



PLANNING COMMISSION AGENDA

Regular Meeting Date: 03.02.2016

Planning Commission Meeting:
First Wednesday of every Month @ 7:00pm
Planning & Community Development Department
1812 Main Street
Lake Stevens, WA 98258
(425) 377-3235
www.lakestevenswa.gov

Municipal Code
Available online:
www.codepublishing.com/WA/LakeStevens/

- A. **CALL TO ORDER: 7:00pm**
Pledge of Allegiance
- B. **ROLL CALL**
- C. **GUEST BUSINESS**
- D. **ACTION ITEMS**
1. Approval of 02.03.2016 Meeting Minutes
- E. **PUBLIC HEARING**
1. 2016 Comprehensive Plan Docket

Public hearing presentation will follow the public hearing format listed below:

low:

PUBLIC HEARING FORMAT

- 1. PC Chair Opens 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 by motion
- 8. Re-open public comment portion of hearing for additional comments (optional)
- 9. Close Hearing by motion
- 10. COMMISSION ACTION BY MOTION—Recommendation to Council
 - A. Approve
 - B. Deny
 - C. Continue

- F. **DISCUSSION ITEMS**
1. Content Based Sign Regulation briefing
- 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,

*Items attached
**Items previously distributed
Items to be distributed

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, February 3, 2016

CALL TO ORDER: 7:0 pm by Chair Tom Matlack

MEMBERS PRESENT: Chair Tom Matlack, Vice Chair Jennifer Davis, Gary Petershagen, Vicky Oslund, Tracey Trout, Linda Hoult

MEMBERS ABSENT: Janice Huxford

STAFF PRESENT: Interim Planning Director Russ Wright, Associate Planner Amy Lucas and Clerk Jill Meis

OTHERS PRESENT: Sally Jo Sebring, Tracey (last name unknown), Council Member Rauchel McDaniel, Council Member Sam Low

The tape recorder for this meeting malfunctioned and began recording after the meeting began.

Excused Absence: Commissioner Hoult made a motion to excuse Commissioner Huxford, Commissioner Petershagen 2nd. Motion carried 6-0-0-1.

Guest business: Sally Jo Sebring presented an article from the Herald regarding vesting.

Announcements: None

Action Items:

1. *Approve January 6, 2016 Meeting Minutes.* Commissioner Oslund made a motion to approve January 6, 2016 minutes, Commissioner Davis 2nd. Motion carried 6-0-0-1.

Discussion Items:

1. *Critical Areas Regulations* – Associate Planner Amy Lucas gave some details on the changes proposed by the new regulations. She gave a brief overview of the housekeeping changes to the code.

The substantive changes and mitigation were listed and discussed. The changes by the Department of Ecology were integrated into the code amendment such as the wetland scoring system and buffer changes. Goals and policies were also discussed.
2. *Mayor presented proposed Downtown Subarea Plan* – Mayor John Spencer gave an overview of what the downtown area plans are in regards to rezoning and building.
3. *Administrative Variance* – Interim Planning Director Russ Wright presented a proposed Administrative Variance Code Amendment allowing the planning director to use some discretion in permitting projects. Interim Planning Director Wright offered several alternatives in the limitation of that authority. The Planning Commission

discussed these options and decided to incorporate all of the options as well as a time frame for processing and forward to City Council.

Commissioner Reports: Commissioner Trout wanted to voice her concern about the homeless camps such as those located in Seattle. Commissioner Oslund reminded everyone to vote on the school bond. Chair Matlack would like to discuss changing the time of the meeting. Commissioner Hoult will be out of town for the joint meeting on 02.23.2016.

Staff Report: Interim Planning Director Russ Wright at the advice of the Mayor has consolidated the work program to focus on mandates. The planning department will be looking at homeless encampments and the homeless issues in the area. Amy Lucas will be moving on to a position at Snohomish County and she will be missed by the planning department. The bidders conference will be held on 03.03.2016 for the RFP on the downtown subarea planning.

Adjourn: Meeting adjourned at 8:45 p.m.

Tom Matlack, Chair

Jill Meis, Clerk, Planning &
Community Development



Staff Report City of Lake Stevens Planning Commission

Public Hearing 2014 Docket Ratification
Date: March 2, 2016

Subject: 2016 Comprehensive Plan Docket Ratification Public Hearing

Contact Person/Department: Russ Wright, Interim Planning & Community Development Director

ACTION REQUESTED: Hold a public authorization hearing on proposed Comprehensive Plan map and text amendments to determine if the proposals merit consideration on the 2016 Docket. If docketed, city staff will conduct additional analysis, based on the merits of the application compared to established review criteria, for review and recommendation by the Planning Commission and action by the City Council. This action is to set the 2016 Docket only and not a recommendation of approval or denial of any amendments.

SUMMARY: Public hearing to consider two (2) citizen-initiated amendments to the land use map and city-initiated amendments proposed for inclusion on the 2016 Comprehensive Plan Docket.

BACKGROUND/ HISTORY:

Under the Growth Management Act, the City can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The Comprehensive Plan provides a specific docket review process (Chapter 1, pages I-14 through I-20). A staff summary and analysis for each map and text proposal (Attachments 1-10) describe how each proposed amendment is consistent with the annual amendment and ratification criteria.

DISCUSSION:

Staff will begin by discussing the requirements for ratification specified in the Comprehensive Plan. Next, staff will summarize each of the proposed amendments, consistency with the ratification decision criteria, findings and recommendation. Staff has provided a recommendation for Planning Commission review on each project summary sheet. A space is included on each sheet for Planning Commission's recommendation as well.

If City Council ratifies the 2016 Docket, staff will provide a detailed analysis for each proposal to recommend if a proposal meets the criteria to grant or deny the request.

RECOMMENDATION:

Forward a recommendation to City Council designating which proposals should be ratified for inclusion on the 2016 Docket. Staff will prepare a letter of recommendation to the City Council for review and signature by the Commission Chair and Co-Chair

ATTACHMENTS:

- A. Docket Summary Table**
- B. Analysis Sheets / Maps**

SUMMARY OF 2016 DOCKET PROPOSALS

RATIFICATION MAPS			
#	<u>NAME</u>	<u>PARCELS/ ACREAGE</u>	<u>REQUEST</u>
M-1	Minor Map Amendment (LUA2015-0119)	38 acres	Citizen request to change the land use designation, for two undeveloped parcels off Lake Drive, from Medium Density Residential to Public / Semi-Public.
M-2	Minor Map Amendment (LUA2016-0007)	15 acres	Citizen request to change the land use designation, for three undeveloped parcels off SR-92, from Planned Business District to Medium Density Residential.
M-3	City-Expanded Map Amendment (LUA2016-0007)	0.7 to 5 acres	City expansion of LUA2016-0007 to change the land use designation, for two partially developed parcels off SR-92, from Planned Business District to Medium Density Residential for consistency with adjacent parcels. City may also consider adding the 3-acre parcel to the west & isolated 0.44-acre parcel east of 127 th Ave SE.
M-4	City-Initiated Map Amendment	36 acres	City request to change the land use designation, for parcels off 20 th Street SE near SR-9, from Mixed Use, High Density Residential and Medium Density Residential in the 20 th Street Subarea to Commercial.
RATIFICATION TEXT			
#	<u>NAME</u>	<u>REQUEST</u>	
T-1	Chapter 5 – Parks, Recreation & Open Space	City-initiated text amendment to add a park project(s) to the Capital Project List for improvements to Lundeen Park and acquisition of park property in northwestern portion of city.	
T-2	Chapter – 8 Capital Facilities	City-initiated text amendments to add park and road projects to the Capital Project List and 6-year Capital Improvement Plan, including: <ul style="list-style-type: none"> • Lundeen Park, • Park Acquisition, • Cedar Road from 20th St NE to 30th St NE, • South Lake Stevens Road from South Davies to E. Lakeshore, and • 20th St SE Transit Alignment 	
T-3	Placeholder	Placeholder to address any inconsistencies identified during docket review process.	
T-4	Appendices	Update Appendix A – Final Environmental Impact Statement to be prepared as environmental review for 2016 Docket	
T-5	Update Dates & Table of Contents	Update dates, cover, footers, Executive Summary and Table of Contents as needed	
POTENTIAL DOCKET ITEMS			
Council may add items to the Docket based on recommendation from Planning Commission, discussion of proposed amendments or public testimony			



2016 Comprehensive Plan Docket Ratification

M-1 - Staff Summary

Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 22, 2016
Planning Commission Hearing Date: March 2, 2016

SUBJECT: Agency-initiated map amendment

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element – Figure 2.3 Land Use Map and associated text.	
Proposed Change(s): Agency-initiated request (LUA2015-0119) to change the land use designation, for two undeveloped parcels off Lake Drive, from Medium Density Residential to Public / Semi-Public and associated text amendments to the Land Use Element, as illustrated on the attached map. If docketed, the city will evaluate a concurrent rezone application.	
Applicant: Lake Stevens School District	Property Location(s): 9105 / 9203 29 th Street NE (approximately 38 acres)
Existing Land Use Designation	Proposed Land Use Designation
Medium-Density Residential	Public / Semi-Public
Existing Zoning District	Proposed Zoning District
High Urban Residential	Public / Semi-Public

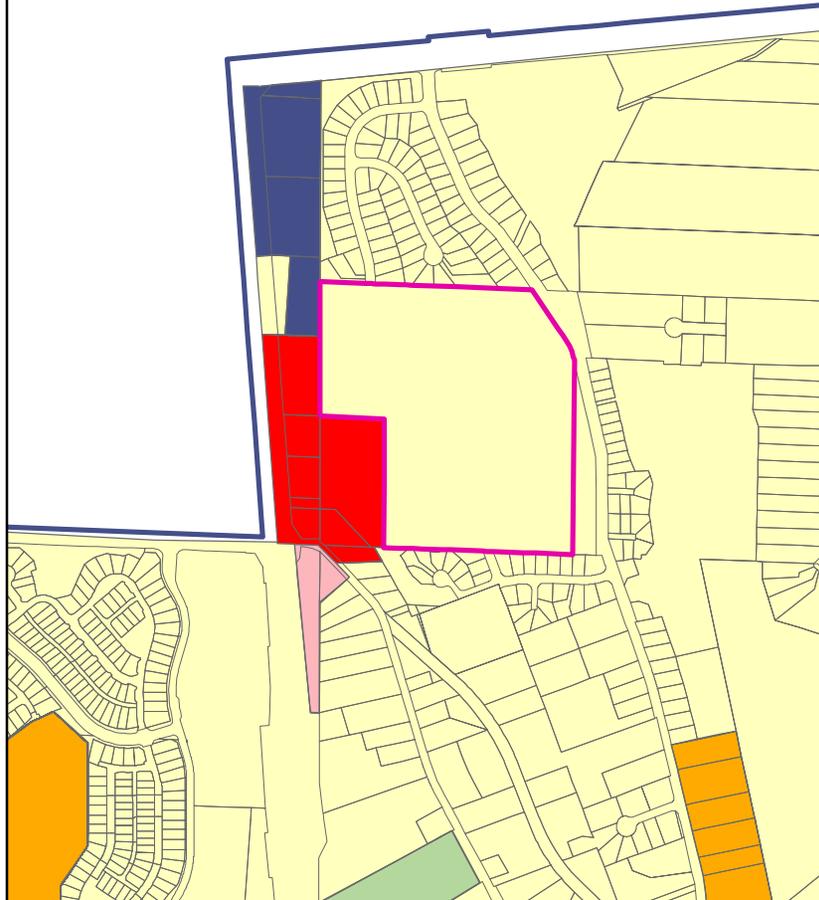
ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in Revisions and Amendments to the Comprehensive Plan Section H.

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposed land use map change is not designed to implement a development regulation or program.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposed minor land use map change will be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
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. Discussion: the land use designation for the subject properties has not been considered since the area was annexed into the city in 2006.	X	

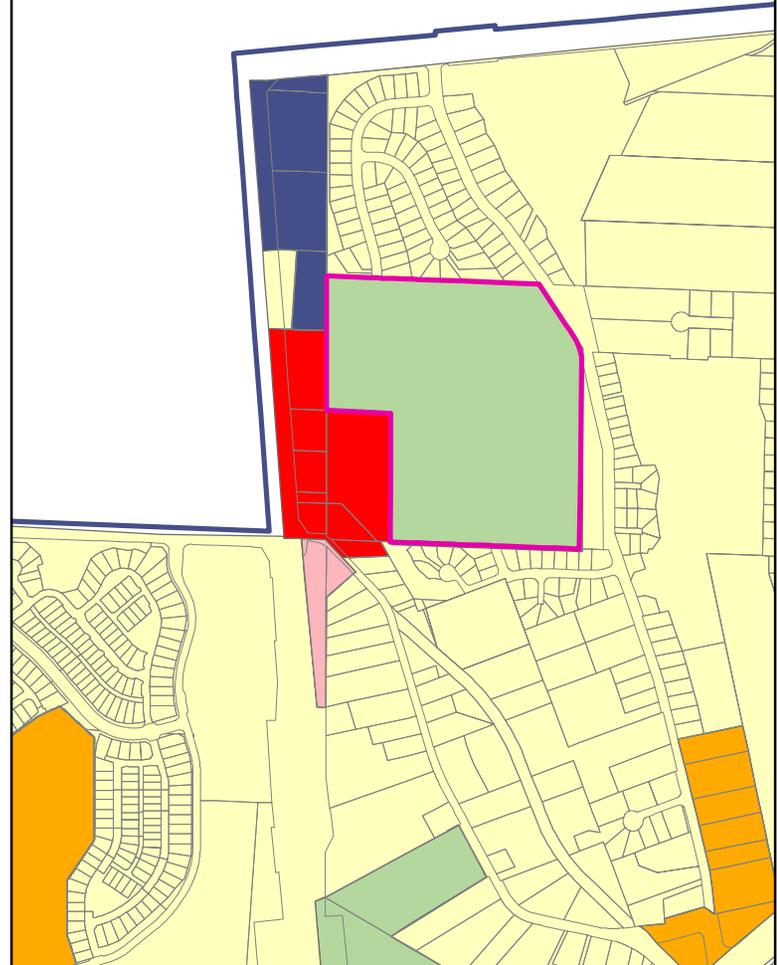
<p>4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: the Growth Management Act and the city’s Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function. The applicant has submitted required review fees. The applicant will provide any special studies deemed necessary to continue review at their expense.</p>	X	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR</p>		X
<p>6. All of the following: a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND Discussion: the proposed minor land use map change meets the following selected goals and policies of the current Comprehensive Plan’s Land Use and Public Services Elements.</p> <ul style="list-style-type: none"> • Goal 2.1 provide sufficient land area to meet the projected needs for housing, employment and public facilities within the city of Lake Stevens; • Goal 2.2 Achieve a well-balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses; • Goal 2.14 design and build a healthy community to improve the quality of life for all people who live, work, learn, and play within the city; • Goal 7.1 coordinate with city departments, special purpose districts, utility companies and other service providers to ensure the adequate distribution of public services and facilities throughout the city and consistency with the land use element; and • Goal 7.4 provide adequate school facilities 	X	
<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. Discussion: the Comprehensive Plan sets a procedure for evaluating amendments annually. The city is not considering a subarea plan or other amendments for the property; therefore, there is not a need to postpone review of the request.</p>	X	

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2016 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2016 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2016 Comprehensive Plan Docket.		

Current Land Use



Proposed Land Use



School District Land Use Map Amendment

- School District Parcel
- Lake Stevens Boundary
- Parcels
- Commercial
- Local Commercial
- GI Development Agreement
- Public / Semi-Public
- Med Density Residential (MDR)
- High Density Residential (HDR)

All data, information and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The city of Lake Stevens makes no warranties, expressed or implied as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts all limitations, including the fact that the data, information and maps are dynamic and in a constant state of maintenance, correction and update.

Data Sources: Snohomish County (2016), City of Lake Stevens (2016)

Date: February 2016





2016 Comprehensive Plan Docket Ratification

M-2 - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 22, 2016
Planning Commission Hearing Date: March 2, 2016

SUBJECT: Citizen-initiated map amendment

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element – Figure 2.3 Land Use Map and associated text.	
Proposed Change(s): Citizen request LUA2016-0007 to change the land use designation, for three undeveloped parcels off SR-92, from Planned Business District to Medium Density Residential and associated text amendments to the Land Use Element.	
Applicant: Seattle Pacific Homes	Property Location(s): SR-92 and 127 th Ave NE (approximately 15 acres)
Existing Land Use Designation	Proposed Land Use Designation
Planned Business District	Medium Density Residential
Existing Zoning District	Proposed Zoning District
Planned Business District	High Urban Residential

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in Revisions and Amendments to the Comprehensive Plan Section H.

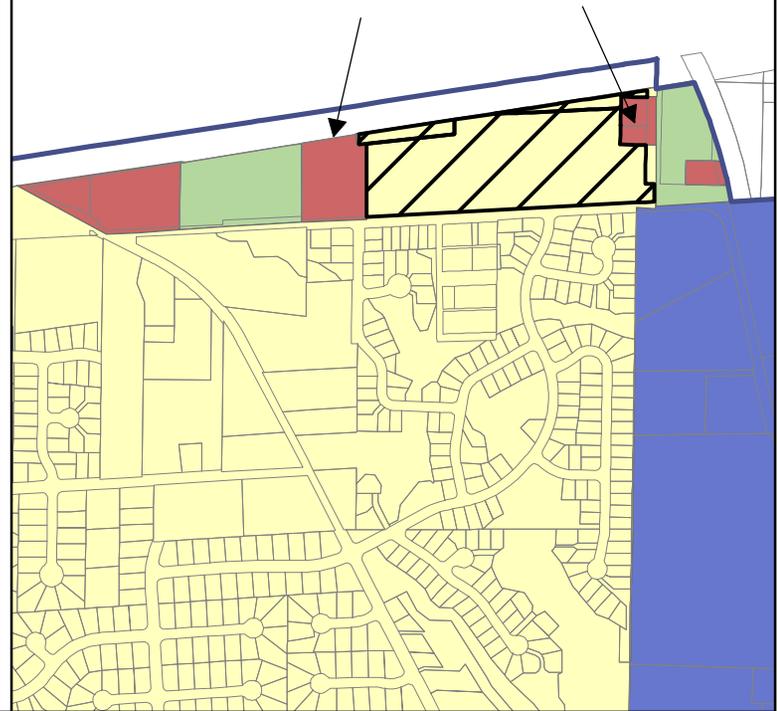
Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposed minor land use map change is not designed to implement a development regulation or program.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposed minor land use map change will be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
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. Discussion: the land use designation for the subject properties has not been considered previously.	X	

<p>4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: the Growth Management Act and the city’s Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function. The applicant has submitted required review fees. The applicant will provide any special studies deemed necessary to continue review at their expense.</p>	X	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR</p>		X
<p>6. All of the following: a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND Discussion: the proposed minor land use map change meets the following selected goals and policies of the current Comprehensive Plan’s Land Use and Housing Elements.</p> <ul style="list-style-type: none"> • Goal 2.1 provide sufficient land area to meet the projected needs for housing, employment and public facilities within the city of Lake Stevens; • Goal 2.2 Achieve a well-balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses; • Goal 2.14 design and build a healthy community to improve the quality of life for all people who live, work, learn, and play within the city; and • Goal 3.1 provide fair and equal access to a range of housing types and choices to meet the existing and projected housing needs of all Lake Stevens residents regardless of income level or demographic status. 	X	
<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. Discussion: the Comprehensive Plan sets a procedure for evaluating minor amendments annually. The city is not considering a subarea plan or other amendments for the property; therefore, there is not a need to postpone review of the request.</p>	X	

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2016 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2016 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2016 Comprehensive Plan Docket.		

Current Land Use

Proposed Land Use



City Proposed Expansion

Seattle Pacific Land Use Map Amendment

- | | |
|-------------------------|--------------------------------|
| Lake Stevens Boundary | Land Use Designations |
| Parcels | General Industrial |
| Seattle Pacific Parcels | Planned Business District |
| | Public / Semi-Public |
| | Med Density Residential (MDR) |
| | High Density Residential (HDR) |



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Data Sources: Snohomish County (2016), City of Lake Stevens (2016)

Date: February 2016



2016 Comprehensive Plan Docket Ratification

M-3 - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 22, 2016
Planning Commission Hearing Date: March 2, 2016

SUBJECT: City-initiated map amendment

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element – Figure 2.3 Land Use Map and associated text.	
Proposed Change(s): City expansion of LUA2016-0007 to change the land use designation, for two partially developed parcels off SR-92, from Planned Business District to Medium Density Residential for consistency with adjacent parcels and associated text amendments to the Land Use Element. City may also consider adding the 3-acre parcel to the west and isolated 0.44-acre parcel east of 127th Ave SE after consulting with land owners.	
Applicant: Seattle Pacific Homes	Property Location(s): SR-92 and 127 th Ave NE
Existing Land Use Designation	Proposed Land Use Designation
Planned Business District	Medium Density Residential – 3-acre parcel General Industrial or Public/Semi-Public – 0.44-acre parcel
Existing Zoning District	Proposed Zoning District
Planned Business District	High Urban Residential – 3-acre parcel General Industrial or Public/Semi-Public – 0.44-acre parcel

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in Revisions and Amendments to the Comprehensive Plan Section H.

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposed minor land use map change is not designed to implement a development regulation or program.	X	

<p>2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposed minor land use map change will be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.</p>	X	
<p>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. Discussion: the land use designation for the subject properties has not been considered previously.</p>	X	
<p>4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: the Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function. The applicant has submitted required review fees. The applicant will provide any special studies deemed necessary to continue review at their expense.</p>	X	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR</p>		X
<p>6. All of the following: a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND Discussion: the proposed minor land use map change meets the following selected goals and policies of the current Comprehensive Plan's Land Use and Housing Elements.</p> <ul style="list-style-type: none"> • Goal 2.1 provide sufficient land area to meet the projected needs for housing, employment and public facilities within the city of Lake Stevens; • Goal 2.2 Achieve a well-balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses; • Goal 2.10 ensure that land uses optimize economic benefit and the enjoyment and protection of natural resources while minimizing the threat to health, safety and welfare; • Goal 2.14 design and build a healthy community to improve the quality of life for all people who live, work, learn, and play within the city; and • Goal 3.1 provide fair and equal access to a range of housing types and choices to meet the existing and projected housing needs of all Lake Stevens residents regardless of income level or demographic status. 	X	

<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>Discussion: the Comprehensive Plan sets a procedure for evaluating minor amendments annually. The city is not considering a subarea plan or other amendments for the property; therefore, there is not a need to postpone review of the request to ensure consistent land use designations in the area.</p>	X	
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Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2016 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2016 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2016 Comprehensive Plan Docket.		



2016 Comprehensive Plan Docket Ratification

M-4 - Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 22, 2016
Planning Commission Hearing Date: March 2, 2016

SUBJECT: City-initiated map amendment

Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element – Figure 2.3 Land Use Map and associated text.	
Proposed Change(s): City-initiated request 1 LUA2016-0017 to change the land use designation with a concurrent rezone, for parcels off 20th Street SE near SR-9, from Mixed Use, High Density Residential and Medium Density Residential in the 20th Street Subarea to Commercial and associated text amendments to the Land Use Element to expand retail and service opportunities in the area.	
Applicant: City of Lake Stevens	Property Location(s): Properties south of 20 th Street SE and existing Commercial designated property between SR-9 and 99 th Ave SE.
Existing Land Use Designations	Proposed Land Use Designation
Mixed Use, High Density Residential and Medium Density	Commercial – 36 acres
Existing Zoning District	Proposed Zoning District
Mixed Use Neighborhood, High Urban Residential, Urban Residential and Neighborhood Business to Commercial District.	High Urban Residential – 3-acre parcel General Industrial or Public/Semi-Public – 0.44-acre parcel

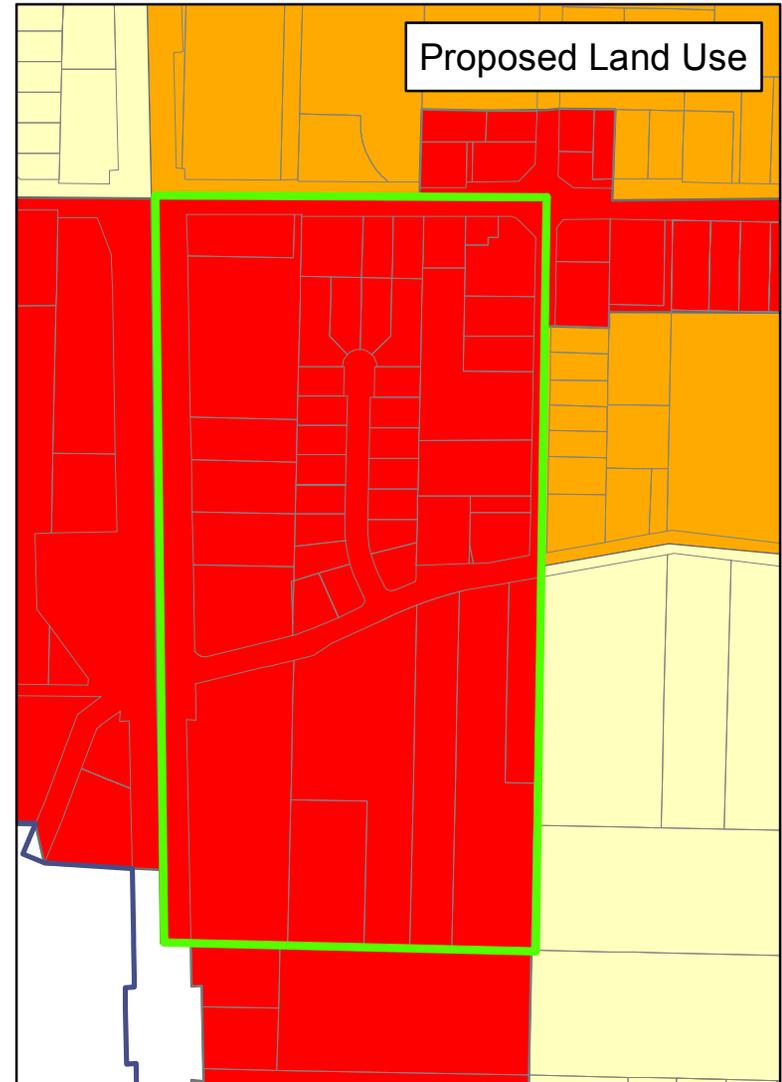
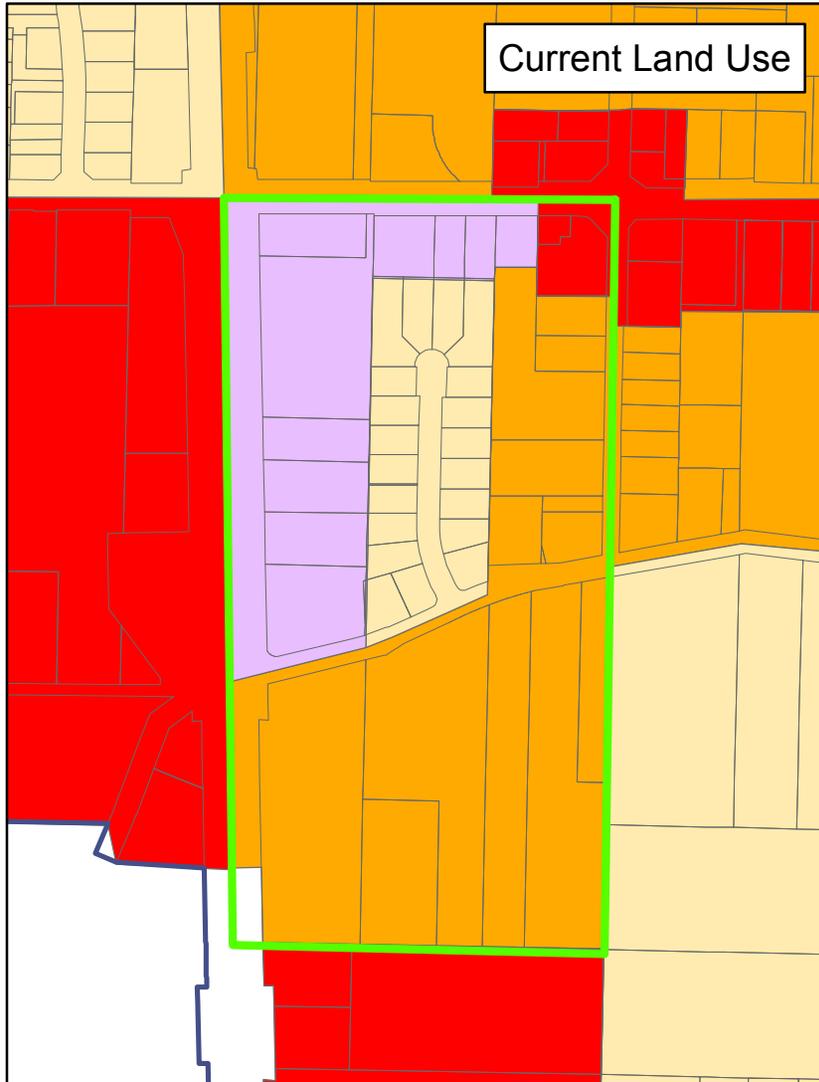
ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in Revisions and Amendments to the Comprehensive Plan Section H.

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposed minor land use map change is not designed to implement a development regulation or program.	X	

<p>2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposed minor land use map change will be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.</p>	X	
<p>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. Discussion: These designations were adopted in 2012 with the 20th Street SE Corridor Subarea Plan. There have been no developments proposed for these properties during that time. The proposed land use designations would provide a larger area, with a common land use designation, with the opportunity to assemble into a significant single development. As other proposals under review with this docket propose to reduce commercial capacity, this proposal will maintain a balance of buildable lands for residential and commercial development.</p>	X	
<p>4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: the Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function. The applicant has submitted required review fees. The applicant will provide any special studies deemed necessary to continue review at their expense.</p>	X	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR</p>		X
<p>6. All of the following: a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND Discussion: the proposed minor land use map change meets the following selected goals and policies of the current Comprehensive Plan's Land Use and Economic Development Elements.</p> <ul style="list-style-type: none"> • Goal 2.1 provide sufficient land area to meet the projected needs for housing, employment and public facilities within the city of Lake Stevens; • Goal 2.2 achieve a well-balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses; • Goal 2.3 apply the comprehensive plan as a guide for community development implemented through the city's development regulations to ensure preferred community growth patterns are achieved; 	X	

<ul style="list-style-type: none"> • Goal 2.4 encourage the continued planning of local growth centers to develop a balanced and sustainable community that provides a focus for employment, public and residential development; • Goal 2.10 ensure that land uses optimize economic benefit and the enjoyment and protection of natural resources while minimizing the threat to health, safety and welfare; • Goal 2.14 design and build a healthy community to improve the quality of life for all people who live, work, learn, and play within the city; and • Goal 6.2: manage commercial growth in centers; • Goal 6.3: enhance retail and personal services growth to address the community's needs and expand the city's retail sales tax base; and • Goal 6.4: support employment growth in the city. 		
<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>Discussion: the Comprehensive Plan sets a procedure for evaluating amendments annually. To maintain a balanced residential to commercial balance, there is not a need to postpone review of the request.</p>	X	

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2016 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2016 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2016 Comprehensive Plan Docket.		



City Land Use Map Amendment

- | | |
|-------------------------|------------------------------|
| Lake Stevens Boundary | Land Use Designations |
| Parcels | Commercial |
| Land Use Amendment Area | High Density Residential |
| | Med Density Residential |
| | Mixed Use |
| | Public / Semi-Public |



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Data Sources: Snohomish County (2016), City of Lake Stevens (2016)

Date: February 2016



2016 Comprehensive Plan Docket Ratification

T-1 Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 22, 2016
Planning Commission Hearing Date: March 2, 2016

SUBJECT: City-initiated text amendment

Summary
Location in Comprehensive Plan: Chapter 5 Parks, Recreation & Open Space Element
Proposed Change(s): City-initiated request (LUA2016-0017) to add and describe Lundeen Park Improvements and Park Acquisition as projects on the Capital Project List of the Parks Element.
Applicant: City of Lake Stevens Planning & Community Development

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in Revisions and Amendments to the Comprehensive Plan Section H.

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposed minor land use map change is not designed to implement a development regulation or program.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposed minor land use map change will be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
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. Discussion: The city evaluates amendments to the Capital Facilities plan annually to ensure appropriate projects are identified.	X	
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: the Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function. The applicant has submitted required review fees. The applicant will provide any special studies deemed necessary to continue review at their expense.	X	
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR		X

<p>6. All of the following:</p> <p>a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND Discussion: the proposed minor land use map change meets the following selected goals and policies of the current Comprehensive Plan’s Park and Capital Facilities Element.</p> <ul style="list-style-type: none"> • Goal 5.1 provide a high-quality, diversified parks, recreation and open space system that provides recreational and cultural opportunities for all ages and interest groups; • Goal 5.5 maintain park facilities to maximize life of the facilities and to provide an attractive and pleasing environment for users; • Goal 5.6 the city recognizes that land is in high demand and that acquisitions must be pursued as quickly as possible to implement the community’s vision concurrently with developing and improving existing facilities to achieve a high-quality and balanced park and recreation system; • Goal 9.4 provide needed capital improvements to maintain adopted levels of service. 	X	
<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. Discussion: the Comprehensive Plan sets a procedure for evaluating minor amendments annually. The city is not considering a subarea plan or other amendments for the property; therefore, there is not a need to postpone review of the request.</p>	X	

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2016 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2016 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2016 Comprehensive Plan Docket.		



2016 Comprehensive Plan Docket Ratification

T-2 Staff Summary
Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 8, 2016
Planning Commission Hearing Date: March 2, 2016

SUBJECT: City-initiated text amendment

Summary
Location in Comprehensive Plan: Chapter 8 Capital Facilities
<p>Proposed Change(s): City-initiated text amendments to add park and road projects to the Capital Project List and 6-year Capital Improvement Plan, including:</p> <ul style="list-style-type: none"> • Lundeen Park, • Park Acquisition, • Cedar Road from 20th St NE to 30th St NE, • South Lake Stevens Road from South Davies to East Lakeshore, and • 20th St SE Transit Alignment – 91st Ave SE to 50th Drive SE
Applicant: City of Lake Stevens Planning & Community Development

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in Revisions and Amendments to the Comprehensive Plan Section H.

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposed minor land use map change is not designed to implement a development regulation or program.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposed minor land use map change will be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
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. Discussion: The city evaluates amendments to the Capital Facilities plan annually to ensure appropriate projects are identified.	X	
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: the Growth Management Act and the city’s Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function. The applicant has submitted	X	

required review fees. The applicant will provide any special studies deemed necessary to continue review at their expense.		
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR		X
<p>6. All of the following:</p> <p>a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND Discussion: the proposed minor land use map change meets the following selected goals and policies of the current Comprehensive Plan’s Parks, Transportation and Capital Facilities Elements.</p> <ul style="list-style-type: none"> • Goal 5.1 provide a high-quality, diversified parks, recreation and open space system that provides recreational and cultural opportunities for all ages and interest groups; • Goal 5.5 maintain park facilities to maximize life of the facilities and to provide an attractive and pleasing environment for users; • Goal 5.6 the city recognizes that land is in high demand and that acquisitions must be pursued as quickly as possible to implement the community’s vision concurrently with developing and improving existing facilities to achieve a high-quality and balanced park and recreation system; • Goal 8.4 provide a transportation system that supports existing land uses and accommodates anticipated growth; • Goal 8.6 strive for continuous and long term expansions to the trail and pedestrian systems; • Goal 8.7 promote pedestrian and bicycle access to public facilities and centers. • Goal 8.17 maintain, preserve, and operate the existing transportation system in a safe and usable state; • Goal 9.4 provide needed capital improvements to maintain adopted levels of service; and • Goal 9.5 coordinate land use decisions and financial resources with a schedule of capital improvements to meet adopted level of service standards, measurable objectives. 	X	
<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. Discussion: the Comprehensive Plan sets a procedure for evaluating minor amendments annually. The city is not considering a subarea plan or other amendments for the property; therefore, there is not a need to postpone review of the request.</p>	X	

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2016 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2016 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2016 Comprehensive Plan Docket.		



2014 Comprehensive Plan Docket Ratification

T-3 Staff Summary Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 22, 2016
Planning Commission Hearing Date: March 2, 2016

SUBJECT: City-initiated text amendment

Summary
Location in Comprehensive Plan: Placeholder
Proposed Change(s): Placeholder to address any inconsistencies identified during docket review process
Applicant: City of Lake Stevens Planning & Community Development

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in Revisions and Amendments to the Comprehensive Plan Section H.

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposed minor land use map change is not designed to implement a development regulation or program.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposed minor land use map change will be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
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. Discussion: The city reviews its Comprehensive Plan annually.	X	
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: the Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function. The applicant has submitted required review fees. The applicant will provide any special studies deemed necessary to continue review at their expense.	X	
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR		X

<p>6. All of the following:</p> <p>a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND</p> <p>Discussion: the proposed minor land use map change meets the following selected goals and policies of affected Elements.</p> <ul style="list-style-type: none"> • Goal 1.1 provide for a consistent review and revision of the comprehensive plan; • Goal 1.2 ensure that the city’s comprehensive plan is consistent with state, regional and countywide planning policies and ensure each element is internally consistent; and • Others to be evaluated as needed 	X	
<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>Discussion: the Comprehensive Plan sets a procedure for evaluating minor amendments annually. The city is not considering a subarea plan or other amendments for the property; therefore, there is not a need to postpone review of the request.</p>	X	

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2016 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2016 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2016 Comprehensive Plan Docket.		



2014 Comprehensive Plan Docket Ratification

T-4 Staff Summary
Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 22, 2016
Planning Commission Hearing Date: March 2, 2016

SUBJECT: City-initiated text amendment

Summary
Location in Comprehensive Plan: Appendices
Proposed Change(s): Update Appendix A – Final Environmental Impact Statement to be prepared as environmental review for 2016 Docket
Applicant: City of Lake Stevens Planning & Community Development

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in Revisions and Amendments to the Comprehensive Plan Section H.

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposed minor land use map change is not designed to implement a development regulation or program.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposed minor land use map change will be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
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. Discussion: The city reviews its Comprehensive Plan annually.	X	
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: the Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function. The applicant has submitted required review fees. The applicant will provide any special studies deemed necessary to continue review at their expense.	X	
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR		X

<p>6. All of the following:</p> <p>a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND</p> <p>Discussion: the proposed minor land use map change meets the following selected goals and policies of the current Comprehensive Plan’s Introductory Element.</p> <ul style="list-style-type: none"> • Goal 1.1 provide for a consistent review and revision of the comprehensive plan; and • Goal 1.2 ensure that the city’s comprehensive plan is consistent with state, regional and countywide planning policies and ensure each element is internally consistent 	X	
<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>Discussion: the Comprehensive Plan sets a procedure for evaluating minor amendments annually. The city is not considering a subarea plan or other amendments for the property; therefore, there is not a need to postpone review of the request.</p>	X	

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2016 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2016 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2016 Comprehensive Plan Docket.		



2014 Comprehensive Plan Docket Ratification

T-5 Staff Summary
Lake Stevens City Council & Planning Commission

City Council Hearing Date: March 22, 2016
Planning Commission Hearing Date: March 2, 2016

SUBJECT: City-initiated text amendment

Summary
Location in Comprehensive Plan: Update Dates & Table of Contents
Proposed Change(s): Update dates, cover, footers, Executive Summary and Table of Contents as needed
Applicant: City of Lake Stevens Planning & Community Development

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Comprehensive Plan Element Visions and must meet the identified criteria included in Revisions and Amendments to the Comprehensive Plan Section H.

Ratification Review – Decision Criteria	Yes	No
1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposed minor land use map change is not designed to implement a development regulation or program.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposed minor land use map change will be reviewed against the current Comprehensive Plan and applicable state laws related to process and environmental review.	X	
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. Discussion: the city evaluates its comprehensive plan annually.	X	
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment? Discussion: the Growth Management Act and the city's Comprehensive Plan set a process to review annual amendments to the Comprehensive Plan. By extension, this is a Planning and Community Development function. The applicant has submitted required review fees. The applicant will provide any special studies deemed necessary to continue review at their expense.	X	
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR		X

<p>6. All of the following:</p> <p>a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals of the Comprehensive Plan? AND</p> <p>Discussion: the proposed minor land use map change meets the following selected goals and policies of the current Comprehensive Plan’s Introductory Element.</p> <ul style="list-style-type: none"> • Goal 1.1 provide for a consistent review and revision of the comprehensive plan; and • Goal 1.2 ensure that the city’s comprehensive plan is consistent with state, regional and countywide planning policies and ensure each element is internally consistent. 	X	
<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>Discussion: the Comprehensive Plan sets a procedure for evaluating minor amendments annually. The city is not considering a subarea plan or other amendments for the property; therefore, there is not a need to postpone review of the request.</p>	X	

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2016 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2016 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2016 Comprehensive Plan Docket.		

City of Lake Stevens Planning Commission

Planning Commission Briefing

Date: **March 2, 2016**



Subject: **Amendments to the City of Lake Stevens Content-based Sign Regulations (LUA2016-0025)**

Contact Person/Department: **Russ Wright**, Interim Planning & Community Development Director / **Stacie Pratschner**, Senior Planner

SUMMARY:

A scope and schedule for required amendments to the city of Lake Stevens content-based sign regulations of non-commercial signage in Chapters 14.08, 14.38 and 14.68 LSMC pursuant to the recent U.S. Supreme Court decision in *Reed vs. Town of Gilbert*.

ACTION REQUESTED OF PLANNING COMMISSION:

This is an informational briefing and no action is requested at this time.

BACKGROUND/DISCUSSION:

Signs are a form of speech and expression entitled to protection under the First Amendment. Decades of litigation and pursuant case laws have resulted in local sign regulations that are complex, contradictory and difficult to administer¹. The conservative regulatory approach for a municipality is to apply content-neutral, time, place and manner provisions that further a “compelling government interest” and are simultaneously narrowly tailored to achieve that interest². Though content-neutrality is not a new issue in sign regulation, the recent U.S. Supreme Court’s decision in *Reed v. Town of Gilbert* has major and far-reaching impacts on local government and requires a timely response by jurisdictions.

On June 18, 2015, the U.S. Supreme Court ruled unanimously that the Arizona town of Gilbert sign code was unconstitutional pursuant to content-based restrictions on speech in the regulations, and therefore in violation of the First Amendment. The town of Gilbert code identified different categories of signs based on the information they conveyed, and then applied different restrictions based on that category³. The Ninth Circuit as of this date has refused to expand the *Reed* decision to commercial speech, therefore the following proposed steps to begin review of the City’s sign code apply only to noncommercial speech.

To ensure that the City’s sign code does not apply different standards based on a sign’s content, purpose or who is setting up the sign, staff recommends the actions below and working in concert with our Attorney as we begin updates:

1. Cease enforcement of any existing content-based sign regulations;
2. Review sign code to identify any content-based standards and eliminate those standards;
3. Develop a purpose statement (possibly related to traffic safety and/or aesthetics) for the sign code regulations;
4. Revise any sign definitions that are based on content;

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5. Avoid exemptions in the sign code, such as “special events” or “grand openings” (these are almost always not content neutral); and
 6. Add a substitution clause to avoid any favoritism, i.e. commercial versus non-commercial messages.

The *Reed* decision does not preclude local government from regulating noncommercial signage in a content-neutral manner, using such factors as size and height, type of structure (freestanding vs. monument signs), materials, maximum number, electronic messaging, moving parts and portability.³ Justice Alito noted in his concurrence that the *Reed* decision “...will not prevent cities from regulating signs in a way that fully protects public safety and serves legitimate objectives.”⁴

Staff additionally proposes to eliminate LSMC 14.68.160, because the Sub-Regional Commercial Zoning Districts do not exist.

SYNOPSIS/CONCLUSIONS: The recent SCOTUS decision in *Reed v. Town of Gilbert* requires a timely response by local governments to ensure that their sign codes are not content-based and therefore not in violation of the First Amendment. Currently the *Reed* decision only applies to non-commercial signage, and staff recommends a series of steps to review and update applicable code sections so that the City’s sign regulations do not apply different standards based on a sign’s content, purpose, or who put up the sign. The City may still apply standards to signs based on their size, material type, height, location and portability in order to ensure public safety and aesthetics.

Attachment: City of Lake Stevens Content-based sign Regulations Code Revision Work Program

REFERENCES:

- ¹ Morris, Marya. (2006). *Planning and Urban Design Standards: 1st Edition*. Hoboken, New Jersey (pp 364-365).
- ² Butler, Steve and Springer, Sara. (2016, January). *The Supreme Court’s New Rules for Temporary and Other Signs*.
- ³ King, Maurice. (2015, June 24). *US Supreme Court Issues Significant Sign Code Decision*. Retrieved from: <http://mrsc.org/Home/Stay-Informed/MRSC-Insight/June-2015/Review-Your-Sign-Codes-in-Wake-of-New-US-Supreme-C.aspx>.
- ⁴ Weinstein, Alan C. and Connolly, Brian J. (2015, September). *Sign Regulations after Reed: Suggestions for Coping with Legal Uncertainty*. Cleveland State University: The Urban Lawyer. Cleveland State University: Cleveland, OH.

City of Lake Stevens Sign Case Law Update (Chapters 14.08, 14.38 and 14.68 LSMC) Code Revision Work Program

	Sign Regulations Update Draft Regulations (LUA2016-0025)				
ACTIVITY	JANUARY	FEBRUARY	MARCH	APRIL	MAY
Research	1/30/2016 – 2/29/16				
Draft Code Amendments			3/1/2015-3/31/2015		
Draft Ordinances			3/15/2016 – 3/31/2015		
Attorney Review				4/1/2016 – 4/15/2016	
Prepare & Issue SEPA (comment/appeal)			3/7/2016		
Commerce Review – Expedited Review			3/7/2016		
Publish Notice Planning Commission Public Hearing				Notice Twice – 1 st notice 10 Days Before Hearing	
Planning Commission Review (B-briefing; PH-public hearing)			3/2/2016 (B)	4/6/2016 (PH)	
Publish Notice City Council Public Hearing				Notice 10 Days Before Hearing	Notice 10 Days Before Hearing
City Council Briefings & Workshops (B-briefing; PH-public hearing)		2/9/2016 (B)	3/22/2016 (B)	4/26/2016 (PH) 1st Reading	
City Council Public Hearing, 1 st Reading					5/10/2016 (PH) 2 nd Reading if needed
City Council Public Hearing, 2nd & Final Reading					
Effective date					Code Revisions Effective -5 Days After Publication

Purpose: Consideration of required amendments to the sign content-based regulations for inclusion in the Lake Stevens Municipal Code.