

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.

May 6, 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:83871919780 Passcode: 094138

- 1. Call to Order**
- 2. Roll Call**
- 3. Guest Business**
- 4. Action Items**
 - A. Approve Meeting Minutes of April 1, 2026 Meeting
- 5. Public Hearing**
 - A. 2025 Comprehensive Plan Docket Public Hearing Christi Schmidt
- 6. Discussion Items**
 - A. LSMC Code Amendment to Sections 5.08, 5.12, and 5.18 to address pet licensing and nuisance animals.
- 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: 5/6/2026

Subject: Approve Meeting Minutes of April 1, 2026 Meeting

Contact Person/Department: , Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

SUMMARY/BACKGROUND:

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. 4-1-26 Planning Commission meeting minutes

PLANNING COMMISSION MEETING MINUTES



HYBRID/REMOTE AND IN-PERSON AT THE MILL

April 1, 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 Jennifer Davis, Commissioner Janice Huxford, and Council Liaison Ryan Donaghue
- MEMBERS ABSENT:** Commissioner James Sauls
- STAFF PRESENT:** Planning Manager Christi Schmidt, 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 made a motion to excuse Commissioner Sauls due to illness; Vice-Chair Duerr seconded the motion, and it passed unanimously.

Guest business: With no one in the audience or online, there was none.

Approval of Minutes: The March 18, 2026 meeting minutes were unanimously approved as written, after Commissioner Connor Davis moved and Commissioner Jennifer Davis seconded the motion.

Discussion Items: Planning Manager Schmidt covered proposed changes to the 2025 Comp Plan update, including updates to the Capital Facilities Plan and the Transportation Element related to traffic impact fees. She reviewed the following documents:

- Traffic Impact Fee Cost Basis
- Summary of Traffic Impact Fee Cost Basis
- Comp Plan 20-year Transportation Improvement List
- Transportation Impact Fee Eligibility Project Percentages and Ratings by Zone
- Traffic Impact Fee Developer’s Worksheet
- Strike-out and Mark-up of Table 9.1 (Comp Plan – 20-year Capital Facilities Program 2024-2044)

She stated that a LOS discrepancy was discovered last fall in the Comprehensive Plan between S Davies Rd & Lake Stevens intersection. That will be corrected and come back to PC in the 2026 docket, along with an intersection improvement, to address that discrepancy. She polled the Commissioners on their

availability for a public meeting on May 6th to ensure a quorum would be present. Enough Commissioners stated they are available, so staff will plan a Public Meeting for that date.

Commissioner Reports:

Chair Morton asked whether anyone had any additional comments or suggestions regarding the material covered by Planning Manager Schmidt. No one did. All Commissioners expressed sadness at Mayor Gailey's resignation. Commissioner Lewandowski attended the North Cove Marina Community Engagement night last week and the Cavalero MS "Power of One" presentation. She also announced that YMCA Snohomish County raised \$1.7m, to be used throughout the county. Commissioner Huxford applauded residents of 116th & 117th for organizing; she also referenced an article in the Herald over the weekend that addressed some nuances and small details of development fees in some Snohomish County cities. J Davis encouraged Commissioners to push out the 6-yr plan to contacts to increase involvement.

Director's Report

Director Wright outlined upcoming meetings, saying the group would likely work through the sub-area plan updates first, with one sub-area per meeting. As that is finished, Principal Planner Levitan will bring the 2026 Comprehensive Plan update to the Commissioners' evaluation, including the PROS plan, and then the Capital Facilities Plan, along with the school districts' capital facilities plans. The next code amendment will be the Critical Areas Ordinance, and we would like to get that to a hearing sooner rather than later. It is expected that the next meeting will be a study session for the Critical Areas Ordinance update.

Adjourn: Commissioner Huxford moved, and Commissioner Connor Davis seconded, to adjourn the meeting. The vote was unanimous, and the meeting was adjourned at 6:42pm.

Respectfully,

Dawn Erickson, Administrative Assistant

PLANNING COMMISSION STAFF REPORT



Agenda Date: 5/6/2026

Subject: 2025 Comprehensive Plan Docket Public Hearing

Contact Person/Department: Christi Schmidt, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Hold a public hearing on the 2025 Comprehensive Plan Amendments to the Transportation and Capital Facilities Elements, take public testimony, and forward recommendations to the City Council.

SUMMARY/BACKGROUND:

Under the Growth Management Act, local jurisdictions can typically only amend their Comprehensive Plan and Future Land Use Map once per year through their [annual docket](#). However, per [RCW 36.70A.130\(2\)\(a\)\(iv\)](#), additional amendments to the capital facilities element are permitted if associated with a budgetary item, such as traffic impact fees.

The 2025 docket included three city-initiated text amendments and two city-initiated map amendments; no citizen-initiated requests were received by the January 31, 2025, deadline. The Planning Commission held a public hearing and made a recommendation to ratify the 2025 Docket on March 5, 2025. City Council ratified the 2025 Docket on March 11, 2025 via [Resolution 2025-02](#).

As the 2025 docket was not adopted by the end of the calendar year, the majority of items were carried forward to the 2026 docket, which was ratified via [Resolution 2026-01](#) and is expected to be adopted in Fall 2026. However, using the exemption above, the city has opted to review proposed amendments to the Capital Facilities Element that are associated with traffic impact fees separately, along with minor updates to the

Transportation Element that are associated with these updated lists of capital projects and which would maintain consistency between the Capital Facilities Element and Transportation Element, as required by the GMA.

The Planning Commission held a work session on the proposed amendments listed below on [April 1, 2026](#), which was followed by a work session with the City Council on [April 21, 2026](#). Project files and documents can be found under the meeting links and the [2025 Comprehensive Plan Docket](#) webpage.

Proposed Text Amendments

- [Transportation Element \(Chapter 8\)](#):
 - Table 8.8 (**Exhibit 1**) is the 20-year Capital Projects List, which is located on pages 8-45 to 8-51 and shows the project locations and the extents of the transportation improvements identified by each project.
 - Figure 8.14 (**Exhibit 2**) is the Future Active Transportation Network map, which is located on page 8-43 and has been revised to include segments of 91st Ave NE and Frontier Circle (where pedestrian improvements for projects TE-10, TE-11a, and TE-11b are planned).
 - Figure 8.15 (**Exhibit 3**) is the Transportation Improvement Project Locations map, which is located on page 8-52 and has been revised to show project TE-67 (S Lake Stevens/Davies Rd improvement) and reflect the correct extents of project TE-11.

[Capital Facilities Element \(Chapter 9\)](#):

- Table 9.1 (**Exhibit 4**) is the 20 Year Capital Facilities Plan (2025-2045), which lists the capital facilities by type and provides estimates of project costs by year.
- Table 9.2 (**Exhibit 5**) is the 6-Year Capital Projects Lists, which has been updated to reflect transportation improvements required to accommodate the city's growth targets and to meet the city's adopted Level of Service (LOS) consistent with the adopted [2024 Comprehensive Plan periodic update](#).

Associated Changes to Traffic Impact Fees

The city is also proposing to update the Traffic Impact Fees, which are shown below and reflect the revised 20-year Transportation Improvement Plan in Table 9.1. Because TIZ 2 and 3 are both within the influence of the SR-9 corridor and access from the west by US-2, a combined impact fee was developed for these two zones to ensure equity in resources from fees paid in both TIZ areas to construct projects. Adjustments to the

[Traffic Impact Fee Cost Basis](#) and Appendix A (Table 8.8) update the City’s Traffic Impact Fees.

While the Traffic Impact Fee Cost Basis and Traffic Impacts Fees documents were reviewed at the [April 1, 2026](#) Planning Commission work session, they are not included in this packet as the City Council is the decision-making body on budgetary items and impact fees, which do not require a recommendation for the Planning Commission.

Proposed TIF Updates for 2025		
	Traffic Impact Zones (TIZ)	
Item	TIZ 1	TIZ 2 & 3
Total Estimated Project Costs	\$115,735,000	\$102,442,000
TIF Eligible Project Costs (Attachment 4)	\$28,374,000	\$26,774,000
Estimated Grant Funding (Secured)	\$8,000,000	\$0
PM Peak Hour Growth Trips	5,014	7,187
Base TIF Rate per PM Peak Hour Trip	\$5,659	\$3,725

Note: Traffic impact fee calculations presented in Tables 6 of the *Lake Stevens Traffic Impact Fee Cost Basis Report* (February 2026).

Existing Fees Per Resolution No. 2025-09	\$2,894	\$3,665
Proposed dollar changes	Increase \$2,765	Increase \$60

PUBLIC NOTICE AND SEPA:

The proposed Comprehensive Plan amendments were sent to the Washington Department of Commerce on March 10, 2026, to start the 60-day Notice to Adopt (**Exhibit 6**) and for review by State agencies (2026-11596). An Addendum to the State Environmental Policy Act (SEPA) Determination of Non-Significance (**Exhibit 7**) and Adoption of Existing Documents for the 2024 Comprehensive Plan EIS were issued for the 2025 Docket on April 3, 2026.

The city published a [Notice of Public Hearing](#) (**Exhibit 8**) in the Everett Herald on April 25, 2026 (an additional notice for the Council public hearing will be published on May

15, 2026) and posted it at City Hall to provide a 10-day notice for both the Planning Commission and City Council Public Hearings.

COMPREHENSIVE PLAN CRITERIA:

14.16C.040 Comprehensive Plan Amendments - Text and Maps

(a) Amendments to the City of Lake Stevens Comprehensive Plan include amendments, additions and deletions to the text, maps, or charts and do not include amendments to the Zoning Map as set forth in Section [14.16C.090](#).

(b) Procedure. Comprehensive Plan amendments shall follow the procedures established in Chapter [14.16B](#) for a Type VI permit process and appropriate State statutes including RCW [36.70A.130](#). Public notice was issued as required by Chapter 14.16B and the city received no public comments.

(c) Amendment Criteria. All amendments to the Comprehensive Plan processed under this section shall be in conformance with the Lake Stevens Vision, consistency requirements, and revisions and amendments sections of Chapter 1 of the Comprehensive Plan.

(d) Exemptions. Changes in the organization, format, appearance, illustrations, examples or other non-material changes to the Comprehensive Plan may be made by the Department of Planning and Community Development and are exempt from this section.

(e) Approval by Ordinance. All amendments shall be approved by ordinance of the City Council.

Findings: The 2025 Docket for text amendments was set by Resolution 2025-0002. The review of the 2025 Docket followed the amendment process for Type VI permit process for Legislative Actions and the state process for comprehensive plan reviews per Chapter 36.70A RCW and environmental SEPA review per Chapter 197-11 WAC. The proposed amendments are consistent with the Comprehensive Plan Amendment Criteria per LSMC 14.16C.040.

Conclusion: All proposed comprehensive plan changes meet the requirements for granting the proposed amendments and have met state and local requirements for review and compliance.

RECOMMENDATION:

Forward a recommendation to City Council to:

1. Approve the text amendments for the 2025 Comprehensive Plan Docket, City File [LUA2025-0197](#).

Staff will prepare a letter of recommendation to the City Council for signature by the Commission Chair (**Exhibit 9**), which would be included as an exhibit to the ordinance that would be considered for adoption by the City Council following a public hearing.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Ex 1_ Table 8.8 20-Year Capital Project List
2. Ex 2_ 8.14 - Future Active Transportation Network
3. Ex 3_ 8.15 - Long-Term Transportation Improvement Projects
4. Ex 4_ - 20-Year Capital Facilities Program Plan 2025-2045
5. EX 5_ 6-Year Capital Improvement Plan 2026-2031
6. Ex 6_ Acknowledge-Letter-2026-S-11596
7. Ex 7_ 2025 Comp Plan Docket DNS Addendum April 3 2026
8. Ex 8_ Notice of Public Hearings
9. Ex 9_ Draft PC Recommendation Letter to Council 5-6-26

Exhibit 1

Table 8.8 - Transportation Improvement Project List

TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
Citywide					
TE-60	RD-01	Wayfinding Signage	Procure and install wayfinding and welcome signs throughout City.	Citywide	\$10,000
TE-61	RD-202	ADA & Sidewalk Improvements	Curb ramp and sidewalk repair, maintenance, reconstruction in support of the ADA Transition Plan.	Citywide	\$600,000
TE-62	RD-203	Pavement Preservation Program	Annual pavement preservation activities including grind and overlay, crack sealing.	Citywide	\$5,400,000
TE-63	RD-214	Citywide Enhanced Striping Program	Install enhanced striping improvements (profiled double yellow centerlines, two-way left turn lane lanes, lane lines, and edgelines) along roadways identified in the LRSP.	Citywide	\$60,000
TE-64	RD-204	Local Road Safety Plan	Update LRSP with recent collision data, identify safety concerns and countermeasures, prep for grant opportunities, implement improvements.	Citywide	\$350,000
TE-65	RD-215	Active Transportation Plan	Develop an active Transportation Plan providing an analysis of the city's pedestrian/bicycle network and recommendations of how to incorporate active transportation improvements into roadways.	Citywide	\$400,000
TE-66	RD-205	Traffic Calming Program	Create Traffic Calming Program with stakeholder engagement, update code, notify public, implement.	Citywide	\$600,000
Miscellaneous Project Total					\$7,420,000
TIZ 1 - East Lake Stevens					
TE-2	RD-113	20th St NE and Main St Roundabout	Construct roundabout and frontage improvements per the downtown subarea plan. Includes realignment improvements at Grade Rd/Hartford Dr.	TIZ 1 - East Lake Stevens	\$3,215,000
TE-3	RD-105	125th Ave NE Downtown Roadway Improvements	Upgrade 125th Ave N between 18th St NE and 20th St NE to include two travel lanes, parking, planters, bike lanes and sidewalks.	TIZ 1 - East Lake Stevens	\$5,530,000
TE-4	RD-212	20th St NE - Neighborhood Connector	Upgrade road between Main St and Machias Rd to include two travel lanes, parking on one side, landscaping on both sides, a multiuse path on one side, and a sidewalk on one side.	TIZ 1 - East Lake Stevens	\$12,810,000
TE-5	TBD-01	16th St NE Multiuse Path	Construct a MUP to connect downtown Lake Stevens to the Centennial Trail.	TIZ 1 - East Lake Stevens	\$4,495,000
TE-6	RD-104	Grade Rd - Boulevard	Upgrade road to minor arterial road standard including multiuse path or sidewalk with bike lane, travel lanes, center lane with landscape islands.	TIZ 1 - East Lake Stevens	\$38,955,000
TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
TE-7	CP-103	Hartford Dr - Neighborhood Connector	Install multiuse path adjacent to northbound travel lane between Grade Rd and 131st Ave NE.	TIZ 1 - East Lake Stevens	\$3,320,000
TE-8	TBD-06	N Lakeshore Dr Sidewalk	TBD sidewalk along one side of N Lakeshore Dr between Main St and 123rd Ave.	TIZ 1 - East Lake Stevens	\$215,000
TE-9	RD-206	SR 92 and Grade Rd Access Improvements	Improve the intersection of SR 92 / Grade Rd (roundabout) to reduce side St delay	TIZ 1 - East Lake Stevens	\$3,215,000

TE-24	RD-208	131st Ave NE/28th St NE Intersection Alignment	Realign the intersection of 131st Ave (Old Hartford Dr) / 28th St to improve sight distance and safety for turning movements. Install pedestrian curb ramp improvements.	TIZ 1 - East Lake Stevens	\$2,695,000
TE-25	RD-209	131st Ave NE/ Old Hartford Rd - Collector	Upgrade road between Main St and Machias Rd to include two travel lanes, landscaping on both sides, a multiuse path on one side, and a sidewalk on one side.	TIZ 1 - East Lake Stevens	\$23,730,000
TE-26	RD-213	Machias Rd/ 28th St Intersection	Improve the intersection of Machias Rd/28th St NE (potential roundabout or signal) to reduce delay and improve access to the Industrial Center.	TIZ 1 - East Lake Stevens	\$4,500,000
TE-29	RD-107	Madrona Dr	Convert half road to reduced standard local access road section including two travel lanes and a sidewalk on one side of the road.	TIZ 1 - East Lake Stevens	\$1,410,000
TE-30	RD-108	Alder Rd	Convert half road to reduced standard local access road section including two travel lanes and a sidewalk on one side of the road.	TIZ 1 - East Lake Stevens	\$2,100,000
TE-31	RD-109	101st Ave NE	Convert half road to reduced standard local access road section including two travel lanes and a sidewalk on one side of the road.	TIZ 1 - East Lake Stevens	\$6,295,000
TE-32	TBD-04	117th Ave NE Sidewalk	TBD sidewalk along one side of 117th Ave NE between 20th St and 26th St, including frontage and stormwater improvements.	TIZ 1 - East Lake Stevens	\$1,665,000
TE-33	CP-158	116th Ave NE Sidewalk	Sidewalk / curb ramp improvements along one side of 116th Ave NE between 20th St and 26th St	TIZ 1 - East Lake Stevens	\$1,335,000
TE-37	CP-102	123rd Ave NE Sidewalk	Construct sidewalk and curb ramp improvements along 123rd Ave between 22nd St NE and North Lakeshore Dr.	TIZ 1 - East Lake Stevens	\$1,015,000
TE-38	CP-108	Lake View Dr Sidewalk	construct a sidewalk and curb ramp improvements along Lake View Dr between 112th Dr and Callow Rd.	TIZ 1 - East Lake Stevens	\$4,390,000
TE-40	CP-121	32nd St NE Sidewalk	Construct a sidewalk and curb ramp improvements along 32nd St NE between Grade Rd and 118th Dr NE.	TIZ 1 - East Lake Stevens	\$665,000
TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
TE-45	CP-135S	99th Ave NE Sidewalk	Construct a sidewalk and curb ramp improvements along 99th Ave NE between Sunnycrest Elementary School and 30th St NE.	TIZ 1 - East Lake Stevens	\$1,890,000
TE-46	CP-137S	30th St NE Sidewalk	Construct a sidewalk and curb ramp improvements along 30th St NE between 99th Ave NE and Callow Rd, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$1,830,000
TE-47	CP-138S	Cedar Rd Sidewalk	Construct a sidewalk and curb ramp improvements along Cedar Rd between 20th St NE and 30th St NE, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$5,020,000
TE-48	CP-142S	Lakeshore Dr Sidewalk	Construct multiuse path / curb ramps along N Lakeshore Dr between 123rd Ave NE and N Lakeshore Swim Beach, including two RRFB crosswalk improvements	TIZ 1 - East Lake Stevens	\$1,815,000
TE-49	CP-143S	N Lakeshore Dr Sidewalk	Construct sidewalk and curb ramp improvements along N Lakeshore Dr between Mitchell Rd and 114th Dr NE.	TIZ 1 - East Lake Stevens	\$2,340,000
TE-52	CP-149S	E Lake Stevens Multiuse Path	Construct a multiuse path along E Lake Stevens Rd between Main St and Sunset Beach.	TIZ 1 - East Lake Stevens	\$5,575,000
TE-54	CP-151S	Vernon Rd/Lakeshore Dr Non-Motorized Improvements	Add sharrow markings along Vernon Rd/ North Lakeshore Dr; extend/connect existing sections of sidepath between Lakeview Dr and 123rd Ave NE and add traffic calming measures as well.	TIZ 1 - East Lake Stevens	\$1,490,000
TE-59	CP-156S	4th St NE/Purple Pennant Rd Sidewalk	Construct sidewalk / curb ramp improvements along 4th St NE and Purple Pennant Rd between Lake Stevens Rd and 5th Place NE.	TIZ 1 - East Lake Stevens	\$940,000
TIZ 1 Project Subtotal					\$142,455,000

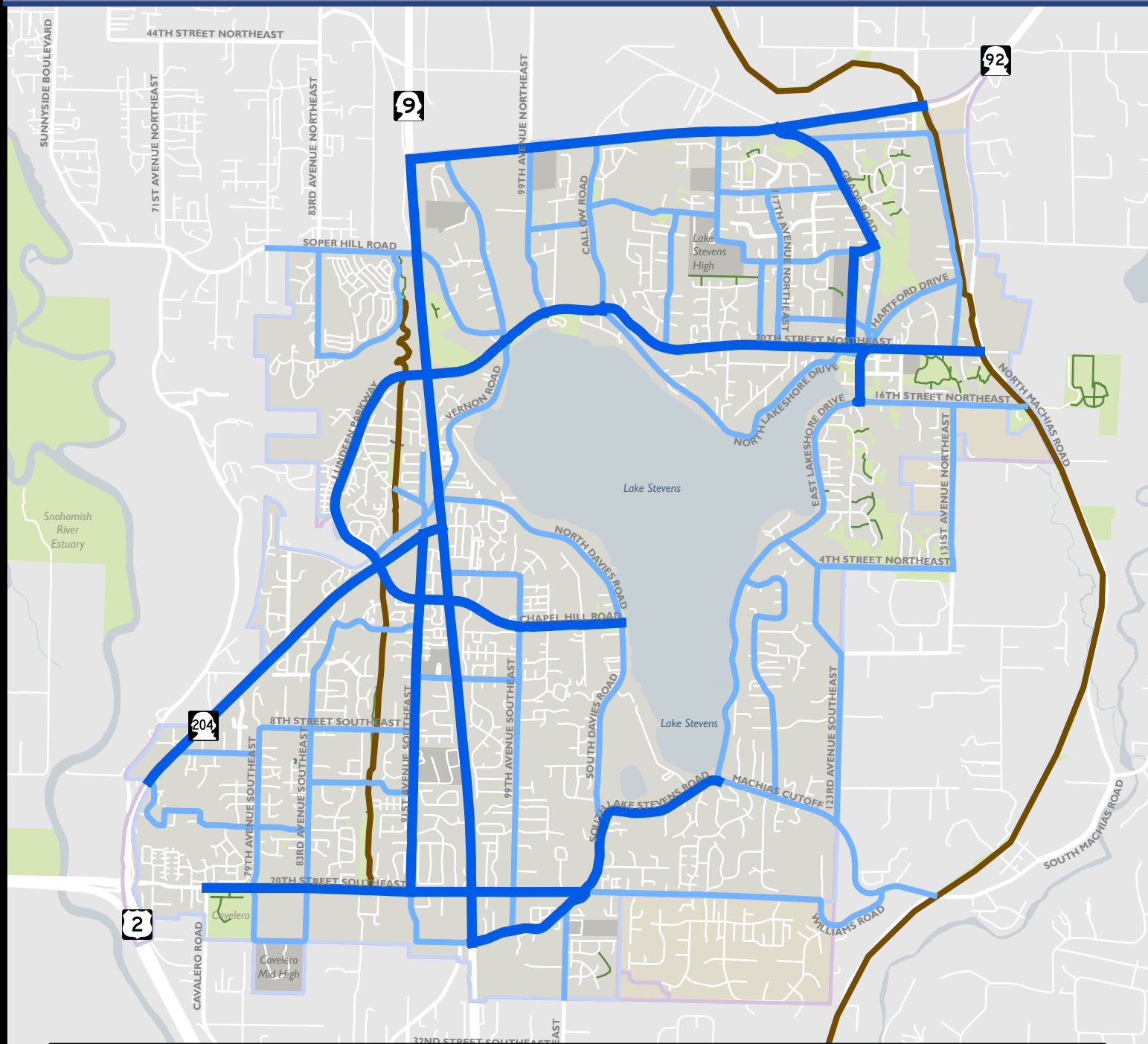
TIZ 2 - West Lake Stevens					
TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
TE-10	RD-102-I	91st Ave NE Commercial Revitalization Phase I	Market Place to SR 204, upgrade road to minor arterial road standard between Market Place to SR 204.	TIZ 2 - West Lake Stevens	\$3,870,000
TE-11	RD-102-II	91st Ave NE Commercial Revitalization Phase II	SR 204 to Frontier Circle, upgrade road to minor arterial road standard between SR 204 to Frontier Circle.	TIZ 2 - West Lake Stevens	\$1,105,000
	RD-102-III	91st Ave NE Commercial Revitalization Phase III	Custom road profile along Frontier Circle East to 113th Ave NE to support multimodal transit, parking and vehicles	TIZ 2 - West Lake Stevens	\$3,870,000
TE-12	RD-210	Vernon Rd Commercial Corridor Improvements	Widen/restripe roadway to provide one travel lane in each direction with a center TWLTL and sidewalks/landscaping (Minor Arterial standard).	TIZ 2 - West Lake Stevens	\$8,990,000
TE-13	CP-116	4th St NE Sidewalk	Construct sidewalk /curb ramps along 4th St between 97th Dr NE and 98th Dr NE.	TIZ 2 - West Lake Stevens	\$665,000
TE-14	CP-117	99th Ave Pedestrian/Bicycle Improvements	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th St NE and Market Place.	TIZ 2 - West Lake Stevens	\$1,055,000
TE-15	RD-103	99th Ave NE - Boulevard	Upgrade 99th Ave NE between Market Place & 4th St SE to a minor arterial road standard including multiuse path or sidewalk with bike lanes, travel lanes, center lane with landscape islands.	TIZ 2 - West Lake Stevens	\$7,790,000
TE-34	TBD-07	Soper Hill Multiuse Path	TBD sidewalk along one side of Soper Hill Rd between Lake Dr and SR9. Includes ROW and typical frontage improvements including stormwater.	TIZ 2 - West Lake Stevens	\$2,595,000
TE-39	CP-111	Lake Dr Sidewalk	Construct sidewalk and curb ramp improvements along Lake Dr between Lundeen Pkwy to 28th St.	TIZ 2 - West Lake Stevens	\$2,180,000
TE-43	CP-125	Vernon Rd Sidewalk	Construct sidewalk and curb ramp improvements along Vernon Rd between 12th Pl NE and 15th St NE.	TIZ 2 - West Lake Stevens	\$895,000
TE-46	CP-146S	Frontier Circle Sidewalk	Construct sidewalk and curb ramp improvements along Frontier Circle between Frontier Circle E and 11th St NE.	TIZ 2 - West Lake Stevens	\$1,475,000
TE-53	CP-150S	Lundeen Pkwy Non-Motorized Improvements	Install a multiuse trail along Lundeen Pkwy between Lake Dr and 101st Ave NE.	TIZ 2 - West Lake Stevens	\$ 460,000
TE-55	CP125S	Davies Rd Non-Motorized Improvements (Vernon Rd to Lake Stevens Rd)	Implement sharrow makings along Davies Rd between Vernon and Lake Stevens Rd and extend/connect existing sections of the sidepath along the roadway.	TIZ 2 - West Lake Stevens &	\$1,670,000
TE-56	CP-153S	Vernon Rd Non-Motorized Improvements	Implement sharrow makings along the Vernon Rd between 15th St NE and Lundeen Pkwy and extend/connect existing sections of the existing sidepath along the roadway.	TIZ 2 - West Lake Stevens	\$470,000
TE-70	CP-157S	Marysville Connector	Construct multiuse path along 10th St NE west of Lundeen Parkway, connecting with an off-St trail along the existing utility corridor west of 83rd Ave NE extending to the city of Marysville.	TIZ 2 - West Lake Stevens	\$1,085,000
TIZ 2 Project Subtotal					\$38,175,000

TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
TIZ 3 - South Lake Stevens					
TE-1	RD-211	US-2 Trestle Replacement	WSDOT project to replace the US-2 westbound trestle, including improvements to the US-2 / SR 204 / 20th St SE interchange to address peak hour congestion. No city contribution identified	TIZ 3 - South Lake Stevens	
TE-16	CP-120-I	99th Ave SE Pedestrian/Bicycle Improvements - Phase 1	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th St SE and 11th Place SE.	TIZ 3 - South Lake Stevens	\$3,655,000
TE-17	TBD-05	91st Ave SE Pedestrian/Bicycle Improvements	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 12th St SE and 20th St SE.	TIZ 3 - South Lake Stevens	\$3,955,000
TE-18	CP-120-II	99th Ave SE Pedestrian/Bicycle Improvements - Phase 2	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 11th Pl SE and S Lake Stevens Rd.	TIZ 3 - South Lake Stevens	\$4,280,000
TE-19	RD-100	79th Ave SE Access Rd	Construct new roadway including bike lane, two travel lanes, landscape strips and sidewalks for through road to Cavalero Mid-High School.	TIZ 3 - South Lake Stevens	\$3,180,000
TE-20	RD-211	20th St SE Corridor Improvements	Widen roadway west of 83rd Ave SE to provide an additional eastbound travel lane. Install a sidewalk along the south side of the roadway and bike lanes/wide shoulders in both directions.	TIZ 3 - South Lake Stevens	\$10,615,000
TE-21	RD-110	99th Ave SE /20th St SE U-turn Channelization	Rechannelize 20th St SE to allow for U-turns at the intersection of 20th St SE/99th Ave SE.	TIZ 3 - South Lake Stevens	\$35,000
TE-22	CP-126S	20th St SE Sidewalk	Construct a sidewalk and curb ramp improvements along 20th St SE between S Lake Stevens Rd and 122nd Ave SE, including 8 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$4,820,000
TE-23	CP-140S	S Lake Stevens Rd Multiuse Path Phase II	Install a multiuse path along S Lake Stevens Dr between SR 9 and 100th Dr SE.	TIZ 3 - South Lake Stevens	\$3,670,000
TE-27	RD-216	79th Ave SE & 8th St SE Intersection	Improve the intersection at 79th Ave SE and 8th St SE. Implement safety improvements at adjacent intersections along corridor.	TIZ 3 - South Lake Stevens	\$655,000
TE-28	RD-111	12th St. SE/87th Ave SE Rd Realignment	Re-align intersection at 87th St SE/12th St SE to provide adequate sight distances for vehicles and construct additional roadway surface.	TIZ 3 - South Lake Stevens	\$520,000
TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
TE-35	TBD-18	South Lake Stevens Multiuse Path Phase III	Construct a multiuse path to connect pedestrian generators to the existing trail along Machias Cutoff (Lake Stevens Rd to 123rd Ave SE)	TIZ 3 - South Lake Stevens	\$3,500,000
TE-36	CP-155-II	Machias Cutoff Multiuse Path	Install a multiuse path along Machias Cutoff between 123rd Ave SE to the Centennial Trail.	TIZ 3 - South Lake Stevens	\$655,000
TE-41	CP-136S	8th St SE Sidewalk	Construct a sidewalk and curb ramp improvements along 8th St SE between 79th Ave SE and 91st Ave SE, including 2 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$3,705,000
TE-42	CP-123	79th Ave SE Sidewalk	Construct a sidewalk and curb ramp improvements along 79th Ave SE between 8th St SE and 16th St SE, including six RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$4,205,000

TE-44	CP-129S	83rd Ave SE Sidewalk	Construct sidewalk improvements along 83rd Ave SE between 20th St SE and 17th St SE.	TIZ 3 - South Lake Stevens	\$1,225,000
TE-51	CP-148S	118th Ave SE Sidewalk	Construct a sidewalk and curb ramp improvements along 118th Ave SE between 2nd St SE and 9th Place SE.	TIZ 3 - South Lake Stevens	\$6,265,000
TE-57	CP-154	10th St SE Sidewalk Everett Rd Sidewalk	Construct sidewalk and curb ramp improvements along 10th Steet SE between SR204 and 79th Ave SE.	TIZ 3 - South Lake Stevens	\$445,000
TE-58	CP-155-I	123rd Ave SE Sidewalk	Construct sidewalk and curb ramp improvements along 123rd Ave SE between 2nd St SE to Machias Cutoff.	TIZ 3 - South Lake Stevens	\$3,685,000
<i>TIZ 3 Project Subtotal</i>					<i>\$59,070,000</i>
<i>Total All Street and Sidewalk Projects</i>					<i>\$247,120,000</i>

Table 8.8 - Transportation Improvement Project List

Future Active Transportation Network



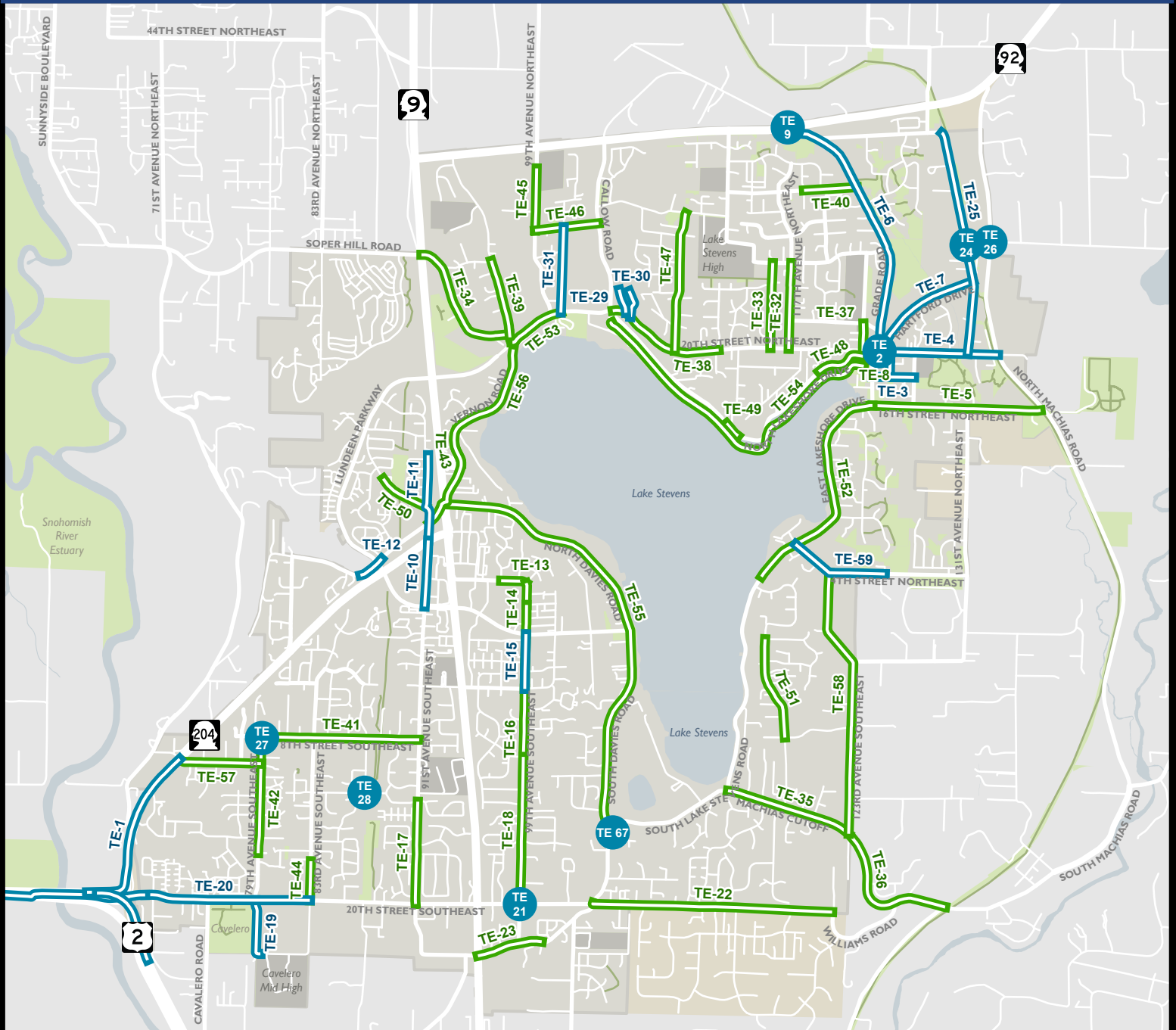
Active Transportation Type			
	Primary Network		Park or Open Space
	Secondary Network		Regional Trails
	Trail		Schools
			City Limits
			UGA



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REVISION DATE:

Transportation Improvement Project Locations



 Intersection Project	 Regional Trails	 UGA
 Roadway Project	 Schools	 City Limits
 Active Transportation Project		

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REVISION DATE:



TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
Sidewalks and Active Transportation					
TE-37	CP-102	123rd Ave NE Sidewalk (22nd St to N Lakeshore Dr)	Construction of sidewalk and curb ramp improvements along 123rd Ave between 22nd St NE and N Lakeshore Dr.	TIZ 1 - East Lake Stevens	\$665
TE-7	CP-103	Hartford Drive - Neighborhood Connector	Install 12' multi-use path adjacent to northbound travel lane between Grade Rd and 131st Ave NE.	TIZ 1 - East Lake Stevens	\$3,320
TE-38	CP-108	Lake View Dr Sidewalk (112th Dr to Callow Rd)	Construction of sidewalk and curb ramp improvements along Lake View Dr between 112th Dr and Callow Rd.	TIZ 1 - East Lake Stevens	\$4,390
TE-39	CP-111	Lake Dr Sidewalk (Lundeen Pkwy to 28th St)	Construction of sidewalk and curb ramp improvements along Lake Dr between Lundeen Pkwy to 28th St.	TIZ 2 - West Lake Stevens	\$2,180
TE-13	CP-116	4th St Sidewalk (97th Dr to 98th Dr)	Construction of sidewalk and curb ramp improvements along 4th St between 97th Dr NE and 98th Dr NE.	TIZ 2 - West Lake Stevens	\$1,230
TE-14	CP-117	99th Ave Pedestrian/Bicycle Improvements (4th St NE to Market Pl)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th Street NE and Market Place.	TIZ 2 - West Lake Stevens	\$1,055
TE-16	CP-120-I	99th Ave Pedestrian/Bicycle Improvements (4th St SE to 11th Pl SE)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th Street SE and 11th Place SE.	TIZ 3 - South Lake Stevens	\$3,655
TE-18	CP-120-II	99th Ave Pedestrian/Bicycle Improvements (11th Pl SE to S Lake Stevens Rd)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 11th Pl SE and S Lake Stevens Road.	TIZ 3 - South Lake Stevens	\$3,000
TE-40	CP-121	32nd St Sidewalk (Grade Rd to 118th Dr)	Construction of sidewalk and curb ramp improvements along 32nd Street NE between Grade Rd and 118th Dr NE.	TIZ 1 - East Lake Stevens	\$665
TE-42	CP-123	79th Ave Sidewalk (8th St to 16th St)	Construction of sidewalk and curb ramp improvements along 79th Ave SE between 8th St SE and 16th St SE, including 6 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$4,205
TE-43	CP-125	Vernon Rd Sidewalk (12th Pl to 15th St)	Construction of sidewalk and curb ramp improvements along Vernon Rd between 12th Pl NE and 15th St NE.	TIZ 2 - West Lake Stevens	\$895
TE-55	CP-125S	Davies Rd Non-Motorized Improvements (Vernon Rd to Lake Stevens Rd)	Implement sharrow makings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway.	TIZ 2 - West Lake Stevens	\$1,670
TE-22	CP-126S	20th St Sidewalk (Lake Stevens Rd to 122nd Ave)	Construction of sidewalk and curb ramp improvements along 20th St SE between S Lake Stevens Rd and 122nd Ave SE, including 8 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$4,820

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-44	CP-129S	83rd Ave Sidewalk (20th St to 17th St)	Construction of sidewalk improvements along 83rd Ave NE between 20th St SE and 17th St SE.	TIZ 3 - South Lake Stevens	\$742
TE-45	CP-135S	99th Ave Sidewalk (Sunnycrest Elementary to 30th St)	Construction of sidewalk and curb ramp improvements along 99th Ave NE between Sunnycrest Elementary School and 30th St NE.	TIZ 1 - East Lake Stevens	\$2,430
TE-41	CP-136S	8th St Sidewalk (79th Ave to 91st Ave)	Construction of sidewalk and curb ramp improvements along 8th St SE between 79th Ave SE and 91st Ave SE, including 2 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$3,705
TE-46	CP-137S	30th St Sidewalk (99th Ave to Callow Rd)	Construction of sidewalk and curb ramp improvements along 30th St NE between 99th Ave NE and Callow Road, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$1,830
TE-47	CP-138S	Cedar Rd Sidewalk (20th St to 30th St)	Construction of sidewalk and curb ramp improvements along Cedar Rd between 20th St NE and 30th St NE, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$5,020
TE-23	CP-140S	S Lake Stevens Rd Multi-Use Path Phase II (SR 9 to 100th Dr)	Install a multi-use path along S Lake Stevens Dr between SR 9 and 100th Dr SE.	TIZ 3 - South Lake Stevens	\$3,650
TE-48	CP-142S	Lakeshore Dr Sidewalk (123rd Ave to Lakeshore Swim Beach)	Construction of sidewalk and curb ramp improvements along N Lakeshore Dr between 123rd Ave NE and N Lakeshore Swim Beach, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$2,430
TE-49	CP-143S	N Lakeshore Dr Sidewalk (Mitchell Rd to 114th Dr)	Construction of sidewalk and curb ramp improvements along N Lakeshore Dr between Mitchell Rd and 114th Dr NE.	TIZ 1 - East Lake Stevens	\$2,340
TE-50	CP-146S	Frontier Circle Sidewalk (Frontier Circle E to 11th St)	Construction of sidewalk and curb ramp improvements along Frontier Circle between Frontier Circle E and 11th St SE.	TIZ 2 - West Lake Stevens	\$1,475
TE-51	CP-148S	118th Ave SE Sidewalk (2nd St SE to 9th Pl SE)	Construction of sidewalk and curb ramp improvements along 118th Ave SE between 2nd Street SE and 9th Place SE.	TIZ 3 - South Lake Stevens	\$6,265
TE-52	CP-149S	E Lake Stevens Multi-Use Path (Main St to Sunset Beach)	Construction of a multi-use path along E Lake Stevens Rd between Main St and Sunset Beach.	TIZ 1 - East Lake Stevens	\$5,575
TE-53	CP-150S	Lundeen Pkwy Non-Motorized Improvements (Lake Drive and 101st Ave NE)	Install a multi-use trail along Lundeen Pkwy between Lake Drive and 101st Ave NE.	TIZ 2 - West Lake Stevens	\$460
TE-54	CP-151S	Vernon Rd/Lakeshore Dr Non-Motorized Improvements (Lakeview Dr to 123rd Ave)	Implement sharrow makings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway. Traffic calming measures are recommended for the corridor as well.	TIZ 1 - East Lake Stevens	\$1,490

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-56	CP-153S	Vernon Rd Non-Motorized Improvements (15th St to Lundeen Pkwy)	Implement sharrow markings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway.	TIZ 2 - West Lake Stevens	\$470
TE-57	CP-154	10th St SE Sidewalk (SR 204 to 79th Ave)	Construction of sidewalk and curb ramp improvements along 10th Street SE between SR 204 and 79th Ave SE.	TIZ 3 - South Lake Stevens	\$445
TE-58	CP-155-I	122nd Ave/123rd Ave Sidewalk (4th St NE to Machias Cutoff)	Construction of sidewalk and curb ramp improvements along 122nd Avenue SE and 123rd Avenue SE between 4th Street NE and 20th Street SE.	TIZ 3 - South Lake Stevens	\$3,685
TE-36	CP-155-II	Machias Cutoff Sidepath (123rd Ave to Centennial Trail)	Install a sidepath along Machias Cutoff between 123rd Ave SE and the Centennial Trail.	TIZ 3 - South Lake Stevens	\$655
TE-59	CP-156S	4th St NE/Purple Pennant Rd Sidewalk (Lake Stevens Rd to 5th Pl NE)	Construction of sidewalk and curb ramp improvements along 4th Street NE and Purple Pennant Road between Lake Stevens Road and 5th Place NE.	TIZ 1 - East Lake Stevens	\$940
TE-33	CP-158	116th Ave NE Sidewalk (20th to 26th St NE)	Sidewalk and curb ramp improvements along one side of 116th Ave NE between 20th St and 26th St	TIZ 1 - East Lake Stevens	\$1,335
Streets and Sidewalks					
TE-19	RD-100	79th Ave SE Access Road	Construct new roadway including bike lane, two travel lanes, landscape strips and sidewalks for through road to Cavalero Mid-High School.	TIZ 3 - South Lake Stevens	\$3,180
TE-10	RD-102-I	91st Ave NE Commercial Revitalization Phase I	Market Place to SR 204, upgrade road to minor arterial road standard between Market Place to SR 204.	TIZ 2 - West Lake Stevens	\$3,850
TE-11a	RD-102-II	91st Ave NE Commercial Revitalization Phase II	Vernon Rd to Frontier Circle, upgrade sidewalk along the west side of the road	TIZ 2 - West Lake Stevens	\$210
TE-11b	RD-102-III	91st Ave NE Commercial Revitalization Phase III	Custom road profile along Frontier Circle East to 113th Ave NE to support multimodal transit, parking and vehicles	TIZ 2 - West Lake Stevens	\$3,850
TE-15	RD-103	99th Ave NE - Boulevard (Market Place to 4th St SE)	Upgrade road (Market Pl to 4th St SE) to minor arterial road standard including multi-use path or sidewalk with 7' bike lane, 11' travel lanes and 12' center lane with landscape islands. Potential for roundabout at midblock for circulation into commercial areas	TIZ 2 - West Lake Stevens	\$7,790
TE-6a	RD-104	Grade Road - Segment 1 (36th St NE to 30nd St NE)	Install multiuse path on west side w/ landscaped buffer - tie into sidewalk at 30th. Consider turn lanes north and south at 32nd and 30th based on traffic volumes.	TIZ 1 - East Lake Stevens	\$1,895
TE-6b	RD-104	Grade Road - Segment 2 (30th St NE to 26th St NE)	Keep existing improvements - restripe to provide bike lane and transition at 28th. (no widening)	TIZ 1 - East Lake Stevens	\$10

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-6c	RD-104	Grade Road - Segment 3 (26th St NE to Meadow Dr)	Keep existing improvements, restripe to provide bike lanes (no widening)	TIZ 1 - East Lake Stevens	\$10
TE-6d	RD-104	Grade Road - Segment 4 (Meadow Dr to 20th St NE)	Add center TWLTL, bike lane & sidewalk or multiuse path and tie into existing improvements (assume sidewalks on both sides for cost estimate)	TIZ 1 - East Lake Stevens	\$8,595
TE-3	RD-105	125th Ave NE/18th St NE/20th St NE Downtown Roadway Improvements	Upgrade road to two 10' travel lanes, 8' parking on both sides, 5' planters and 5' sidewalks.	TIZ 1 - East Lake Stevens	\$5,530
TE-29	RD-107	Madrona Drive	Convert half road to reduced standard local access road section including two 10' travel lanes and a sidewalk on a single side of the road.	TIZ 1 - East Lake Stevens	\$1,410
TE-30	RD-108	Alder Road	Convert half road to reduced standard local access road section including two 10' travel lanes and a sidewalk on a single side of the road.	TIZ 1 - East Lake Stevens	\$2,100
TE-31	RD-109	101st Ave NE	Convert half road (between 30th St NE and Lundeen Pkwy) to reduced standard local access road section including two 10' travel lanes and a sidewalk on a single side of the road.	TIZ 1 - East Lake Stevens	\$6,295
TE-21	RD-110	99th/20th U-turn Channelization	Rechannelize 20th Street SE to allow for U-turns at the intersection of 20th Street SE/99th Ave SE.	TIZ 3 - South Lake Stevens	\$35
TE-28	RD-111	12th St. SE/87th Ave SE Road Realignment	The intersection at 87th Street SE/12th Street SE is not aligned to provide adequate sight distances for vehicles. Project will realign the intersection and construct additional roadway surface.	TIZ 3 - South Lake Stevens	\$520
TE-2	RD-113	20th St NE and Main Street Roundabout	Construct roundabout and frontage improvements per the downtown subarea plan. Includes realignment improvements at Grade Rd/Hartford Dr.	TIZ 1 - East Lake Stevens	\$2,500
TE-60	RD-201	Wayfinding Signage	Procure and install wayfinding and welcome signs throughout City.	Citywide	\$10
TE-61	RD-202	ADA & Sidewalk Improvements	Curb ramp and sidewalk repair, maintenance, reconstruction in support of the ADA Transition Plan.	Citywide	\$600
TE-62	RD-203	Pavement Preservation Program	Annual pavement preservation activities including grind and overlay, crack sealing.	Citywide	\$5,400
TE-64	RD-204	Local Road Safety Plan	Update LRSP with recent collision data, identify safety concerns and countermeasures, prep for grant opportunities, implement improvements.	Citywide	\$350
TE-66	RD-205	Traffic Calming Program	Create Traffic Calming Program with stakeholder engagement, update code, notify public, implement.	Citywide	\$600

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-9	RD-206	SR 92 Access Improvements (Grade Road)	Improve the intersection of SR 92 / Grade Rd (roundabout) to reduce side street delay	TIZ 1 - East Lake Stevens	\$4,500
TE-1	RD-207	US-2 Trestle Replacement	Replace the US-2 westbound trestle. As part of this project, improvements to the US-2 / SR 204 / 20th St SE interchange are being identified to address peak hour congestion along the connecting ramps. Improvements are expected to improve operations along SR 204 and 20th St SE. This is a WSDOT-led project.	TIZ 3 - South Lake Stevens	-
TE-24	RD-208	131st Ave/28th St NE Intersection Alignment	Realign the intersection of 131st Ave (Old Hartford Dr) / 28th St to improve sight distance and safety for turning movements. Install pedestrian curb ramp improvements.	TIZ 1 - East Lake Stevens	\$2,695
TE-25	RD-209	131st Ave/Old Hartford Rd - Collector	Upgrade road between 36th St NE and 20th St NE to two 18' travel lanes, 5' landscaping on both sides, and a 5' sidewalk on both sides. Maintain the existing multi-use path along the east side of the roadway.	TIZ 1 - East Lake Stevens	\$23,730
TE-12	RD-210	Vernon Road Commercial Corridor Improvements	Widen/restripe roadway to provide one travel lane in each direction with a center TWLTL and sidewalks/landscaping (Minor Arterial standard).	TIZ 2 - West Lake Stevens	\$8,990
TE-20	RD-211	20th St SE Corridor Improvements	Widen roadway west of 83rd Avenue SE to provide an additional eastbound travel lane. Install a sidewalk along the south side of the roadway and bike lanes/wide shoulders in both directions.	TIZ 3 - South Lake Stevens	\$14,200
TE-4	RD-212	20th St NE - Neighborhood Connector	Upgrade road between Main St and Machias Rd to two 10' travel lanes, 8' parking on one side, 4' landscaping on both sides, a 10' multi-use path on one side, and a 6' sidewalk on one side.	TIZ 1 - East Lake Stevens	\$12,810
TE-26	RD-213	Machias Rd/28th St Intersection Improvements	Improve the intersection of Machias Rd/28th St NE (potential roundabout or signal) to reduce delay and improve access to the Industrial Center.	TIZ 1 - East Lake Stevens	\$4,500
TE-63	RD-214	Citywide Enhanced Striping Program	Install enhanced striping improvements (profiled double yellow centerlines, two-way left turn lane lanes, lane lines, and edgelines) along roadways identified in the LRSP.	Citywide	\$600
TE-65	RD-215	Active Transportation Plan	Create an Active Transportation Plan providing a detailed analysis of the City's pedestrian and bicycle network. Include a detailed evaluation of how to incorporate active transportation improvements into limited ROW roadways; development of separate bicycle/pedestrian LOS standards; develop LTS standards for the City.	Citywide	\$400
TE-27	RD-216	79th Ave SE & 8th St SE Intersection Improvements	Improve the intersection at 79th Ave SE and 8th Street SE. Implement safety improvements at adjacent intersections along corridor.	TIZ 3 - South Lake Stevens	\$655

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-67	RD-217	S Lake Stevens Rd & Davies Rd Intersection Improvements	Intersection improvements to address LOS deficiency at the intersection	TIZ 3 - South Lake Stevens	\$2,500
TE-5	TBD-01	16th Street NE Multi-Use Path	Construction of an MUP to connect downtown Lake Stevens to the Centennial Trail.	TIZ 1 - East Lake Stevens	\$4,500
TE-32	TBD-04	117th Ave NE Sidewalk (20th to 26th St NE)	TBD sidewalk along one side of 117th Ave NE between 20th St and 26th St. Includes ROW and typical frontage improvements including stormwater.	TIZ 1 - East Lake Stevens	\$2,000
TE-17	TBD-05	91st Ave SE Pedestrian/Bicycle Improvements (12th St SE to 20th St SE)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 12th Street SE and 20th Street SE.	TIZ 3 - South Lake Stevens	\$3,100
TE-8	TBD-06	N Lakeshore Dr Sidewalk (Main St to 123rd Ave NE)	TBD sidewalk along one side of N Lakeshore Dr between Main St and 123rd Ave.	TIZ 1 - East Lake Stevens	\$225
TE-34	TBD-07	Soper Hill Sidewalk (Lake Drive to SR9)	TBD sidewalk along one side of Soper Hill Rd between Lake Dr and SR9. Includes ROW and typical frontage improvements including stormwater.	TIZ 2 - West Lake Stevens	\$3,700
TE-35	TBD-18	South Lake Stevens Multi-Use Path Phase III	Construction of MUP to connect pedestrian generators to the existing trail along Machias Cutoff (Lake Stevens Road to 123rd Avenue)	TIZ 3 - South Lake Stevens	\$5,600

	Total Project Costs
TIZ 1	\$115,735,000
TIZ 2	\$37,825,000
TIZ 3	\$64,617,000
Citywide Programs (See note 3)	\$7,960,000
TOTAL	\$0

TABLE 9.1 – 20 YEAR CAPITAL FACILITIES PLAN 2025- 2045

Surface Water			Project Elements				
Project No.	Project Name	Project Description	Fish Passage & Habitat Enhancement	Stormwater Detention & Treatment	Stormwater Infrastructure Preservation	Floodplain & Storm Flow Capacity	2024 Project Cost
SW-101	Weir Replacement	Replace the weir at the outlet of Lake Stevens with a structure that provides fish passage and controls the lake level at a desired target.	X		X	X	\$ 810,000
SW-102	10th/79th Storm Line Replacement	Replace inadequately sized stormwater pipes and structures with structures/pipes to convey the significant quantity of water in this area.		X	X	X	\$ 550,000
SW-103	99th Ave SE/4th St. SE Culvert Feasibility	Design & feasibility of a fish barrier culvert replacement project at 99th Ave SE/4th St. SE.	X		X	X	\$ 2,040,000
SW-104	Bridge 06 Replacement - 36th Street NE	Replace Bridge 06 to ensure safe access to the Hartford Industrial area by commercial traffic.	X	X	X	X	\$ 6,661,000
SW-105	20th Street NE Culvert Replacement/ Channel Realignment	Lower Stevens Creek Phase 2A: Replace the 20th Street NE culvert with a bridge and stream realignment to reduce downtown flooding risk.	X		X	X	\$ 6,000,000
SW-106	Hartford Crossing - New and Channel realignment	Lower Stevens Creek Phase 1B: Construct new bridge on Hartford Drive and stream restoration through the wetland north of Hartford.	X	X	X	X	\$ 10,600,000
SW-107	18th Street NE Culvert Replacement/ realignment	Lower Stevens Creek Phase 2B: Remove the 18th Street NE culvert, roadway modifications, and new/restored stream alignment to 20th Street NE.	X		X	X	\$ 5,000,000
SW-108	36th Street NE Culvert Replacement - Fish Passable	Replace the fish barrier culvert at 36th Street NE that conveys a tributary to Catherine Creek.	X		X	X	\$ 1,765,000
SW-109	Regional Stormwater Facility Downtown	Construct a regional stormwater facility in downtown Lake Stevens to encourage commercial growth and correct stormwater deficiencies.		X	X	X	\$ 1,360,000
SW-110	Regional Stormwater Facility Hartford Industrial	Construct a regional stormwater facility in adjacent to Hartford Drive to encourage industrial growth and correct stormwater deficiencies.		X	X	X	\$ 1,360,000
SW-111	Catherine Creek/ Hartford Crossing Replacement	Lower Stevens Creek Phase 1A: Replace fish passage barrier culvert on Catherine Creek at Hartford Dr. for restored channel realignment.	X		X	X	\$ 3,400,000
SW-112	Original Outlet Channel Restoration	Lower Stevens Creek Phase 3: New bridge at Main St. and restoration of Lower Stevens Creek and floodplain with regional treatment facility.	X	X	X	X	\$ 7,500,000
Total Surface Water Cost							\$ 47,046,000

TABLE 9.1 – 20 YEAR CAPITAL FACILITIES PROGRAM, 2025 - 2045

Parks and Recreation									
Project No.	Project Name	Project Description	Project Type	Park Type	Trail	Athletics & Sports	Playground	Lake Access	2024 Project Cost
PR-100	Frontier Heights Phase II	Phase 2 - multi use synthetic athletic field, 4 pickleball courts, parking, sensory garden, labyrinth.	Remodel	Neighborhood		X			\$ 2,350,000
PR-102	Eagle Ridge Park Phase II	Design and construct an amphitheater, playground, restrooms, parking and frontage improvements.	Remodel	Community			X		\$ 3,339,000
PR-104	Cedarwood Property	Construct a recreational space by renovating an existing building that previously served this purpose.	Development	Mini					\$ 1,649,500
PR-110	Centennial Woods Trail Improvements	Improve trails and signage.	Renovation	Neighborhood	X				\$ 200,000
PR-111	Pump Track and Climbing Wall	Find location to construct a pump track and climbing walls.	Development	TBD		X			\$ 1,100,000
PR-112	South Lake Stevens Acquisition of Park Property	Identify locations for and acquire land for a neighborhood level park in the southeastern part of the city, and develop a new park.	Acquisition	TBD		TBD	TBD		\$ 5,000,000
PR-113	Davies Beach Pier Restoration	Restore the pier with new decking, piling repairs as needed. Pier area is 5,500 sq. ft.	Renovation	Neighborhood				X	\$ 100,000

TABLE 9.1 – 20 YEAR CAPITAL FACILITIES PROGRAM, 2025 - 2045

Parks and Recreation									
Project No.	Project Name	Project Description	Project Type	Park Type	Trail	Athletics & Sports	Playground	Lake Access	2024 Project Cost
PR-115	North Cove Pedestrian Bridge	Construct abutments and place previously purchased pedestrian bridge over the Lake Stevens outlet channel between North Cove Park and North Lakeshore Drive.	Development	Neighborhood				X	\$ 500,000
PR-116	Bonneville Ballfields	Replace the field surface and renovate the athletic field amenities.	Renovation	Special Use		X			\$ 950,000
PR-117	Annual Mini Park Restorations	Restoration program for mini-parks throughout the City. Mini-parks typically have playgrounds that need to be replaced or repaired as a recurring request.	Renovation	Mini			X		\$ 500,000
PR-123	Eagle Ridge Storage Building	Restore/remodel the storage facility at Eagle Ridge Park for use by the Parks Department.	Renovation						\$ 22,850
PR-130	Davies Beach Restroom Building	Remodel or replace the restrooms to meet ADA accessibility.	Renovation	Neighborhood					\$ 600,000
PR-131	Frontier Heights Restroom	New restroom building to replace portable toilet.	Renovation	Neighborhood					\$ 150,000
PR-140	Playground Replacement	Replace a playground in a mini-park.	Replacement	Mini			X		\$ 100,000
PR-141	North Cove Non-Motorized Dock	Replace low float dock with abutment.	Renovation	Neighborhood				X	\$ 170,000
PR-201	North Cove Marina Feasibility and Marine Unit Relocation	Relocate police/fire boats, feasibility study in 2024. Replace dock and moorage structure.	Renovation	Neighborhood				X	\$ 4,125,000
PR-202	Davies Dock Boat Launch Repair	Fix undermining and moving ramp pieces.	Repairs	Neighborhood				X	\$ 85,000

TABLE 9.1 – 20 YEAR CAPITAL FACILITIES PROGRAM, 2025 - 2045

Parks and Recreation									
Project No.	Project Name	Project Description	Project Type	Park Type	Trail	Athletics & Sports	Playground	Lake Access	2024 Project Cost
PR-203	Lake Stevens Bayview Connector Phase 1	8th St SE to SR 204, coordination with City of Marysville for Bayview Connector.	Development	Trail	X				\$ 2,700,000
PR-204	Lake Stevens Bayview Connector Phase 2	SR 204 to 17th St NE, coordination with City of Marysville for Bayview Connector.	Development	Trail	X				\$ 2,800,000
PR-205	Lake Stevens Bayview Connector Phase 3	17th St NE to Soper Hill Rd, coordination with City of Marysville for Bayview Connector.	Development	Trail	X				\$ 5,100,000
PR-206	Lake Stevens Bayview Connector Phase 4	20th & 83rd Ave NE to Marysville Connection.	Development	Trail	X				\$ 1,700,000
PR-207	North Cove Parking Lot	Repurpose and/or remove administrative buildings and construct new parking lot.	Renovation	Neighborhood			X	X	\$ 1,300,000
Total Parks Cost									\$ 35,271,350

TABLE 9.1 – 20 YEAR CAPITAL FACILITIES PROGRAM, 2025 - 2045						
Facilities and Utilities			Project Elements			
Project No.	Project Name	Project Description	Community / City Need	Maintenance / Preservation	Equity / Sustainability	2024 Project Cost
FC-101	Museum	Design and construct a museum building on Mill Spur adjacent to the Grimm House.	X			\$ 2,987,000
FC-102	Municipal Service Campus	Redevelop the campus at South Lake Stevens to include a City Hall and Council Chambers, includes design, tenant improvements and site improvements	X	X	X	\$ 4,100,000
FC-107	1819 Building Maintenance	Paint the exterior of the building. Replace aging HVAC system and other appliances. This project includes replacement of the eastern fire escape stairway and deck		X		\$ 165,000
FC-108	Security Cameras	Procure and install cameras on municipal facilities to improve security.	X			\$ 63,500
FC-109	Refueling Station Cover and Structure	Construct a ~1,200 square foot roof/cover structure over the refueling station at the PW Shop. This is a requirement of the City's NPDES permit.		X		\$ 45,720
FC-111	PW/Parks Building Feasibility Study	Prepare feasibility report and preliminary design for additional public works / parks expansion at current location.	X			\$ 30,000
FC-112	131st Ave NE Sewer Extension	Construct new sewer, storm and road improvements along 131st Ave NE from 20th Street NE to Hartford Drive. Costs will be shared with the Lake Stevens Sewer District. This cost estimate is 50% share.	X		X	\$ 2,500,000
FC-114	Machias Sewer / Road Improvements	Lift station design, sewer and road improvements along Machias Road to support redevelopment of the Lake Stevens Industrial Center.	X		X	\$ 3,235,000
FC-115	20th St SE Water Main Extension	Installation of ~4,000 linear feet water main along 20th Street SE providing water service for commercial and residential customers. Water main will reduce roadway cuts across recently improved road.	X		X	\$ 100,000
FC-202	Police Office Space Expansion	2nd story to training center for additional office space to allow for future growth.	X			\$ 2,000,000
FC-204	Police Training Center Lighting	Change to LED lighting		X	X	\$ 50,000
FC-205	Evergreen Office Building	Maintenance including siding, HVAC, and fire alarm at 10515 20th Street SE		X	X	\$ 257,000
TABLE 9.1 – 20 YEAR CAPITAL FACILITIES PROGRAM, 2024 - 2044						
Facilities and Utilities			Project Elements			
Project No.	Project Name	Project Description	Community / City Need	Maintenance / Preservation	Equity / Sustainability	2024 Project Cost
FC-207	PD Station	Upgrade fire alarms		X		\$ 120,000
FC-208	PD Evidence Building	Upgrade fire alarm, security system panels		X		\$ 120,000
FC-209	Senior Center	Maintenance including roof and HVAC		X		\$ 78,000
FC-210	Visitor Information Center	Upgrade electrical panel		X		\$ 44,500
FC-211	Cavelero Park Community	Build 100,000 Square Foot community center				TBD
Total Facilities Costs						\$ 15,533,220

TABLE 9.1 – 20 YEAR CAPITAL FACILITIES PROGRAM, 2025-2045

Planning and Maintenance			Program Elements					2024 Project Cost
Project No.	Project Name	Project Description	Planning	Beautification / Economic Development	Safety	Complete Streets	Maintenance / Preservation	
RD-201	Wayfinding Signage	Procure and install wayfinding and welcome signs throughout City.		X	X	X		TBD
RD-202	ADA & Sidewalk Improvements	Curb ramp and sidewalk repair, maintenance, reconstruction in support of the ADA Transition Plan.			X	X	X	\$ 600,000
RD-203	Pavement Preservation Program	Annual pavement preservation activities including grind and overlay, crack sealing.			X		X	\$ 5,400,000
RD-204	Local Road Safety Plan	Update LRSP with recent collision data, identify safety concerns and countermeasures, prep for grant opportunities, implement improvements.	X		X			\$ 350,000
RD-205	Traffic Calming Program	Create Traffic Calming Program with stakeholder engagement, update code, notify public, implement.	X		X	X		\$ 600,000
RD-214	Citywide Enhanced Striping Program	Enhanced striping (profiled double yellow centerlines, two-way left turn lane lanes, lane lines, and edge lines) along roadways identified in the LRSP.			X		X	\$ 600,000
RD-215	Active Transportation Plan	Develop an active Transportation Plan providing an analysis of the city's pedestrian/bicycle network and recommendations of how to incorporate active transportation improvements into roadways.	X		X	X		\$ 400,000
Total Planning and Maintenance Cost								\$ 7,350,000

Exhibit 5

Table 9.2 - 6-Year 2026 - 2031 Capital Improvement Plan

Type	Project No.	Project Group/Name	Description	Total Project Cost	2026	2027	2028	2029	2030	2031	Total	
STREETS	RD-100	Main St. Improvements (16th St NE to 20th St NE)	Multi-use path, street frontage improvements along Main Street between 16th St to 20th St.	\$ 4,040,000	\$ 400,000						\$ 3,900,000	
	FC-112	131st Avenue Infrastructure Improvements	Construct new sewer, storm and road improvements along 131st Ave NE from 20th Street NE to Hartford Drive.	\$ 2,500,000	\$ 2,379,826						\$ 2,500,000	
	RD-113	20th St NE and Main Street Roundabout	Construct roundabout and frontage improvements per the downtown subarea plan.	\$ 3,200,000	\$ 80,000	\$ 2,691,785					\$ 3,200,000	
	TBD-04	117th Ave NE Sidewalk (20th to 26th St NE)	TBD sidewalk along one side of 117th Ave NE between 20th St and 26th St. Includes ROW and typical frontage improvements including stormwater.	\$ 1,650,000	\$ 1,374,853						\$ 1,650,000	
	TBD-05	91st Ave SE Sidewalk (20th to 12th St SE)	TBD sidewalk along the east side of 91st Ave SE between 20th St SE and 12th St. Includes ROW and typical frontage improvements including stormwater.	\$ 2,300,000	\$ 1,950,000						\$ 2,130,000	
	TBD-07	Soper Hill Sidewalk & Sewer Improvements	TBD sidewalk along one side of Soper Hill Rd between Lake Dr and SR9. Includes ROW and typical frontage improvements including stormwater.	\$ 3,800,000	\$ 570,000	\$ 3,230,000					\$ 3,800,000	
	RD-100	79th Ave SE Access Road	Construct new roadway including bike lane, two travel lanes, landscape strips and sidewalks for through road to Cavalero Mid-High School.	\$ 3,180,000		\$ 400,000	\$ 2,780,000				\$ 3,180,000	
	TBD-06	N Lakeshore Dr Sidewalk (Main St to 123rd Ave NE)	TBD sidewalk along one side of N Lakeshore Dr between Main St and 123rd Ave.	\$ 150,000	\$ 40,000	\$ 110,000					\$ 150,000	
	TBD-01	16th Street NE Multi-Use Path	Construction of an MUP to connect downtown Lake Stevens to the Centennial Trail.	\$ 3,150,000		\$ 350,000	\$ 300,000	\$ 2,500,000			\$ 3,150,000	
	RD-1021	91st Ave NE Commercial Revitalization Phase I	Market Place to SR 204, upgrade road to minor arterial road standard between Market Place to SR 204.	\$ 3,850,000			\$ 350,000	\$ 3,500,000			\$ 3,850,000	
	RD-1021	91st Ave NE Commercial Revitalization Phase II	SR 204 to Frontier Circle, upgrade road to minor arterial road standard between SR 204 to Frontier Circle.	\$ 1,100,000		\$ 100,000	\$ 1,000,000				\$ 1,100,000	
	CP-1405	South Lake Stevens Multi-Use Path Phase II	Construction of multi use path from 20th Street SE to SR9	\$ 3,650,000		\$ 400,000	\$ 250,000	\$ 3,000,000			\$ 3,650,000	
	TBD-18	South Lake Stevens Multi-Use Path Phase III	Construction of a multi use path from S. Lake Stevens Road east on Machias Cutoff	\$ 3,500,000				\$ 500,000	\$ 3,000,000		\$ 3,500,000	
	RD-214	Annual Citywide Road Striping and Thermoplastic	Maintenance of city-wide striping	\$ 600,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 755,000
	RD-202	Annual ADA & Sidewalk Improvements	Curb ramp and sidewalk repair, maintenance, reconstruction in support of the ADA Transition Plan.	\$ 1,200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,250,000
	RD-203	Annual Pavement Preservation Program	Annual pavement preservation activities including grinding and overlay, crack sealing.	\$ 4,200,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 4,735,000
	RD-204	Traffic Safety & Calming Program	Create Traffic Calming Program with stakeholder engagement, update code, notify public, implement.	\$ 600,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,001	\$ 675,011
	*new	Traffic Safety Cameras Program and Equipment	City Council has authorized the ordinance to install traffic safety cameras. This ordinance grants the ability to put into place a program	\$ 120,000	\$ 120,000							\$ 120,000
			Streets	STREETS TOTAL	\$ 42,790,000	\$ 8,014,679	\$ 8,381,785	\$ 5,780,000	\$ 10,600,000	\$ 4,100,000	\$ 1,100,001	\$ 37,976,465
												\$ -
PARKS	PR-100	Frontier Heights Phase II	Phase 2 - multi use synthetic athletic field, 4 pickleball courts, parking, sensory garden, labyrinth.	\$ 2,000,000	\$ 1,283,505						\$ 1,283,505	
	PR-102	Eagle Ridge Park Phase II	Phase 2 of master plan - playground, walking trail, amphitheater, parking.	\$ 3,664,774	\$ 332,387	\$ 3,000,000					\$ 3,332,387	
	PR-104	Cedarwood Property	Site feasibility study for Cedarwood property.	\$ 2,455,589	\$ 500,000	\$ 1,955,589					\$ 2,455,589	
	PR-106	West Lake Park Recreation Amenities	Plan amenities for West Lake Park consistent with the powerline easements. (May inc revamping sports field, adding a playground or pump track.)	\$ 100,000	\$ 100,000						\$ 100,000	
	PR-113	Davies Beach Pier Resurfacing	Resurface public dock at Davies Beach. The wood is degraded and new light transparent decking is needed.	\$ 100,000	\$ 180,000						\$ 180,000	
	PR-201	N Cove Marina Feasibility & Marine Unit Relocation	Construct a marina to replace motorized, non-motorized and first responder's dock.	\$ 4,125,000	\$ 400,000	\$ 3,725,000					\$ 4,125,000	
	PR-207	North Cove Parking Lot & Recreation Building	Remove one of the administrative buildings, repurpose the other and construct new parking lot.	\$ 1,300,000	\$ 300,000	\$ 1,000,000					\$ 1,300,000	
	PR-108	Lake Stevens Bayview Connector Phase 0.5	12th St to 8th St trail, realign 12th Street and connect to Phase 0 project.	\$ 1,546,000	\$ 773,000						\$ 773,000	
	PR-203	Lake Stevens Bayview Connector Phase 1	8th St SE to SR 204, coordination with City of Marysville for Bayview Connector.	\$ 3,470,000	\$ 635,000	\$ 2,200,000					\$ 2,835,000	
	PR-204	Lake Stevens Bayview Connector Phase 2	SR 204 to 17th St NE, coordination with City of Marysville for Bayview Connector.	\$ 2,800,000		\$ 500,000	\$ 2,300,000				\$ 2,800,000	
	PR-205	Lake Stevens Bayview Connector Phase 3	17th St NE to Soper Hill Rd, coordination with City of Marysville for Bayview Connector.	\$ 5,100,000			\$ 500,000	\$ 4,600,000			\$ 5,100,000	
	PR-206	Lake Stevens Bayview Connector Phase 4	20th & 83rd Ave NE to Marysville Connection	\$ 1,700,000				\$ 500,000	\$ 1,200,000		\$ 1,700,000	
	PR-117	Annual Mini Park Restorations	Restoration program for mini-parks throughout the City. Mini-parks typically have playgrounds that need to be replaced or repaired. This is recurring annual funding.	\$ 400,000		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ 400,000	
	PR-110	Centennial Woods Trail Improvements	Improve trails and signage.	\$ 200,000			\$ 200,000				\$ 200,000	
	PR-111	Pump Track and Climbing Walls	Find location to construct a pump track and climbing walls.	\$ 1,100,000			\$ 1,100,000				\$ 1,100,000	
	PR-126	Lundeen Park Restroom Building	Remodel the Lundeen Park restroom building, including the concession area.	\$ 950,000				\$ 150,000	\$ 800,000		\$ 950,000	
	PR-131	Frontier Heights Restroom & Storage Building		\$ 250,000		\$ 250,000					\$ 250,000	
PR-130	Davies Park Restroom Building		\$ 950,000					\$ 150,000	\$ 800,000	\$ 950,000		
PR-112	South Lake Stevens Acquisition of Park Property	Neighborhood level park need in south west area of the city.	\$ 5,000,000							\$ 5,000,000		
		Parks	PARKS TOTAL	\$ 37,211,363	\$ 4,503,892	\$ 12,730,589	\$ 4,200,000	\$ 5,350,000	\$ 2,250,000	\$ 5,800,000	\$ 34,834,481	
FACILITIES	FC-205	Evergreen Office Building (HVAC, Alarm)	Replace the HVAC	\$ 194,000	\$ 97,000						\$ 97,000	
	FC-102	Municipal Service Campus	Remodel existing buildings to house the city hall complex	\$ 15,899,820	\$ 7,949,910						\$ 7,949,910	
	FC-101	Museum	Complete final design of museum and construction of the new building	\$ 6,326,192	\$ 3,163,096						\$ 3,163,096	
	FC-202	Police Office Space Expansion	2nd story to training center for additional office space to allow for future growth	\$ 2,000,000				\$ 2,000,000			\$ 2,000,000	
			Facilities	FACILITIES TOTAL	\$ 24,420,012	\$ 11,210,006	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 13,210,006
STORM	SW-104	Bridge 06 Replacement - 36th Street NE	Replacement of Bridge 06 to ensure safe access to the Hartford Industrial area by commercial traffic.	\$ 4,000,000	\$ 731,000						\$ 731,000	
	SW-111	Catherine Creek/Hartford Crossing Replacement	Lower Stevens Creek Phase 1A: Replace fish passage barrier culvert on Catherine Creek at Hartford Dr. for restored channel realignment.	\$ 6,500,000	\$ 1,250,000	\$ 2,625,000	\$ 2,625,000				\$ 6,500,000	
	SW-108	36th St Culvert Replacement	Replace the fish barrier culvert at 36th Street NE that conveys a tributary to Catherine Creek.	\$ 1,500,000	\$ 225,000			\$ 1,500,000			\$ 1,725,000	
	SW-103	99th Ave SE/4th St SE Culvert Feasibility	Feasibility of a fish barrier culvert replacement project at 99th Ave SE/4th St SE.	\$ 50,000	\$ 50,000			\$ 340,000	\$ 1,700,000		\$ 2,090,000	
	*new	SWM Fee - Rate Study and Fee Adoption	This project is to hire a consultant to set surface water utility rates.	\$ -	\$ 50,000						\$ 50,000	
		Storm	STORMWATER TOTAL	\$ 12,050,000	\$ 2,306,000	\$ 2,625,000	\$ 2,625,000	\$ 1,840,000	\$ 1,700,000	\$ -	\$ 11,096,000	
		GRAND TOTAL	\$116,471,375	\$26,034,577	\$23,737,374	\$12,605,000	\$17,790,000	\$10,050,000	\$6,900,001	\$97,116,952		



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

03/10/2026

Ms. Christi Schmidt
Planning Manager
City of Lake Stevens
1812 Main Street
Post Office 257
Lake Stevens, WA 98258-0257

Sent Via Electronic Mail

Re: City of Lake Stevens--2026-S-11596--60-day Notice of Intent to Adopt Amendment

Dear Ms. Schmidt:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

The city is proposing amendments to the capital facilities element for the purposes of updating the city's traffic impact fees to fund budgeted projects per RCW 36.70A.130(2)(a)(iv). Other amendments include updates to the traffic impact fee methodology and administrative forms.

We received your submittal on 03/10/2026 and processed it with the Submittal ID 2026-S-11596. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 05/09/2026.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Jeff Aken, (360) 725-2869.

Sincerely,

Review Team
Growth Management Services



One Community Around the Lake

ADDENDUM TO SEPA DETERMINATION OF NONSIGNIFICANCE

Addendum Date: April 3, 2026

DNS Issuance Date: September 23, 2024 (SEPA # 202404143)

Project Name (No.): 6-Year and 20-Year CIP Updates to the 2025 Comprehensive Plan (LUA2025-0197)

Applicant: City of Lake Stevens

Description of Proposal: The City of Lake Stevens is proposing updates to Table 9.1 (20-Year Capital Facilities Plan) and Table 9.2 (6-Year Capital Improvement Plan) of the 2024 Comprehensive Plan's [Capital Facilities Element](#). The proposed changes were part of the 2025 Comprehensive Plan annual docket, which have been carried over to 2026. They reflect updated capital project lists that were prepared in coordination with proposed updates to the city's Traffic Impact Mitigation Fees, which are codified in [Chapter 14.112 LSMC](#) and included in the city's current [fees resolution](#). The proposal is being considered separately from the 2026 Comprehensive Plan annual docket per [RCW 36.70A.130\(2\)\(a\)\(iv\)](#). The 60-Day Notice to Adopt was issued on March 10, 2026 (2026-S-11596).

A Determination of Nonsignificance (DNS) was issued for the 2024 Comprehensive Plan on September 23, 2024 under SEPA # 202404143. An addendum to the DNS was previously issued on January 24, 2025 under SEPA # 202500289 for minor changes to the Housing Element (Chapter 3) and Land Capacity Analysis (Appendix B).

The Lake Stevens Planning Commission is tentatively scheduled to hold a public hearing on the proposed amendments on May 6, 2026. The Lake Stevens City Council will consider their recommendation in late May or June 2026.

Project Location: Citywide

Contact Person: Christi Schmidt, Planning Manger **Phone:** (425) 622-9438 **Email:** cschmidt@lakestevenswa.gov

Threshold Determination: The City of Lake Stevens, acting as lead agency for this proposal, has determined that the proposed changes would not result in any additional probable significant adverse impacts on the environment beyond those included in the September 23, 2024 DNS, and is issuing this Addendum.

SEPA Responsible Official:

Russ Wright, Community Development Director

Public Comments: SEPA addenda do not require a public comment period.

For additional information please contact the Department of Community Development at 425-622-9438.

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Published on SEPA Register under SEPA # 20240414

Exhibit 8



One Community Around the Lake

CITY OF LAKE STEVENS NOTICE OF PUBLIC HEARING 2025 Comprehensive Plan Docket

PROJECT NAME: 2025 Comprehensive Plan Amendments to Chapter 8, Transportation Element and Chapter 9 Capital Facilities Element, Traffic Impact Fee Cost Basis and Proposed Traffic Impact Fee Adjustments to Update the City's Traffic Impact Fees.

APPLICANT: City of Lake Stevens, 1812 Main Street, Lake Stevens, WA 98258

NOTICE OF PUBLIC

HEARINGS PUBLISHED: April 25 and May 15, 2026

PLANNING COMMISSION PUBLIC HEARING: Wednesday, May 6, 2026 at 6:00 PM

CITY COUNCIL PUBLIC HEARING: Tuesday, May 26, 2026 at 6:00 PM

LOCATION/FORMAT: Hybrid In-Person/Online Format

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

Zoom: See city website calendar and agenda for the link

PROPOSED PROJECT DESCRIPTION:

Under the Growth Management Act, the city can amend its Comprehensive Plan and Future Land Use Map once per year, through an annual docket process. The 2025 docket includes updates the Transportation (Chapter 8) and Capital Facilities (Chapter 9), updates to the 20-year Capital Projects List (Tables 8.8 and 9.1), Figure 8.15 which show the project locations, 6-Year Capital Projects Lists (Table 9.2) to reflect transportation improvements required to accommodate the city's growth targets and to meet the city's adopted Level of Service (LOS) consistent with the adopted 2024 Comprehensive Plan periodic update. In addition, the city has proposed adjustments to the Traffic Impact Fees.

The Lake Stevens Planning Commission will conduct a public hearing and receive public testimony to consider the docket items described above. The Lake Stevens City Council will then review the Planning Commission recommendation and conduct an additional public hearing before making a final decision.

PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments before the hearing or provide oral testimony in-person or via Zoom. Comments can be submitted to City Hall, Attn: Christi Schmidt at PO Box 257, Lake Stevens, WA 98258 or by email at cshmidt@lakestevenswa.gov. Persons who provide comments may appeal the decision, per LSMC 14.16A.265. Project files and Zoom links for the public hearings will be available a week prior to the public hearing date at [2025 Comprehensive Plan Docket | Lake Stevens, WA - Official Website](#).

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Posted at Permit Center, City Hall, and Website
Published in Everett Herald

Exhibit 9



One Community Around the Lake

May 6, 2026

Lake Stevens City Council
1812 Main Street
Lake Stevens, WA 98258

RE: Planning Commission Recommendation on 2025 Comprehensive Plan Docket

Commissioners Present: All members present.

Commissioners Absent: No members absent.

PLANNING COMMISSION PUBLIC HEARING

On May 6, 2026, the Planning Commission held a public hearing on the 2025 Comprehensive Plan Docket, following a work session on April 1, 2026 with the Planning Commission and a City Council work session on April 21, 2026 to review draft materials. Following the staff presentation, members of the public provided oral testimony. Commissioners also reviewed written comments received from the public and outside agencies. Commissioners briefly discussed the proposal, before approving a motion to the staff's recommended text amendments in to approve the proposed amendments.

As detailed in the May 6, 2026, staff report, staff concluded that the proposed amendments met the applicable approval/decision criteria and were consistent with the Growth Management Act.

PLANNING COMMISSION RECOMMENDATION

The Commission approved a motion to recommend that Council approve the 2025 Comprehensive Plan Docket to update Table 9.1 (20-Year Capital Facilities Plan) and Table 9.2 (6-Year Capital Improvement Plan) of the 2024 Comprehensive Plan's [Capital Facilities Element](#). The proposed changes were part of the 2025 Comprehensive Plan annual docket, which have been carried over to 2026. They reflect updated capital project lists that were prepared in coordination with proposed updates to the city's Traffic Impact Mitigation Fees, which are codified in [Chapter 14.112 LSMC](#) and included in the city's current [fees resolution](#).

Respectfully Submitted,

Lake Stevens Planning Commission

PLANNING COMMISSION STAFF REPORT



Agenda Date: 5/6/2026

Subject: LSMC Code Amendment to Sections 5.08, 5.12, and 5.18 to address pet licensing and nuisance animals.

Contact Person/Department: , Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

SUMMARY/BACKGROUND:

APPLICABLE CITY POLICIES:

ATTACHMENTS:

None