

CITY OF LAKE STEVENS  
LAKE STEVENS, WASHINGTON

**RESOLUTION 2021-04**

**A RESOLUTION OF THE CITY OF LAKE STEVENS, WASHINGTON,  
RATIFYING A LIST OF DOCKET ITEMS FOR FURTHER ANALYSIS FOR  
THE 2021 COMPREHENSIVE PLAN DOCKET**

WHEREAS, the Washington City of Lake Stevens is a City in Snohomish County, Washington, planning under the Growth Management Act; and

WHEREAS, the City of Lake Stevens has established procedures and schedules to update, amend or revise the Comprehensive Plan as required under RCW 36.70A.130(2)(a) no more frequently than once every year; and

WHEREAS, city-initiated map and text amendments along with associated rezones are proposed for inclusion on the 2021 Comprehensive Plan Docket; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on February 17, 2021 to consider the proposed list of docket items, attached hereto as Exhibit A, and all public testimony has been given full consideration and is included in the Planning Commission's recommendation to the City Council; and

WHEREAS, each individual proposal will undergo a full and complete SEPA review per Chapter 197-11 WAC and Chapter 16.04 LSMC during the analysis phase taking into consideration the interrelationship and cumulative effect of all requests as required under the Growth Management Act per Chapter 36.70A RCW.

WHEREAS, the City Council considered all public testimony and the Planning Commission's recommendation on the proposed list of docket items listed in Exhibit A on February 23, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:

Section 1. Requested Action. The Lake Stevens City Council requests the Department of Planning and Community Development analyze the attached list of docket items, prepare reports and present the detailed findings for each item to the Planning Commission and the City Council for action.

Section 2. 2021 Docket. The approved list of proposed items including city-initiated amendments to the land use map with associated rezones, city-initiated text amendments and procedural amendments constitute the 2021 Docket for the City of Lake Stevens and will serve as the only potential Comprehensive Plan changes allowed under RCW 36.70A.130(2)(a) and the City of Lake Stevens Comprehensive Plan.

Section 3. Severability. If any section, sentence, clause or phrase of this resolution should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 4. Effective Date. This resolution shall take effect immediately upon passage by the Lake Stevens City Council.

PASSED by the City Council of the City of Lake Stevens this 23<sup>rd</sup> day of February, 2021.



Brett Gailey, Mayor

ATTEST:



Kelly Chellin, City Clerk

APPROVED AS TO FORM:



Greg Rubstello, City Attorn

**SUMMARY OF 2021 DOCKET PROPOSALS**

<b>RATIFICATION MAPS</b>		
<b>#</b>	<b><u>NAME</u></b>	<b><u>REQUEST</u></b>
<b>M-1</b>	<b>City-Initiated Map Amendment</b>	Update Comprehensive Plan Map to reflect changes to city/UGA boundaries resulting from recent annexations.
<b>M-2</b>	<b>City-Initiated Map Amendment</b>	Update Zoning Map to reflect changes to city/UGA boundaries resulting from recent annexations.
<b>RATIFICATION TEXT</b>		
<b>#</b>	<b><u>NAME</u></b>	<b><u>REQUEST</u></b>
<b>T-1</b>	<b>Chapter 2 – Land Use</b>	Updated text and maps/figures will provide consistency with proposed map changes; reflect recently completed (Southeast Interlocal, Machias Industrial) and pending (if any) annexations; and incorporate recent county planning efforts, such as the 2021 Buildable Lands Report.
<b>T-2</b>	<b>Shoreline Master Program</b>	SMP updates will prohibit multifamily residential development in the Shoreline Residential Environment (Waterfront Residential zone). The map of Shoreline Environment designations will also be updated to be consistent with the new land use and zoning designations (public/semi-public) for the new location of the Lake Stevens Rowing Club boathouse.
<b>T-3</b>	<b>Chapter 5 – Parks, Recreation and Open Space</b>	Amendments will include minor revisions to project and facility descriptions, such as the next phase of North Cove park improvements and the new location of the Lake Stevens Rowing Club boathouse on 17th PI NE.
<b>T-4</b>	<b>Chapter 7 – Public Services and Utilities</b>	Portions of the Southeast Interlocal Annexation Area are located within the boundaries of the Snohomish School District, which will require the city to adopt the district’s Capital Facilities Plan by reference following completion of the annexation. Updates will also reflect any changes needed for partner agencies including the Lake Stevens School District, Lake Stevens Fire District, and Snohomish Regional Fire and Rescue.
<b>T-5</b>	<b>Chapter – 9 Capital Facilities</b>	Amendments will include updates to the list of park, facility and road projects in Tables 9.1 and 9.2 of the Capital Facilities Element.

T-6	<b>Infrastructure Analysis Plan for Lake Stevens Industrial Area</b>	The city will be complete a targeted planning process that focuses on utility and transportation infrastructure in the area, including the extension of sewer service and market analysis. Findings from the analysis may be incorporated into Chapter 2 – Land Use, Chapter 7 – Public Services and Utilities Element and Chapter 9 – Capital Facilities Element and lead to future subarea planning efforts.
T-7	<b>Administrative Updates</b>	Along with the above-defined text amendments, staff will also include standard administrative amendments including the Cover, Title Page, Table of Contents, Executive Summary, Introduction and Appendices (including SEPA Addenda).
P-1	<b>Placeholder</b>	Placeholder to address any inconsistencies identified during the docket review process.

Factors for Consideration:

**Map Amendments**

- *How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it isn't, the development should demonstrate how the change is in the best long-term interest of the city.*
  - No amendments to land use designations are proposed as part of Amendment M-1. The map amendment is required to update the city/UGA boundaries to reflect annexations that will be completed in 2021. All areas received land use predesignations as part of the 2019 Comprehensive plan Docket (Ordinance 1073), with minor revisions made as part of the 2020 Comprehensive Plan Docket (Ordinance 1105). Consistency with applicable Comprehensive Plan policies were evaluated during the approval of the 2019 and 2020 Comprehensive Plan dockets. No areas within the UGA that are scheduled to be annexed into the city in 2021 are proposed to receive a change to their land use designation.
- *How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.*
  - As noted above, no amendments to existing land use designations are proposed as part of the 2021 docket. Updates to the SMP will reflect consistency with existing Comprehensive Plan policies and Development Code regulations.
- *What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?*
  - As noted above, no amendments to existing land use designations are proposed as part of the 2021 docket.
- *Comments received from affected property owners and residents.*
  - No property owners or residents will be affected.

## **Ratification Criteria**

1. *Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?*
  - a. The proposed amendments are to existing text in the Comprehensive Plan and Shoreline Master Program. The City Council, with input from the Waterfront Residential Task Force and Planning Commission, has requested specific amendments to the SMP regarding waterfront residential uses, to provide consistency with existing Comprehensive Plan policies and development regulations. The Council has also requested analysis of infrastructure constraints within the city's industrial areas, which may be incorporated into the Public Services and Utilities Element and Capital Facilities Element. The remainder of the amendments are required to update the list of the capital projects and reflect updated statistics and information from pending annexations as well as recent county planning efforts, such as the Buildable Lands Report. These changes are not development regulations but may trigger a review of development regulations to implement.
2. *Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?*
  - a. Yes, all amendments proposed shall follow an established legal process and criteria.
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.*
  - a. The proposed map amendments are limited to changes in city/UGA boundaries, and the proposed text amendments are limited in scope and have not been previously reviewed.
4. *Does the City have the resources, including staff and budget, necessary to review the proposed amendment?*
  - a. The city has adequate staffing and budget for consultant assistance (if needed) to process the proposed amendments.
5. *Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan?*
  - a. Any changes to statistical data will ensure the most up to date information. Updating other references and plans will create internal consistency within the plan. The proposed amendments will correct inconsistencies as they are discovered.
6. *OR 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*
    - i. The proposed amendments aim to serve the public interest by keeping the plan up to date, including development potential within city and UGA boundaries.
  - 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.*
    - i. The proposed amendments are necessary during this review period to keep the Comprehensive Plan updated with the most recent and accurate information.