



# PLANNING COMMISSION AGENDA

Date: September 5, 2012

Planning Commission Meeting:

First Wednesday of every Month @ 7:00pm

Community Center  
1808 Main Street  
Lake Stevens, WA 98258

[www.lake-stevens.wa.us/planning.htm](http://www.lake-stevens.wa.us/planning.htm)

Planning & Community Development Department

1812 Main Street  
Lake Stevens, WA 98258  
(425) 377-3235

[www.lake-stevens.wa.us](http://www.lake-stevens.wa.us)

## Municipal Code

Available online:

[www.codepublishing.com/WA/LakeStevens/](http://www.codepublishing.com/WA/LakeStevens/)

**A. CALL TO ORDER: 7:00pm**  
Pledge of Allegiance

**B. ROLL CALL**

**C. GUEST BUSINESS**

**D. ACTION ITEMS**

1. Approve Minutes from August 15, 2012

**E. PUBLIC HEARING**

### **PUBLIC HEARING FORMAT**

1. Open Public Hearing
2. Staff presentation
3. Commission's questions for staff
4. Proponent's comments
5. Comments from the audience
6. Proponent rebuttal comments
7. Close public comments portion of hearing
8. Re-open public comment portion of hearing for additional comments (optional)
9. Close Hearing
10. COMMISSION ACTION – Recommendation to Council
  - A. Approve
  - B. Deny
  - C. **Continue**

1. 2012 Comprehensive Plan Amendments — Docket Ratification (Karen Watkins, Principal Planner)

For more information, see Staff Report.

**F. DISCUSSION ITEMS**

**G. COMMISSIONER REPORTS**

**H. PLANNING DIRECTOR'S REPORT**

**I. ADJOURN**

### **SPECIAL NEEDS**

*The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, at (425) 377-3227 at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, at (800) 833-6388, and ask the operator to dial the City of Lake Stevens City Hall number.*

***PLANNING COMMISSION AGENDA***

**Meeting Date: August 1, 2012**

**PLANNING COMMISSION PUBLIC HEARING CONTINUATION MINUTES**

Community Center  
1812 Main Street, Lake Stevens  
Wednesday, August 15, 2012

- CALL TO ORDER: 7:03 pm by Chair Linda Hoult
- MEMBERS PRESENT: Linda Hoult, Sammie Thurber, Janice Huxford, Jennifer Davis, Dean Franz, Gary Petershagen and Pam Barnet
- MEMBERS ABSENT: None
- STAFF PRESENT: Planning Director Becky Ableman, Principal Planner Karen Watkins, Senior Planner Russell Wright and Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: The following members of the public were present:

Barbara Mounsey	Al Lansing
David Milot	Darron Pyper
Cheryl Robinson	Joyce Bell
Deloa Parrish	Albeo Maillet
James Chapin	

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**Excused absence:** None

**Guest business.** None

**Approve Minutes of August 1, 2012:** Commissioner Franz requested the August 1, 2012 minutes be amended. Chair Hoult made a motion to amend the minutes, Vice-Chair Thurber second, motion passed, 7-0-0-0. Commissioner Franz made a motion to approve the amended August 1, 2012 minutes, Commissioner Petershagen second, motion passed 7-0-0-0.

**Staff Presentation:** Planning Director Ableman began with a presentation outlining commercial and residential growth of the city over the past few years. She emphasized that current growth is directed toward centers. The City is proposing to meet its commercial needs by developing opportunities in two subareas and is reflected in the 20th Street SE Corridor, and the Lake Stevens Center subarea plans.

Principal Planner Watkins continued the discussion by entering three additional comment letters into the record. These letters included an email from Kevyn Williams regarding sidewalks along 91<sup>st</sup> Street and greenbelts and parks in the Cavalero Hill area; an email from Kim Stahlke regarding high density housing and low income housing; and a letter from Joyce Bell regarding zoning on the property she owns along N. Davies Rd.

Senior Planner Wright went over some proposed revisions to the Lake Stevens Center Subarea and subarea zoning regulations. Implementation of the gateway and wayfinding sections of the subarea plan were discussed, including placement of monument signs and timing of the sign placement. Commissioner Franz asked about

transitional zoning separating high and low density housing, Planner Wright responded the new zoning maps provide transitional zones. Commissioner Huxford asked about map revisions and when the changes were made, Planner Wright responded the version the Commissioners saw on August 1<sup>st</sup> was a revision to the original map dated June 15<sup>th</sup>.

Principal Planner Watkins discussed minor revisions to the 20<sup>th</sup> Street SE Corridor Subarea. She also introduced a proposed zoning update at the northeast corner of SR 9 and 20<sup>th</sup> Street SE. The current use of the property is a church; the proposed zoning would make this use non-conforming. Based on discussions with the property owner of three properties to the north, High Urban Residential (HUR) zoning would be a good choice for the area and make the church a conforming use with an administrative conditional use permit. Commissioner Franz asked what the differences are between commercial and business zoning. Planner Watkins responded that the commercial zoning is for large big box businesses, such as Wal-Mart, while the business zoning is for smaller businesses, such as hairstylists, banks and restaurants. Commissioner Petershagen asked about the zoning at the northeast corner of 20<sup>th</sup> Street SE and 79<sup>th</sup> Avenue SE. Director Ableman responded that a developer has begun a residential plat at this location, so the zoning will remain residential.

The presentation continued with discussion by Director Ableman on the Capital Facilities Plan. This is a 6 year, fluid plan that will be reviewed annually. The plan includes a list of capital projects, different funding sources; and the timing of projects. The plan also incorporates projects from the sewer district and PUD capital facilities plans that affect the subareas. Commissioner Franz asked how the mitigation fees will be distributed, Director Ableman responded the subareas would be one improvement area allowing the city to make improvements where the development is happening. Commission Huxford asked about sidewalks and addressing the walkability beyond the subareas; Director Ableman responded that the plan does provide for sidewalks extending outside the subareas.

### **Public Hearing:**

Commissioner Huxford made a motion to re-open the public comment portion of the hearing, Vice-Chair Thurber second, motion passed 7-0-0-0.

The following citizens provided testimony:

Barbara Mounsey, 8211 20<sup>th</sup> Street SE, Lake Stevens. Ms. Mounsey stated she has a circular driveway to access her property and she would like to keep her current access and parking configuration. Director Ableman commented that she has made Public Works Director Monken aware of Ms. Mounsey's concerns and he is in contact with her by email. Ms. Mounsey also inquired about a bus stop. She was referred to Public Works Director Monken.

Dave Milot, 7330 20<sup>th</sup> St SE, Lake Stevens. Mr. Milot began by thanking the city for their positive vision for the future. His concerns centered on increased traffic on 20<sup>th</sup> Street SE and providing the proper lanes and lights or roundabouts for maximum traffic flow. Mr. Milot also suggested that mixed-use zoning could allow more flexibility within this zoning.

Al Lansing, 10610 20<sup>th</sup> Street SE, Lake Stevens. Mr. Lansing's concerns centered

around increased traffic on 20<sup>th</sup> Street SE and the inability of large trucks to stop at a light or negotiate a roundabout at the intersection of Cavalero Road and 20<sup>th</sup> Street SE due to the steep hill when traveling east on 20<sup>th</sup> Street SE. Mr. Lansing proposed re-directing traffic to avoid congestion at this intersection.

Joyce Bell, 1321 Springbrook Road, Lake Stevens. Ms. Bell testified that she would like to retain a commercial zoning on the property she owns, within the Lake Stevens Center Subarea, because Mixed-Use Neighborhood zoning requires greater setbacks than the Commercial District. She stated it would be difficult to meet these setbacks due to the small size of her lot and would limit what she could build on the lot.

Commissioner Barnet made a motion to close the public comment portion of the hearing, Commissioner Huxford second, motion passed 7-0-0-0.

Discussion followed regarding both subareas. Commissioner Petershagen asked about mitigation fees and the timing of fee collection. Commissioners and staff discussed fee collection and the pros and cons of collecting at building permit issuance, certificate of occupancy, or deferring the fees and collecting them as the development progresses. The concept of parking lot cells was discussed. Commissioner Davis asked about gateways and the timing of construction. Director Ableman responded it is the Council's intent to start on the gateways as soon as possible and staff is looking for grants to aid in this process.

#### **Recommendations by Motion:**

Commissioner Huxford made a motion recommending City Council modify the Lake Stevens Center Subarea Plan zoning maps to show the three properties on North Davies Road from Mixed-Use Neighborhood to Commercial District per the Joyce Bell letter dated August 15<sup>th</sup>, Commissioner Franz second, motion passed 7-0-0-0.

Commissioner Petershagen made a motion recommending Council explore options to modify the timing of collection of traffic impact fees as proposed in LSMC 14.112.100, with the intent to encourage development and increase flexibility. These options include collecting fees at time of building permit issuance, certificate of occupancy, or deferring the fees, Commissioner Franz second, motion passed 7-0-0-0.

Commissioner Franz made a motion recommending Council incorporate the staff recommended amendments to the Lake Stevens Center and 20<sup>th</sup> Street Corridor subarea plans as listed in the memo dated August 15<sup>th</sup>, Vice-Chair Thurber second, motion passed 7-0-0-0.

Commissioner Franz made a motion recommending Council adopt the Subarea Plans, Planned Actions and Associated Documents as presented by staff with the amendments previously approved by motion, Commissioner Huxford second, motion passed 7-0-0-0.

**Commissioner Reports.** There were no commissioner reports; however, all the commissioners expressed their appreciation to planning staff for their hard work in preparing the subarea documents.

**Planning Director's Report.** None

**Adjourn.** Vice-Chair Thurber made a motion to adjourn at 8:32 p.m., second by Commissioner Barnet; motion passed 7-0-0-0.

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Linda Hoult, Chair

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Georgine Rosson,  
Planning/Public Works Coordinator



## Staff Report City of Lake Stevens Planning Commission

Public Hearing on Ratification of 2012 Docket  
Date: **September 5, 2012**

Subject: **2012 Comprehensive Plan Amendment Proposals  
(2012 Docket Ratification) (LS2012-3)**

Contact Person/Department: **Karen Watkins**, Planning and Community Development  
Via: **Rebecca Ableman**, Planning Director

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### **SUMMARY:**

This year, there is one private application for comprehensive plan amendments and related rezone. There are no code housekeeping proposals. Staff is proposing nine text amendments.

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### **ACTION REQUESTED OF PLANNING COMMISSION:**

Hold an authorization public hearing on the proposed amendments on September 5, 2012, to determine whether or not a proposal merits consideration and make a recommendation to the City Council of those proposals which should be included for further analysis on the 2012 Docket. Review proposed text changes to the Comprehensive Plan recommended by staff for further analysis. Proposed amendments must meet specific findings to be included in this year's annual docket cycle called the "2012 Docket."

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### **BACKGROUND/HISTORY:**

Under the Growth Management Act, the City is allowed to amend the Comprehensive Plan and Future Land Use Map only once per year, with a few exceptions. This process is called the "Docket." The Comprehensive Plan has a specified docket process to follow (pages 1-19 to 1-25). This year's docket has one private proposal for a land use redesignation and related rezone by the Public Utility District No. 1 and nine City proposed text amendments. A staff summary of each amendment proposal is attached as **Attachment A**. Analysis sheets for each proposal are attached in **Attachment B**.

The Comprehensive Plan (page 1-20) includes requirements for annual amendments:

*Annual amendments shall not include significant policy changes, which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7); rather, they are intended to address the following:*

- *Major or minor land use and road classification changes*
- *Amendments to Plan text including support data and implementation*
- *Changes to Element maps*
- *Minor changes to policies or clarification*
- *Other minor text changes*

Each summary sheet includes a section to show which issue(s) the proposed amendment is intended to address (see **Attachment B**).

The Comprehensive Plan (page 1-24) lists findings that must be met in order to authorize an amendment for inclusion in an annual amendment cycle or docket.

*The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.*

- 1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?*
- 2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?*
- 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.*
- 4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?*
- 5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan OR*
- 6. 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*
  - 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.*

Each amendment proposal includes an analysis of which decision criteria are met by the proposed amendment, if any (see **Attachment B**).

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**DISCUSSION:** Staff will begin the briefing by discussing the requirements for ratification specified in the Comprehensive Plan. Next, each of the amendment proposals will be summarized. In order to move a proposal forward to the 2012 Docket the appropriate findings must be met. The map proposal and all nine text proposals meet the decision criteria.

Once the 2012 Docket is ratified, staff will provide proposed amendments and detailed analysis for each proposal so decisionmakers can determine if proposal meets the criteria to grant or deny. The bottom of each proposal sheet shows staff recommendations and includes a space for Planning Commission recommendations.

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**RECOMMENDATION:** Planning Commission deliberate and decide which proposals should be recommended to the City Council for inclusion on the 2012 Docket. Staff will prepare a letter of recommendation to the City Council for review and signature by the Commission Chair and Co-Chair.

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**ATTACHMENTS:**

- A Summary Table – 2012 Comprehensive Plan Proposals for Ratification of 2012 Docket
- B Analysis Sheets for each map and text proposals (10 total)

## SUMMARY - 2012 COMPREHENSIVE PLAN PROPOSALS FOR RATIFICATION OF 2012 DOCKET

One private map proposal (PUD) and nine text proposals (all City) are being presented for consideration for ratification as the 2012 Docket. This table summarizes each and provides information on whether the Requirements and Findings are met. In order for a proposal to be recommended for the final docket, at least one finding must be met. A list of Requirements and Findings are attached at the end of this summary. Analysis Forms are attached for each proposal.

<b>RATIFICATION MAPS</b>				
<b>#</b>	<b>NAME</b>	<b>PARCELS/ ACREAGE</b>	<b>REQUEST</b>	<b>REQUIREMENTS TO GRANT/DENY</b>
RM-1	PUD Decommissioned Facility	1/1.16	Redesignate from P/SP to MDR. Rezone from P/SP to UR for future development	1, 2, 3, 4, 5, 6b

<b>RATIFICATION TEXT</b>			
<b>#</b>	<b>NAME</b>	<b>REQUEST</b>	<b>REQUIREMENTS TO GRANT/DENY</b>
RT-1	Chapter 1 Introduction	<ul style="list-style-type: none"> <li>• <u>Page 1-9</u> – Update Section “Public Process for Docket Cycles” with 2012 Ratification and adoption tables</li> <li>• <u>Page 1-16</u> – Update Section “5. Lake Stevens UGA Annexation Plan” to remove references to original 6-year plan to be more general and modify Figure 1-1 to remove dates “2006-2011”</li> <li>• <u>Page 1-21</u> – Update Section “C. Exceptions to the Annual Plan Amendment Process” for consistency with RCW 36.70A.130(2)(a)</li> <li>• <u>Page 1-28</u> – Add reference to appendix with 2012 Docket SEPA documents</li> </ul>	1, 2, 3, 4, 5
RT-2	Chapter 2 Description of the Planning Area	<ul style="list-style-type: none"> <li>• <u>Pages 2-4 to 2-7</u> – Update Population Characteristics with 2010 Census data</li> <li>• <u>Page 2-15</u> – Update Employment information with more recent data</li> <li>•</li> </ul>	1, 2, 3, 4, 5
RT-3	Chapter 4 Land Use Element	<ul style="list-style-type: none"> <li>• <u>Page 4-5</u> – replace Figure 4.0b with Updated Land Use Map adopted as part of Subarea Adoption Process</li> <li>• <u>Page 4-11</u> – Add description for Low Density Residential after Medium Density Residential</li> <li>• <u>Page 4-13</u> – Revise language in paragraph after Waterfront Residential to better reflect flexible housing options in different zones</li> <li>• <u>Pages 4-22 to 4-25</u> – update Reasonable Measures table 4-3 to reflect adoption of subarea plans</li> <li>• <u>Page 4-34</u> – Add Low Density Residential description after Medium Density Residential</li> </ul>	1, 2, 3, 4, 5, 6a, 6b

## SUMMARY - 2012 COMPREHENSIVE PLAN PROPOSALS FOR RATIFICATION OF 2012 DOCKET

#	NAME	REQUEST	REQUIREMENTS TO GRANT/DENY
RT-4	<b>Chapter 6 Transportation Element</b>	<ul style="list-style-type: none"> <li>• Page 6-11 – add language to Transit LOS Standards section that SR9 and 20<sup>th</sup> Street SE are designated transit emphasis corridors in Community Transit’s Long Range Transit Plan and Countywide Planning Policy TR-12</li> <li>• <u>Page 6-12 to 6-15</u> – update “Future Needs and Alternatives” for consistency with adopted Subarea Adoption Package</li> <li>• <u>Page 6-15</u> – update Policy 6.1.1 relating to change in LOS within subareas for consistency with adopted Subarea Adoption Package</li> </ul>	1, 2, 3, 4, 5
RT-5	<b>Chapter 7 Utilities &amp; Public Services &amp; Facilities Element</b>	<ul style="list-style-type: none"> <li>• <u>Page 7-5</u> – Sewer Service section should be updated for completion of new sewer treatment facility</li> <li>• <u>Pages 7-6 to 7-10</u> – Adopt most recent Lake Stevens School District Capital Facilities Plan for 2012–2017, add section on Snohomish School District, and add Snohomish School District to Figure 7.4</li> <li>• <u>Page 7-12</u> – Add reference to PUD’s approved Water Plan</li> </ul>	1, 2, 3, 4, 5
RT-6	<b>Chapter 8 Capital Facilities Element</b>	Update the chapter for consistency with adopted Subarea Planning Package	To Be Determined
RT-7	<b>Appendices</b>	<u>Add Appendix L</u> – Addendum No. 5 to be prepared as environmental review for 2012 Docket	1, 2, 3, 4, 5
RT-8	<b>Update Dates &amp; Table of Contents</b>	Update dates on cover and footers and update Table of Contents	1, 2, 3, 4, 5
RT-9	<b>Unknown Additional Items</b>	Council may add items to the Docket based on recommendation from Planning Commission, discussion of proposed amendments or public testimony	N/A

### H. Ratification of Docket and Authorization Hearing (*Pages 1-24 and 1-25 of Plan*)

All amendment requests will require an authorization hearing before the City Planning Commission and a recommendation shall be forwarded to the City Council for consideration before a docket is ratified by the City Council. The purpose of the authorization hearing is to determine whether or not a proposal merits consideration.

The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?

## **SUMMARY - 2012 COMPREHENSIVE PLAN PROPOSALS FOR RATIFICATION OF 2012 DOCKET**

2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?
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.
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan OR
6. 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
  - 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.



# Comprehensive Plan Docket 2012 Ratification of Docket RM-1 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: September 24, 2012  
Planning Commission Hearing Date: September 5, 2012

**Subject: Map Amendments, PUD Decommissioned Facility Rezone**

<p><b>SUMMARY:</b> The proposal is for map changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. The redesignation from Public/Semi-Public (P/SP) to Medium Density Residential (MDR) would occur concurrently with a site-specific rezone from Public/Semi-Public (P/SP) to Urban Residential (UR).</p>	
<p><b>LOCATION IN COMPREHENSIVE PLAN:</b> Chapter 4 Land Use Element, page 4-5, Figure 4.0b – Existing Land Use Map (Official Zoning Map will be concurrently amended through Hearing Examiner recommendation to City Council)</p>	
<p><b>PROPERTY OWNER:</b> Public Utilities District No. 1 (PUD) <b>Contact:</b> <b>Mark Flury</b></p>	<p><b>PROPERTY LOCATION:</b> 2223 Cedar Road, Lake Stevens Parcel No. 00385500700400 (1.16 acres) <b>1.16 acres total</b></p>
<b>LAND USE DESIGNATION</b>	
<b>EXISTING: Public/Semi-Public</b>	<b>PROPOSED: Medium Density Residential</b>
<b>ZONING (Quasi-Judicial Decision)</b>	
<b>EXISTING: Public/Semi-Public</b>	<b>PROPOSED: Urban Residential</b>

## ANALYSIS

**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	___ YES <u>X</u> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	___ YES <u>X</u> NO
<input type="radio"/> Changes to Element maps?	<u>X</u> YES    ___ NO
<input type="radio"/> Minor changes to policies or clarifications?	___ YES <u>X</u> NO
<input type="radio"/> Other minor text changes?	___ YES <u>X</u> NO

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<u>X</u> YES    ___ NO
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2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. 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? <b>AND</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO



# Comprehensive Plan Docket 2012 Ratification of Docket RT-1 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: September 24, 2012  
Planning Commission Hearing Date: September 5, 2012

**Subject: Text Amendments, Chapter 1 Introduction**

**SUMMARY:** The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. Four amendments are proposed in Chapter 1 Introduction.

**LOCATION IN COMPREHENSIVE PLAN:** Chapter 1, pages 1-9, 1-16, 1-17, 1-21, and 1-28.

**PROPOSED CHANGES:**

**Page 1-9** – update “Public Process for Docket Cycles” with 2012 Ratification and Adoption tables.

The 2012 Docket included the following meetings for public participation during the adoption process for Plan amendments:

2012 Docket Ratification

September 5	Planning Commission Hearing/Set Final Docket
September 24	City Council Ratification of Final Docket

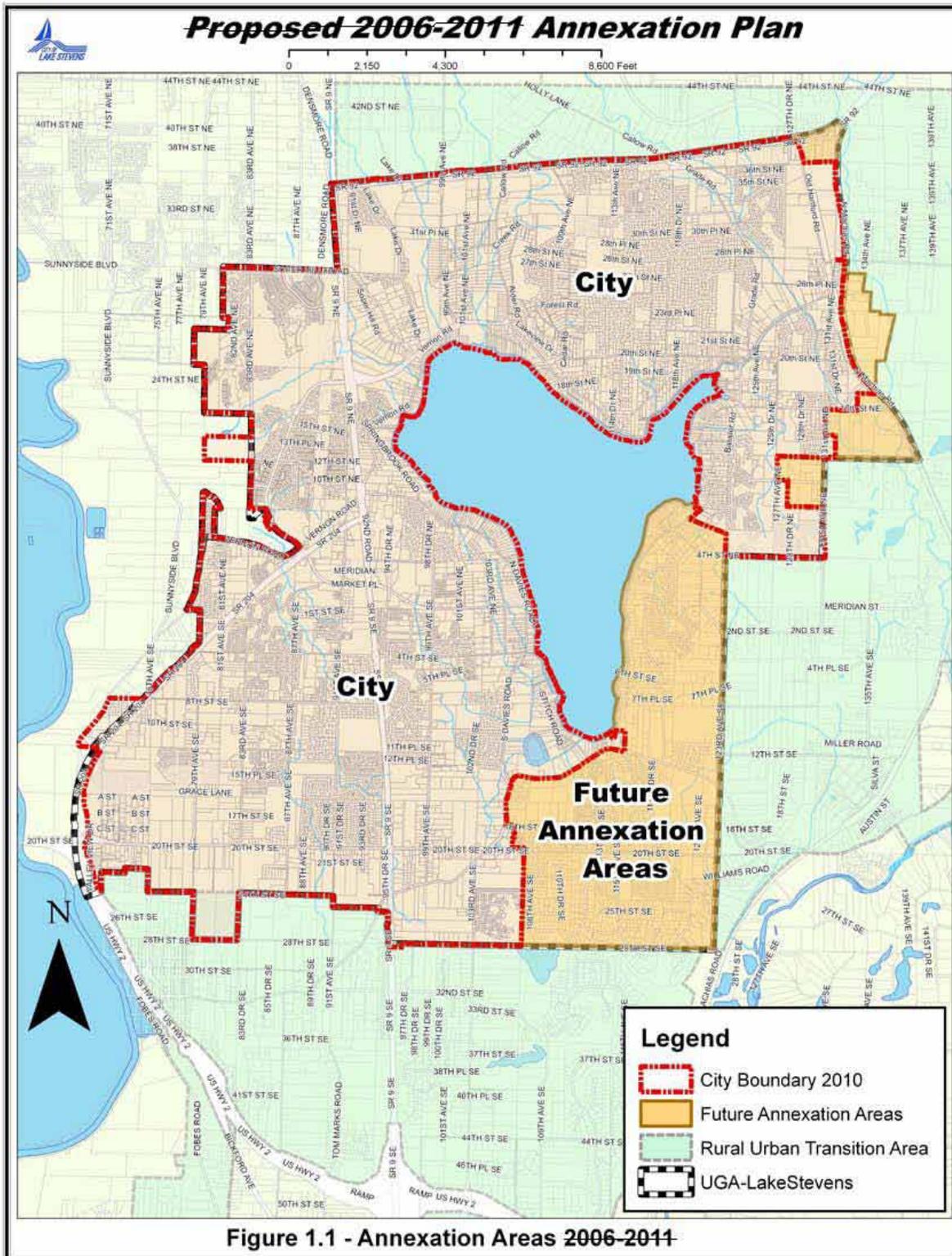
2012 Adoption of Amendments

October 22	City Council Briefing
November 7	Planning Commission Public Hearing
November 26	City Council Public Hearing & Adoption of Amendments
December XX	Amendments Effective

**Pages 1-16 & 1-17** – update “5. Lake Stevens UGA Annexation Plan” to remove references to original 6-year plan to be more general and modify Figure 1-1 to remove dates “2006-2011”.

**5. Lake Stevens UGA Annexation Plan**

The City’s Comprehensive Plan includes an annexation plan that calls for eventually annexing the remainder of the unincorporated area within its UGA, approximately 1,053 acres (~~(, by the year 2014)~~). Figure 1.1 shows the City’s proposed Annexation Plan. The annexation schedule is currently under review. On December 31, 2009, all of the Urban Growth Area west and southwest of the lake was annexed into the City. Only the areas southeast of the lake, small areas east of downtown and one parcel west of Lundeen Parkway are still located in the Urban Growth Area.



**Page 1-21** – Update “C. Exceptions to the Annual Plan Amendment Process” for consistency with RCW 36.70A.130(2)(a).

**C. Exceptions to the Annual Plan Amendment Process**

The City may consider amendments to the Comprehensive Plan outside of the annual amendment process under one or more of the following circumstances:

- The initial adoption of a subarea plan that clarifies, supplements, or implements jurisdiction-wide comprehensive plan policies, and may only be adopted if the cumulative impacts of the proposed plan are addressed by appropriate environmental review under Chapter 43.21C RCW((does not modify the Plan policies and designations applicable to the area));
- The development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;
- The adoption of amendment of a shoreline master program under the procedures set forth in Chapter 90.58 RCW;
- The amendment of the capital facilities element of the Plan that occurs concurrently with the adoption or amendment of the City’s budget; or
- The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031(2), provided that amendments are considered in accordance with the public participation program established by the City under RCW 36.70A.130(2)(a) and all persons who have requested notice of a comprehensive plan update are given notice of the amendments and an opportunity to comment.
- ~~((When an emergency exists; or~~
- ~~To resolve an appeal of the Plan or an implementing development regulation or program that is filed with the Growth Management Hearings Board or courts.))~~

**ANALYSIS**

**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

o Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
o Amendments to Plan text including support data and implementation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
o Changes to Element maps?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
o Minor changes to policies or clarifications?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
o Other minor text changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. 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? <b>AND</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES     NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES     NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES     NO



# Comprehensive Plan Docket 2012 Ratification of Docket RT-2 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: September 24, 2012  
Planning Commission Hearing Date: September 5, 2012

**Subject: Text Amendments, Chapter 2 Description of the Planning Area**

**SUMMARY:** The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. Two amendments are proposed in Chapter 2.

**LOCATION IN COMPREHENSIVE PLAN:** Chapter 2, pages 2-4 to 2-7, and 2-15.

**PROPOSED CHANGES:**

*Page 2-4 to 2-7 – update “Population Characteristics” with 2010 Census data.*

**Population Characteristics**

The population of the Lake Stevens area, both inside and out of the City, has been steadily increasing since the City was originally incorporated. In 1960 the City’s population was 900. In 2003 the estimated population was 6,910. Similarly, residential growth in the unincorporated UGA has been steady. Between 1992 and 2000, the unincorporated UGA population increased a full 80%, from 10,044 to 18,071. By 2010, the City’s population had increased to 28,600 after the Southwest Annexation.

Population growth is determined by the number of births and deaths, the amount of people moving out of the City and the number moving in. ~~((The 2000 Census tracked the latter and found that 3,172 people who lived in the City in 2000 had not lived in the same house in 1995. The Census does not tell us how many of those moved from one residence in the City in 1995 to another before 2000.~~

**Table 2-1 – Origin of Residents That Moved Between 1995 and 2000**

Residence in 1995	Percent of Persons in Different Residence in 2000
Snohomish County (in and out of Lake Stevens)	59%
Washington State (excluding Snohomish Co.)	21%
Other States	20%
Beyond the U.S.	0.5%))

The single largest racial category (white) accounted for ~~((93.5))~~87.4% of the population, followed by Hispanic, Latino of any race at 6.2 percent, persons identifying with two or more races at ~~((2.6))~~4.8%; Asian ~~((4.3))~~3.1%; some other race not listed at 1.8%; Black or African

American at 1.7%; American Indian and Alaska Native ((0.9))1.7%) and ((Black or African American))Native Hawaiian and Pacific Islander (0.((7))1%).

The 2000 Census published data on educational attainment for adults 25 years and older. For Lake Stevens, 8.8% did not finish high school; 70.9% finished high school and/or had some college (up to receiving an associate’s degree); and 20.3% had earned a bachelor’s or graduate degree.

While trends have been toward smaller households, Lake Stevens saw an increase in the average household size between 1990 and 2000, from 2.91 to 2.96 and has retained a household size of 2.9 to 2010. Of the twenty Snohomish County cities, Lake Stevens is second only to Brier in average household size.

Generally, families in Lake Stevens and Snohomish County have higher incomes and a lower poverty rate compared to the national average. ((The median annual income in Lake Stevens in 2000 was \$65,231 which ranked fourth among the twenty Snohomish County cities and was 23% higher than the countywide median. ))Table 2.2 provides a breakdown of household income ranges in Lake Stevens including median and mean income.

Poverty status is determined by household income and the size of household the income must support. The 2010((00)) census found that ((3.8))5.4% of families((, 4.4% of the population)) in Lake Stevens((, were living in poverty as were 3.9% of all children under 18 and 9.0% of persons 65 and older)).

<b>Range of Annual Income</b>	<b>% of Households</b>
Less than \$10,000	((5.4))4.6%
\$10,000-14,999	((1.8))2.4%
\$15,000-24,999	((5))4.0%
\$25,000-34,999	((7.8))5.90%
\$35,000-49,999	((11.7))13.8%
\$50,000-74,999	((3))22.7%
\$75,000-99,999	((19.0))21.7%
\$100,000-\$149,9099((+))	16.5%
\$150,000-\$199,999	5.3%
\$200,000 or more	3.10%
<u>Median income (\$)</u>	<u>\$71,893</u>
<u>Mean income (\$)</u>	<u>85,591</u>

Source: U.S. Census Bureau, 2005-2009 American Community Survey

**Pages 2-15** – update “Employment” with more recent data

**Employment**

Lake Stevens has a relatively low job to housing balance, meaning that people that live here generally have to commute to other areas for employment. PSRC estimates there were 999 jobs in the City in 2000 (27.6% of all jobs in the UGA). On a preliminary basis, the City has adopted a 2025 employment target of 1,805, representing an increase of 806 jobs. The County’s employment target for 2025 is 6,615 jobs in the UGA.

~~((There is potential for employment growth in the industrial zones which are notably vacant or underutilized. According to Snohomish County Buildable Lands Report, the City has capacity for as many as 2,600 jobs under the present zoning. However, this number represents a theoretical capacity. Given the variety of uses that are permitted in the industrial zones, and the inherent variety in employment generation, it is fully expected that the actual employment will be significantly lower than the theoretical capacity.~~

~~As a result of the limited number of jobs in the City, a large number of workers commute to other jurisdiction. Lake Stevens' residents on average engage in longer commutes. For example, in the Puget Sound region the average, non transit, commute time is about 24 minutes while in Lake Stevens, 54% of workers exceed the average commute time.~~

~~Under the City's "sustainable community" goals, efforts will be made to provide job opportunities closer to residents to reduce these commute times.))~~

Before the adoption of two subarea plans in 2012, the City hired a firm to complete an *Economic Assessment* as part of the Lake Stevens Economic Development Strategy, which included information regarding employment dynamics. The following information is summarized from the assessment (Leland Consulting Group and LMN, January 7, 2011).

**The Geography of Employment.** The geography of where residents live and work has a significant impact on office, retail, and housing markets, existing and desired transportation infrastructure, and economic development opportunities. All information is based on 2008 U.S. Census data, gathered prior to the most recent (2009) Southwest Annexation, during which the City gained approximately 10,000 residents. Thus, while the principles discussed below should remain accurate, the numbers of employees and residents in Lake Stevens have increased significantly. The 2008 Census data is the most recent available. The employment geography figures show that:

- Lake Stevens residents travel widely for work. While Everett is the top destination for Lake Stevens employees, significant numbers of employees also travel further, to Seattle, Bellevue, and other locations.
- The City is largely a beginning point for work trips, rather than an ending point.
- Thousands of employees pass through Lake Stevens and/or the Highway 2 trestle on their way to work in Everett, and by extension, other locations to the west and south. In addition to Lake Stevens residents, these commuters comprise a key demographic group with a high propensity to choose Lake Stevens as a place to shop, work, and live.

#### **Residential Origins of Lake Stevens Employees**

The area from which Lake Stevens *draws* employees is much smaller than the area to which Lake Stevens residents *commute to*. For example, while 925 Lake Stevens residents commute to the City of Seattle, only 84 Seattle residents commuted to Lake Stevens. Again, this confirms that Lake Stevens is currently a residential community, rather than an employment-centered community. As of 2008, almost twice as many people commuted *from* Lake Stevens as worked *in* Lake Stevens.

**Table 2-4 - Place of Employment, Lake Stevens Residents**

<b>CITY</b>	<b>NUMBER</b>	<b>SHARE</b>
<b>Everett</b>	1,242	17.9%
<b>Seattle</b>	925	13.3%
<b>Lake Stevens</b>	604	8.7%
<b>Bellevue</b>	318	4.6%
<b>Marysville</b>	199	23.9%
<b>Lynnwood</b>	195	2.8%
<b>Redmond</b>	190	2.7%
<b>Bothell</b>	172	2.5%
<b>Snohomish</b>	153	2.2%
<b>Monroe</b>	142	2.0%
<b>All Other Locations</b>		

**The Westward Commute and Lake Stevens Secondary Retail Market Area.** Thousands of employees routinely pass through Lake Stevens and the Highway 2 trestle on their way to Everett. These commuters are representative of thousands of others like them commuting westward to jobs in other western locales in Snohomish and King Counties. A crescent of Snohomish County cities including Granite Falls, to Lake Stevens, Snohomish, Monroe, and Sultan provides a Secondary Retail Market Area for Lake. In addition to being oriented to and reliant on western parts of the Puget Sound Region for work, analysis shows that residents of this Secondary Market Area need to return to the west to make many of their major retail purchases. Because of the proximity and convenience of Lake Stevens to the market area, there is an opportunity to attract the population to employment and retail opportunities in Lake Stevens, assuming those opportunities are competitive with other offerings to the west. The population of the “Snohomish County Crescent” is approximately 105,000 in 2010, nearly four times the population of Lake Stevens alone, and thus represents a very significant employment and retail opportunity.

**Lake Stevens Traffic Counts.** From a real estate and economic development point of view, traffic counts are important to real estate developers, and their retail and office tenants. This is because both retail and office tenants want locations with high visibility, where they can be seen and selected by thousands of potential customers. This is particularly true for major retailers, who believe in the adage that their customers “can’t buy what they can’t see”. Supermarkets and other tenants that locate in “neighborhood” or “community” retail centers look for average daily traffic (ADT) counts of 20,000 or more. Major regional malls and retail centers tend to locate near major highways that see around 60,000 ADT. Other types of transportation and visibility measures, for example, pedestrian and public transit counts are important—but only in areas with very high pedestrian and transit usage, in which these travelers are as or more numerous than vehicle trips.

With one minor exception, the segments of Highways 2 and 9 within or near Lake Stevens carry the levels of traffic sought by major community retail center tenants. Along with population and demographics, ADT should be one of the primary metrics that the City uses to inform retail developers and tenants about the local market potential.

## **ANALYSIS**

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**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found

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inconsistent with the adopted Vision Goals (VG-1 through VG-7.)	
<input type="radio"/> Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. 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? <b>AND</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO



# Comprehensive Plan Docket 2012 Ratification of Docket RT-3 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: September 24, 2012  
Planning Commission Hearing Date: September 5, 2012

Subject: **Text Amendments, Chapter 4 Land Use Element**

**SUMMARY:** The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. *Four amendments are proposed in Chapter 1 Introduction.*

**LOCATION IN COMPREHENSIVE PLAN:** Chapter 4, pages 4-5, 4-11, 4-13, 4-22 to 4-25, and 4-34.

**PROPOSED CHANGES:**

**Page 4-5** – *replace Figure 4.0b Existing Land Use Map with updated land use map adopted as part of the Subarea Adoption Process.*

**Page 4-11** – *add description for Low Density Residential after Medium Density Residential*

Low Density Residential allows for a single-family apartment above a permitted nonresidential use in the Neighborhood Commercial and Public/Semi-Public zones.

**Page 4-13** – *revise language in paragraph after Waterfront Residential to better reflect flexible housing options in different zones.*

Residential zoning will be further defined by three “overlay” designations that will be approved after specific reviews of specific plans. These are the Planned Residential Development, Cluster Subdivision and Innovative Housing((Townhouse zones)). In addition, other zones promote flexible housing options to allow for a variety of housing types to be available for residents. For example, the High Urban Residential Zone (HUR) allows higher-density residential uses including multifamily condominiums, apartments, townhouses and row houses, as well as any small lot single-family residential units or innovative housing options (e.g., cottage housing) within the adopted subareas. Cluster subdivisions and planned residential developments((Each is)) are intended to allow variations in housing styles and increases in housing density as a means of encouraging good design and where there are site characteristics (slope, wetlands, etc.) requiring careful design and development. Because these will be approved on a case-by-case basis, there is no estimate of how many acres will be used. However, proponents of these developments will be required to meet the minimum density requirements of each of the underlying zones to ensure that population targets are met.

**Pages 4-22 to 4-25** – *update Table 4-3 Reasonable Measures to reflect the adoption of the subarea plans.*

<b>Table 4-3 – Reasonable Measures Included in Countywide Planning Policies</b>			
<b>Measure</b>	<b>Adopted?</b>	<b>Applicability</b>	<b>Effectiveness/Potential</b>
<b>MEASURES TO INCREASE RESIDENTIAL CAPACITY</b>			
Permit Accessory Dwelling Units (ADUs) in single family zones	Yes	On lots with 1.5 the minimum lot size.	Good tool for providing affordable housing. Rarely implemented by property owners. Recent increase in requests.
Multi-family Housing Tax Credits to Developers	No		
Transfer of Development Rights	Yes	Properties with sensitive area	Has not been used.
Clustered Residential Development	Yes	PRDs and Cluster Subdivisions	Historically served to protect the wetlands while allowing smaller lots. However, the code has been recently amended to eliminate giving density credit for protected sensitive areas and buffers.
Allow Co-Housing	Yes		Not implemented.
<i>Code does not specifically list co-housing, but like condominiums, multiple dwellings could be accommodated in multi-family zones, depending on specific concept and possible code amendments.</i>			
Increase Allowable Residential Densities	Yes	Single family zones.	Adoption of the 1994 Plan resulted in increased densities. Such increases have been subsequently scaled back.
Maximum Lot Sizes	No		
Minimum Residential Densities	Yes		
Reduce Street Width	Yes	Arterial Overlay	Reduces burden on in-fill lots located along existing substandard roads.
Allow Small Residential Lots	Yes	PRDs, <u>clustered housing, innovative housing options</u>	Most of the new lots have been smaller than the standard 9,600 s.f. and have been located in PRDs. <del>((Recently+))</del> The PRD rules <del>((have been changed which ))</del> places a limit on the number and size of reduced area lots within a PRD. <u>Innovative housing options usually do not have lots, but are similar to small lot single-family developments.</u>
Encourage Infill and Redevelopment	In Process	All single family residential zones	Innovative Housing Options - Cottage Housing <u>is allowed in many residential and mixed use zones((code for 2009))</u> . Other innovative housing <u>types</u> to be reviewed (e.g., compact housing, etc.)
Inclusionary Zoning	No		

Manufactured Housing	Yes	Manufactured homes allowed under the same rules as other housing types	With changes to State law (RCW 35.63.160) in 2005, it is anticipated that the number of new manufactured homes in Lake Stevens will increase.
<b>MEASURES TO INCREASE EMPLOYMENT CAPACITY</b>			
Economic Development Strategy	In Process	Lake Stevens Center and 20 <sup>th</sup> Street SE Corridor Subareas	<del>((A coordinated strategy with aggressive marketing and recruitment efforts may contribute to better utilization of employment capacity areas.))</del> <u>In 2012, two subareas were adopted with planned actions to create areas for employment and additional commercial development. An Economic Development strategy began as part of the subarea planning and will continue in the future. The Downtown area will be planned for in 2013.</u>
Create Industrial Zones	Yes	General and Light Industrial Zones	Capacity exists. Largely undeveloped. Minimal potential for additional implementation <u>due to lack of sewer infrastructure.</u>
Zone by building type, not use	No	Current City zoning is based on use which may be too broad in some cases and too limiting in other cases	Minimal potential for implementation to significantly alter the growth strategy unless considered as part of subarea planning.
Brownfields Programs	No		
Urban Centers/Villages	<del>((In Process))</del> <u>Yes</u>	City <u>adopted two subareas ((has defined Growth Centers))</u> that permit a higher density mix of residential and non-residential uses	<del>((Starting to look at subarea planning for three community growth centers. Potential for i))</del> <u>Implementation through subarea planning with rezoning to increase intensity and density with transition areas between existing residential areas and planning for multi-modal transportation system. ((-which could focus on rezoning for further intensifying defined Growth Centers in coordination with improving access to the regional high capacity transportation system to improve accessibility and thus increase both capacity and suitability. ))</u>

Allow Mixed Uses	Yes	CBD, PBD and MU zones and within the subareas	Not significant implementation. Greatest potential in the PBD zone and the adopted subareas.
Transit Oriented Design	<del>(No)</del> Yes	Currently there is limited transit service within the Lake Stevens area	<del>((Minimal potential for implementation to significantly alter the growth strategy unless considered as part of subarea planning.))</del> <u>Included within subarea plans and Community Transit has identified 20<sup>th</sup> Street SE as a transit emphasis corridor for future frequent service.</u>
Downtown Revitalization	Yes	A plan has been developed for the Grade Road portion of the historic town area. <del>((A civic center plan and infrastructure improvements have already occurred))</del>	Began historic town center planning in 2006. <del>((Some potential for additional implementation with subarea planning for other portions of the historic town center.))</del> <u>Downtown framework plan approved in 2012 with subarea plan completed in 2013.</u>
Adequate Public Facilities	Yes	Concurrency for parks, roads and sewer	<u>GMA-based traffic impact mitigation fees adopted with the subarea plans.</u>
Transportation Efficient Land Use	Yes	Mixed use zoning	No specific measures for transit oriented development.
Urban Growth Management Agreements	Yes		Annexation interlocal agreement with Snohomish County; Traffic interlocal agreement with Snohomish County.
Annexation plans	Yes		<u>Annexation plan adopted for eventual “One Community Around the Lake” in the future.</u>
Reduce off-street surface	Yes	Reduced minimum standard required for office uses	<del>((Minimal office development. Minimal potential for additional implementation to significantly alter the growth strategy unless considered as part of subarea planning.))</del> <u>Subarea plans include use of low impact development and building height incentives for reducing surface coverage. Also added use of Floor Area Ratios (FARs) within subareas.</u>
Identify and redevelop vacant buildings	No	Few vacant buildings within City and UGA	Minimal potential for additional implementation to significantly alter the growth strategy.

Concentrate critical services near homes, jobs and transit	Yes	<del>((At least three of the four defined Growth Centers provide critical services near homes, jobs and transit, but jobs are limited))</del> Subareas	<del>((Most services available are concentrated downtown. ((Given the small downtown area, many important services may not be available.))</del> Subarea plans should bring much needed services to the City at Lake Stevens Center and along 20 <sup>th</sup> Street SE.
Locate civic buildings in existing communities rather than in greenfield areas	Yes		City campus, library and post office are located in historic downtown. Plans for new Civic Center north of historic downtown.
Implement permit expedition	<del>((No))</del> Yes	<del>((No specific program adopted))</del> Processing Code and Planned Actions	<del>((Unlikely that this measure would provide any significant contribution, as))</del> Although permit review times are not currently extensive, the new processing code adopted in 2010, planned actions adopted in 2012 and a new permit tracking system should provide specific requirements for submittal and minimize necessary review times.
<b>MEASURES TO MITIGATE IMPACTS OF DENSITY</b>			
Design Standards	Yes	Applies to commercial and multi-family development	Community design quality and expectations have increased as a result of the adopted standards. Creating new design standards for cottage housing. City has a Design Review Board. Subarea Design Guidelines were adopted for development within the subarea using the Design Review Board and administrative review.
Urban Amenities for Increased Densities	Yes	PRDs and subareas <del>((plats are required to provide additional amenity))</del>	PRD plats are required to provide additional amenity. Subarea plans allow for increased floor area ratios with a menu of amenity options.
Community Visioning	Yes		Provided basis of land use policies. Updated in 2006 Plan. Important part of subarea planning, downtown framework planning and shoreline planning.
<b>OTHER MEASURES</b>			
Low Densities in Rural and Resource Lands	<del>((No))</del> N/A		

Urban Holding Zones	Yes	Does not apply to areas within the City	None
Capital Facilities Investment	Yes	<del>((Sewer investment to support industrial and residential growth))</del> <u>Subarea Plans</u>	<del>((Too early. ))</del> <u>Subarea planning included adoption of a capital facilities plan for each subarea.</u> Expectation is that investment will spur development.
Environmental review and mitigation built into subarea planning process	<del>((No))</del> <u>Yes</u>	Planned Actions and Traffic Impact Mitigation Fees	<del>((Subarea planning of defined Growth Centers could include this measure in order to facilitate implementation.))</del> <u>Planned actions adopted for the subareas include required mitigation measures. In addition, a GMA-base traffic impact mitigation fee code was adopted with specific fees identified.</u>
Partner with non-governmental organizations to preserve natural resource lands	No		

**Page 4-34** – add Low Density Residential description after Medium Density Residential.

2. **Medium Density Residential** -- Allows single-family (1 du/lot) and two-family residential development with a gross density of 4 to 12 units per acre. Includes detached, attached, conversion, accessory apartments, townhouses, condominiums, duplexes, tourist homes, special service homes and some manufactured/mobile structures. Also allows limited public/semi-public, community, recreational, and neighborhood commercial uses.
3. **Low Density Residential** – Allows for a single-family apartment above a permitted nonresidential use in the Neighborhood Commercial and Public/Semi-Public zones.
4. **Waterfront Residential** -- Allows single-family (1 du/lot) residential uses with a gross density of 4 units per acre. Includes detached, tourist homes, and special service homes. Also allows limited public/semi-public, community, and recreational uses, and waterfront commercial.

## ANALYSIS

**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. 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? <b>AND</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES  NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES  NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:

YES  NO



# Comprehensive Plan Docket 2012 Ratification of Docket RT-4 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: September 24, 2012  
Planning Commission Hearing Date: September 5, 2012

Subject: **Text Amendments, Chapter 6 Transportation Element**

**SUMMARY:** The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. *Three amendments are proposed in Chapter 6 Transportation Element.*

**LOCATION IN COMPREHENSIVE PLAN:** Chapter 6, pages 6-11 and 6-12 to 6-15.

**PROPOSED CHANGES:**

**Page 6-11** – add language to Transit LOS Standards section that SR9 and 20<sup>th</sup> Street SE are designated transit emphasis corridors in Community Transit's Long Range Transit Plan and Countywide Planning Policy TR-12.

**Transit LOS Standards**

While the City has not adopted a LOS standard for transit, the City has coordinated land use and transportation goals and policies with Community Transit's standards to ensure that the community can be supplied with adequate transit services. Goals and policies requiring specific design, density, and review for transit-friendly development have been included in the Land Use Element Goals and Policies. Community Transit has designated 20<sup>th</sup> Street SE and State Route 9 as "transit emphasis corridors" in Community Transit's Long Range Transit Plan for consistency with Countywide Planning Policy TR-12. The City is also designating 20<sup>th</sup> Street SE and State Route 9 through the City as "transit emphasis corridors" for consistency with Community Transit's plan and the Countywide Planning Policies.

**Pages 6-12 to 6-15** – update *Future Needs and Alternatives* section for consistency with adopted Subarea Adoption Package. No proposed language available until Subarea Adoption Package is adopted by Council.

**Page 6-15** – update Policy 6.1.1 relating to a change in LOS within subareas for consistency with adopted Subarea Adoption Package. No proposed language available until Subarea Adoption Package is adopted by Council.

## ANALYSIS

**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. 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? <b>AND</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO



# Comprehensive Plan Docket 2012 Ratification of Docket RT-5 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: September 24, 2012  
Planning Commission Hearing Date: September 5, 2012

Subject: **Text Amendments, Chapter 6 Transportation Element**

**SUMMARY:** The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. *Three amendments are proposed in Chapter 7 Utilities & Public Services & Facilities Element.*

**LOCATION IN COMPREHENSIVE PLAN:** Chapter 7, pages 7-5, 7-6 to 7-10, and 7-12.

**PROPOSED CHANGES:**

**Page 7-5** – *update Sewer Service section to show completion of new sewer treatment facility.*

**Sewer Service**

Sewer treatment for the Lake Stevens UGA is provided by the Lake Stevens Sewer District, the entire boundary of which is shown in Figure 7.1. As of May, 2005 the City and District formally cooperate as a “Unified Sewer System” (USS). The two agencies operate under an interlocal agreement under which the District will provide, maintain and operate sewer facilities throughout the Lake Stevens UGA. It is assumed that the City could take complete ownership of District operations by 2025, if mutually beneficial.

The City contracts with the District for collection and treatment of all raw sewage. Construction for the new Sunnyside Wastewater Treatment Plant has been completed and is fully operational. It is located on a 14-acre site next to SR204. Compared with the District's existing facility next to Ebey Slough, the Sunnyside WWTP will have greater capacity, contain more modern technology, be more reliable, more environmentally friendly, and be better designed.

The new plant is necessary to handle the increased population and commercial growth in the District. It also will keep the District in compliance with State and Federal requirements. It was actually less expensive to build a new plant than to expand the old one, which is located in a flood plain. ((Plans are underway to improve and upgrade treatment capacity at a new treatment facility at SR 204/ Sunnyside Boulevard.)) The Ebey Slough facility will be retained as a pump station.

Maintenance and operation of the City's sewer system is the responsibility of the Public Works Department; however the interlocal agreement currently states the District will maintain and operate sewer facilities throughout the UGA. The system includes a network of trunk and collector lines, a flow telemetry system, manholes, and pump/lift stations.

This Plan asserts a goal of eliminating all septic systems over time as the sewer system and the City Limits expand. New developments, re-built structures, new industrial development in the Hartford Road and other non-residential areas would all be required to provide sewers to the extent the existing system is within 200 feet of the affected property. This may take time; but the need for the expanded and growing city to eventually become fully served is significant.

Additionally, the City and the Lake Stevens Sewer District do joint capital facilities planning to benefit the community and its economic development.

**Pages 7-6 to 7-10** – *adopt the most recent Lake Stevens School District Capital Facilities Plan for 2012-2017, add section on the Snohomish School District, and add Snohomish School District boundaries to Figure 7.4.* (Section will be updated with School District Capital Facilities Plan information once it is adopted by the County Council in late September 2012. Also, Figure 7.4 will be updated with the Snohomish County School District boundaries.)

### **School Districts**

**Lake Stevens School District.** The Lake Stevens School District covers approximately 37 square miles, roughly following the boundaries of the Urban Growth Area (see Figure 7.4). The District includes most of the Lake Stevens urban growth area, as well as areas outside the UGA and a small portion of the City of Marysville. The Snohomish School District covers the southeast corner of the Lake Stevens urban growth area approximately south of 4<sup>th</sup> Street NE and east of 115<sup>th</sup> Avenue SE. No Snohomish School District schools are located within the Lake Stevens urban growth area.

Within the Lake Stevens School District there are six elementary schools grades K-5 (Mt. Pilchuck, Hillcrest, Sunnycrest, Glenwood, Highland and Skyline), two middle schools grades 6-7 (Lake Stevens and North Lake), one mid-high school grades 8-9 (Cavelero), one high school grades 10-12 (Lake Stevens), and one alternative high school serving grades 9-12 (PROVE) and an alternative K-12 school (HomeLink). It also owns approximately 76 acres of vacant land.

The Lake Stevens School District has experienced steady upward growth in enrollment for the past three decades. In 1973 total enrollment was about 2,800. Between October 2000 and October 2006, student enrollment increased over 24 percent of the total student growth experienced in Snohomish County and second highest in Snohomish County. The October 1, 2009 enrollment was 7,795 students, increasing 2.8 percent over 2007. Average annual growth between 1994 and 2005 was approximately 4.5 percent, more than double the countywide average of 1.71 percent per year. Since 1992, the Lake Stevens School District has been, and is projected to continue to be, one of the fastest growing districts in Snohomish County based on the Office of Financial Management-based population forecast. Enrollment by 2015 is projected to be 8,348 and by 2025 is projected to be 10,455.

The City has adopted by reference the current Lake Stevens School District No. 4 Capital Facilities Plan. This Plan provides the basis for charging GMA based impact fees, as implemented in the City's Land Use Code. The District participates in the school impact mitigation fee program and issues an updated Capital Facilities Plan every two years. The City applies a discount to the calculated rate as do most other cities in the County. The current discounted fee in the 2010-2015 CFP is \$4,532 for single family homes and \$3,035 for multi-family construction units. If the discount was not adopted, the City would collect \$9,064 per single family units and \$6,070 for multi-family units.

**Snohomish School District.** The Snohomish School District covers a small corner of the southeastern portion of the Urban Growth Area. The Capital Facilities Plan will not be adopted by reference or the details included in the Comprehensive Plan until the area served by the District is annexed into the City.

**Page 7-12** – add reference to the Public Utilities District No. 1 approved water plan.

**Water Utilities**

Except for a few homes on wells, water service is provided by the Snohomish County Public Utilities District No. 1 (PUD). The City of Lake Stevens is served by PUD's Lake Stevens water system. This system is bounded on the west by Ebey Slough and the Snohomish River, on the north by Sunnyside and Marysville, on the east by Burlington Northern Railroad and extends just south of Hewitt Avenue. It includes Everett's #2 and #3 transmission lines from Spada Lake, a "main" transmission/distribution line approximately parallel to 91st Avenue, and many smaller distribution lines. Walker Hill reservoir (2.0 MG capacity) and Hillcrest Reservoir (0.3 MG capacity) serve both the City and the UGA. The distribution system within the City is shown in Figure 7.6. PUD also has an emergency aquifer and wells, a portion of which is found in the northeast corner of the City. The following is an overview of the Lake Stevens' system and its major facilities as described in their Final Water System Plan, June 2011:

**Source** -- Three connections to the City of Everett's Transmission Pipeline Nos. 2 and 3 provide the area's primary water supply. Two wells are used as an emergency standby source.

**Storage** -- Currently there are two reservoirs used in the System. They are Walker Hill and Hillcrest Reservoirs. Their combined capacity is ~~((2-3))~~ 10 MG.

**Transmission and Distribution Pipelines** -- Pipeline sizes range from ~~((1 to 18))~~ 3/4 to 40 inches and materials include cast iron, asbestos cement, ductile iron, galvanized, and steel.

**Booster Pump Stations** -- At the higher elevations, additional pressure is provided by two booster pump stations located in the Walker Hill and Hillcrest areas.

**Pressure Reducing Stations** -- There are six pressure reducing stations installed throughout the System to help regulate pressure and define the separate pressure zones. There are seven pressure zones which provide reasonable pressure to all consumers.

**ANALYSIS**

**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. 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? <b>AND</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO



# Comprehensive Plan Docket 2012 Ratification of Docket RT-6 - Staff Summary

## City of Lake Stevens Planning Commission

City Council Hearing Date: September 24, 2012  
Planning Commission Hearing Date: September 5, 2012

**Subject: Text Amendments, Chapter 8 Capital Facilities Element**

<p><b>SUMMARY:</b> The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. This item will include updates to the element based on the final Subarea Adoption Package adopted by Council.</p>
<p><b>LOCATION IN COMPREHENSIVE PLAN:</b> Chapter 8</p>
<p><b>PROPOSED CHANGES:</b> Specific changes unknown, but they will be updates based on the final Subarea Adoption Package.</p>

## ANALYSIS

**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

o Major or minor land use and road classification changes?	To be determined
o Amendments to Plan text including support data and implementation?	To be determined
o Changes to Element maps?	To be determined
o Minor changes to policies or clarifications?	To be determined
o Other minor text changes?	To be determined

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	To be determined
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	To be determined
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.	To be determined
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	To be determined

5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	To be determined
6. 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? <b>AND</b>	To be determined
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.	To be determined

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES     NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES     NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:

YES     NO



# Comprehensive Plan Docket 2012 Ratification of Docket RT-7 - Staff Summary

## City of Lake Stevens Planning Commission

City Council Hearing Date: **September 24, 2012**  
Planning Commission Hearing Date: **September 5, 2012**

Subject: **Text Amendments, Appendices**

<b>SUMMARY:</b> The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. The proposed amendment is to add a new appendix.
<b>LOCATION IN COMPREHENSIVE PLAN:</b> Appendix L is a new appendix to be added.
<b>PROPOSED CHANGES:</b> The proposal is to add the 2012 Docket SEPA review document as Appendix L.

## ANALYSIS

**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7).)

<input type="radio"/> Major or minor land use and road classification changes?	___ YES ___X_ NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	___ YES ___X_ NO
<input type="radio"/> Changes to Element maps?	___ YES ___X_ NO
<input type="radio"/> Minor changes to policies or clarifications?	___ YES ___X_ NO
<input type="radio"/> Other minor text changes?	_X_ YES ___ NO

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	_X_ YES ___ NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	_X_ YES ___ NO
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_ YES ___ NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	_X_ YES ___ NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	_X_ YES ___ NO

<p>6. 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? <b>AND</b></p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</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><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO



# Comprehensive Plan Docket 2012 Ratification of Docket RT-8 - Staff Summary

## City of Lake Stevens Planning Commission

City Council Hearing Date: September 24, 2012  
Planning Commission Hearing Date: September 5, 2012

**Subject: Text Amendments, Update Dates and Table of Contents**

**SUMMARY:** The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. Update dates on the cover and footers and update Table of Contents.

**LOCATION IN COMPREHENSIVE PLAN:** *Cover, headers and footers, and Table of Contents*

**PROPOSED CHANGES:** Month and year of Docket adoption will be added to cover, headers and footers; Table of Contents will be updated as necessary.

## ANALYSIS

**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7).)

<input type="radio"/> Major or minor land use and road classification changes?	___ YES ___X_ NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	___ YES ___X_ NO
<input type="radio"/> Changes to Element maps?	___ YES ___X_ NO
<input type="radio"/> Minor changes to policies or clarifications?	___ YES ___X_ NO
<input type="radio"/> Other minor text changes?	_X_ YES ___ NO

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	_X_ YES ___ NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	_X_ YES ___ NO
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_ YES ___ NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	_X_ YES ___ NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	_X_ YES ___ NO

<p>6. 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? <b>AND</b></p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</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><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:  
 YES  NO



# Comprehensive Plan Docket 2012 Ratification of Docket RT-9 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: September 24, 2012  
Planning Commission Hearing Date: September 5, 2012

**Subject: Text Amendments, Unknown Additional Items**

<p><b>SUMMARY:</b> The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. This item allows Council to add additional items to the proposed Docket based on Planning Commission recommendations and public testimony at the Authorization Public Hearings.</p>
<p><b>LOCATION IN COMPREHENSIVE PLAN:</b> Unknown</p>
<p><b>PROPOSED CHANGES:</b> Unknown, but only Council can add additional items</p>

## ANALYSIS

**ADDRESSES** (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="checkbox"/> Major or minor land use and road classification changes?	To be determined
<input type="checkbox"/> Amendments to Plan text including support data and implementation?	To be determined
<input type="checkbox"/> Changes to Element maps?	To be determined
<input type="checkbox"/> Minor changes to policies or clarifications?	To be determined
<input type="checkbox"/> Other minor text changes?	To be determined

**FINDINGS** The City shall use the following decision criteria in selecting proposals for further analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below.

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	To be determined
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	To be determined
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.	To be determined
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	To be determined

5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? <b>OR</b>	To be determined
6. 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? <b>AND</b>	To be determined
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.	To be determined

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES     NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES     NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:

YES     NO