

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.

March 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: 82600741728 Passcode: 869284

- 1. Call to Order**
- 2. Roll Call**
- 3. Guest Business**
- 4. Action Items**
 - A. Approve Minutes of Planning Commission Meeting of February 18, 2026
- 5. Discussion Items**
 - A. Introduction to 2026 Subarea Plan Updates (2026 Docket Text Amendment T-1) David Levitan,
Troy Davis
- 6. Commissioner Report**
- 7. Planning Director's Report**
 - A. Project Updates Russ Wright,
Christi Schmidt,
David Levitan
- 8. 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: 3/18/2026

Subject: Approve Minutes of Planning Commission Meeting of February 18, 2026

Contact Person/Department: , Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

SUMMARY/BACKGROUND:

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. 2-18-26 Planning Commission Public Hearing Meeting Minutes of Public Hearing Meeting

PLANNING COMMISSION MEETING MINUTES



HYBRID/REMOTE AND IN-PERSON AT THE MILL

February 18, 2026

CALL TO ORDER: 6:00 PM by Chair Bruce Morton

MEMBERS PRESENT: Chair Bruce Morton, Vice-Chair Mike Duerr, Commissioner Connor Davis, Commissioner Amy Lewandowski, Commissioner James Sauls, Commission Janice Hixford, and Council Liaison Ryan

MEMBERS ABSENT: Commissioner Jennifer Davis was absent.

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

OTHERS PRESENT: None

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

Roll Call: As noted above. Commissioner Huxford moved to excuse Commissioner Jennifer Davis; Commissioner Sauls seconded, and the motion passed unanimously.

Guest business: None.

Approval of Minutes: The January 21, 2026 meeting minutes were unanimously approved as written, with Vice-Chair Duerr moving and Commissioner Sauls seconding. Chair Morton then opened the public hearing.

Discussion Items: Principal Planner Levitan discussed the 2026 Comprehensive Plan Docket. No citizen-initiated amendments were received, but he presented three map amendments and three text amendments, initiated by the city, that staff recommend be ratified to the docket to align with the 2024 Comprehensive Plan update.

Noting no one in the audience to comment, no online attendees, and no comments received by staff on this matter, Chair Morton closed the Public Hearing.

After some discussion about land use vs. zoning designations, Commissioner Sauls moved, and Commissioner Connor Davis seconded the motion, to ratify the docket as presented. The vote was unanimous.

Principal Planner Levitan then gave a brief overview of the PROS Plan (Parks, Recreation and Open Spaces), which the Park Department will take to Council later this year. Even though Planning

Commission will not be making a recommendation on this, Parks will provide a detailed informational presentation to Planning Commission at a meeting in March 2026.

Commissioner Reports: Commissioner reports centered around various legislation being discussed at the State level. Everyone was encouraged to stay up to date on pertinent House and Senate bills and be a voice if possible.

Director's Report: Director Wright stated that the Association of Washington Cities is the City's legislative voice, and the staff is in contact with them on bills in progress. He is happy to keep the Commissioners informed as bills move through the State Congress.

Adjourn: Commissioner Huxford moved, and Commissioner Connor Davis seconded, to adjourn the meeting. The meeting was adjourned at 6:51pm.

Respectfully,

Dawn Erickson, Administrative Assistant

PLANNING COMMISSION STAFF REPORT



Agenda Date: 3/18/2026

Subject: Introduction to 2026 Subarea Plan Updates (2026 Docket Text Amendment T-1)

Contact Person/Department: David Levitan, Troy Davis, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

No formal action is required. Staff will provide background information and share an initial scope of work for the subarea plan updates that are proposed as part of the 2026 Comprehensive Plan docket.

SUMMARY/BACKGROUND:

The 2026 Comprehensive Plan Annual Docket was ratified by City Council on February 24 via [Resolution 2026-01](#). The docket was reviewed and recommended by the Planning Commission at their [February 18 meeting](#), the packet for which included a [general overview](#) of Text Amendment T-1, updates to the city's three adopted subarea plans. Subarea plans are considered optional elements of the Comprehensive Plan, and cover smaller geographic areas with specific goals, policies and objectives. In Lake Stevens, subareas are codified and implemented in [Chapter 14.38 LSMC](#), which outlines permissible uses, development standards, and other subarea-specific regulations that generally supersede the citywide regulations found in other chapters of Title 14 LSMC.

The city's three subarea plans can be found on the [Subarea Plans website](#), and contain most of the city's commercial and retail land uses (along with a mix of residential, public/semi-public and mixed-use designations), consistent with the Comprehensive Plan's strategy of focused growth within local growth centers. The three subarea plans include:

- [20th St SE Corridor](#), which was adopted in 2012 and covers approximately 845 acres along 20th St SE from just west of Cavalero Hill Park (~73rd Ave SE) to just east of S Lake Stevens Rd (see the [zoning map](#), which is slightly outdated);
- [Lake Stevens Center](#), which was adopted in 2012 and covers approximately 359 acres of land on either side of SR 9 from Lundeen Parkway to 9th St SE near Skyline Elementary/Lake Stevens Middle School (see the [zoning map](#)); and
- [Downtown Lake Stevens](#), which is the most recent plan (adopted in 2018) and covers approximately 200 acres on either side of Main Street between 16th St NE and 22nd St NE, and which was slightly expanded as part of the 2024 Comprehensive Plan to include a few additional properties on 20th St NE.

Each subarea plan includes background information, growth strategies, a development vision/concept, goals and policies, and implementation tasks. In addition, each subarea includes:

- A Capital Facilities/Improvement Plan detailing necessary infrastructure improvements (transportation, sewer, water and stormwater) to facilitate development and implement the plan; and
- A State Environmental Policy Act (SEPA) Environmental Impact Study (EIS) and Planned Action Ordinance, which evaluated potential environmental impacts at the plan level for future development within the subarea boundaries and which adopted specific development thresholds for different uses (residential units, commercial/retail square footage, parking spaces, trips generated, etc.), with future projects exempt from project-level environmental review so long as they don't cumulatively exceed those thresholds.

The primary purpose of Amendment T-1 is to ensure each subarea plan is consistent with the 2024 Comprehensive Plan, as well as changes implemented with previous dockets. For example, the 2024 Comprehensive Plan included several land use and zoning map amendments along 99th Ave SE to increase the city's zoned capacity for multifamily residences and meet its 2044 growth targets, but those changes are not reflected in the 20th St SE Corridor subarea plan. The boundaries of the Downtown Lake Stevens subarea plan were also slightly expanded with the adoption of the 2024 Comprehensive Plan, which needs to be reflected and discussed in the subarea plan. In addition to the updates focused on consistency with the Comprehensive Plan, there are additional items that will be considered as part of the subarea plan updates. These include:

- Potential Planned Action Ordinances (PAO) Updates: Staff will be assessing whether any of the PAO's should be updated to reflect updated development conditions and trends or to facilitate additional development that helps the city meet its 2044 growth targets and better align with its growth strategy. For

example, approved projects within the 20th St SE Corridor subarea have utilized 916 of the 1,000 residential units covered by the PAO, with several other projects in the planning/development pipeline set to exhaust the remaining 84 units of capacity. Meanwhile, only 45,605 square feet (sf) of the 500,000-sf capacity threshold for office/employment uses have been utilized, and nearly 300,000 sf of retail/services capacity remains (Costco utilized approximately 170,000 of the original 500,000 sf allocation). Staff intends to explore whether PAO addenda are warranted in each subarea, or whether there are adequate SEPA exemptions in place (including for infill development) to leave them as is.

- **Compliance with Recent Legislative Changes:** As an update to the discussion during the Planning Commission's February 18 meeting, [Senate Bill 6026](#) – which would require cities with at least 30,000 residents to allow residential development within all commercial and mixed-use zoning districts, and only allow for 40% of the overall acreage within these zones to require a ground-floor retail component – has passed both the House and the Senate, and delivered to the governor for his signature. If signed, cities and counties would have 18 months from the effective date of the bill to update their codes to comply with the new requirements, or state law would supersede local ordinances. This change has the potential to greatly impact the subareas, since they contain much of the city's employment capacity (which required land use/zoning amendments in 2024 to be able to meet) and could require an updated land capacity analysis and/or other empirical analysis to assess potential changes. Chapter 14.38 LSMC would need to be updated accordingly.

Next Steps

Staff has prepared a preliminary Scope of Work (Attachment 1) and is looking for initial feedback from the Planning Commission on the proposed approach and potential update components. Senior Planner Troy Davis will be serving as the project manager, with help from several other staff members.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - Subarea Plan Updates Scope of Work



Planning and Community Development

Project Name: Subarea Plans Update (T-1)

Purpose

The purpose of this amendment is to bring the City’s three subarea plans into alignment with the City’s 2024 Comprehensive Plan, and to identify any associated code amendments that are needed to the Lake Stevens Municipal Code (LSMC). Conditions, development trends and the city’s growth targets have changed since the initial adoption of the subarea plans in 2012 (Lake Stevens Center and 20th Street SE Corridor Employment Center Subarea Plan) and 2018 (Downtown Lake Stevens Subarea Plan) and several identified capital projects have been completed, which necessitates corresponding updates to these plans. This is intended to be a focused effort, as opposed to a major re-write of the plans.

Affected Chapters

The City’s subarea plans are stand-alone documents that are adopted by reference in the City’s Comprehensive Plan. These affected plans consist of:

- the [Downtown Lake Stevens Subarea Plan](#); and
- the [Lake Stevens Center Subarea Plan](#); and
- the [20th Street SE Corridor Employment Center Subarea Plan](#).

Updates

The updates to the subarea plans and LSMC proposed as part of this amendment include:

- Updating subarea maps for consistency with the 2024 City’s Comprehensive Plan
- Updating associated text, tables, and calculations associated with subarea zoning
- Accounting for milestones that have been met, including those specified in policies as well as completed capital projects identified in each subarea’s Capital Facilities Plan
- Updating for consistency with other adopted City plans
- Ensuring that minor changes that have occurred in recent Comprehensive Plan annual dockets are accurately reflected in the plans
- Evaluating and possibly amending the associated Planned Action Ordinances, which conducted plan-level SEPA environmental review for each subarea and established development thresholds that exempt a specific amount of residential units, commercial/retail square footage, parking, and trips generated from project-level SEPA review. The 20th St SE Corridor is nearing the threshold for residential units established in 2012, while other areas have not approached the anticipated level of development

- Addressing recent legislative changes, most notably Senate Bill 6026 (2026), which requires the city to allow residential development in all commercial and mixed-use zoning districts, and which prohibits the city from requiring ground-floor retail or commercial uses in more than 40% of the total acreage of land with a commercial or mixed-use zoning designation
- Making any necessary code amendments to Chapter 14.38 LSMC (Subarea Plans), including permissible uses to comply with the aforementioned legislative changes
- Making other minor text changes as necessary

Deliverables

The following outputs

- Staff Reports/Memos & Discussion (Planning Commission and City Council)
- Draft of Proposed Amendments
- 60-Day Notice of Intent to Adopt Commerce (as part of 2026 annual docket)
- SEPA Threshold Issuance (Addendum or DNS)
- Public Hearing Notices
- Final Ordinance Filing
- Notice of Adoption – Commerce
- Update City Website (subareas)

Project Schedule – In Progress

PLANNING COMMISSION STAFF REPORT



Agenda Date: 3/18/2026

Subject: Project Updates

Contact Person/Department: Russ Wright, Christi Schmidt, David Levitan,
Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

No action is required.

SUMMARY/BACKGROUND:

Staff will provide a brief update on several long-range planning projects that the Planning Commission will be reviewing at future meetings, including the Critical Areas Ordinance Update and Traffic Impact Fee and Concurrency Code Amendments.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

None