduction and Appendices (including SEPA Addenda) as needed.
- T-3 would update the Parks Element (Chapter 4) to reflect the 2026 Parks, Recreation and Open Space (PROS) Plan, which is anticipated to be approved by Council resolution in April 2026. The Parks Element would include new narrative, technical analysis, maps and figures. Staff have worked collaboratively with the Parks and Recreation Department and Parks and Recreation Board to help develop the PROS Plan and integrate it into the Comprehensive Plan.

This hearing serves as the Commission's opportunity to review the merits of individual docket proposals and take public testimony, consistent with the procedures outlined on pages 1-17 through 1-23 of the [Comprehensive Plan Introduction](#) (Chapter 1), before forwarding a recommendation to the City Council on docket ratification. A staff summary (Attachment 1) and analysis of each map amendment (Attachments 2-4, with exhibits) describe how each proposed amendment is consistent with the annual amendment and ratification criteria.

## **DISCUSSION**

Staff recommend including text amendments T-1 through T-3 and map amendments M-1 through M-3 on the 2026 Comprehensive Plan Docket as they meet the review criteria for further consideration. Following the public hearing, staff recommend that Planning Commission make a motion and recommend the Council ratify the 2026 docket. This motion is a recommendation to set the 2026 Docket and is not a recommendation to approve or deny any of the individual amendments.

## **NEXT STEPS**

The City Council will hold a separate public hearing (scheduled for February 24, 2026) to consider the Planning Commission's recommendation. If the proposed amendments are accepted by the council to be docketed, staff will analyze each proposal based on the merits of the application compared to established review criteria. The Planning Commission and City Council will review this analysis and take action later in 2026.

**APPLICABLE CITY POLICIES:**

---

**ATTACHMENTS:**

1. Attachment 1 - 2026 Docket Summary Table
2. Attachment 2 - Docket Proposal M-1 - Eagle Ridge
3. Attachment 3 - Docket Proposal M-2 - 103rd Ave SE
4. Attachment 4 - Docket Proposal M-3 - Fire Station 81

## SUMMARY OF 2026 DOCKET PROPOSALS

RATIFICATION MAPS		
#	NAME	REQUEST
M-1	City-Initiated Map Amendment	Change the land use designation and associated zoning of a recently acquired city-owned parcel (Parcel ID 0060490000502) from Medium Density Residential and R6 to Public/Semi-Public. The parcel is adjacent to Eagle Ridge Park and will be incorporated into future park phases through a master planning process.
M-2	City-Initiated Map Amendment	Change the land use designation and associated zoning of a parcel recently donated to the city (Parcel ID 00457100004200) from Medium Density Residential and R6 to Public/Semi-Public. The parcel is expected to be utilized by the city's Public Works Department.
M-3	City-Initiated Map Amendment	Change the land use designation of two parcels (parcel Nos. 00562200000801 and 00562200000802) at 12409 21 <sup>st</sup> Ave NE from Downtown/Local Commerce to Public/Semi-Public. The two parcels cover the southern half (parking area) of Snohomish Regional Fire and Rescue Station 81. The northern two parcels currently have a land use designation of Public/Semi-Public and all four parcels have the correct corresponding zoning designation of Public/Semi-Public.
RATIFICATION TEXT		
#	NAME	REQUEST
T-1	Subarea Plan Updates	Update the city's three adopted subarea plans – Downtown Lake Stevens, Lake Stevens Center, and 20 <sup>th</sup> St SE Corridor – to reflect updated land use and zoning designations, policy language, growth assumptions, and design concepts that were adopted as part of the 2024 Comprehensive Plan.
T-2	Minor text amendments	Placeholder for potential changes to the Plan Elements (including anticipated updates to Tables 9.1 and 9.2 of the Capital Facilities Element) along with standard administrative amendments including the Cover, Title Page, Table of Contents, Introduction and Appendices (including SEPA Addenda) as needed.
T-3	Parks Element Update	Update the Parks Element (Chapter 4) to reflect the 2026 Parks, Recreation and Open Space (PROS) Plan. The Parks Element would include new narrative, technical analysis, maps and figures. Staff has worked collaboratively with the Parks and Recreation Department and Parks and Recreation Board to help develop the PROS Plan, which is tentatively schedule for Council approval in April 2026.

Factors for Consideration, per Comprehensive Plan [Chapter 1: Introduction](#), Revision and Amendments to the Comprehensive Plan Section G (page 1-21):

### Map Amendments

- *How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it isn't, the development should demonstrate how the change is in the best long-term interest of the city.*
  - Staff analyzed the proposed map amendments against the ratification criteria in Section H Revisions and Amendments to the Comprehensive Plan and applicable goals and policies of the Comprehensive Plan. Staff believes proposals M-1 through M-3 comply with the policies of the Comprehensive Plan for inclusion on the docket.
- *How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.*
  - M-1 through M-3 would establish Public/Semi-Public land use designations for four publicly owned parcels (two with Medium Density Residential designations and two with Downtown/Local Commerce designations), consistent with Land Use Policy 2.2.4.
- *What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?*
  - The property identified in M-1 was recently purchased by the city and is adjacent to Eagle Ridge Park and will be incorporated into future phases/updates to the park. The park will be undergoing a master planning process which will allow for public input to ensure compatibility with surrounding properties.
  - The property identified in M-2 was recently donated to the city and is expected to be used by the city's Public Works Department. Any future use and/or development on the site will include public notice to adjacent property owners.
  - The property identified in M-3 has historically been and will continue to be used as a fire station, and the proposed change in land use designation for the southern two parcels will not have impacts on other properties in the vicinity.
- *Comments received from affected property owners and residents.*
  - If docketed, property owners within 300 feet of M-1 through M-3 will receive notice of the proposed land use designation changes to solicit public input.

### Text Amendment Ratification Criteria

1. *Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?*
  - The proposed changes in Text Amendments T-1 through T-3 are not development regulations. They include:
    - Updates to adopted subarea plans to be consistent with the Comprehensive Plan (T-1)
    - Annual administrative updates to the plan (T-2)
    - Updates to the Parks Element (Chapter 4) to be consistent with a state-mandated update to the city's Parks, Recreation and Open Space Plan (T-3)

2. *Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?*
  - a. Yes, all amendments proposed shall follow an established legal process and criteria.
3. *Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.*
  - a. The proposed text amendments would provide consistency between the Comprehensive Plan and adopted subarea plans (T-1), make minor administrative updates including updates to the 6-year and 20-year lists of capital projects (T-2), and incorporate updated analysis, narrative, maps and graphics in the Parks Element to reflect the 2026 Parks, Recreation and Open Space Plan (T-3). It is practical to consider all three amendments as part of the annual docket and will ensure consistency with the adopted comprehensive plan as well as the Growth Management Act.
4. *Does the City have the resources, including staff and budget, necessary to review the proposed amendment?*
  - a. The city has adequate staffing and budget to process the proposed amendments.
5. *Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan?*
  - a. Any changes will ensure the most up to date information is included in the plan and will create internal consistency within the plan. The proposed amendments will correct inconsistencies as they are discovered and will ensure consistency between the comprehensive plan and subarea plans (T-1) and between the Parks Element and PROS Plan (T-3).
6. *OR All of the following:*
  - a. *The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and*
    - The proposed amendments aim to serve the public interest by keeping the comprehensive plan and subarea plans up to date, including capital project lists, and consistent with one another (T-1), the PROS Plan (T-3), and the Growth Management Act.
  - b. *The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*
    - The proposed amendments are necessary during this review period to keep the Comprehensive Plan updated with the most recent and accurate information and to be consistent with the adopted PROS Plan.



## 2026 Comprehensive Plan Docket Ratification

### M-1 – Eagle Ridge Map Amendment - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: February 24, 2026

Planning Commission Hearing Date: February 18, 2026

**SUBJECT:** City-initiated map amendment to the Comprehensive Plan and Zoning Map.

Summary	
<b>Location in Comprehensive Plan:</b> Chapter 2 Land Use Element – Figure 2.3 Land Use Map	
<b>Proposed Change(s):</b> City-initiated request to change the land use designation and associated zoning of a recently acquired city-owned parcel adjacent to Eagle Ridge Park (Parcel ID 00604900000502) located at 2326 Soper Hill Rd from Medium Density Residential and R6 to Public/Semi-Public (Exhibits 2a and 2b). The property will be incorporated into master planning efforts for Eagle Ridge Park.	
<b>Applicant:</b> City of Lake Stevens	<b>Property Location(s):</b> 2326 Soper Hill Rd
<b>Existing Land Use Designations</b>	<b>Proposed Land Use Designation</b>
Medium Density Residential	Public/Semi-Public
<b>Existing Zoning Districts</b>	<b>Proposed Zoning District</b>
R6	Public/Semi-Public

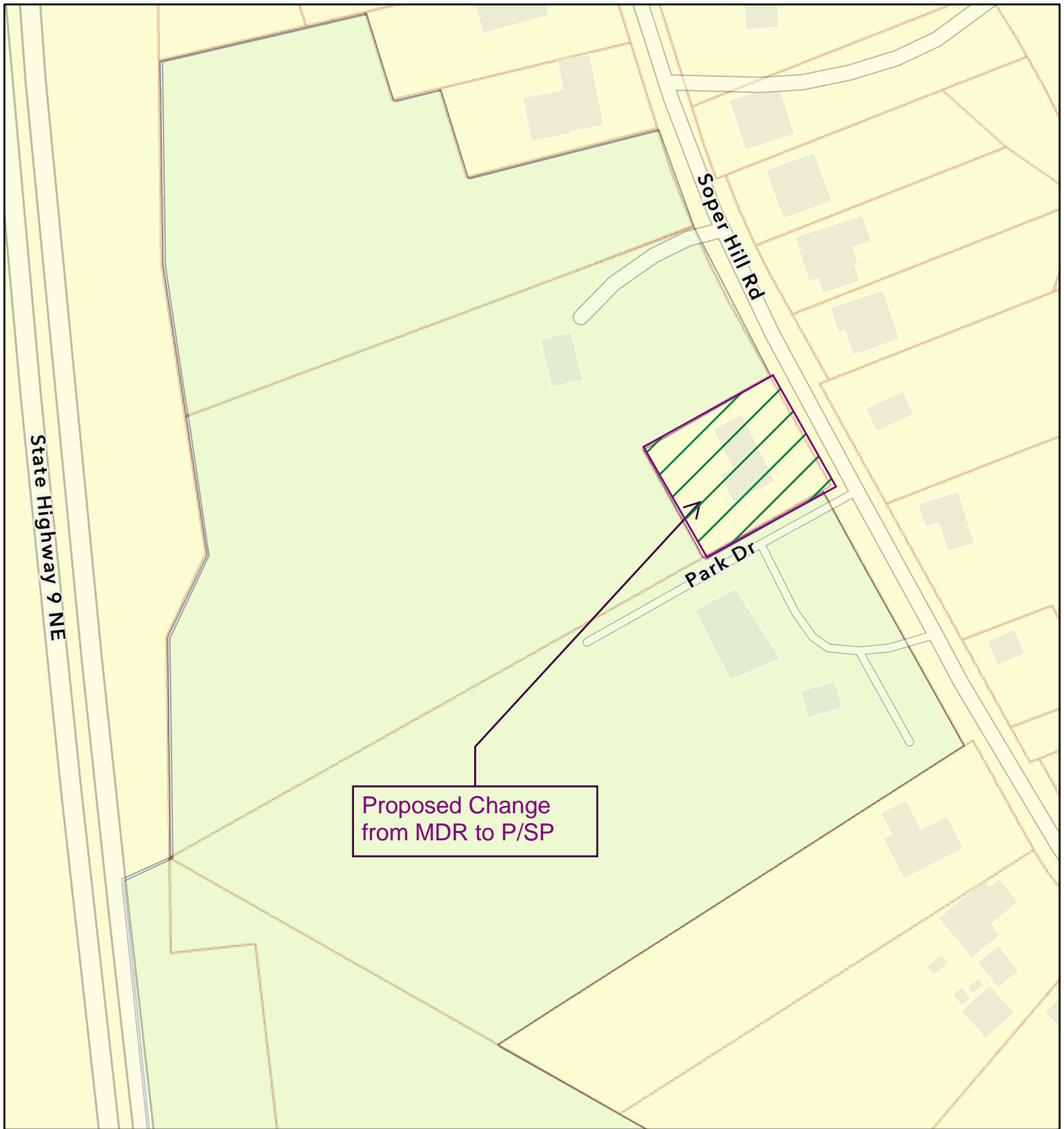
**ANALYSIS:** Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in [Ratification of Docket and Authorization Hearing Section H](#) (page 1-22).

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?  <b>Discussion:</b> The proposed land use map change does not implement a development regulation or program. It would provide land use and zoning designations that match the future public park use of the site (following a master planning process), consistent with Land Use Policy 2.2.4.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?  <b>Discussion:</b> The proposed land use map change would be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited, unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.  <b>Discussion:</b> The land use designation change is requested to be consistent with the Comprehensive Plan policy that calls for all publicly owned parcels to have land use and zoning designations of Public/Semi-Public.	X	





<p>4. Does the city have the resources, including staff and budget, necessary to review the proposed amendment?</p> <p><b>Discussion:</b> The Growth Management Act and the city’s Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function.</p>	X	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan?</p> <p><b>Discussion:</b> Yes. Land Use Policy 2.2.4 states that the city shall “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.” Amending the land use and zoning designations for this recently acquired city-owned parcel would provide consistency with the comprehensive plan.</p>	X	
<p>6. All the following:</p> <p>a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? <b>AND</b></p> <p>b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.</p> <p><b>Discussion:</b> <b>6.a</b> – The change would serve the public benefit by adopting the appropriate land use designation for a city-owned parcel. Multiple goals and policies demonstrate potential to serve the public interest. <b>LAND USE GOAL 2.2</b> Achieve a well-balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses. (Page 2-29) <b>Land Use Policy 2.2.4</b> Allow the Public/Semi-Public land use designation, which is intended for use on all land that is publicly owned and identifies land useful for public purposes, as required by RCW 36.70A.150 and further analyzed and assessed in Chapter 7 (Public Services and Utilities) and Chapter 9 (Capital Facilities). It allows public buildings and services, recreational uses, utilities, and transportation facilities. This designation may also allow a limited range of commercial uses. (Page 2-31). <b>6.b</b> – The change would serve the public benefit by supporting a review of land use zones as part of the annual docket and by implementing land use and zoning designations that are consistent with Comprehensive Plan goals and policies.</p>	X	

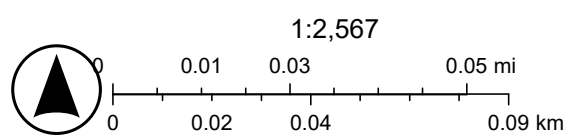
Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2026 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2026 Comprehensive Plan Docket (see attached recommendation letter, if applicable).		
The City Council accepts this proposal for inclusion in the 2026 Comprehensive Plan Docket.		

# Exhibit 2a - Map Amendment M-1 (Land Use)



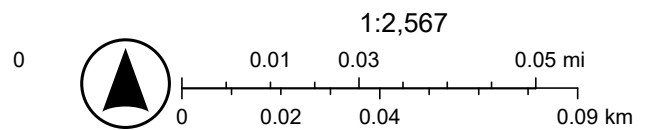
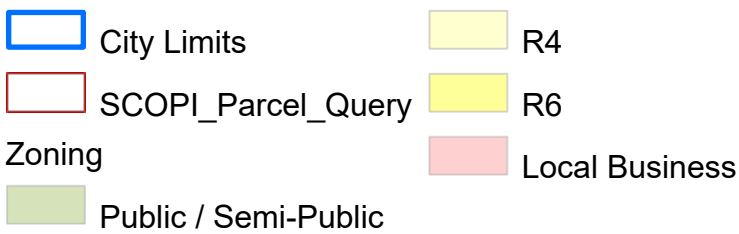
## Land Use

-  Med Density Residential
-  Public / Semi-Public
-  City Limits
-  SCOPI\_Parcel\_Query



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Exhibit 2b - Map Amendment M-1 (Zoning)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



## 2026 Comprehensive Plan Docket Ratification

### M-2 – 103<sup>rd</sup> Ave SE Map Amendment - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: February 24, 2026

Planning Commission Hearing Date: February 18, 2026

**SUBJECT:** City-initiated map amendment to the Comprehensive Plan.

Summary	
<b>Location in Comprehensive Plan:</b> Chapter 2 Land Use Element – Figure 2.3 Land Use Map	
<b>Proposed Change(s):</b> City-initiated request to change the land use designation and associated zoning of a parcel recently donated to the city (Parcel No. 00457100004200) at 2608 103 <sup>rd</sup> Ave SE from Medium Density Residential and R6 to Public/Semi-Public (Exhibits 3a and 3b). The property is anticipated to be utilized by the city’s Public Works Department.	
<b>Applicant:</b> City of Lake Stevens	<b>Property Location(s):</b> 2608 103 <sup>rd</sup> Ave SE
<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>
Medium Density Residential	Public/Semi-Public
<b>Existing Zoning Districts</b>	<b>Proposed Zoning District</b>
R6	Public/Semi-Public

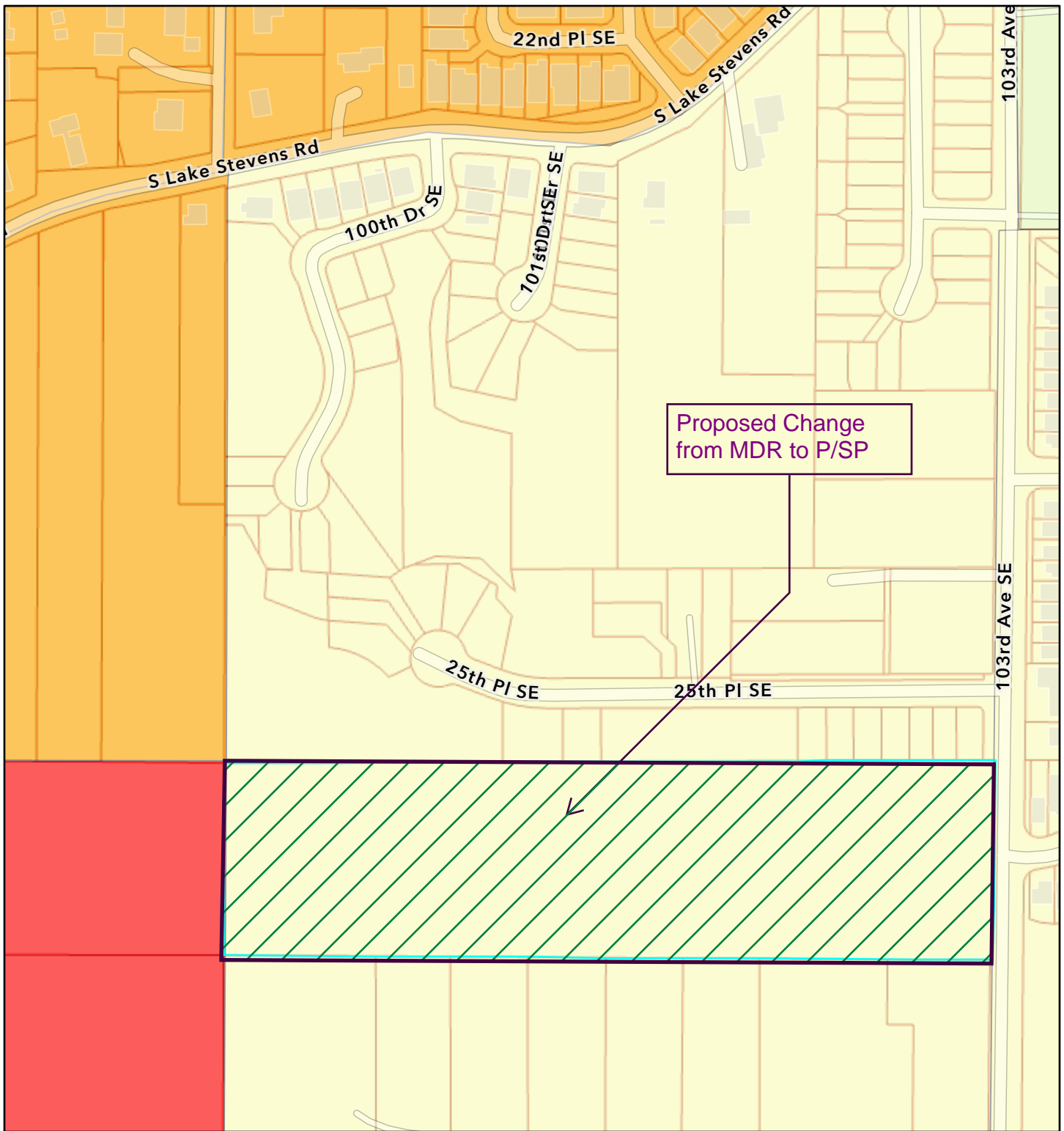
**ANALYSIS:** Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in [Ratification of Docket and Authorization Hearing Section H](#) (page 1-22).

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?  <b>Discussion:</b> The proposed land use map change does not implement a development regulation or program. The change would apply a land use designation of Public/Semi-Public to a newly acquired city property that is intended to be utilized by the city’s Public Works Department.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?  <b>Discussion:</b> The proposed land use map change would be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited, unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.  <b>Discussion:</b> The land use designation change is requested to be consistent with the Comprehensive Plan policy that calls for all publicly owned parcels to have land use and zoning designations of Public/Semi-Public.	X	

<p>4. Does the city have the resources, including staff and budget, necessary to review the proposed amendment?</p> <p><b>Discussion:</b> The Growth Management Act and the city’s Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function.</p>	X	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan?</p> <p><b>Discussion:</b> Yes. Land Use Policy 2.2.4 states that the city shall “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.” Amending the land use and zoning designations for this recently acquired city-owned parcel would provide consistency with the comprehensive plan.</p>	X	
<p>6. All the following:</p> <p>a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? <b>AND</b></p> <p>b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.</p> <p><b>Discussion:</b></p> <p><b>6.a</b> – The proposed land use map change would serve the public interest by implementing specific goals and policies of the Land Use Element, including:</p> <p><b>LAND USE GOAL 2.2</b> Achieve a well balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses. (Page 2-29)</p> <p><b>Land Use Policy 2.2.4</b> Allow the Public/Semi-Public land use designation, which is intended for use on all land that is publicly owned and identifies land useful for public purposes, as required by RCW 36.70A.150 and further analyzed and assessed in Chapter 7 (Public Services and Utilities) and Chapter 9 (Capital Facilities). It allows public buildings and services, recreational uses, utilities, and transportation facilities. This designation may also allow a limited range of commercial uses. (Page 2-31).</p> <p><b>6.b</b> – The change would serve the public benefit by supporting a review of land use zones as part of the annual docket and by implementing consistent land use and zoning designations for the entire site, consistent with the Growth Management Act.</p>	X	

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2026 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2026 Comprehensive Plan Docket (see attached recommendation letter, if applicable).		
The City Council accepts this proposal for inclusion in the 2026 Comprehensive Plan Docket.		

# Exhibit 3a - Map Amendment M-2 (Land Use)



**Land Use**



Commercial



High Density Residential



Med Density Residential



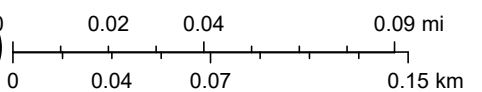
Public / Semi-Public



City Limits



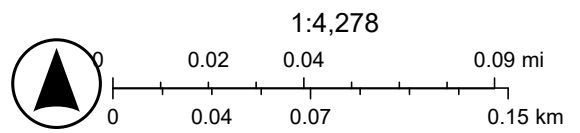
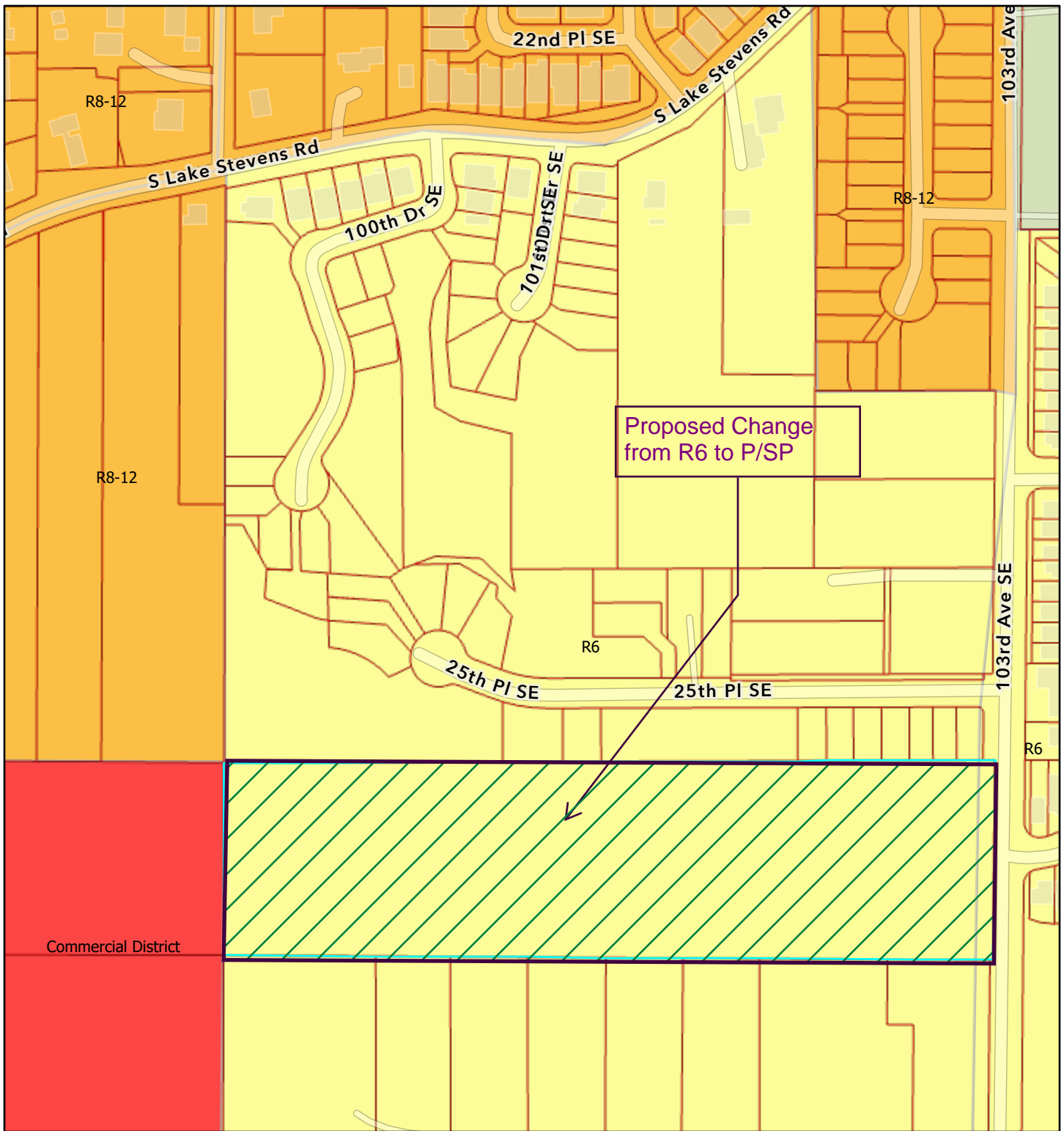
SCOPI\_Parcel\_Query



1:4,278

ources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Exhibit 3b - Map Amendment M-2 (Zoning)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



## 2026 Comprehensive Plan Docket Ratification

### M-3 – Fire Station 81 Map Amendment - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: February 24, 2026  
Planning Commission Hearing Date: February 18, 2026

**SUBJECT:** City-initiated map amendment to the Comprehensive Plan.

Summary	
<b>Location in Comprehensive Plan:</b> Chapter 2 Land Use Element – Figure 2.3 Land Use Map	
<b>Proposed Change(s):</b> City-initiated request to change the land use designation of two parcels (Parcel Nos. 00562200000801 and 00562200000802) at 12409 21 <sup>st</sup> Ave NE from Downtown/Local Commerce to Public/Semi-Public/ The two parcels cover the southern half (parking area) of Snohomish Regional Fire and Rescue Station 81. The northern two parcels have a land use designation of Public/Semi-Public and all four parcels have a corresponding zoning designation of Public/Semi-Public (see Exhibit 4a). The proposed change was included in the 2025 docket (but not approved) and has been carried over to 2026.	
<b>Applicant:</b> City of Lake Stevens	<b>Property Location(s):</b> 12409 21 <sup>st</sup> Ave NE
<b>Existing Land Use Designations</b>	<b>Proposed Land Use Designation</b>
Downtown/Local Commerce	Public/Semi-Public
<b>Existing Zoning Districts</b>	<b>Proposed Zoning District</b>
Public/Semi-Public	Public/Semi-Public (no change proposed)

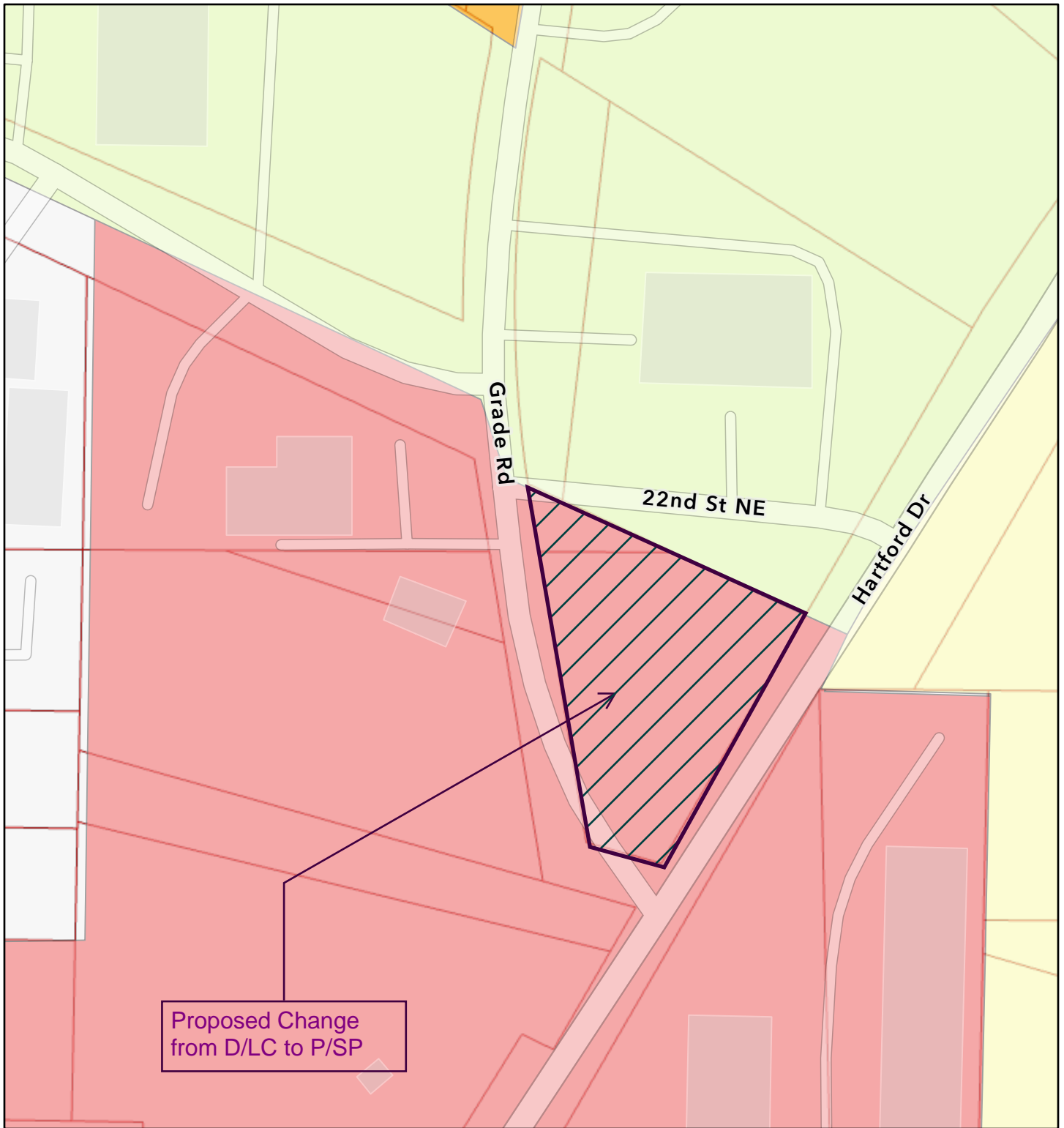
**ANALYSIS:** Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in [Ratification of Docket and Authorization Hearing Section H](#) (page 1-22).

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?  <b>Discussion:</b> The proposed land use map change does not implement a development regulation or program. The change would apply a land use designation of Public/Semi-Public to the southern half of an existing public fire station, the northern half of which already has a land use designation of Public/Semi-Public.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?  <b>Discussion:</b> The proposed land use map change would be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited, unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	X	

<p><b>Discussion:</b> The land use designation change is requested to correct an oversight from the 2024 periodic update, when the city sought to update all publicly owned parcels to land use and zoning designations of Public/Semi-Public.</p>		
<p>4. Does the city have the resources, including staff and budget, necessary to review the proposed amendment?</p> <p><b>Discussion:</b> The Growth Management Act and the city’s Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function.</p>	X	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan?</p> <p><b>Discussion:</b> Yes. The current land use designation of the two parcels on the southern half of the site (Downtown/Local Commerce) is not consistent with the current use (public fire station) or current zoning designation (Public/Semi-Public).</p>	X	
<p>6. All the following:</p> <p>a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan?</p> <p><b>AND</b></p> <p>b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.</p> <p><b>Discussion:</b></p> <p><b>6.a</b> – The proposed land use map change would serve the public interest by implementing specific goals and policies of the Land Use Element, including:</p> <p><b>LAND USE GOAL 2.2</b> Achieve a well balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses. (Page 2-29)</p> <p><b>Land Use Policy 2.2.4</b> Allow the Public/Semi-Public land use designation, which is intended for use on all land that is publicly owned and identifies land useful for public purposes, as required by RCW 36.70A.150 and further analyzed and assessed in Chapter 7 (Public Services and Utilities) and Chapter 9 (Capital Facilities). It allows public buildings and services, recreational uses, utilities, and transportation facilities. This designation may also allow a limited range of commercial uses. (Page 2-31).</p> <p><b>6.b</b> – The change would serve the public benefit by supporting a review of land use zones as part of the annual docket and by implementing consistent land use and zoning designations for the entire site, consistent with the Growth Management Act.</p>	X	

<b>Recommendation</b>	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2026 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2026 Comprehensive Plan Docket (see attached recommendation letter, if applicable).		
The City Council accepts this proposal for inclusion in the 2026 Comprehensive Plan Docket.		

# Exhibit 4a - Map Amendment M-3 (Land Use)



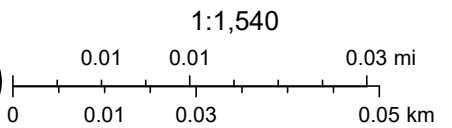
**Land Use**

- Downtown / Local Commerce
- High Density Residential
- Med Density Residential

Public / Semi-Public

City Limits

SCOPI\_Parcel\_Query



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# PLANNING COMMISSION STAFF REPORT



---

**Agenda Date:** 2/18/2026

**Subject:** Parks, Recreation and Open Space Plan (PROS) Overview

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

**Budget Impact:**

**Legal Review:** No

---

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

---

**SUMMARY/BACKGROUND:**

---

**APPLICABLE CITY POLICIES:**

---

**ATTACHMENTS:**

1. Lake Stevens Fact Sheet\_PROS Plan Fact Sheet



# City of Lake Stevens: PROS Plan Fact Sheet

The City of Lake Stevens is preparing the city's first Parks, Recreation, and Open Space (PROS) Plan! This plan will provide a 10-year vision for the city's parks, open space, and trails. The 2026 PROS Plan will serve as the 'North Star' for the improvement and expansion of City recreation facilities, amenities and parks for the next ten years. It will provide a long-range vision for the City, clear action items, and strategies for implementation.

## *Did you know?*

*The city has **122 acres** of public parks, **93 acres** of open space, **5 miles** of the Centennial trail, and **5 miles** of park trails!*



We want to hear from you about your priorities, needs, and ideas. Your feedback will help the city understand service needs, identify gaps and opportunities for recreation programming and park types, and a plan to add new parks.



# Help create a future where everyone plays!

Learn more about the project at [tinyurl.com/LSprosplan](https://tinyurl.com/LSprosplan) or scan the QR code.

There will be multiple ways to engage and share your feedback, including surveys and open houses. For the most up-to-date information, check the project website.



*Enriching lives through diverse parks and recreation experiences.*



## Timeline

**Summer 2025** – Community engagement phase 1

**Late summer 2025** – City-wide recreation needs assessment

**Early fall 2025** – Community engagement phase 2

**Fall 2025** – Draft PROS Plan

**Winter 2026** – Final PROS Plan

### Have a question or comment?

Reach out to Jill Meis, BSBM, PM, CPRP  
Parks Planning & Development Coordinator  
Phone: (425) 622-9431  
Email: [jmeis@lakestevenswa.gov](mailto:jmeis@lakestevenswa.gov)

