



One Community Around the Lake

October 10, 2024

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

RE: Planning Commission Recommendation on 2024 Comprehensive Plan and Concurrent Rezones

Commissioners Present: All members present (one position currently vacant).

Commissioners Absent: No members absent.

PLANNING COMMISSION PUBLIC HEARING

On October 2, 2024, the Planning Commission held a public hearing on the 2024 Comprehensive Plan and concurrent rezones, following an approximately 18-month process to develop the updated plan that included multiple public events and 10 Planning Commission work sessions to review draft materials. Following the staff presentation, 17 members of the public provided oral testimony. Commissioners also reviewed written comments received from the public and outside agencies. Commissioners briefly discussed the proposal, before approving a motion to continue the public hearing to October 9 to allow for additional public feedback. Based on the written comments and oral testimony, commissioners requested that staff prepare responses to common questions and concerns voiced by the public, which staff provided in the [Frequently Asked Questions document](#).

At the October 9 special meeting, staff heard from additional members of the public before commissioners began their deliberations. Much of the discussion was on map amendments that have been proposed to provide additional capacity for multifamily residential housing potentially affordable at lower income levels, in an effort to meet the city's 2044 housing growth targets. Prior to the Commission's main recommendation, a motion was approved to modify staff's recommended land use zoning map amendments in order to maintain the existing Mixed-Use Neighborhood (MUN) zoning on the south side of 20th St SE, west of Calavero Road. Commissioners also approved a motion to request that staff explore potential alternatives to increasing zoned capacity for potential multifamily residential development, including potential replacements for Rezone Area RC 1.

As detailed in the October 2 staff report, staff concluded that the proposed amendments met the applicable approval/decision criteria and were consistent with the Growth Management Act.

PLANNING COMMISSION RECOMMENDATION

The Commission approved a motion to recommend that Council approve the 2024 Comprehensive Plan and concurrent rezones, with the aforementioned removal of Rezone RC2 and an exploration of alternatives to increased zoned capacity for multifamily residential development.

Respectfully Submitted,

Lake Stevens Planning Commission