



PLANNING COMMISSION AGENDA

Public Hearing Date: May 21, 2014

Planning Commission
Meeting:

First Wednesday of every
Month @ 7:00pm

Community Center
1808 Main Street
Lake Stevens, WA 98258
www.lakestevenswa.gov

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 April 2, 2014 Meeting Minutes
 - 2. Approval of May 7, 2014 Open House Minutes
- E. **PUBLIC HEARING**
 - 1. 2014 Comprehensive Plan Docket Ratification (Mr. Wright)

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

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. Community Open House Review (Ms. Ableman and Mr. Wright)
- G. **COMMISSIONER REPORTS**
- H. **STAFF REPORTS**
- 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 MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, April 2, 2014

CALL TO ORDER: 7:04 pm by Chair Petershagen

MEMBERS PRESENT: Chair Gary Petershagen, Vice-Chair Janice Huxford, Linda Hoult, Sammie Thurber, Tom Matlack and Jennifer Davis

MEMBERS ABSENT: Pam Barnet

STAFF PRESENT: Planning Director Rebecca Ableman, Senior Planner Russ Wright and Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: Chair Petershagen welcomed the following members of the public:

Dave Huber
Kyle More

Excused Absence: Chair Petershagen excused Commissioner Barnet.

Guest Business: None

Action Items:

Approval of Minutes from March 5, 2014: Commissioner Hoult made a motion to approve minutes, Vice-Chair Huxford second, motion passed 4-0-2-1. Commissioners Matlack and Thurber abstained.

Discussion Items:

Staff Presentation: 2014 Docket – Planning Director Ableman, Senior Planner Wright: Senior Planner Wright presented the two citizen initiated amendments. The first request is to change the land use designation from Medium-Density Residential to Local Commercial on two parcels totaling approximately 3.7 acres, located at 1113 SR 204. Access to the site would be through an existing commercial development off 10th Street SE. The second request is broken up into two parts. The first part is to change the land use designation on seven parcels, totaling approximately 10.5 acres, from High Density Residential and Medium Density Residential to Commercial and Local Commercial respectively, the second part is to change the land use designation on a single parcel, totaling approximately .5 acres from Medium Density Residential to Local Commercial, the city is recommending this second part based on the zoning of the surrounding parcels. All of the described properties are located near the east side of SR-9 at the intersection with Soper Hill Road.

The city is initiating four text amendments, and reserving the right to add additional prior to the public hearing. The text amendments include Chapter 5 – the Parks, Recreation and Open Space Element, and Chapter 8 – the Capital Facilities Element, adding the

city boat launch as a capital project and pedestrian safety improvement projects to the Capital Project list. Appendix M – Addendum No. 7 to be prepared as environmental review for 2014 Docket, and dates will be updated in the Table of Contents. The docket schedule was also covered, a public hearing is scheduled for Wednesday, May 21st at the school district administration building, staff is hoping to complete the Docket by August in order to concentrate on the 2015 Update.

The commissioners had several questions regarding the amendments, Vice-Chair Huxford asked what was included in the pedestrian safety improvement projects, Planner Wright responded the projects include repairing or replacing existing sidewalks, the bulk of the plan is for sidewalk extensions. Commissioner Davis asked for a copy of the Pedestrian Connectivity Plan, Planner Wright responded he would get a copy. Chair Petershagen asked about the car lot that was on the property at SR 204 and 10th St SE, he also asked if a critical area study had been done on the parcels being considered for rezone at 1113 SR 204. Planner Wright responded the car lot vacated the site; a critical area study has not been done on the properties being considered for re-zone, this step is a process at development stage. Chair Petershagen also asked how many property owners are involved with the re-zone at Soper Hill Road, and the width of the proposed Local Commercial parcel at its southern end. Planner Wright responded there are two owners involved, and he would get the width information. Commissioner Matlack asked if the Local Commercial zoning is more restrictive than Commercial zoning. Planner Wright responded yes, Local Commercial is more restrictive and a better fit next to residential zones. Vice-Chair Huxford was concerned about creating pockets of commercial zonings, specifically the Soper Hill re-zone, and thought it might detract from the subareas. Director Ableman responded that normally the city does not want to create pockets of commercial zoning, but in this case the properties located across Highway 9 within the city of Marysville are all zoned commercial and the city would like to take advantage of future commercial traffic in this area. Vice-Chair Huxford asked if staff could find out how far north the commercial zoning extends on the Marysville (West) side of Highway 9. Director Ableman responded staff would include that information in the analysis.

Staff Presentation: Joint Meeting with Council – Planning Director Ableman, Senior Planner Wright:

A joint meeting with council is planned for Monday, April 14th at 6:00 pm prior to the regularly scheduled council meeting. This meeting will be less formal at a round table to facilitate discussion and interaction. Director Ableman made some suggestions for the agenda, introducing the annual work program, discussing the current vision statement and ideas for the future direction of the city. The bulk of the discussion will be on the 2015 Comp Plan Update. It will be up to Chair Petershagen if he wants to lead the discussion, or if he prefers staff to direct the discussion. The commissioners will introduce themselves and give a short bio, they asked that the council members do the same. Staff will have questions available for commissioners if there is extra time. Council extended an invitation to the commissioners to stay for the council meeting, the market analysis study will be introduced. Commissioner Matlack asked if comp plan subcommittees would be discussed, Planner Wright responded that at this time staff is planning to form internal working subcommittees in order to not burden council or commissioners, Director Ableman commented that staff will keep the option open to create subcommittees including council and commissioners if necessary.

Staff Presentation: 2015 Comprehensive Plan Update Open House – Planning Director Ableman, Senior Planner Wright:

The next regularly scheduled Planning Commission meeting will be May 7th at 7:00 pm, and will be a public open house at the school district administration building. This open house will focus on the Comp Plan Update and is the first step in the public participation plan. Planner Wright asked for suggestions on the style and format of the open house. Vice-Chair Huxford suggested a combination of styles, starting with a formal introduction of the commissioners, what the Planning Commission does, and the importance of the Comp Plan Update, then transitioning into something less formal where attendees can interact one on one with the commissioners and staff and view displays of the comp plan elements, each display may include some sample questions to encourage participants to give feedback. A sample questions might be, “where do you see yourself living in 20 years?” Answers to these types of questions will help the city determine what kind of services will need to be provided. Staff will make an effort to create exciting, interesting displays using non-technical terms. Chair Petershagen asked the extent of the proposed changes to the comp plan. Director Ableman responded the changes are not extensive, but this update is a chance to interact with the public and make sure the direction and vision of the city is still in line with the residents. . Vice-Chair Huxford mentioned having bio’s of the Planning Commissioners available as a handout for the public, including information about the Planning Commission. Director Ableman asked if the commissioners would be open to the idea of having a brief survey as part of the introduction using the pulse pad. The commissioners thought that would be a good idea. Commissioner Thurber asked for a flier to post in her neighborhood.

Commissioner Reports:

Vice-Chair Huxford made a request for better police service on S. Lake Stevens Road, especially in the mornings and afternoons when high school students are using the road.

Staff Reports:

Director Ableman expressed her thanks and appreciation to the Planning Commission, and is looking forward to walking through the Comp Plan Update process with them. Director Ableman also mentioned the “Short Course in Planning” training taking place in Arlington and encouraged the commissioners to participate, and training in land use liability that Ms. Ableman and Mr. Wright recently attended.

Future Agenda Items:

2014 Docket:

This was already discussed.

Lake Stevens Housing Profile:

Will be discussed at a future meeting.

2015 Comprehensive Plan Update:

This was already discussed.

Lake Stevens Development and Market Trends:

This will be presented at April 14th City Council meeting.

Adjourn. Commissioner Thurber made a motion to adjourn at 7:46 p.m., Commissioner Hoult ; second, motion passed. 6-0-0-1.

Gary Petershagen, Chair

Georgine Rosson, Planning/Public
Works Coordinator

PLANNING COMMISSION OPEN HOUSE MINUTES

School District Administration Building
12309 22nd Street NE, Lake Stevens
Wednesday, May 7, 2014

- CALL TO ORDER: 7:00 pm by Chair Petershagen
- MEMBERS PRESENT: Chair Gary Petershagen, Vice-Chair Janice Huxford, Linda Hoult, Pam Barnet, Tom Matlack and Jennifer Davis
- MEMBERS ABSENT: Sammie Thurber
- STAFF PRESENT: Planning Director Rebecca Ableman, Senior Planner Russ Wright and Planning/Public Works Coordinator Georgine Rosson
- OTHERS PRESENT: Planning Director Ableman welcomed Mayor Vern Little and the following Council and Park Board members:
- Council President Kim Daughtry, Council members John Spencer and Kathy Holder (Council member Todd Welch arrived after introductions)
Park Board members Jim Kelley, Chris Jones and Marlene Sweet

WHERE WILL YOU BE IN 2035?

Introductions:

Chair Petershagen began by introducing the Planning Commissioners, each commissioner gave a brief introduction.

Staff Presentation:

Brief Background on Comprehensive Planning - Senior Planner Russell Wright
Planner Wright described the Comprehensive Plan as the guiding document for the city mandated by the Growth Management Act (GMA). The GMA sets protocols for how the city plans for development and public services. The Comprehensive Plan includes an interconnected group of ideas called elements; these include housing, parks and recreation, service and utilities, streets and roads, environment, economic development, capital facilities and finance. From this plan, development regulations are formed. Senior Planner Wright encouraged participation, creativity and openness in the open house as ideas are presented.

Describing a Vision – Senior Planner Russell Wright

Senior Planner Wright presented the current vision statement and proposed some guidelines for creating a new vision statement. The questions to ask are “where do you

want to be, what is the purpose and what are your values.” Planner Wright also presented a slide that described what a vision should contain, such as the statement should have outcomes, be memorable, realistic and include a timetable for achievement and balance competing interests. The two sub-areas have their own vision statements that focus on employment and retail.

Senior Planner Wright also read the vision statement developed by City Council for the audience to consider.

Community Survey:

As part of the open house, the audience took part in an interactive survey, using “electronic polling pads,” to receive citizen input for the plan update. Senior Planner Wright presented several questions for audience response. Questions focused on community preferences for population growth, housing, job growth, public services and transportation over the next 20 years. Twenty-two people participated in the survey. A summary of “real-time” survey responses were projected after each question.

Breakout Session:

Following the survey, the audience broke out into small groups and discussed Economic Development, Environment, Parks and Recreation, Transportation, Services and Utilities, Land Use and Housing with Planning Commissioners and staff. There were areas at each table to write down ideas on each topic. Each table had a commissioner assigned to facilitate discussion and creativity. There were also general comments forms available for the public.

Adjourn:

No formal adjournment, open house ended at approximately 8:20 pm.

Gary Petershagen, Chair

Georgine Rosson, Planning/Public
Works Coordinator



Staff Report City of Lake Stevens Planning Commission

Public Hearing 2014 Docket Ratification

Date: May 21, 2014

Subject: 2014 Comprehensive Plan Docket Ratification Public Hearing

Contact Person/Department: Russ Wright, Senior Planner and Rebecca Ableman, 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 2014 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 2014 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 two (2) city-initiated amendments proposed for inclusion on the 2014 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 city has received two citizen-initiated amendments to the land use map and concurrent rezone applications.

1. RM-1 – The first request (LUA2014-0007) is to change the land use designation, on two parcels totaling approximately 3.7 acres located at 1113 SR-204, from Medium-Density Residential to Local Commercial. Access to the site would be through an existing commercial development off 10th Street SE.
2. RM-2 – The second request (LUA2014-0010) is to change the land use designation on seven parcels, totaling approximately 9 acres, to Commercial from High Density Residential and Medium-Density Residential and change the land use designation on a single parcel from Mixed-Use to Local Commercial. City staff recommends the Planning Commission extend the Local Commercial land use designation (and Local Business zoning designation) to the adjacent parcel to the east. Combined, these two parcels total approximately two acres. All of the described properties are located near the eastern intersection of SR-9 and Soper Hill Road.

The city is proposing two substantive text amendments to the Comprehensive Plan (LUA2014-0013).

1. RT-1 – The city is proposing a text amendment to Chapter 5 – the Parks, Recreation and Open Space Element, which would add and describe the City Boat Launch Improvement as a project on the Capital Project List of the Parks Element.

2. RT-2 – The city is proposing a text amendment to Chapter 8 – the Capital Facilities Element, which would add the City Boat Launch Improvement as a capital project and add a pedestrian safety improvement project to the Capital Project List.
3. RT-3 and RT-4 – Along with the specific defined text amendments, staff will also include standard administrative amendments, including incorporating SEPA documents as a new appendix and updating the dates on the cover, footnotes and the Table of Contents.

The Comprehensive Plan provides a specific docket review process (Chapter 1, pages 1-21 through 1-27). Section B (Chapter 1, page 1-25 through 1-26) provides specific review criteria for *Annual Amendment and Update of the Comprehensive Plan*. A staff summary and analysis for each map and text proposal, attached, describe how each proposed amendment is consistent with the annual amendment and ratification criteria.

Section B (Chapter 1, page 1-21 through 1-22) provides specific review criteria for *Annual Amendment and Update of the Comprehensive Plan*

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

Section H (Chapter 1, page 1-25 through 1-26) provides specific review criteria for *Ratification of Docket and Authorization Hearing*

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.
-

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 2014 Docket, staff will provide a detailed analysis for each proposal so decision makers can determine if a proposal meets the criteria to grant or deny the request.

RECOMMENDATION:

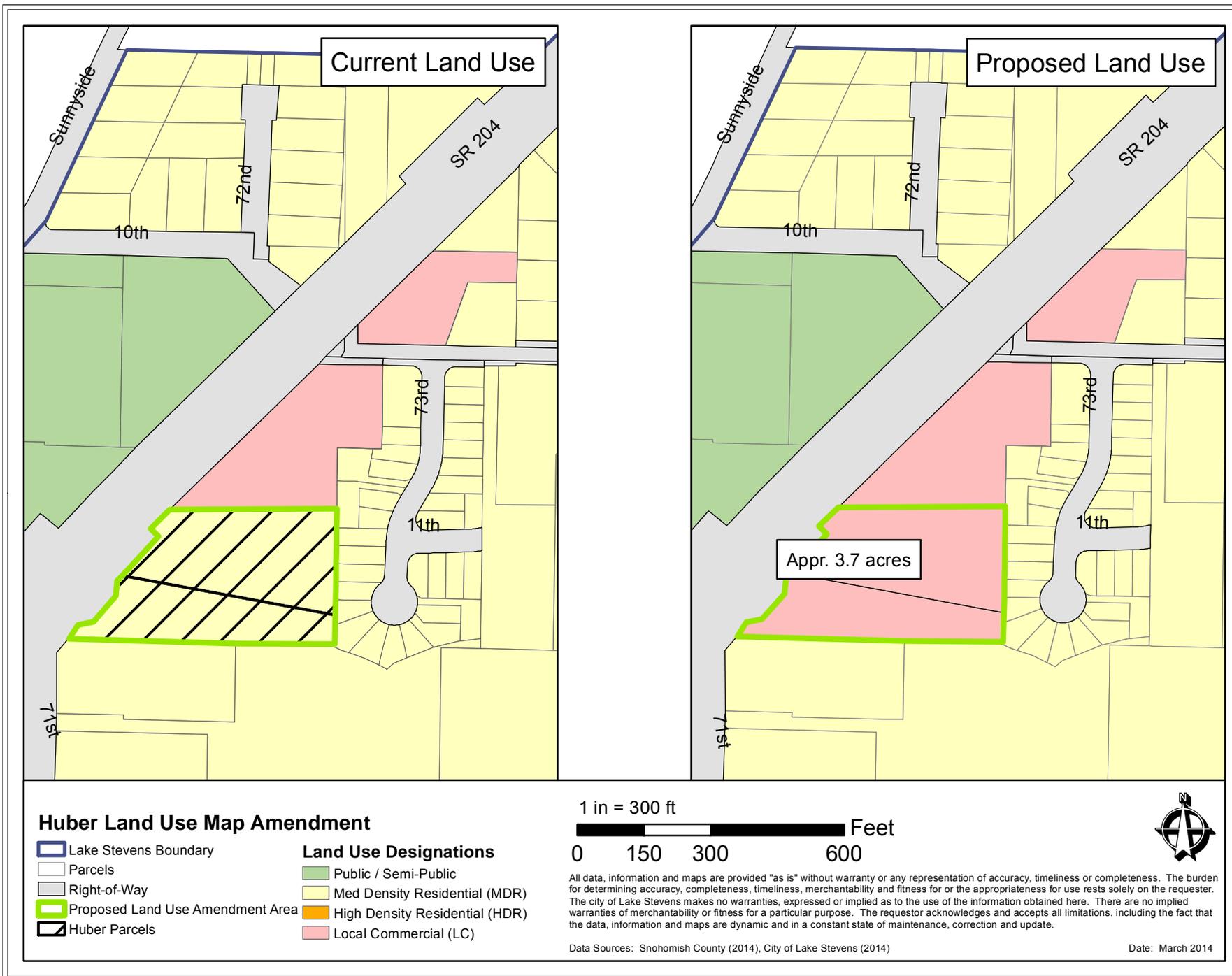
Forward a recommendation to City Council designating which proposals should be ratified for inclusion on the 2014 Docket. Staff will prepare a letter of recommendation to the City Council for review and signature by the Commission Chair and Co-Chair

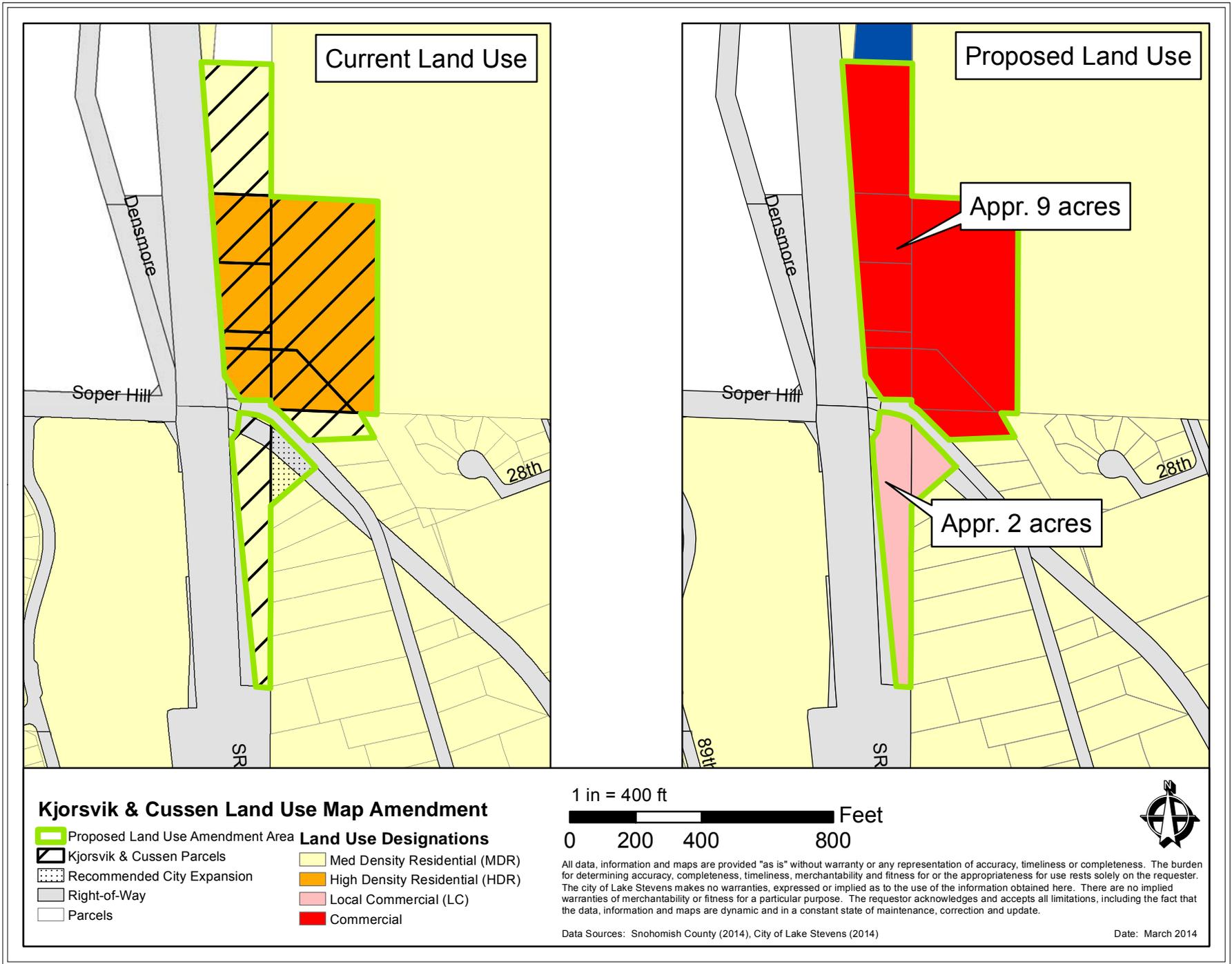
ATTACHMENTS:

- A. Docket Summary Table
- B. LUA2014-0007 Map
- C. LUA2014-0010 Map
- D. Analysis Sheets

SUMMARY OF 2014 DOCKET PROPOSALS DRAFT

RATIFICATION MAPS			
#	<u>NAME</u>	<u>PARCELS/ ACREAGE</u>	<u>REQUEST</u>
RM-1	Minor Map Amendment (LUA2014-0007)	3.7 acres	Citizen request to change the land use designation, for two parcels off SR-204, from Medium Density Residential to Local Commercial.
RM-2	Minor Map Amendment (LUA2014-0010)	9 acres	Segment 1 – Citizen request to change the land use designation on 7 parcels, to Commercial from High Density Residential and Medium-Density Residential; and
		2 acres	Segment 2 – Change the land use designation on a single parcel from Medium-Density Residential to Local Commercial. The city is recommending this land use change be extended to the adjacent parcel to the east.
RATIFICATION TEXT			
#	<u>NAME</u>	<u>REQUEST</u>	
RT-1	Chapter 5 – Parks, Recreation & Open Space	City-initiated text amendment to add a park project(s) to the Capital Project List.	
RT-2	Chapter – 8 Capital Facilities	City-initiated text amendment to add a park project and pedestrian safety improvement project to the Capital Project List.	
RT-3	Appendices	Add Appendix M – Addendum No. 7 to be prepared as environmental review for 2014 Docket	
RT-4	Update Dates & Table of Contents	Update dates on cover and footers and update Table of Contents	
POTENTIAL DOCKET ITEMS			
Council may add items to the Docket based on recommendation from Planning Commission, discussion of proposed amendments or public testimony			







2014 Comprehensive Plan Docket Ratification

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

City Council Hearing Date: June 9, 2014
 Planning Commission Hearing Date: May 21, 2014

SUBJECT: Citizen-initiated map amendment

Summary	
Location in Comprehensive Plan: Chapter 4 Land Use Element – Figure 4.1 Land Use Map	
Proposed Change(s): Citizen-initiated request (LUA2014-0007) to change the land use designation, for two parcels near SR-204 and 10 th Street SE, from Medium Density Residential to Local Commercial, as illustrated on the attached map. If docketed, the city will evaluate a concurrent rezone application.	
Applicant: Dave Huber	Property Location(s): 1113 SR-204 (approximately 3.7 acres)
Existing Land Use Designation	Proposed Land Use Designation
Medium-Density Residential	Local Commercial
Existing Zoning District	Proposed Zoning District
Suburban Residential	Local Business

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Vision Goals (VG-1 through VG-7).

Ratification Review	Yes	No
Major or minor land use and road classification changes? Discussion: the proposal is for a minor land use map change and complies with Vision Goals (VG-1 through VG-7), specifically VG-3 and VG-5.	X	
Amendments to Plan text including support data and implementation? Discussion: the proposal does not include text changes.		X
Changes to Element maps? Discussion: the proposal is for a minor land use map change and complies with Vision Goals (VG-1 through VG-7), specifically VG-3 and VG-5.	X	
Minor changes to policies or clarifications? Discussion: the proposal does not include policy changes.		X
Other minor text changes? Discussion: the proposal does not include policy changes.		X

FINDINGS: The city shall use the following decision criteria to select proposals for further analysis and consideration. Proposals must meet subsection 1 through 4 and either subsection 5 or 6, included below.

Decision Criteria	Yes	No
<p>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.</p>	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 since the area was annexed into the city in 2009.</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 4.3 Economic Development: Attain The Highest Level Of Economic Well-Being Possible For All Citizens In Lake Stevens Through The Achievement Of A Stable And Diversified Economy Offering A Wide Variety Of Employment Opportunities; • GOAL 4.20 Promote Neighborhood Commercial Uses In Appropriate Places; • GOAL 4.22 Apply Commercial Land Use Designations To Prevent Strip Or "Leap-Frog" Commercial Development; and • GOAL 9.5: Improve The City's Economic Condition for a Healthy, Vibrant and Sustainable Community. 	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 2014 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2014 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2014 Comprehensive Plan Docket.		



2014 Comprehensive Plan Docket Ratification

RM-2 - Staff Summary

Lake Stevens City Council & Planning Commission

City Council Hearing Date: June 9, 2014
Planning Commission Hearing Date: May 21, 2014

SUBJECT: Citizen-initiated map amendment

Summary	
Location in Comprehensive Plan: Chapter 4 Land Use Element – Figure 4.1 Land Use Map	
Proposed Change(s): Citizen-initiated request (LUA2014-0010) to change the land use designation on seven parcels to Commercial from High Density Residential and Medium-Density Residential and change the land use designation on a single parcel from Medium-Density Residential to Local Commercial. The city is recommending the second proposed land use change be extended to the adjacent parcel to the east. All of the described properties are located on the east side of the intersection of SR-9 and Soper Hill Road as illustrated on the attached map. If docketed, the city will evaluate a concurrent rezone application.	
Applicants: Walter Kjorsvik and Harry Cussen	Property Location(s): Intersection of SR-9 and Soper Hill Road (11-acres and 9 parcels)
Existing Land Use Designation	Proposed Land Use Designation
Segment 1 - High Density Residential and Medium-Density Residential	Commercial
Segment 2 - Medium-Density Residential	Local Commercial
Existing Zoning District	Proposed Zoning District
Segment 1 - High Urban Residential, Multifamily Residential, and Suburban Residential	Commercial District
Segment 2 – Mixed-Use	Local Business

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Vision Goals (VG-1 through VG-7).

Ratification Review	Yes	No
Major or minor land use and road classification changes? Discussion: the proposal is for a minor land use map change and complies with Vision Goals (VG-1 through VG-7), specifically VG-3 and VG-5.	X	
Amendments to Plan text including support data and implementation? Discussion: the proposal does not include text changes.		X
Changes to Element maps? Discussion: the proposal is for a minor land use map change and complies with Vision Goals (VG-1 through VG-7), specifically VG-3 and VG-5.	X	
Minor changes to policies or clarifications? Discussion: the proposal does not include policy changes.		X
Other minor text changes? Discussion: the proposal does not include policy changes.		X

FINDINGS: The city shall use the following decision criteria to select proposals for further analysis and consideration. Proposals must meet subsection 1 through 4 and either subsection 5 or 6, included below.

Decision Criteria	Yes	No
<p>1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program? Discussion: the proposal is for a minor land use map change; it is not designed to implement a development regulation or program.</p>	X	
<p>2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposal is for a minor land use map change that 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 southern segment of the subject properties received a change in Land Use in 2007 (Ordinance No. 762) to Mixed-Use and were subsequently rezoned to Mixed-Use with an implementing Development Agreement in 2088 (Ordinance No. 780 and Resolution 2008-4). Since then, no development has occurred under the current designation or agreement. The other areas received their current designations after annexation into the city – again no development has occurred on these properties as designated. Some changes in condition have occurred since the last land use changes. The applicant suggests commercial designations would be more convenient and better suited for uses at the intersection of two arterial roadways. Additionally, the properties on the west side of SR-9, located within the city of Marysville have a land use and zoning designation of Community Business.</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. Any special studies deemed necessary to continue review will be provided by the applicant 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 4.3 Economic Development: Attain The Highest Level Of Economic Well-Being Possible For All Citizens In Lake Stevens Through The Achievement Of A Stable And Diversified Economy Offering A Wide Variety Of Employment Opportunities; 	X	

<ul style="list-style-type: none"> • GOAL 4.20 Promote Neighborhood Commercial Uses In Appropriate Places; • GOAL 4.22 Apply Commercial Land Use Designations To Prevent Strip Or "Leap-Frog" Commercial Development; and • GOAL 9.5: Improve The City's Economic Condition for a Healthy, Vibrant and Sustainable Community. 		
<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 2014 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2014 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2014 Comprehensive Plan Docket.		



2014 Comprehensive Plan Docket Ratification

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

City Council Hearing Date: June 9, 2014
 Planning Commission Hearing Date: May 21, 2014

SUBJECT: City-initiated text amendment

Summary
Location in Comprehensive Plan: Chapter 5 Parks, Recreation & Open Space Element
Proposed Change(s): City-initiated request (LUA2014-0013) to add and describe the City Boat Launch Improvement as a project 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 Vision Goals (VG-1 through VG-7).

Ratification Review	Yes	No
Major or minor land use and road classification changes? Discussion: the proposal does not change land use or road classifications.		X
Amendments to Plan text including support data and implementation? Discussion: the proposal would move a project identified in the Needs Assessment of the Parks Element (Page 5-30) onto the Capital Project List of the element. The project will be cross-referenced in the Capital Facilities Element and complies with Vision Goals (VG-1 through VG-7), specifically VG-6.	X	
Changes to Element maps? Discussion: the proposal does not change land use or road classifications.		X
Minor changes to policies or clarifications? Discussion: the proposal does not include policy changes.		X
Other minor text changes? Discussion: the proposal does not include policy changes.		X

FINDINGS: The city shall use the following decision criteria to select proposals for further analysis and consideration. Proposals must meet subsection 1 through 4 and either subsection 5 or 6, included below.

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 proposal would move a project identified in the Needs Assessment of the Parks Element (Page 5-30) onto the Capital Project List of the element. The project will be cross-referenced in the Capital Facilities Element and complies with Vision Goals (VG-1 through VG-7), specifically VG-6. Implementation of a specific project may follow under review of a separate land use application.	X	

<p>2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposal is legal and consistent with the Comprehensive Plan and Growth Management Act. Future development projects will need to meet applicable laws at the time of application.</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 proposal would move a project identified in the Needs Assessment of the Parks Element (Page 5-30) onto the Capital Project List of the element. The project will be cross-referenced in the Capital Facilities Element. Significant projects must be included on the Capital Facilities Plan before they can be constructed.</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.</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 amendment 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 4.4 Neighborhood Conservation: Achieve a Well Balanced and Well Organized Combination of Open Space, Commercial, Industrial, Recreation and Public Uses...; • GOAL 4.33 Give Priority to Shoreline Areas to Water-Oriented Uses and Discourage Non-Water-Oriented Uses; • GOAL 4.36 Protect and Enhance Shoreline Visual and Physical Access Consistent with Shoreline Management Act and Public Trust Doctrine Principles; • 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; and • GOAL 5.5 Maintain Park Facilities to Maximize Life of The Facilities and to Provide an Attractive and Pleasing Environment for Users. 	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 existing Parks Element supports the proposal; 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 2014 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2014 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2014 Comprehensive Plan Docket.		



2014 Comprehensive Plan Docket Ratification

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

City Council Hearing Date: June 9, 2014
Planning Commission Hearing Date: May 21, 2014

SUBJECT: City-initiated text amendment

Summary
Location in Comprehensive Plan: Chapter 8 Capital Facilities
Proposed Change(s): City-initiated request (LUA2014-0013) to add a park project and pedestrian safety improvement project to the Capital Project List.
Applicant: City of Lake Stevens Planning & Community Development

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Vision Goals (VG-1 through VG-7).

Ratification Review	Yes	No
Major or minor land use and road classification changes? Discussion: the proposal does not change land use or road classifications.		X
Amendments to Plan text including support data and implementation? Discussion: the proposal would move a project identified in the Needs Assessment of the Parks Element (Page 5-30) onto the Capital Project List in the Capital Facilities Element and add a pedestrian safety improvement project to the Capital Project List. The requested text amendments comply with Vision Goals (VG-1 through VG-7).	X	
Changes to Element maps? Discussion: the proposal does not change land use or road classifications.		X
Minor changes to policies or clarifications? Discussion: the proposal does not include policy changes.		X
Other minor text changes? Discussion: the proposal does not include policy changes.		X

FINDINGS: The city shall use the following decision criteria to select proposals for further analysis and consideration. Proposals must meet subsection 1 through 4 and either subsection 5 or 6, included below.

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 proposal would move a project identified in the Needs Assessment of the Parks Element (Page 5-30) onto the Capital Project List (Table 8-1) of the Capital Project element and add a pedestrian safety improvement project (to be determined) based on need and selection criteria from the Pedestrian Connection Plan. Construction of specific projects may follow under review of a separate land use application.	X	

<p>2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposal is legal and consistent with the Comprehensive Plan and Growth Management Act. Future development projects will need to meet applicable laws at the time of application.</p>	<p>X</p>	
<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 proposal would move a project identified in the Needs Assessment of the Parks Element (Page 5-30) onto the Capital Project List (Table 8-1) of the Capital Project element and add a pedestrian safety improvement project (to be determined) based on need and selection criteria from the Pedestrian Connection Plan. Construction of specific projects may follow under review of a separate land use application. Significant projects must be included on the Capital Facilities Plan before they can be constructed.</p>	<p>X</p>	
<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.</p>	<p>X</p>	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR</p>		<p>X</p>
<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 amendment meets the following selected goals and policies of the current Comprehensive Plan’s Land Use, Transportation and Economic Development Elements.</p> <ul style="list-style-type: none"> • GOAL 4.4 Neighborhood Conservation: Achieve a Well Balanced and Well Organized Combination of Open Space, Commercial, Industrial, Recreation and Public Uses...; • GOAL 4.33 Give Priority to Shoreline Areas to Water-Oriented Uses and Discourage Non-Water-Oriented Uses; • GOAL 4.36 Protect and Enhance Shoreline Visual and Physical Access Consistent with Shoreline Management Act and Public Trust Doctrine Principles; • 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 6.2 Strive for Continuous and Long Term Expansions to the Trail and Pedestrian System. • GOAL 8.1 Provide Public Facilities in a Manner which Protects Investments in and Maximizes Use of, Existing Facilities and Promotes Orderly Compact Urban Growth; and 	<p>X</p>	

<ul style="list-style-type: none"> GOAL 8.4 Coordinate Land Use Decisions and Financial Resources with a Schedule of Capital Improvements to Meet Adopted Level of Service Standards, Measurable Objectives. 		
<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 existing Parks Element supports the proposal. The Land Use and Transportation Elements support pedestrian improvements; 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 2014 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2014 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2014 Comprehensive Plan Docket.		



2014 Comprehensive Plan Docket Ratification

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

City Council Hearing Date: June 9, 2014
Planning Commission Hearing Date: May 21, 2014

SUBJECT: City-initiated text amendment

Summary
Location in Comprehensive Plan: New Appendix N
Proposed Change(s): City-initiated text changes to the Comprehensive Plan, as part of the 2014 Comprehensive Plan Docket (LUA2014-0013), to add SEPA environmental review documents as a new appendix.
Applicant: City of Lake Stevens Planning & Community Development

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Vision Goals (VG-1 through VG-7).

Ratification Review	Yes	No
Major or minor land use and road classification changes? Discussion: the proposal does not change land use or road classifications.		X
Amendments to Plan text including support data and implementation? Discussion: the proposal updates procedural SEPA documentation in a technical appendix.	X	
Changes to Element maps? Discussion: the proposal does not change land use or road classifications.		X
Minor changes to policies or clarifications? Discussion: the proposal does not include policy changes.		X
Other minor text changes? Discussion: the proposal does not include policy changes.		X

FINDINGS: The city shall use the following decision criteria to select proposals for further analysis and consideration. Proposals must meet subsection 1 through 4 and either subsection 5 or 6, included below.

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 proposal would document and add SEPA review documents to the Comprehensive Plan by reference.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposal is legal and consistent with the Comprehensive Plan and Growth Management Act, and the State Environmental Policy Act.	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 proposal would document and add SEPA review documents to the Comprehensive Plan by reference.</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.</p>	X	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR Discussion: the proposal would document and add SEPA review documents to the Comprehensive Plan by reference to ensure consistency.</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: Not applicable, procedural change.</p>		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: Not applicable, procedural change.</p>		X

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2014 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2014 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2014 Comprehensive Plan Docket.		



2014 Comprehensive Plan Docket Ratification

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

City Council Hearing Date: June 9, 2014
Planning Commission Hearing Date: May 21, 2014

SUBJECT: City-initiated text amendment

Summary
Location in Comprehensive Plan: Cover, footers and Table of Contents.
Proposed Change(s): City-initiated text changes to the Comprehensive Plan, as part of the 2014 Comprehensive Plan Docket (LUA2014-0013), to update the dates on the cover, footnotes and the Table of Contents.
Applicant: City of Lake Stevens Planning & Community Development

ANALYSIS: Annual amendments shall not include significant policy changes inconsistent with the adopted Vision Goals (VG-1 through VG-7).

Ratification Review	Yes	No
Major or minor land use and road classification changes? Discussion: the proposal does not change land use or road classifications.		X
Amendments to Plan text including support data and implementation? Discussion: the proposal does not change data or implementation.		X
Changes to Element maps? Discussion: the proposal does not change land use maps.		X
Minor changes to policies or clarifications? Discussion: the proposal does not include policy changes.		X
Other minor text changes? Discussion: the proposal includes minor “housekeeping” changes to update affected notes, table of contents and text footers.	X	

FINDINGS: The city shall use the following decision criteria to select proposals for further analysis and consideration. Proposals must meet subsection 1 through 4 and either subsection 5 or 6, included below.

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 proposal includes minor “housekeeping” changes to update affected notes, table of contents and text footers.	X	
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws? Discussion: the proposal is legal and consistent with the Comprehensive Plan and Growth Management Act, and the State Environmental Policy Act.	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 proposal includes minor “housekeeping” changes to update affected notes, table of contents and text footers.</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.</p>	X	
<p>5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR Discussion: the proposal includes minor “housekeeping” changes to update affected notes, table of contents and text footers.</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: Not applicable, procedural change.</p>		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: Not applicable, procedural change.</p>		X

Recommendation	Yes	No
Staff recommends City Council and the Planning Commission consider this proposal for inclusion in the 2014 Comprehensive Plan Docket.	X	
The Planning Commission recommends City Council consider this proposal for inclusion in the 2014 Comprehensive Plan Docket (see attached recommendation letter).		
The City Council accepts this proposal for inclusion in the 2014 Comprehensive Plan Docket.		



Staff Report City of Lake Stevens Planning Commission

2015 Comprehensive Plan
Date: May 21, 2014

Subject: Community Open House Review

Contact Person/Department: Russ Wright, Senior Planner and Rebecca Ableman, Planning & Community Development Director

SUMMARY: Review preliminary results and feedback from the community open house held May 7, 2014.

DISCUSSION:

The open house was well attended by a mix of citizens, council members, board members. At the open house, staff presented an overview of the Comprehensive Plan process and elements, described the city's vision and conducted an electronic survey. Twenty-two people participated in the interactive survey. Real-time results were posted following each question. A summary of Results is attached as Exhibit A. After completing the group survey, audience members discussed individual plan elements with Planning Commissioners and provided written comments. A summary of comments follows and original responses are included as Exhibit B. Additional comments are included as Exhibit C.

Environment

- Lake Protection was the most common environmental issue described (e.g., water level, sewers, restricting fertilizers, eliminating aerator, protecting water quality, alum treatment)
- Secondary issues were protecting critical areas (e.g., steep slopes, wetlands and groundwater), wildlife habitat and green belts.

Transportation

- The most widely described transportation issue was a desire for the city to construct a walking/biking path around the lake.
- Several responses indicated a preference for increased sidewalks and bike paths throughout the community, including connections to Centennial Trail.
- Vehicle circulation, capacity, alternate driving routes & access remain a high priority.
- Public Transit and specific road designs were mentioned in a couple of responses.

Housing

- Several responses indicated a preference for housing diversity and choices (e.g., seniors, young families, singles).
- Several responses related to a thoughtful implementation of density increases.

- A few responses related to the implementation of consistent development regulations and questioned if rules could be relaxed.
- A few responses focused on appearance of neighborhoods specifically through redevelopment and code enforcement.

Services & Utilities

- Several responses related to providing adequate utilities to serve population growth. Sewer and stormwater were identified most often.
- A few responses reiterated the need for increased sidewalks.
- Secondary issues including providing enough police to serve growth, increasing social services, annexing the remaining UGA, building a new library, citywide high-speed internet, road improvements and open space and parks.

Park s & Recreation

- Several responses mirrored comments from last year’s park survey including lake access, additional multiuse trails, additional active fields and facilities (e.g., ball fields, skate park).
- Several responses related to maintenance and funding issues.
- Other issues included recruiting a theater, views, support for annual special events and recreational retail opportunities.

Economic Development

- Several responses related to providing additional retail, dining, services and employment opportunities.
- A few responses related to focusing employment on high-tech industry and providing opportunity for quality employment areas
- Other issues included developing balanced housing and employment, emphasizing design standards and widening the tax base.

Land Use

- Several responses related to creating diverse and balanced land uses with pockets of mixed-use and commercial development.
- A few responses focused on the permit processing, specifically consistent processing and implementation of “less-restrictive” zoning and development regulations.
- Other issues included density, annexation and regulated Industry

ATTACHMENTS:

- A. May 7 Open House Survey Results
- B. Open House Element Comments
- C. Summary of Additional Comments

Session Name New Session 5-7-2014 7-47 PM		
Date Created 5/7/2014 7:17:42 PM	Active Participants 22	Total Participants 22
Average Score 0.00%	Questions 17	

Results by Question

1. Do you live in Lake Stevens? (Multiple Choice)

Responses		
	Percent	Count
Yes	86.36%	19
No	13.64%	3
Totals	100%	22

2. If you live in the City, what part? (Multiple Choice)

Responses		
	Percent	Count
Northeast Lake Stevens (Town Center)	13.64%	3
North Lake	31.82%	7
Soper Hill (North Lake Stevens)	4.55%	1
West Lake Stevens (Lake Stevens Center)	13.64%	3
Southwest Lake Stevens (20th Street SE Corridor)	22.73%	5
Not Applicable	13.64%	3
Totals	100%	22

3. Pick your top 3 preferences for new housing options in Lake Stevens over the next 20 years (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Apartments/ Condominiums	20.63%	13
Duplexes / Tri-plexes	15.87%	10
Cottage Housing	31.75%	20
Townhomes/ Rowhouses	31.75%	20
Totals	100%	63

4. If Lake Stevens & surrounding areas add 13,000 more people by 2035 – Pick 3 areas where you believe people should go. (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Northeast Lake Stevens	13.11%	8
North Lake	9.84%	6
Soper Hill	27.87%	17
West Lake Stevens	16.39%	10
Southwest Lake Stevens	32.79%	20
Totals	100%	61

5. Do you work in Lake Stevens? (Multiple Choice)

Responses		
	Percent	Count
Yes	40.91%	9
No	59.09%	13
Totals	100%	22

6. If you work in Lake Stevens, what part? (Multiple Choice)

Responses		
	Percent	Count
Town Center	4.55%	1
Hartford Industrial	4.55%	1
Lake Stevens Center	9.09%	2
20th Street SE Corridor	4.55%	1
Other	18.18%	4
Not Applicable	59.09%	13
Totals	100%	22

7. Pick 3 industries that would be the most important for new employment in Lake Stevens over the next 20 years. (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Manufacturing	14.29%	9
High-tech	30.16%	19
Medical	17.46%	11
Retail	17.46%	11
Professional Offices	20.63%	13
Totals	100%	63

8. If Lake Stevens & surrounding areas add 3,800 more jobs by 2035 – Pick 3 locations where you think jobs should locate. (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Town Center	11.67%	7
Hartford Industrial	25.00%	15
Lake Stevens Center	25.00%	15
20th Street SE Corridor	33.33%	20
Other	5.00%	3
Totals	100%	60

9. Pick 2 items that you believe growth in Lake Stevens will affect the most over the next 20 years. (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Neighborhoods	0.00%	0
Schools	23.81%	10
Traffic	45.24%	19
City Services	14.29%	6
Environment	16.67%	7
Totals	100%	42

10. Pick 2 statements that best describe the most positive changes to occur in Lake Stevens in the last 10 years. (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
More residential opportunities	20.51%	8
More employment opportunities	2.56%	1
Increased "sense" of community	30.77%	12
Government services	30.77%	12
Other	15.38%	6
Totals	100%	39

11. Pick 2 statements that best describe significant growth-related challenges in Lake Stevens over the last 10 years. (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Increased population	19.51%	8
Increased traffic	41.46%	17
Environmental change	17.07%	7
Government services	17.07%	7
Other	4.88%	2
Totals	100%	41

12. Pick 3 items that best describe Lake Stevens' greatest strengths. (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Employment	1.82%	1
Government Services	20.00%	11
Neighborhoods	34.55%	19
Schools	32.73%	18
Shopping	10.91%	6
Totals	100%	55

13. If you visit other cities, pick 3 items that attract you most to these communities (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Employment	6.15%	4
Shopping	30.77%	20
Personal Services	9.23%	6
Restaurants	29.23%	19
Special Events	16.92%	11
Other	7.69%	5
Totals	100%	65

14. Pick 3 issues that are the most important for the city to address in the next 20 years. (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Environment (water quality, natural areas, etc.)	21.67%	13
Public Services (Police, Fire, Water, Streets, etc)	18.33%	11
Economic Development (shopping, jobs, etc)	28.33%	17
Housing (new development & permitting)	8.33%	5
Parks & Recreation	23.33%	14
Totals	100%	60

15. Pick 3 areas that Lake Stevens can improve in the next 20 years. (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Employment	25.00%	16
Government Services	18.75%	12
Neighborhoods	15.63%	10
Schools	9.38%	6
Shopping	31.25%	20
Totals	100%	64

16. Pick 2 transportation issues that you believe will improve the local street system the most. (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
More vehicle capacity	13.64%	6
More sidewalks & pedestrian paths	36.36%	16
More bicycle lanes & paths	20.45%	9
Expanded public transportation	29.55%	13
Totals	100%	44

17. Pick 2 city facilities that you believe are the most important to Lake Stevens. (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Community & Cultural Facilities (Community Center, Museum, etc)	18.18%	8
Municipal Buildings (City Hall, Police Station, Public Works Yard, etc)	11.36%	5
Parks, Open Spaces, Public Landscaping	45.45%	20
Roads & Sidewalks	25.00%	11
Public Art	0.00%	0
Totals	100%	44



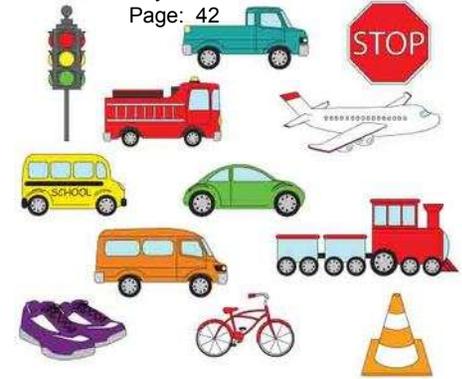
What is your vision for the ENVIRONMENT in 2035?

TELL US WHAT YOU THINK		
Do you have questions, comments or concerns? If so, please describe.	What would you change or prioritize?	Describe Your Vision.
<i>Example: How does the City maintain a healthy lake?</i>	<i>Example: Protecting the lake should be a high priority.</i>	<i>A clean environment; protection for land, air & water; and conservation of energy & natural resources</i>
Steep Slopes	Take a look at them	Ordinance
Keep monitoring the lake	Milfoil-Alum	Access for all citizens to the natural assets of our city
Strong wetland protections Ground for H2O Storage	-More Rec. through Community Ed w/ LSSD	Leave room for wildlife to coexist
Protect lake levels	Skate Park	
If sewers are not around lake, do it	Prioritize the preservation of the remaining green belts	
	Protecting the Lake!	

	Restrict lawn fertilizers	
	Get rid of aerator	
	Keeping lake clean is top priority	
	Stock lake with fish	
	Protecting lake for year round use	
	The health, and access and enjoyment of the lake is the most important single aspect for the future of Lake Stevens	

PLEASE DESCRIBE YOUR **VISION** OR ANY COMMENTS RELATED TO THE LOCAL **ENVIRONMENT** FOR CITY CONSIDERATION WITH THE 2015 COMPRHENSIVE PLAN UPDATE.





What is your vision for TRANSPORTATION in 2035?

TELL US WHAT YOU THINK

Do you have questions, comments or concerns? If so, please describe.	What would you change or prioritize?	Describe Your Vision.
<i>Example: How does the city address traffic congestion?</i>	<i>Example: Build more bike lanes and sidewalks along roads.</i>	<i>A variety of transportation options, such as cars, buses & biking to meet different needs</i>
Small traffic circles @Frontier Village are very hazardous	Better bike/pedestrian path around lake	Lakeshore Dr. = One Way
Alternative routes to same place	Sidewalks-particularly on 99 th and Chapel Hill	Lanes/access for small electric vehicles (ie golf carts) around lake.
Bicycle Sundays-Provide one way road around the lake for 2 hours	Bus service from Lake Stevens to Snohomish	Pedestrian Trails
Community to Bicentennial trail	More sidewalks-20 th St is dangerous!	Walk around lake one Sunday per month-one way traffic for the day
Bike and walk around lake/complete the trail	Limit or no Cul-de-sacs	Safe, adequate roads/bike paths and walking paths around the lake and across the city
Circulation around and between Market Center is inadequate	Sidewalks priority	

Sidewalks/paths/bike interconnect	Create a pedestrian safe or bike friendly way to circumnavigate the lake.	
Capacity of roads	Build bike lane around lake	
Public transit not entirely embraced, so continue to provide roads	Improve commercial access to properties N of 204 and west of Hwy 9	
We need safe path around the Lake.	Sidewalks/safe walking paths	
Also connections for bike and walking between Centennial Trail and Town Center	Bicycle paths, but not at the expense of vehicular travel	
	Multiple roads across city to give options and balance load	
	Improve Hwy 9-204 Frontier intersection-Keep Hwy 9 moving	

PLEASE DESCRIBE YOUR **VISION** OR ANY COMMENTS RELATED TO LOCAL **TRANSPORTATION** FOR CITY CONSIDERATION WITH THE 2015 COMPREHENSIVE PLAN UPDATE.





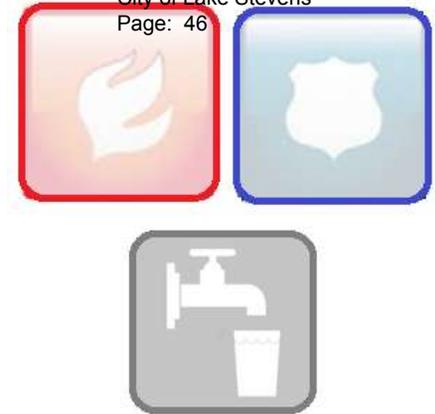
What is your vision for **HOUSING** in 2035?

TELL US WHAT YOU THINK		
Do you have questions, comments or concerns? If so, please describe.	What would you change or prioritize?	Describe Your Vision.
<i>Example: How can the city improve housing affordability?</i>	<i>Example: Encourage more housing options for residents.</i>	<i>Varied high-quality, affordable housing options (houses, townhomes, apartments) for all community members</i>
Diversity	Encourage through density incentives	Alternative housing types
Redevelopment of blighted areas	Focus density	Consistent application of rules and regs
Code Enforcement	Raise the priority	A mix of housing types and price points for young families, singles and retirees
Concerns about low-income housing and the services necessary	Reasonable density	People are free to develop as they wish
Need more housing choices-and more for seniors	Balanced growth across the City	

More senior housing at low med and high-variety	Avoid pockets of similar typed housing	
	Make building homes in Lake Stevens more attractive to builders-relax current requirements and "air costs" to developing lots	
	Please do not allow high density housing without infrastructure-ie parking	
	The City should let builders build whatever, wherever	

PLEASE DESCRIBE YOUR **VISION** OR ANY COMMENTS RELATED TO LOCAL **HOUSING** FOR CITY CONSIDERATION WITH THE 2015 COMPRHENSIVE PLAN UPDATE.





What is your vision for **SERVICES & UTILITIES** in 2035?

TELL US WHAT YOU THINK

Do you have questions, comments or concerns? If so, please describe.	What would you change or prioritize?	Describe Your Vision.
<i>Example: What is the relationship between the City and School District?</i>	<i>Example: Improve the stormwater system.</i>	<i>Excellent public services & utilities to meet the health and safety needs of the community</i>
Need to add the remainder of UGA into the City, so that we can have more sidewalks/bike lanes	Lake Stevens has a wonderful collection of public services. I would love to see these services supported in concert and in proportion to future population growth.	Abundance of open space and full service parks
Concern-limited services for families and youth at risk	More sidewalks and bike lanes	Services and utilities that grow to meet the demand without overbuilding or holding back development.
Larger library-need!	School district meets most and family center. Need more City financial/facility help	
Sidewalk and bike path around lake. Also, path connections between Cent. Trail and City Center	Continue to protect the Lake. Adequate sewer infrastructure.	
Provide enough utilities(sewer) to maintain pace of growth allowing a balance of development across the district	Improve the storm water system.	
Providing enough police to serve the growth and keep call times reasonable	The storm water is an issue at my house	

Implement innovative means of controlling pollution (storm water runoff) to stream and lake – green surface water facilities.	When roads are cut up for underground utilities, the road needs to be repaired-not patched	
More active street sweeping.		
City-wide high speed internet(?)		

PLEASE DESCRIBE YOUR **VISION** OR ANY COMMENTS RELATED TO LOCAL **SERVICES & UTILITIES** FOR CITY CONSIDERATION WITH THE 2015 COMPRHENSIVE PLAN UPDATE.





What is your vision for

PARKS & RECREATION

in 2035?

TELL US WHAT YOU THINK

Do you have questions, comments or concerns? If so, please describe.	What would you change or prioritize?	Describe Your Vision.
<i>Example: The city has an excellent variety of parks.</i>	<i>Example: Provide additional features/ amenities within existing parks like playgrounds.</i>	<i>Diverse recreational opportunities for all ages to enjoy community parks, trails and activities</i>
Thanks for work on Skate Park with County and service groups!	Pocket parks/Community space that aren't tied to retail.	Better access around lake for walkers, runners and bicycles.
How do we recruit a theater?	I know these will come with time.	Bike and walking trail around the lake.
A plan for kids to play sports – baseball, basket ball, maybe a skate park.	Active recreation facilities	Maximize views of the lake / access to the lake and localized parks in areas away from the lake to give a sense of neighborhood identity to various areas around the lake.
Skate Park	Facilitate on the west side of Hwy. 9.	Award winning parks.
Make maintenance of park facilities a priority.	Park District?	Agrees with above.
Very important to obtain all the water access land that we can. It will only get more expensive in the future.	Additional athletic fields. Different playground types – skate, bike, etc. More trails and recreational connections.	Keep regattas and triathlon.

The City needs park and recreation on the west side of Hwy. 9.		Canoe and kayak rentals.
The City needs active recreation facilities – skate bike...		Space is allocated to provide ample opportunity for recreations for the growing community.
City needs more access to the lake and parks for the sports teams.		
Funding!		
Maintenance issues.		
Money for activities at Frisbee golf.		

PLEASE DESCRIBE YOUR **VISION** OR ANY COMMENTS RELATED TO LOCAL **PARKS & RECREATION** FOR CITY CONSIDERATION WITH THE 2015 COMPREHENSIVE PLAN UPDATE.





What is your vision for ECONOMIC DEVELOPMENT in 2035?

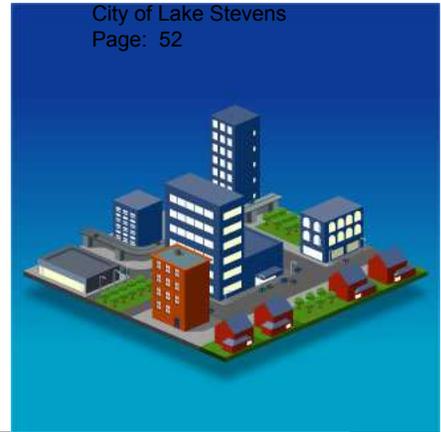
TELL US WHAT YOU THINK		
Do you have questions, comments or concerns? If so, please describe.	What would you change or prioritize?	Describe Your Vision.
<i>Example: How does the City encourage commercial development?</i>	<i>Example: More shopping opportunities in Lake Stevens.</i>	<i>A sustainable local economy with excellent shopping and service options and a varied job sector for residents</i>
Pet and book stores. Movie theater. Trader Joes. Another clothing store aka K-mart. Super Supplements stores.	Explore incentives to attract business.	Campus like employment areas.
Two lane hwy from Frontier Village to Snohomish Station.	I do not need more shopping. Some nicer restaurants would be nice.	This is a bedroom, not an industrial area.
How is the City making it more attractive for builders to build in Lake Stevens? Residential.	Continue to be an attractive community to build in; retail, restaurants, entertainment.	Hi-tech, not industrial businesses.
Encourage professional services, shopping, restaurants – etc! Let’s leave our tax dollars in Lake Stevens!		A community with a good balance of housing, retail, entertainment and jobs.
Needing to attract employment entities – places of work.		Establish theme for downtown (Leavenworth as an example) that commercial development must follow. Currently downtown is a hodge podge of architectural styles.
Encourage more health care services in and around City.		Small town feel.

Create friendly environment for modern professional office workers, manufacturing and high tech workers.		
Reduce retail leakage		
Try to bring back Hewlett Packard type services.		
Widen the tax base beyond residential owners.		
What are the City's plans for mixed use facilities (business/housing).		

PLEASE DESCRIBE YOUR **VISION** OR ANY COMMENTS RELATED TO LOCAL **ECONOMIC DEVELOPMENT** FOR CITY CONSIDERATION WITH THE 2015 COMPREHENSIVE PLAN UPDATE.

What is your vision for





LAND USE

in 2035?

TELL US WHAT YOU THINK

Do you have questions, comments or concerns? If so, please describe.	What would you change or prioritize?	Describe Your Vision.
<i>Example: What goes where?</i>	<i>Example: Balanced residential, employment, and shopping areas.</i>	<i>A healthy community with options for all people to live, work, learn, and play within the city</i>
Keep high density near Lake Stevens Center and transit centers/ shopping.	Retirement	Keep "L. of S."? for parks even with population.
Take a look at Mixed Use Code is it too tight?	Invite light industry but with noise and outdoor lighting restrictions.	Small pockets of Mixed Use and Commercial.
Timely permit processing predictability.	Zoning should be as liberal as possible. There's no way to predict needs 20 years into the future.	A good mix of densities and types with compatible uses adjacent.
Diversity of Land Use	Zoning for a number of uses. Balanced use types.	
Annex(?) the UGA to the north/south to avoid annexation by other cities		

PLEASE DESCRIBE YOUR **VISION** OR ANY COMMENTS RELATED TO LOCAL **LAND USE**
FOR CITY CONSIDERATION WITH THE 2015 COMPRHENSIVE PLAN UPDATE.



ADDITIONAL COMMENTS:

What do you like best about Lake Stevens?

I like the people. People care about the other people. The lake, fishing, swimming, the community, community activities, the parks, Aquafest and the small town atmosphere.

Clean air, wildlife and the lake.

Quiet winters.

Please provide any additional comments you may have about planning for the future of Lake Stevens.

I would like to see more choices for entertainment including movie theaters, more restaurants, and better access around portions of the lake for walkers and bikers.

Traffic through Lake Stevens on Hwy. 9 at peak travel periods is a real nightmare.

Personally, I think Lake Stevens is a great place to live and would like to stay here indefinitely.

Better library, restaurants, walkways/sidewalks and bike paths.

Walking, biking, and sidewalks are very important. So is maintaining our wonderful environment.

See yellow sheet for map of one-way traffic for Sunday walk example... they would like to come to a meeting and brainstorm the one-way map.