



WATERFRONT RESIDENTIAL TASK FORCE MEETING 1

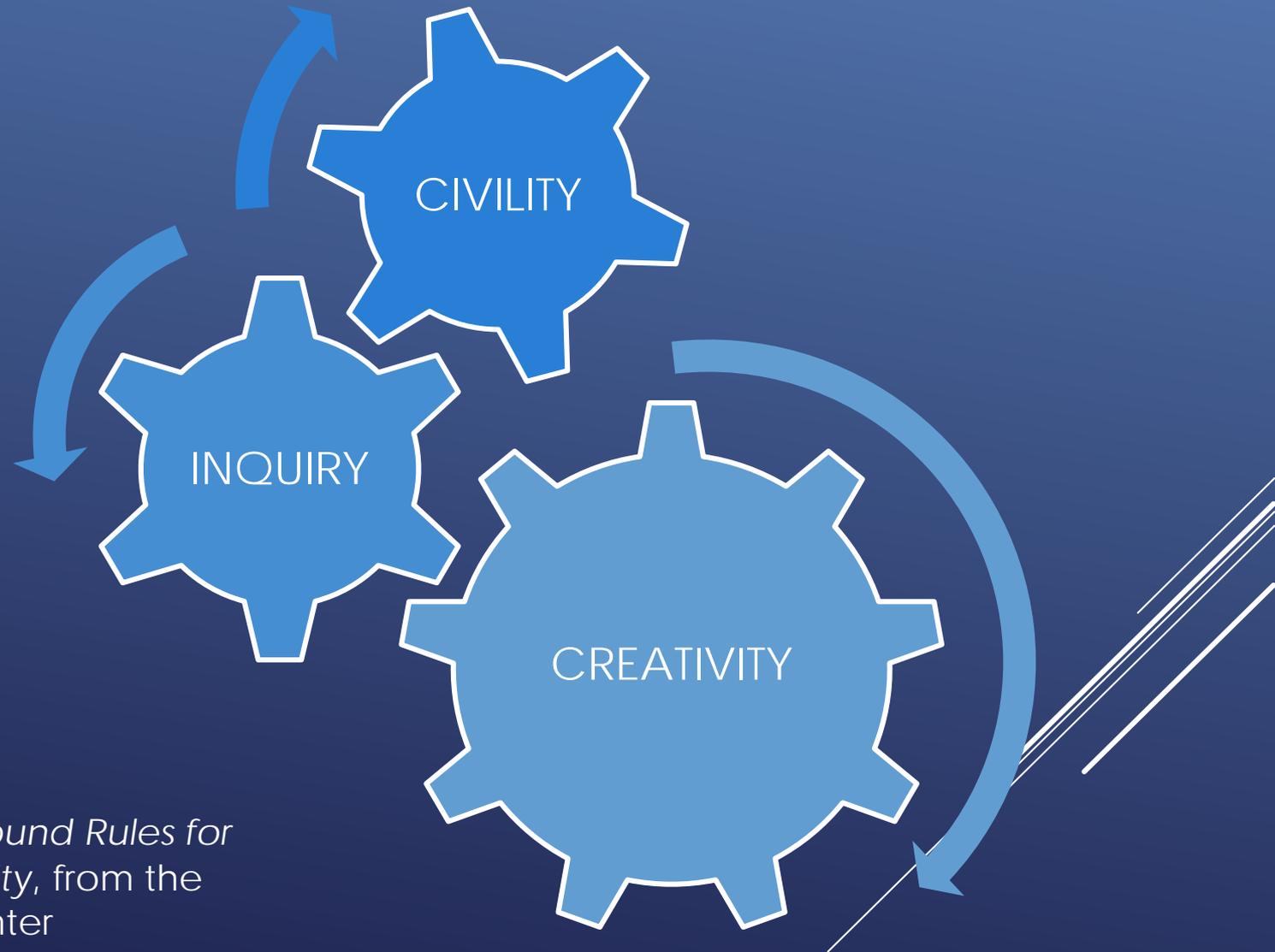
Project Introduction
and Zoning and
Land Use Overview

July 29, 2020

MEETING OBJECTIVES

- Introduce staff and task force members
 - Review task force purpose and charter
 - Provide overview of general planning and zoning framework
 - Discuss reasons for code work
 - Identify next steps
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GROUND RULES



Adapted from *Ground Rules for Collective Creativity*, from the Pomegranate Center

CIVILITY

GROUND RULES

- ▶ EVERYONE PARTICIPATES
- ▶ TOGETHER WE KNOW MORE
- ▶ DON'T PLACE BLAME
- ▶ PUT YOURSELF IN SOMEONE ELSE'S SHOES

INQUIRY

GROUND RULES

- ▶ **OPEN YOUR EARS & MIND** –
Listening is not waiting to speak
- ▶ **DO YOUR HOMEWORK** –
Understand the problem
- ▶ **LOOK FOR COMMON SOLUTIONS** – Commit to them
- ▶ **SEEK THE HIGHEST GOOD** –
Present & future

CREATIVITY

GROUND RULES

- ▶ **FORGE MULTIPLE VICTORIES** – Good ideas solve more than one problem
- ▶ **EXPLORE ORIGINAL APPROACHES** – New conditions demand new solutions
- ▶ **TRANSFORM DIFFERENCES** – Exchange ideas to find creative solutions
- ▶ **CHANGE YOUR MIND IN LIGHT OF NEW INFORMATION** – Focus on discovery & collaboration
- ▶ **MAINTAIN BALANCE** – Balance heart, knowledge, intuition, expertise & passion

PLANNING 101

- State/regional/county planning framework provides a context for undertaking this effort
 - Growth Management Act
 - Comprehensive Plans
 - Zoning Code
 - Countywide Planning Policies and Growth Targets
 - Buildable Lands
 - Recent State Legislation
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GROWTH MANAGEMENT ACT

- Adopted by state legislature in 1990
 - Requires cities/counties to develop comprehensive plans to manage population growth
 - Cities must also designate natural resource lands and critical areas such as streams, wetlands and steep slopes
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13 GMA PLANNING GOALS

- ▶ Concentrate Urban Growth / Reduce Sprawl
 - ▶ Encourage Multi-modal Transportation
 - ▶ Encourage Affordable Housing
 - ▶ Promote Economic Development
 - ▶ Protect Property Rights
 - ▶ Provide Predictable Permit Processing
 - ▶ Maintain Natural Resource Industries
 - ▶ Retain Open Space & Recreation
 - ▶ Protect the Environment
 - ▶ Encourage Public Participation
 - ▶ Provide Public Facilities & Services
 - ▶ Historic Preservation
 - ▶ Shoreline Management
- 



**MANDATORY
ELEMENTS**



LAND USE



HOUSING



**CAPITAL
FACILITIES**



UTILITIES



TRANSPORTATION



ECONOMIC
DEVELOPMENT



PARKS &
RECREATION

COMPREHENSIVE PLAN ELEMENTS

Local Plans must be consistent with:

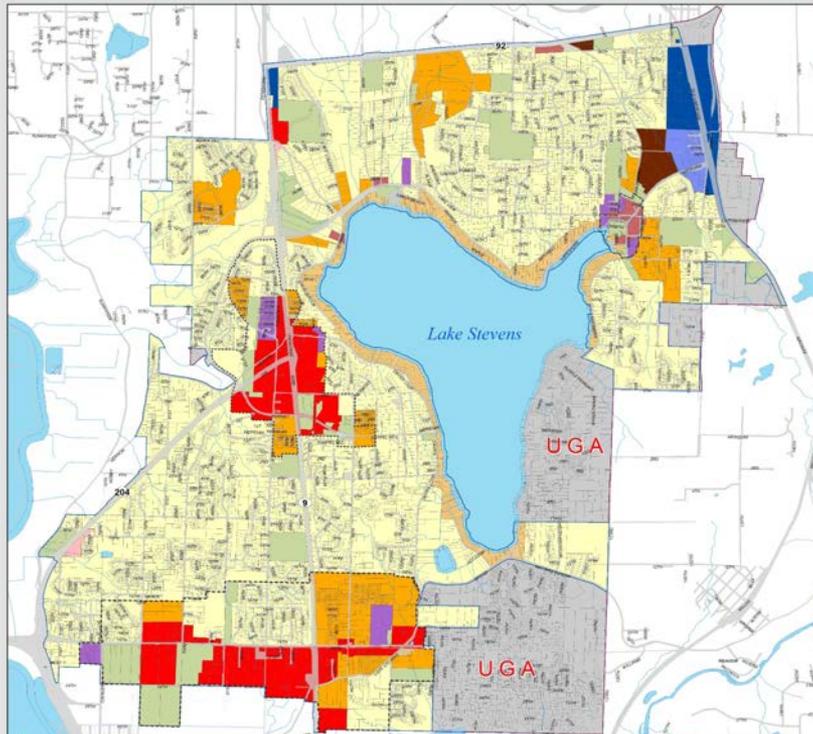
- ▶ Puget Sound Regional Council Vision (2050 plan scheduled for fall adoption)
- ▶ Countywide Planning Policies (update scheduled for adoption in late 2021)
- ▶ Countywide growth targets
- ▶ Other state laws

REGIONAL PLANNING





CITY OF
LAKE STEVENS
COMPREHENSIVE PLAN - LAND USE



2019 Comprehensive Plan Land Use Designations

Land Use Designations	Local Commercial (LC)	Planned Business District (PBD)
Mod Density Residential (MDR)	Mixed Use (MU)	Light Industrial (LI)
Waterfront Residential (WR)	Commercial	General Industrial (GI)
High Density Residential (HDR)	Downtown / Local Commerce (D/LC)	GI Development Agreement (GIDA) Public / Semi-Public (P/SP)

Boundary	Subarea Boundaries	Features
City of Lake Stevens	20th Street SE Corridor	Waterbody
Unincorporated UGA	Downtown Lake Stevens	Stream
	Lake Stevens Center	

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Scale: 1" = 2,000 Feet
Revised By: Ordinance No. 1281
Revision Date: May 2019

- ▶ Lake Stevens adopted its first plan in 1994
- ▶ Major updates have occurred in 2006 & 2015
- ▶ Lake Stevens' Plan focuses on developing Growth Centers
- ▶ Subarea Plans were adopted in 2012 & 2018 that allow higher density and mixed-use development
- ▶ Plans can be updated annually or via project proposals

LAKE STEVENS COMPREHENSIVE PLAN

- ▶ The 2015 update provided a time to reflect on the state of the city:
 - Where did the city start
 - What has the city accomplished
 - How has the city changed
 - Where is the city going
 - What changes need to be made to the plan

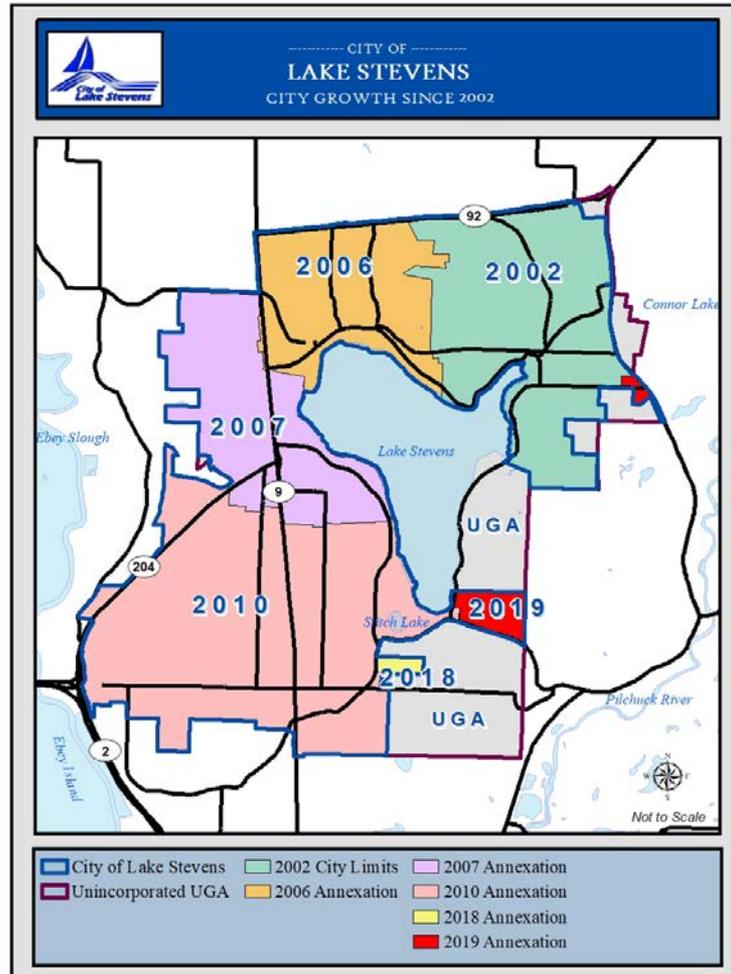
2015 COMPREHENSIVE PLAN UPDATE



BUILDABLE LANDS & GROWTH TARGETS



CHANGING CITY



Population 2000	Population 2019	Growth 2000 - 2019	% Change
6,361	33,080	[26,719]	420%

City Area 2002	City Area 2006	City Area 2007	City Area 2010
1,500 acres	2,350 acres	3,345 acres	5,760 acres

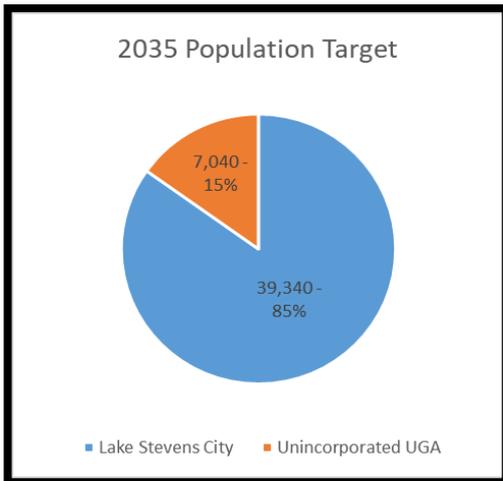
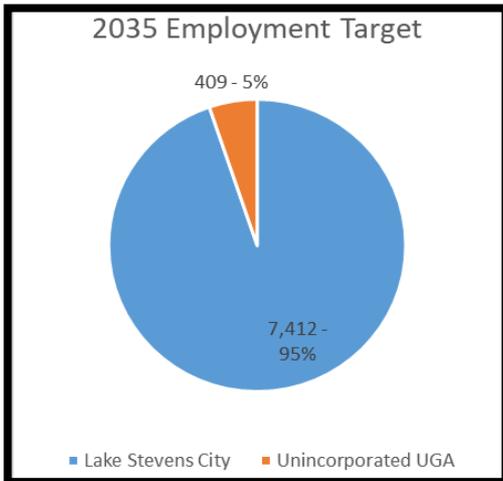
2018/2019 annexations added 145 acres

➤ **Lake Stevens & UGA total area – 7,950 acres**

City just began annexation process for remainder of lakefront (areas north of Rhodora and south to 20th St SE)

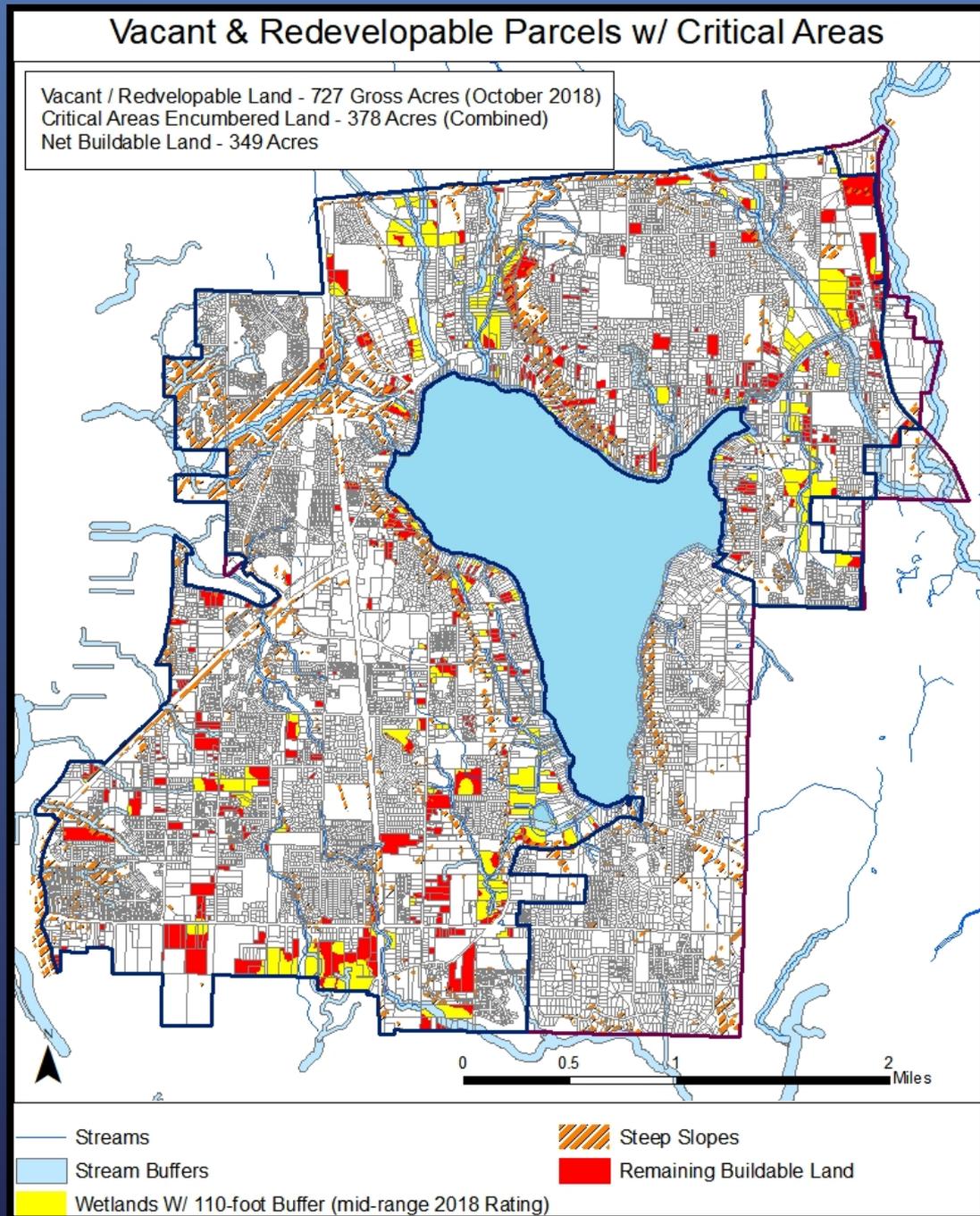
2035 GROWTH TARGETS

- ▶ Cities/counties within PSRC area periodically update growth targets, most recently in 2015
- ▶ Lake Stevens Population Targets
 - ▶ City – 39,340
 - ▶ UGA – 7,040 (some of these areas to be annexed)
- ▶ Lake Stevens Employment Targets
 - ▶ City – 7,412
 - ▶ UGA – 576
- ▶ ~3000 units built or approved since 2012
- ▶ City has been growing by 500-1000 residents per year



2018 CITY BLR STATUS

- ▶ Remaining Vacant / Re-developable – 727 acres
- ▶ Critical Areas Encumbered – 370 acres
- ▶ Net Buildable Acres – 349 acres
- ▶ Waterfront Residential Areas– 349 acres



LAKE STEVENS LAND USE & ZONING AND RECENT STATE LEGISLATION



LAKE STEVENS ZONING

Lake Stevens has three major Comprehensive Plan land use designations for residential development

High-Density Residential

Waterfront Residential

Medium Density Residential



Lake Stevens has several zoning districts for residential development

R4 – Four dwellings per acre

Waterfront Residential (WR-4)

R6 – Six dwellings per acre

R8-12 – eight to 12 dwellings per acre

Multifamily Residential – > 15 units per acre

SENATE BILL 1923

- Encouraged cities to adopt flexible tools to increase residential building capacities by:
 - Adopting infill housing standards; and
 - Allowing small multifamily projects (duplexes, triplexes, fourplexes, cottages), known as middle housing, in single-family residential zones
 - City adopted Ordinances 1080 and 1081 that resulted in changes to single-family residential zones, with exception of Waterfront Residential
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WHAT IS MIDDLE HOUSING?

MISSING MIDDLE

Responding to the Demand for Walkable Urban Living

[HOME](#) | [ABOUT](#) | [THE TYPES](#) | [RESOURCES](#) | [CONTACT](#)



RECENT ZONING CODE UPDATES

- Throughout 2019, staff worked with Land Use Advisory Group to examine potential code changes to expand middle housing options in Lake Stevens
- Ordinances 1080 and 1081 resulted in:
 - Definitions/standards for middle housing types
 - Expanded opportunities for infill middle housing on eligible properties in R4, R6, and R8-12 zones
 - Adjacent properties must be either developed or encumbered by critical areas or easements
 - Minimum lot sizes for middle housing types are larger than those required for single family home (for example, 175% of minimum lot size for a fourplex)
 - Did not apply in Waterfront Residential zone

HISTORY AND GOALS FOR THIS PROJECT

- ▶ As previously noted, recent zoning updates did not apply to Waterfront Residential zone
- ▶ In December 2019, City Council committed to forming committee to explore changes to permitted housing types and standards
- ▶ In May 2020, there was some discussion of adopting an interim ordinance to allow for expanded housing types
- ▶ Ultimately, decision was made to form this task force and have a citizen-driven process prior to any potential code updates, spelled out in task force charter

POTENTIAL COMPONENTS OF CODE WORK

Permitted Uses

- What housing types should be permitted?
- What are eligibility criteria?

Density/Dimensional Standards

- Max Density
- Max Height
- Lot Coverage
- Setbacks

Review and Approval Process

- Land use approval and design review process
- Opportunities for public comment

Relationship to other codes

- Shoreline management
- Stormwater

PROJECT AND TASK FORCE NEXT STEPS

- ▶ Staff will develop draft code language that it will share at August task force meeting along with design concepts for discussion
 - ▶ Staff will also be checking in with Planning Commission, who will be responsible for recommendation to City Council, and developing strategies to engage public
 - ▶ Task force members are encouraged to reach out to friends and neighbors to gather input and bring back to group
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QUESTIONS?

