

City of Lake Stevens Mission Statement

The City of Lake Stevens' mission is not only to preserve the natural beauty that attracted so many of its citizens, but to enhance and harmonize with the environment to accommodate new people who desire to live here. Through shared, active participation among Citizen, Mayor, Council, and City Staff, we commit ourselves to quality living for this and future generations.

Growth in our community is inevitable. The City will pursue an active plan on how, when, and where it shall occur to properly plan for needed services, ensure public safety, and maintain the unique ambience that is Lake Stevens.

NOTICE: City Council joint meeting with the Planning Commission at 7:30 p.m. to select 20th Street SE Corridor and Lake Stevens Center Subarea Plan Alternatives

**CITY COUNCIL REGULAR MEETING AGENDA
Lake Stevens School District Educational Service Center (Admin. Bldg.)
12309 22nd Street NE, Lake Stevens
Monday, April 23, 2012 - 7:00 p.m.**

NOTE: WORKSHOP ON VOUCHERS AT 6:45 P.M.

CALL TO ORDER: 7:00 p.m.
Pledge of Allegiance

ROLL CALL:

**EMPLOYEE
APPRECIATION:**

GUEST BUSINESS:

CONSENT AGENDA: *A. Approve April 2012 vouchers. Barb
*B. Approve minutes of April 9, 2012 regular Council Norma
meeting.

PUBLIC HEARING: PUBLIC HEARING FORMAT:

1. Open Public Hearing
2. Staff presentation
3. Council's questions of staff
4. Proponent's comments
5. Comments from the audience
6. Close public comments portion of hearing
7. Discussion by City Council
8. Re-open the public comment portion of the hearing for additional comments (optional)
9. Close Hearing
10. COUNCIL ACTION:
 - a. Approve
 - b. Deny
 - c. Continue

*A. Public Hearing and consideration of first and final reading Karen
of Ordinance No. 872, permanent innovative housing
options program code amendment (Cottage Housing).

**BLANKET VOUCHER APPROVAL
 2012**

We, the undersigned Council members of the City of Lake Stevens, Snohomish County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the following vouchers have been approved for payment:

Payroll Direct Deposits	905969-905693	\$128,344.47
Payroll Checks	33340	\$2,401.45
Claims	33341-33422	\$188,394.41
Electronic Funds Transfers	447-451	\$27,485.77
Void Checks		
Tax Deposit(s)	4/13/2012	\$46,012.48
Total Vouchers Approved:		\$392,638.58

This 23rd day of April 2012:

Mayor

Councilmember

Finance Director

Councilmember

Councilmember

Councilmember



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Direct Deposit Register

16-Apr-2012

Wells Fargo - AP

Lake Stevens

Direct Deposits to Accounts

16-Apr-2012	<u>Vendor</u>	<u>Source</u>	<u>Amount</u>	<u>Draft#</u>	<u>Bank Name</u>	<u>Transit</u>	<u>Account</u>
9407	Department of Retirement (Pers	C	\$3,892.00	447	Wells Fargo	121000248	4159656917
9408	NATIONWIDE RETIREMENT SOL	C	\$1,048.25	448	Wells Fargo	121000248	4159656917
9405	Wash State Support Registry	C	\$478.50	449	Wells Fargo	121000248	4159656917
Total:			\$5,418.75		Count:	3.00	

Direct Deposit Summary

<i>Type</i>	<i>Count</i>	<i>Total</i>
C	3	\$5,418.75

Pre-Note Transactions

Direct Deposit Register

19-Apr-2012

Wells Fargo - AP

Lake Stevens

Direct Deposits to Accounts

19-Apr-2012	<u>Vendor</u>	<u>Source</u>	<u>Amount</u>	<u>Draft#</u>	<u>Bank Name</u>	<u>Transit</u>	<u>Account</u>
9362	Department of Revenue	C	\$638.88	450	Wells Fargo	121000248	4159656917
11866	Dept. of Labor & Industries	C	\$21,428.14	451	Wells Fargo	121000248	4159656917
Total:			\$22,067.02		Count:	2.00	

Direct Deposit Summary

<u>Type</u>	<u>Count</u>	<u>Total</u>
C	2	\$22,067.02

Pre-Note Transactions

Detail Check Register

19-Apr-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
33341	23-Apr-12	12540	ALLIED WASTE SERVICES #197	\$251.88	
0197-001452627			Dumpster services	\$251.88	\$0.00
001010576803103			Parks-Lundeen-Operating Costs	\$251.88	
33342	23-Apr-12	12540	ALLIED WASTE SERVICES #197	\$350.18	
0197-001452858			Dumpster services	\$350.18	\$0.00
101016542003102			Street Fund Operating Costs	\$169.29	
101016542004500			Street Fund - Rentals/Leases	\$5.81	
410016542403102			Storm Water - Operating Costs	\$169.28	
410016542404501			Storm Water - Equipment Rental	\$5.80	
33343	23-Apr-12	12540	ALLIED WASTE SERVICES #197	\$107.08	
0197-001453289			Dumpster services	\$107.08	\$0.00
001013519903100			General Government - Operating	\$94.13	
001013519904500			General Government-Equip Renta	\$12.95	
33344	23-Apr-12	13243	Atlas Business Solutions, Inc	\$360.00	
IVC068725			annual enhancement plan/VSS Pro	\$360.00	\$0.00
001008521003104			Law Enforcement-Operating Cost	\$360.00	
33345	23-Apr-12	12187	AUCKLAND ENTERPRISES	\$275.00	
551			Hazardous Tree Removal	\$275.00	\$0.00
101016542700000			Street Fund - Shoulders	\$275.00	
33346	23-Apr-12	13921	Bill Trimm FAICP	\$1,312.50	
2012-03			Econ Dev Outreach	\$1,312.50	\$0.00
001007558804111			Planning-Economic Development	\$1,312.50	
33347	23-Apr-12	179	Blumenthal Uniforms	\$1,012.26	
921782			uniform - Warbis	\$775.95	\$0.00
001008521002600			Law Enforcment Clothing	\$775.95	
929624			Narc Test kits	\$236.31	\$0.00
001008521003104			Law Enforcement-Operating Cost	\$236.31	
33348	23-Apr-12	969	Business Card	\$2,306.63	
04/12 1056			Staff Dev	\$100.00	\$0.00
001003513104101			Administration - Staff Develop	\$100.00	
04/12 1411			Travel	\$56.97	\$0.00
001008521004300			Law Enforce - Travel & Mtgs	\$56.97	
04/12 4949			Travel/Repair	\$214.74	\$0.00

Detail Check Register

19-Apr-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001008521004300			Law Enforce - Travel & Mtgs	\$127.87	
001008521004800			Law Enforcement - Repair & Mai	\$86.87	
04/12 5242			Advertising/Domain chg	\$175.00	\$0.00
001013519903100			General Government - Operating	\$125.00	
101016542004400			Street Fund - Advertising	\$25.00	
410016542404400			Storm Water - Advertising	\$25.00	
04/12 7750			Travel/supplies/Misc	\$583.78	\$0.00
101016542003102			Street Fund Operating Costs	\$252.55	
101016542004300			Street Fund - Travel & Mtgs	\$6.00	
101016542004900			Street Fund - Miscellaneous	\$118.86	
410016542403101			Storm Water - Office Supplies	\$81.52	
410016542404300			Storm Water - Travel & Mtgs	\$6.00	
410016542404900			Storm Water - Miscellaneous	\$118.85	
04/12 8109			Supplies/Travel/Commun	\$1,176.14	\$0.00
001008521003100			Law Enforcement - Office Suppl	\$270.26	
001008521003104			Law Enforcement-Operating Cost	\$254.43	
001008521004200			Law Enforcement - Communicatio	\$619.65	
001008521004300			Law Enforce - Travel & Mtgs	\$31.80	
33349	23-Apr-12	11952	Carquest Auto Parts Store		\$282.35
2421-173055			Oil filter	\$8.28	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$8.28	
2421-173263			Filters	\$55.26	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$27.63	
410016542404800			Storm Water - Repairs & Maint.	\$27.63	
2421-173291			Filter	\$124.90	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$62.45	
410016542404800			Storm Water - Repairs & Maint.	\$62.45	
2421-173295			2 cycle oil	\$25.93	\$0.00
001010576803103			Parks-Lundeen-Operating Costs	\$25.93	
2421-173676			Oil and air filters	\$67.98	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$33.99	
410016542404800			Storm Water - Repairs & Maint.	\$33.99	
33350	23-Apr-12	12182	Central Welding Supply		\$804.25
170820			Welding Kit - City Shop	\$744.40	\$0.00
101016543504802			Facilities R&M (City Shop)	\$744.40	
171381			Tip cleaner	\$59.85	\$0.00

Detail Check Register

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Check No	Check Date	VendorNo	Vendor	Check Amount	
101016542004800			Street Fund - Repair & Mainten	\$59.85	
33351	23-Apr-12	13776	Chris L Griffen		\$487.50
120807415LSP			Public defender services	\$187.50	\$0.00 \$187.50
001013512800000			Court Appointed Attorney Fees	\$187.50	
12652383LSP			Public defender services	\$150.00	\$0.00 \$150.00
001013512800000			Court Appointed Attorney Fees	\$150.00	
C9181LLSP			Public defender services	\$150.00	\$0.00 \$150.00
001013512800000			Court Appointed Attorney Fees	\$150.00	
33352	23-Apr-12	274	City of Everett		\$2,170.00
I12000878			Animal shelter services	\$2,170.00	\$0.00 \$2,170.00
001008539004100			Code Enforcement - Professiona	\$2,170.00	
33353	23-Apr-12	276	City Of Lake Stevens		\$74.55
1175			Retainage - New Chapter	\$39.50	\$0.00 \$39.50
001007558004100			Planning - Professional Servic	\$7.50	
001008521004100			Law Enforcement - Professional	\$24.50	
101016542004100			Street Fund - Professional Ser	\$7.50	
1185			Retainage - New Chapter	\$35.05	\$0.00 \$35.05
001007558004100			Planning - Professional Servic	\$1.15	
001007559004100			Building Department - Professi	\$1.15	
001008521004100			Law Enforcement - Professional	\$20.10	
001013519904100			General Government - Professio	\$5.75	
001013555504100			Community Center - Cleaning	\$4.60	
101016542004100			Street Fund - Professional Ser	\$1.15	
410016542404101			Storm Water - Professional Ser	\$1.15	
33354	23-Apr-12	12004	CITY OF MARYSVILLE		\$18,476.00
POLIN11-0161			Prisoner Housing March 2012	\$18,476.00	\$0.00 \$18,476.00
001008523005100			Law Enforcement - Jail	\$18,476.00	
33355	23-Apr-12	13030	COMCAST		\$81.90
03/12 0808840			Internet - shop	\$81.90	\$0.00 \$81.90
101016542004200			Street Fund - Communications	\$40.95	
410016542404200			Storm Water - Communications	\$40.95	
33356	23-Apr-12	13030	COMCAST		\$81.90
03/12 0810218			Internet Evidence Room	\$81.90	\$0.00 \$81.90
001008521004200			Law Enforcement - Communicatio	\$81.90	

Detail Check Register

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Check No	Check Date	VendorNo	Vendor	Check Amount		
33357	23-Apr-12	13030	COMCAST	\$116.90		
03/12 0827887			Traffic Signal control	\$116.90	\$0.00	\$116.90
101016542640000			Street Fund - Traffic Control	\$116.90		
33358	23-Apr-12	13030	COMCAST	\$105.95		
04/12 0443150			Internet svcs	\$105.95	\$0.00	\$105.95
001003513104200			Administration-Communications	\$2.12		
001003514104200			City Clerks-Communications	\$6.36		
001003516104200			Human Resources-Communications	\$2.12		
001003518104200			IT Dept-Communications	\$4.24		
001004514234200			Finance - Communications	\$4.24		
001007558004200			Planning - Communication	\$16.95		
001008521004200			Law Enforcement - Communicatio	\$61.45		
001010576804200			Parks - Communication	\$2.83		
101016542004200			Street Fund - Communications	\$2.83		
410016542404200			Storm Water - Communications	\$2.81		
33359	23-Apr-12	13757	Comdata Corporation	\$12,731.35		
20163685			Fuel	\$9,563.45	\$0.00	\$9,563.45
001008521003200			Law Enforcement - Fuel	\$9,563.45		
20163686			Fuel	\$3,167.90	\$0.00	\$3,167.90
001003518103200			IT - Fuel	\$54.19		
001007559003101			Building Department - Operatin	\$180.78		
101016542003200			Street Fund - Fuel	\$1,466.47		
410016542403200			Storm Water - Fuel	\$1,466.46		
33360	23-Apr-12	91	Corporate Office Supply	\$306.76		
127386i			Toner/pens/markers/steno pd/mous	\$306.76	\$0.00	\$306.76
001008521003100			Law Enforcement - Office Suppl	\$306.76		
33361	23-Apr-12	13196	Correctional Industries	\$528.75		
WINV312578			Decals	\$78.01	\$0.00	\$78.01
101016542003102			Street Fund Operating Costs	\$78.01		
WINV312766			Signs	\$450.74	\$0.00	\$450.74
101016542640000			Street Fund - Traffic Control	\$450.74		
33362	23-Apr-12	13917	Cronos Chimney Inc	\$190.00		
725393			clean chimney Lundeen rental	\$190.00	\$0.00	\$190.00
001010576804800			Parks - Repair & Maintenance	\$190.00		
33363	23-Apr-12	9386	Crystal and Sierra Springs	\$292.20		

Detail Check Register

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Check No	Check Date	VendorNo	Vendor	Check Amount		
5249844040112			Bottled Water	\$292.20	\$0.00	\$292.20
001007559003101			Building Department - Operatin	\$47.30		
001008521003104			Law Enforcement-Operating Cost	\$103.00		
001013519904900			General Government - Miscellan	\$47.30		
101016542003102			Street Fund Operating Costs	\$47.30		
410016542403102			Storm Water - Operating Costs	\$47.30		
33364	23-Apr-12	13084	De Jong Sawdust & Shavings			\$315.48
188297-299			top soil for tree planting	\$315.48	\$0.00	\$315.48
101016542004800			Street Fund - Repair & Mainten	\$315.48		
33365	23-Apr-12	12380	DEPARTMENT OF LICENSING			\$80.00
04/17/12			Record request	\$80.00	\$0.00	\$80.00
101016542004100			Street Fund - Professional Ser	\$80.00		
33366	23-Apr-12	13834	Department of Retirement (Insu			\$29.88
920760			2011 OASI	\$29.88	\$0.00	\$29.88
001004514234900			Finance - Miscellaneous	\$29.88		
33367	23-Apr-12	13782	Department of Revenue			\$1,055.45
Q1.2012			Q1.2012 Leasehold Excise Tax	\$1,055.45	\$0.00	\$1,055.45
633013586000005			Leasehold Excise Tax Remit	\$1,055.45		
33368	23-Apr-12	12800	DEPT OF CORRECTIONS			\$421.90
MCC4591 0312			Workcrew	\$421.90	\$0.00	\$421.90
101016542004800			Street Fund - Repair & Mainten	\$421.90		
33369	23-Apr-12	9330	Dept of Emergency Management			\$7,626.50
I000297067			Q1.2012 Emergency Svcs	\$7,626.50	\$0.00	\$7,626.50
001013525005100			General Government - Emergency	\$7,626.50		
33370	23-Apr-12	13850	Douglas Fair			\$90.00
02/21/12			Prof services - hearing examiner	\$90.00	\$0.00	\$90.00
111008521103100			Operating Supplies	\$90.00		
33371	23-Apr-12	473	Electronic Business Machines			\$272.05
074597			Copier maint	\$78.74	\$0.00	\$78.74
001007558004800			Planning - Repairs & Maint.	\$39.37		
101016542004800			Street Fund - Repair & Mainten	\$19.69		
410016542404800			Storm Water - Repairs & Maint.	\$19.68		
41804A			Toner	\$193.31	\$0.00	\$193.31

Detail Check Register

19-Apr-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001008521003100			Law Enforcement - Office Suppl	\$193.31	
33372	23-Apr-12	13390	Evergreen State Heat		\$924.75
18454			HVAC maint	\$403.45	\$0.00
001007558004800			Planning - Repairs & Maint.	\$40.35	
001008521004800			Law Enforcement - Repair & Mai	\$80.69	
001013519904800			General Government - Repair/Ma	\$80.69	
001013555504800			Community Center - Repair & M	\$80.69	
001013555506400			New Senior Center	\$80.69	
101016542004800			Street Fund - Repair & Mainten	\$20.17	
410016542404800			Storm Water - Repairs & Maint.	\$20.17	
18455			Furnace repair - shop	\$309.52	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$154.76	
410016542404800			Storm Water - Repairs & Maint.	\$154.76	
18577			HVAC Air filters	\$211.78	\$0.00
001007558004800			Planning - Repairs & Maint.	\$21.18	
001008521004800			Law Enforcement - Repair & Mai	\$42.36	
001013519904800			General Government - Repair/Ma	\$42.36	
001013555504800			Community Center - Repair & M	\$42.36	
001013555506400			New Senior Center	\$42.36	
101016542004800			Street Fund - Repair & Mainten	\$10.59	
410016542404800			Storm Water - Repairs & Maint.	\$10.57	
33373	23-Apr-12	13907	Fastenal Company		\$75.46
117050			Compressor fittings	\$75.46	\$0.00
101016542003102			Street Fund Operating Costs	\$37.73	
410016542403102			Storm Water - Operating Costs	\$37.73	
33374	23-Apr-12	13254	Gibson Traffic Consultants		\$6,205.00
12-014-1			Prof Services - Traffic study	\$6,205.00	\$0.00
101016542004101			Traffic Study - 20th SE	\$6,205.00	
33375	23-Apr-12	12393	GLENS RENTAL SALES & SERVICE		\$528.71
S3746			BR 600 Stihl Magnum Blower	\$496.13	\$0.00
001010576804800			Parks - Repair & Maintenance	\$496.13	
S3895			Concrete Vise	\$32.58	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$32.58	
33376	23-Apr-12	13010	Grainger		\$169.43
9799692984			speaker replacement	\$169.43	\$0.00

Detail Check Register

19-Apr-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001010576804800			Parks - Repair & Maintenance	\$169.43	
33377	23-Apr-12	13500	HB Jaeger Co LLC		\$271.28
489236			Heat shrink	\$94.54	\$0.00 \$94.54
410016542403102			Storm Water - Operating Costs	\$94.54	
489444			Storm drain pipe	\$99.91	\$0.00 \$99.91
410016542404800			Storm Water - Repairs & Maint.	\$99.91	
489474			Storm drain	\$76.83	\$0.00 \$76.83
410016542404800			Storm Water - Repairs & Maint.	\$76.83	
33378	23-Apr-12	12392	HERTZ EQUIPMENT RENTAL		\$53.51
26182855-001			Rental of Pipe Threader/power pony	\$53.51	\$0.00 \$53.51
101016542004500			Street Fund - Rentals/Leases	\$53.51	
33379	23-Apr-12	13509	Industrial Supply, Inc		\$443.68
494175			Safety glasses/gloves	\$413.77	\$0.00 \$413.77
101016542003102			Street Fund Operating Costs	\$206.89	
410016542403102			Storm Water - Operating Costs	\$206.88	
494972			Safety glasses	\$29.91	\$0.00 \$29.91
101016542003102			Street Fund Operating Costs	\$29.91	
33380	23-Apr-12	13306	J Gardner & Associates		\$185.00
7336			promotional pencils	\$185.00	\$0.00 \$185.00
001008521003100			Law Enforcement - Office Suppl	\$185.00	
33381	23-Apr-12	13177	James Barnes		\$256.00
04/13/12			Travel - Boat training	\$256.00	\$0.00 \$256.00
001008521004301			Boating - Travel/Training	\$256.00	
33382	23-Apr-12	13327	Jennifer Anderson		\$416.66
April 2012			Dep Care Reimb	\$416.66	\$0.00 \$416.66
001000281000000			Payroll Liabilities	\$416.66	
33383	23-Apr-12	11777	Lake Stevens Fire		\$1,522.00
6115			Annual Inspection Library	\$185.00	\$0.00 \$185.00
001012572503100			Library - Office And Operating	\$185.00	
6125			Fire fees Q3 & Q4 2011	\$1,232.00	\$0.00 \$1,232.00

Detail Check Register

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Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
633000589500000			Fire Dept Fee Remittance	\$1,232.00	
6171			Annual Inspection - Community Cen	\$105.00	\$0.00 \$105.00
001013551503100			Community Center - Operations	\$105.00	
33384	23-Apr-12	852	Lake Stevens Journal		\$30.15
77057			Advertising - legal	\$30.15	\$0.00 \$30.15
001013514304400			General Government - Advertisin	\$30.15	
33385	23-Apr-12	12751	LAKE STEVENS POLICE GUILD		\$1,121.00
04/15/12			Union dues	\$1,121.00	\$0.00 \$1,121.00
001000281000000			Payroll Liabilities	\$1,121.00	
33386	23-Apr-12	860	Lake Stevens Sewer District		\$630.00
04/12			Utilities - Sewer	\$630.00	\$0.00 \$630.00
001008521004700			Law Enforcement - Utilities	\$70.00	
001010576804700			Parks - Utilities	\$140.00	
001012572504700			Library - Utilities	\$70.00	
001013519904700			General Government - Utilities	\$280.00	
101016542004700			Street Fund - Utilities	\$35.00	
410016542404700			Storm Water-Aerat. Utilities	\$35.00	
33387	23-Apr-12	13902	Legacy Ford Pasco (W18605)		\$31,580.88
1310/126107			truck state contract	\$31,580.88	\$0.00 \$31,580.88
530018594006400			Purchase Of Capital Equipment	\$31,580.88	
33388	23-Apr-12	13802	Leland Consulting Group Inc		\$645.00
5066.2.6			Professional services	\$645.00	\$0.00 \$645.00
001007558804111			Planning-Economic Development	\$645.00	
33389	23-Apr-12	12603	LES SCHWAB TIRE CENTER		\$1,893.78
40200036893			Replacement Tires PW12	\$954.88	\$0.00 \$954.88
101016542004800			Street Fund - Repair & Mainten	\$954.88	
40200037075			Tire repair	\$65.50	\$0.00 \$65.50
101016542004800			Street Fund - Repair & Mainten	\$65.50	
40200039035			replacement tires for sweeper	\$873.40	\$0.00 \$873.40
410016542404800			Storm Water - Repairs & Maint.	\$873.40	
33390	23-Apr-12	13404	LexisNexis		\$54.30
1420700-20120331			Investigational searches	\$54.30	\$0.00 \$54.30

Detail Check Register

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Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001008521004100			Law Enforcement - Professional	\$54.30	
33391	23-Apr-12	13774	Maltby Container & Recycling	\$155.00	\$155.00
22395			Dump fees	\$155.00	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$155.00	
33392	23-Apr-12	1019	NATIONAL BARRICADE COMPANY	\$137.81	\$137.81
240173			Post/Anchors/Bolts	\$137.81	\$0.00
101016542640000			Street Fund - Traffic Control	\$137.81	
33393	23-Apr-12	13711	New Chapter Cleaning	\$750.50	\$1,416.45
1175			Carpet cleaning	\$750.50	\$0.00
001007558004100			Planning - Professional Servic	\$142.50	
001008521004100			Law Enforcement - Professional	\$465.50	
101016542004100			Street Fund - Professional Ser	\$142.50	
1185			Janitorial services	\$665.95	\$0.00
001007558004100			Planning - Professional Servic	\$21.85	
001007559004100			Building Department - Professi	\$21.85	
001008521004100			Law Enforcement - Professional	\$381.90	
001013519904100			General Government - Professio	\$109.25	
001013555504100			Community Center - Cleaning	\$87.40	
101016542004100			Street Fund - Professional Ser	\$21.85	
410016542404101			Storm Water - Professional Ser	\$21.85	
33394	23-Apr-12	12684	NORTHWEST CASCADE INC.	\$430.57	\$648.57
1-437278			Honey bucket rental	\$430.57	\$0.00
001010574204500			Special Events - Equipt Rental	\$430.57	
1-442670			Honey bucket rental	\$218.00	\$0.00
001010576804500			Parks - Equipment Rental	\$218.00	
33395	23-Apr-12	1091	Office Of The State Treasurer	\$16,776.73	\$16,776.73
03/2012			March 2012 State Court Fees	\$16,776.73	\$0.00

Detail Check Register

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Lake Stevens

Check No	Check Date	VendorNo	Vendor			Check Amount
633008559005100			Building Department - State BI			\$130.50
633008589000003			Public Safety And Ed. (1986 As			\$7,863.40
633008589000004			Public Safety And Education			\$4,983.32
633008589000005			Judicial Information System-Ci			\$1,682.71
633008589000008			Trauma Care			\$645.94
633008589000009			school zone safety			\$117.23
633008589000010			Public Safety Ed #3			\$246.83
633008589000011			Auto Theft Prevention			\$899.41
633008589000012			HWY Safety Act			\$23.57
633008589000013			Death Inv Acct			\$27.57
633008589000014			WSP Highway Acct			\$156.25
33396	23-Apr-12	1053	Patricks Printing			\$175.82
42001		1500	No. 10 Window Security envel	\$175.82	\$0.00	\$175.82
001004514233100			Finance - Office Supplies			\$175.82
33397	23-Apr-12	12450	PITNEY BOWES			\$48.34
9619164-MR12			Postage machine rental	\$48.34	\$0.00	\$48.34
001013519904500			General Government-Equip Renta			\$48.34
33398	23-Apr-12	13381	Proforce Law Enforcement			\$281.76
135649			X26 Taer Cartridge 25 XP (10)	\$281.76	\$0.00	\$281.76
001008521003104			Law Enforcement-Operating Cost			\$281.76
33399	23-Apr-12	11869	PUGET SOUND ENERGY			\$449.89
04/06/12			Utilities - gas	\$250.11	\$0.00	\$250.11
001010576804700			Parks - Utilities			\$83.37
101016542004700			Street Fund - Utilities			\$83.37
410016542404701			Storm Water Utilities			\$83.37
04-06-12			Utilities - gas	\$199.78	\$0.00	\$199.78
001010576804700			Parks - Utilities			\$66.59
101016542004700			Street Fund - Utilities			\$66.59
410016542404701			Storm Water Utilities			\$66.60
33400	23-Apr-12	13836	SCCFOA			\$14.00
4/26 mtg			SCCFOA meeting 4/26/12	\$14.00	\$0.00	\$14.00
001004514234300			Finance - Travel & Mtgs			\$14.00
33401	23-Apr-12	13717	Seth Waltz			\$82.62
032912			CPSI class & test	\$82.62	\$0.00	\$82.62
410016542404901			Storm Water - Staff Developmen			\$82.62
33402	23-Apr-12	12722	SHRED-it WESTERN WASHINGTON			\$49.50

Detail Check Register

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Lake Stevens

Check No	Check Date	VendorNo	Vendor		Check Amount	
101198266			shredding services	\$49.50	\$0.00	\$49.50
001008521003104			Law Enforcement-Operating Cost	\$49.50		
33403	23-Apr-12	13715	Sno Co Sherrifs Office			\$10,886.64
2012-1063			Prisoner housing March 2012	\$10,886.64	\$0.00	\$10,886.64
001008523005100			Law Enforcement - Jail	\$10,886.64		
33404	23-Apr-12	1382	Snohomish County Public Works			\$7,679.51
I000296642			Signal Repair	\$1,807.43	\$0.00	\$1,807.43
101016542004800			Street Fund - Repair & Mainten	\$1,807.43		
I000297442			Vehicle maint	\$5,872.08	\$0.00	\$5,872.08
001008521004800			Law Enforcement - Repair & Mai	\$5,872.08		
33405	23-Apr-12	12961	SNOHOMISH COUNTY PUD			\$2,934.63
103867701			Utilities - Electric	\$180.59	\$0.00	\$180.59
001008521004700			Law Enforcement - Utilities	\$180.59		
103868285			Utilities - Electric	\$338.65	\$0.00	\$338.65
101016542630000			Street Fund - Street Lighting	\$338.65		
103870212			Utilities - Electric	\$81.55	\$0.00	\$81.55
001010576804700			Parks - Utilities	\$81.55		
107183179			Utilities - Electric	\$775.77	\$0.00	\$775.77
001013555504700			Community Center - Utilities	\$775.77		
107186862			Utilities - Electric	\$362.15	\$0.00	\$362.15
101016542630000			Street Fund - Street Lighting	\$362.15		
110500377			Utilities - Electric	\$42.12	\$0.00	\$42.12
101016542630000			Street Fund - Street Lighting	\$42.12		
110500978			Utilities - Electric	\$576.42	\$0.00	\$576.42
001013519904700			General Government - Utilities	\$576.42		
110500979			Utilities - Electric	\$577.38	\$0.00	\$577.38
001013519904700			General Government - Utilities	\$577.38		
33406	23-Apr-12	12961	SNOHOMISH COUNTY PUD			\$714.82
113814637			Utilities - Electric	\$184.83	\$0.00	\$184.83

Detail Check Register

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Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
101016542630000			Street Fund - Street Lighting	\$184.83	
113820431			Utilities - Electric	\$30.78	\$0.00
001010576804700			Parks - Utilities	\$30.78	
113821026			Utilities - Electric	\$140.12	\$0.00
101016542630000			Street Fund - Street Lighting	\$140.12	
117138102			Utilities - Electric	\$47.12	\$0.00
001013519904700			General Government - Utilities	\$47.12	
117139401			Utilities - Electric	\$30.78	\$0.00
001010576804700			Parks - Utilities	\$30.78	
120454900			Utilities - Electric	\$45.83	\$0.00
001010576804700			Parks - Utilities	\$15.28	
101016542004700			Street Fund - Utilities	\$15.28	
410016542404701			Storm Water Utilities	\$15.27	
120456532			Utilities - Electric	\$81.52	\$0.00
410016542404700			Storm Water-Aerat. Utilities	\$81.52	
123773810			Utilities - Electric	\$153.84	\$0.00
101016542630000			Street Fund - Street Lighting	\$153.84	
33407	23-Apr-12	12961	SNOHOMISH COUNTY PUD		\$11,652.78
123773811			Utilities - Electric	\$158.29	\$0.00
101016542630000			Street Fund - Street Lighting	\$158.29	
123776744			Utilities - Electric	\$195.66	\$0.00
001010575304901			Historical Museum	\$97.83	
001010575304905			Grimm House Expenses	\$97.83	
123780140			Utilities - Electric	\$138.63	\$0.00
101016542630000			Street Fund - Street Lighting	\$138.63	
127093821			Utilities - Electric	\$721.73	\$0.00
001013519904700			General Government - Utilities	\$721.73	
127093822			Utilities - Electric	\$1,162.26	\$0.00
001012572504700			Library - Utilities	\$1,011.07	
001013519904700			General Government - Utilities	\$151.19	

Detail Check Register

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Lake Stevens

Check No	Check Date	VendorNo	Vendor			Check Amount
130402334			Utilities - Electric	\$309.14	\$0.00	\$309.14
410016542404700			Storm Water-Aerat. Utilities	\$309.14		
130404906			Utilities - Electric	\$28.50	\$0.00	\$28.50
001008521004700			Law Enforcement - Utilities	\$28.50		
130407353			Utilities - Electric	\$8,938.57	\$0.00	\$8,938.57
101016542630000			Street Fund - Street Lighting	\$8,938.57		
33408	23-Apr-12	12961	SNOHOMISH COUNTY PUD			\$3,487.61
130407354			Utilities - Electric	\$796.95	\$0.00	\$796.95
101016542630000			Street Fund - Street Lighting	\$796.95		
130407355			Utilities - Electric	\$1,101.11	\$0.00	\$1,101.11
101016542630000			Street Fund - Street Lighting	\$1,101.11		
133713345			Utilities - Electric	\$106.74	\$0.00	\$106.74
101016542630000			Street Fund - Street Lighting	\$106.74		
140251831			Utilities - Electric	\$177.46	\$0.00	\$177.46
101016542630000			Street Fund - Street Lighting	\$177.46		
143576784			Utilities - Electric	\$221.50	\$0.00	\$221.50
101016542630000			Street Fund - Street Lighting	\$221.50		
146893226			Utilities - Electric	\$257.15	\$0.00	\$257.15
001013519904700			General Government - Utilities	\$257.15		
150193823			Utilities - Electric	\$102.68	\$0.00	\$102.68
101016542630000			Street Fund - Street Lighting	\$102.68		
150194787			Utilities - Electric	\$724.02	\$0.00	\$724.02
001010576804700			Parks - Utilities	\$724.02		
33409	23-Apr-12	1388	Snohomish County Treasurer			\$339.66
03/2012			March 2012 Crime Victims Comp	\$339.66	\$0.00	\$339.66
633008589000001			Crime Victims Compensation	\$339.66		
33410	23-Apr-12	1356	SNOPAC			\$25,999.02
5292			Dispatch services	\$25,069.02	\$0.00	\$25,069.02

Detail Check Register

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Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
001008528005100			Law Enforcement - Snopac Dispa	\$25,069.02		
5313			Quarterly assessment	\$930.00	\$0.00	\$930.00
001008528005100			Law Enforcement - Snopac Dispa	\$930.00		
33411	23-Apr-12	13931	Stericycle, Inc			\$10.36
3001804947			Medical Hazardous waste disposal	\$10.36	\$0.00	\$10.36
001008521004100			Law Enforcement - Professional	\$10.36		
33412	23-Apr-12	13891	Tacoma Screw Products Inc			\$151.47
10298882			Screws, nuts, bolts	\$72.90	\$0.00	\$72.90
101016542004800			Street Fund - Repair & Mainten	\$72.90		
10300841			screws, nuts, bolts	\$78.57	\$0.00	\$78.57
101016542004800			Street Fund - Repair & Mainten	\$39.29		
410016542404800			Storm Water - Repairs & Maint.	\$39.28		
33413	23-Apr-12	13821	Terminix Commercial			\$59.73
313613743			Pest Control Eagle Ridge park	\$59.73	\$0.00	\$59.73
001010576803100			Parks - Operating Costs	\$59.73		
33414	23-Apr-12	1491	The Everett Herald			\$89.56
1773778			Advertising - legal	\$89.56	\$0.00	\$89.56
001007558004400			Planning - Advertising	\$89.56		
33415	23-Apr-12	13045	UPS			\$12.64
74Y42132			Evidence shipping	\$12.64	\$0.00	\$12.64
001008521004200			Law Enforcement - Communicatio	\$12.64		
33416	23-Apr-12	1579	VILLAGE ACE HARDWARE			\$704.80
03/31/12			Supplies	\$704.80	\$0.00	\$704.80
001008521004800			Law Enforcement - Repair & Mai	\$54.23		
001010576804800			Parks - Repair & Maintenance	\$16.28		
001013519904800			General Government - Repair/Ma	\$5.96		
101016542003102			Street Fund Operating Costs	\$92.28		
101016542004800			Street Fund - Repair & Mainten	\$215.07		
101016542640000			Street Fund - Traffic Control	\$33.41		
101016543504802			Facilities R&M (City Shop)	\$142.70		
410016542403102			Storm Water - Operating Costs	\$22.24		
410016542404800			Storm Water - Repairs & Maint.	\$122.63		
33417	23-Apr-12	13936	Wa State Dept of Agriculture			\$33.60
768			Inspection of small scale	\$33.60	\$0.00	\$33.60

Detail Check Register

19-Apr-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001008521004100			Law Enforcement - Professional	\$33.60	
33418	23-Apr-12	13055	WA State Dept of Enterprise		\$412.57
64334			business cards and letterhead	\$412.57	\$0.00
001008521003100			Law Enforcement - Office Suppl	\$412.57	
33419	23-Apr-12	1604	WASHINGTON AUDIOLOGY SERVICES		\$2,371.78
38347			Hearing exams	\$1,141.78	\$0.00
001008521004100			Law Enforcement - Professional	\$733.98	
101016542004100			Street Fund - Professional Ser	\$203.90	
410016542404101			Storm Water - Professional Ser	\$203.90	
38381			Prof svcs - Hearing exams	\$47.00	\$0.00
001007559004100			Building Department - Professi	\$11.75	
001008521004100			Law Enforcement - Professional	\$35.25	
38444			Prof svcs - Hearing exams	\$1,183.00	\$0.00
001008521004100			Law Enforcement - Professional	\$871.70	
101016542004100			Street Fund - Professional Ser	\$155.65	
410016542404101			Storm Water - Professional Ser	\$155.65	
33420	23-Apr-12	1618	Washington State Criminal Just		\$300.00
2013-0646			Training	\$300.00	\$0.00
001008521004901			Law Enforcement - Staff Develo	\$300.00	
33421	23-Apr-12	12761	WASHINGTON STATE PATROL		\$638.00
I12007527			Background checks	\$638.00	\$0.00
633008589000006			Gun Permit - FBI Remittance	\$638.00	
33422	23-Apr-12	9334	WMCA		\$75.00
2012			2012 membership	\$75.00	\$0.00
001003514104101			City Clerks-Staff Development	\$75.00	
Total Of Checks:					\$188,394.41



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**CITY OF LAKE STEVENS
REGULAR CITY COUNCIL MEETING MINUTES**

Monday, April 9, 2012
Lake Stevens School District Educational Service Center (Admin. Bldg.)
12309 22nd Street N.E. Lake Stevens

CALL TO ORDER: 7:00 p.m. by Mayor Vern Little

COUNCILMEMBERS PRESENT: Todd Welch, Kathy Holder, Kim Daughtry, Marcus Tageant, Neal Dooley and John Spencer

COUNCILMEMBERS ABSENT: Suzanne Quigley

STAFF MEMBERS PRESENT: City Administrator Jan Berg, City Attorney Cheryl Beyer, Planning Director Becky Ableman, Finance Director/Treasurer Barb Lowe, Public Works Director Mick Monken, Human Resource Director Steve Edin, Police Chief Randy Celori, and City Clerk/Admin. Asst. Norma Scott

OTHERS: Hung Huynh and Russ East from Washington State Department of Transportation and Samuel Low

Excused Absence. Councilmember Holder moved to excuse Suzanne, seconded by Councilmember Spencer; motion carried unanimously. (6-0-0-1)

Guest Business. None

Consent Agenda. Councilmember Spencer moved to approve Consent Agenda Items A, C and D (A. Approve April 2012 vouchers [Payroll Direct Deposits 905570-905635 for \$119,755.83, Payroll Checks 33292 for \$2,299.53, Claims 33291, 33293-33339 for \$111,906.93, Electronic Funds Transfers 440-446 for \$137,960.49, Void Checks 33285 for deduct of \$7,136.33, Tax Deposit 3.30.12 for \$41,091.19, for total vouchers approved of \$405,877.64]; B. Mayor Little moved to a separate Action Item: Approve minutes of March 26, 2012 regular Council meeting; C. Authorize the Mayor to sign the Financial Services agreement with the City of Granite Falls; D. Approve Resolution No. 2012-1, amending fees; and E. Approve electrical power service for the City Shop), seconded by Councilmember Tageant; motion carried unanimously. (6-0-0-1)

Minutes of March 26, 2012. Councilmember Spencer moved to approve the minutes of March 26, 2012 regular Council meeting, seconded by Councilmember Daughtry; motion carried unanimously. (6-0-0-1)

Guest Business. Samuel Low, 8409 4th Place SE, Lake Stevens, asked if the community has access to Washington State Department of Transportation's (WSDOT) final plans and have a voice in whether this is best for our community. Mayor Little commented the project depends on whether WSDOT has funding and they have final say but citizens can provide feedback.

SR9/204 Washington State Department of Transportation presentation. Public Works Director/Engineer Monken introduced Project Manager Hung Huynh and Regional Manager Russ East.

Mr. East explained the “Moving Washington” three essential transportation strategies elements: operate efficiently, manage demand, and optimize traffic. They use the Puget Sound Regional Council Vision 2040.

Mr. Huynh explained there was a 2010 legislature funded study which was a fact finding mission on what are the needs. They are here to provide options for the Frontier Village intersection. The access is confusing at Frontier Village with traffic backups on SR204 and SR9. The following four options were considered: add lanes, diamond interchange (elevate Highway 9), single-point urban interchange (one signal for all), and flyover ramp so traffic does not stop at the signal. The following two options were eliminated: undergrounding - bore a tunnel (57 feet wide – 2,000 foot tunnel with Highway 9 closed for about 3 years which is not something they want to do, and the water table is 3 feet below ground) and cut/cover construction (Highway 9 would be closed for 2-3 years). Option #1, adding lanes, is part of PSRC transportation 2010 constrained plan. Option 2B diamond interchange with roundabout (bridge over roundabout on Highway 9) would triple the cost of Option 1 but works the best but does have a high impact to commercial businesses. Neither option is funded. Technical solution is Option 2B.

Mr. East commented funding legislation directs the process.

Council Person’s Business: Councilmembers reported on the following meetings: Tageant – Sewer Subcommittee meeting; Holder – Sewer Subcommittee meeting - plant is online at 90% and 100% in 12 weeks, Park Board – they questioned if Bonneville Field should be listed on the City’s Web site; Welch – Arts Commission discussed Farmer’s Market and Music on the Lake; Dooley – Sewer Subcommittee update; and Daughtry – Community Transit.

Mayor’s Business: Mayor Little reported on tomorrow’s filming of Lake Stevens for the Today in America TV show.

Staff Reports: Staff reported on the following: City Administrator Berg – reviewed filming schedule; Planning Director Ableman - Planning Commission joint meeting with the Council on April 23 and Shoreline Management Program open house presented by Department of Ecology is April 19; and Public Works Director/Engineer Monken – completed Lundeen Roundabout study - will be permanently closing the extra lane and gave an update on Department of Transportation’s local projects.

Adjourn. Councilmember Daughtry moved to adjourn at 8:18 p.m., seconded by Councilmember Dooley; motion carried unanimously. (6-0-0-1)

Vern Little, Mayor

Norma J. Scott, City Clerk/Admin. Asst.



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: April 23, 2012

Subject: Permanent Innovative Housing Options Program

Contact Person/Department: Karen Watkins, Planning Dept. **Budget Impact:** None

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: The recommended action is to hold a public hearing on April 23, 2012 for first and final reading of Ordinance No. 872 to amend Chapter 14.46 from a demonstration program to a permanent code chapter. Ordinance No. 872 was reviewed as to form by the City Attorney (*Attachment A*).

SUMMARY: In 2008 and 2009, staff held numerous workshops, a stakeholder meeting, and a joint meeting and a cottage housing tour for the Council and Planning Commission before a demonstration program for innovative housing options was adopted on April 27, 2009 (Ordinance No. 798). The demonstration program has a sunset date of May 30, 2012.

BACKGROUND: Soon after the adoption of the Innovative Housing Options Demonstration Program was adopted, the building economy downturn occurred. Therefore, to date, no project has been submitted under the demonstration program. However, staff has talked to approximately a dozen property owners or interested parties about the program.

These smaller housing types continue to be competitive in the marketplace due to home owners wishing to downsize. The original intent of the chapter that included cottage housing was to add other types of innovative housing to our code (e.g., compact housing, accessory dwelling units, etc.). With the review of the two subarea plans later this year, staff believe innovative housing will play a beneficial and successful option for higher-density housing in the transition areas between the higher intensity office, commercial and mixed-use development and existing single-family neighborhoods, especially within the 20th Street SE Corridor Subarea.

Therefore, staff is recommending the demonstration program be amended to a permanent code chapter. The change requires minimum code amendments by repealing two code sections (14.46.040 Sunset Clause and 14.46.045 Program Evaluation) and removing the word “demonstration” in five places (Chapter title and Sections 14.16.001, .005, 010, and .015).

A SEPA addendum to the original determination of non-significance and notice of public hearing was issued on April 7, 2012 and published in the Everett Herald (*Attachment B*). The Washington State Department of Commerce was provided a copy of the code amendments with a request for expedited review on April 4, 2012 and a letter from Commerce stating procedural requirements were met was received on April 5, 2012 (*Attachment C*). A notice of public hearing was published in the Lake Stevens Journal on April 11, 2012 and sent by email to stakeholders and interested parties on April 6, 2012 (*Attachment D*).

DISCUSSION: Innovative housing options such as cottage housing fills a niche for small households, provides an option for infill on urban lots and allows higher densities in exchange for site and design requirements. Cottage housing is one type of innovative development in use in local jurisdictions including Mukilteo, Redmond, Kirkland, Shoreline, Seattle, Bainbridge Island, and Arlington. It is consistent with the Growth Management Act, the Countywide Planning Policies, and the City's Comprehensive Plan. Based on sales, cottage housing has a strong market. Cottage housing does not replace large-lot single family homes, but provides an alternative housing choice for a different segment of the population (the 4 S's - singles, single-family households, starter families, and seniors). Cottage housing does not necessarily mean affordable housing, but it is often more affordable than homes on larger lots.

Cottage Housing Developments are allowed in all single family zones (Suburban Residential, Waterfront Residential, Urban Residential, and High Urban Residential) and in the Mixed Use and Planned Business District as one part of the overall development. No minimum lot area is required for a cottage housing development, but specific standards including common open area are required. An existing single-family dwelling can be incorporated into a development.

In general, a development may include four to twelve units per cluster with a maximum of 24 units. The units are set around a common open area with common parking areas. The design of the development and the individual units are important in cottage development because of the higher density. Therefore, the code requires flexible site design of common areas and specific exterior design requirements for the cottages as a menu for selection by an applicant. Modifications to code can be requested if shown to meet the purpose and intent of the Innovative Housing Options Program.

How the code is administered can make or break a specialized code like the cottage housing development code. Therefore, staff is proposing to use special use permits for cottage housing developments of less than thirteen units and conditional use permits for cottage housing developments of thirteen or more units. It is important a cottage housing development fit into an existing neighborhood; therefore, a neighborhood meeting is required before application. In addition, because design is important, the Planning Commission serves as the innovative housing review panel to quickly review design proposals.

APPLICABLE CITY POLICIES: Chapter 14.46 Innovative Housing Options Demonstration Program and Comprehensive Plan goals and objectives related to housing for smaller households, a variety of housing types and lower cost housing types.

BUDGET IMPACT: None.

ATTACHMENTS:

- A – Ordinance No. 872
- B – SEPA Addendum to Original DNS
- C – Commerce Acknowledgement Letter
- D – Notice of Council Public Hearing

CITY OF LAKE STEVENS
Lake Stevens, Washington
ORDINANCE NO. 872

AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON, RELATING TO THE CITY'S LAND USE CODE CONTAINED IN LSMC TITLE 14; AMENDING THE TITLE AND TABLE OF CONTENTS OF LSMC CHAPTER 14.46 "INNOVATIVE HOUSING OPTIONS DEMONSTRATION PROGRAM" TO REFLECT A PERMANENT "INNOVATIVE HOUSING OPTIONS PROGRAM"; AMENDING SECTIONS 14.46.001, 14.46.005, 14.46.010, AND 14.46.015 OF LSMC CHAPTER 14.46; AND REPEALING SECTIONS 14.46.040 "SUNSET CLAUSE" AND 14.46.045 "PROGRAM EVALUATION" OF LSMC CHAPTER 14.46.

WHEREAS, the City Council adopted Ordinance No. 798 on April 27, 2009 to create an innovative housing options demonstration program to fill a niche for small households by providing an option for infill on urban lots and allowing higher densities in exchange for innovative site and design elements; and

WHEREAS, adoption of the new regulations as a demonstration program was intended to allow the City and the community to actively work with interested developers to create well-designed and innovative cottage housing developments as examples of more affordable communities; and

WHEREAS, the downturn in the building economy occurred soon after adoption of the demonstration program and no projects were submitted under the demonstration program; and

WHEREAS, the City is aware of successful and creative examples of innovative housing within other cities in the past few years and supports providing the innovative housing option within the City of Lake Stevens on a permanent basis; and

WHEREAS, the City is planning for two subareas, where higher density housing as provided by a permanent innovative housing options program will be important as a buffer between existing residential areas or lower intensity uses and the higher intensity uses planned for within the subareas; and

WHEREAS, on April 7, 2012, the City issued and published in the Everett Herald an addendum to the previously issued State Environmental Policy Act (SEPA) determination of non-significance for adoption of the original innovative housing options demonstration program issued on December 15, 2008, which implements the demonstration program to a permanent code chapter; and

WHEREAS, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Ch. 43.21C RCW; and

WHEREAS, the City submitted the proposed code amendments on April 5, 2012 to the Washington State Department of Commerce for an expedited review; and

WHEREAS, the City Council conducted a duly noticed public hearing on April 23, 2012 to consider adoption of the innovative housing options demonstration program as a permanent code with related minor code amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Ch. 14.46 LSMC is hereby amended by amending the chapter title and table of contents to read as follows:

Chapter 14.46
INNOVATIVE HOUSING OPTIONS (~~DEMONSTRATION~~) PROGRAM

Sections:

Part I. General Provisions

- 14.46.001 Purpose
- 14.46.005 Goals
- 14.46.010 Applicability
- 14.46.015 Review and Processing
- 14.46.020 Application
- 14.46.025 Sewer Requirements
- 14.46.030 Unit Lot Subdivisions
- 14.46.035 Modifications to the Provisions in This Chapter
(~~14.46.040 Sunset Clause~~)
(~~14.46.045 Program Evaluation~~)

Part II. Cottage Housing Development Standards

- 14.46.100 Purpose and Intent
- 14.46.105 Existing Dwellings
- 14.46.110 Density Standards
- 14.46.115 Community Assets
- 14.46.120 Impact Fees
- 14.46.125 Access and Parking
- 14.46.130 Walkways
- 14.46.135 Storage
- 14.46.140 Design Standards

Section 2. LSMC 14.46.001 of Chapter 14.46 LSMC is hereby amended to read as follows:

14.46.001 Purpose.

This purpose of this chapter is to help achieve the goals and objectives of the Land Use and Housing elements of the Lake Stevens Comprehensive Plan by providing for a separate program for individual projects (~~demonstrating~~)creating a type of housing appropriately sized for smaller households. These housing options encourage more efficient use of land and energy, build communities, and offer more affordability.

Section 3. LSMC 14.46.005 of Chapter 14.46 LSMC is hereby amended to read as follows:

14.46.005 Goals.

The goals of the innovative housing options ((~~demonstration~~)) program are to:

- (a) Increase housing supply and the choice of housing styles available in the community in accordance with the Comprehensive Plan.
- (b) Provide for development of housing that responds to changing demographics and smaller-sized households.
- (c) Support the efficient use of land and higher density infill in developed areas.
- (d) Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes and mixes of income levels.
- (e) Promote high-quality design.
- (f) Allow flexibility in site and design standards while promoting infill projects compatible with existing single-family developments.

Section 4. LSMC 14.46.010 of Chapter 14.46 LSMC is hereby amended to read as follows:

14.46.010 Applicability.

This chapter applies to all innovative housing ((~~demonstration~~)) projects allowed and submitted under this chapter.

Section 5. LSMC 14.46.015 of Chapter 14.46 LSMC is hereby amended to read as follows:

14.46.015 Review and Processing.

Innovative housing ((~~demonstration~~)) projects shall be reviewed and processed according to the requirements of Sections [14.16C.015](#), [14.16C.045](#) and [14.40.020](#)(b), with the additional requirements below:

- (a) A pre-application conference per Section [14.16A.220](#)(d) is required to exchange general and preliminary information and to identify potential issues.
- (b) After the pre-application conference, the applicant shall schedule and host a neighborhood meeting before submitting an application to the City. The purpose of the neighborhood meeting is to provide residents who live adjacent and nearby to the proposed cottage housing development an opportunity to obtain information about the proposal and provide comment on the overall project before an applicant expends significant time and resources in developing the specific site and development features of the proposal.
 - (1) The meeting shall be located in the general area of the proposed project.
 - (2) Notice of the neighborhood meeting shall be mailed to all property owners located within 300 feet of the proposed project or 20 property owners (whichever results in more property owners being noticed) and shall provide details of the proposed project, including a description of any modification or flexibility in site design standards that will be requested.
 - (3) Comprehensive notes describing the meeting shall be submitted with the project application.
 - (4) Following the neighborhood meeting, the applicant shall consider public input received during the neighborhood meeting and shall consider recommendations, if any, for revising the proposed innovative housing project to respond to neighborhood concerns.
- (c) The innovative housing review panel shall consider project proposals at one meeting with staff and provide a recommendation for design approval of projects in accordance with this chapter.
 - (1) The Planning Commission shall serve as the innovative housing review panel.
 - (2) Duties and authority are as follows:
 - (i) The panel is required to meet with the Director and City staff at a meeting to discuss proposed innovative housing development site plans and recommend modifications.

(ii) Prior to a final decision by the Director or the Hearing Examiner, the panel shall make a recommendation based on whether the proposed project meets the specific design requirements provided in this chapter for the specific type of innovative housing option and may propose allowable modifications.

Section 6. LSMC 14.46.040 “Sunset Clause” and LSMC 14.16.045 “Program Evaluation” of Chapter 14.46 LSMC are hereby repealed in their entirety.

Section 7. Severability. If any section, clause, phrase, or term of this ordinance is held for any reason to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance, and the remaining portions shall be in full force and effect.

Section 8. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five days after the date of publication.

PASSED by the City Council of the City of Lake Stevens this ____ day of _____, 2012.

Vern Little, Mayor

ATTEST/AUTHENTICATION:

Norma J. Scott, City Clerk/Admin Asst.

APPROVED AS TO FORM:

Grant K. Weed, City Attorney

First Reading:
Second Reading:
Final Reading:
Published:
Effective Date:



ADDENDUM NO. 1 TO DETERMINATION OF NONSIGNIFICANCE AND NOTICE OF PUBLIC HEARING

Document Being Added: Determination of Nonsignificance, issued December 15, 2008

Original Project Name (No.): Cottage Housing Development Code (LS2007-13)

Addendum Issuance Date: April 7, 2012

Addendum Project Name (No.): Permanent Innovative Housing Options Program Code Amendment (LS2012-1)

Proponent: City of Lake Stevens

Applicants: City of Lake Stevens, 1812 Main Street, P.O. Box 257, Lake Stevens, WA 98258

Description of Proposal: The project is to modify the existing Chapter 14.46 "Innovative Housing Options Demonstration Program" of the Lake Stevens Municipal Code from a demonstration program to a permanent code chapter. The only amendments to the code are to repeal Sections 14.46.040 "Sunset Clause" and 14.46.045 "Program Evaluation". In addition, the word "demonstration" shall be removed from the chapter title, and sections 14.46.001, 14.46.005, 14.46.010, and 14.46.015. No other amendments are required.

Project Location: Within City Limits of Lake Stevens

Contact Person: Karen E. Watkins

Phone: (425) 377-3221

Responsible Official:


Rebecca Ableman, SEPA Responsible Official
Planning Director, City of Lake Stevens

Addendum: This addendum adds further information to the analysis contained in the original DNS. The document addresses the environmental information specifically related to proposed code amendments; it does not identify detailed project impacts. Specific project actions will require further detailed environmental review as they are considered for implementation.

Public Hearing: Review of the proposed code amendments will occur at a City Council Public Hearing on April 23, 2012 at 7 pm, Lake Stevens School District Educational Service Center, 12309 22nd Street NE, Lake Stevens.

Comments: Comments on the proposed code amendments may be submitted orally during the public hearing or in writing any time prior to the hearing by sending them to City Hall, attn: Karen Watkins, PO Box 257, Lake Stevens, WA 98258, or by email at kwatkins@lakestevenswa.gov. For questions, please call (425) 377-3221 or send email.

The following code amendments are proposed to change the Innovative Housing Options Demonstration Program (Chapter 14.46 LSMC) from a demonstration program into permanent code. Only the sections with changes are included

Chapter 14.46
INNOVATIVE HOUSING OPTIONS (~~(DEMONSTRATION)~~) PROGRAM

Part I. General Provisions

- 14.46.001 Purpose
- 14.46.005 Goals
- 14.46.010 Applicability
- 14.46.015 Review and Processing
- 14.46.020 Application
- 14.46.025 Sewer Requirements
- 14.46.030 Unit Lot Subdivisions
- 14.46.035 Modifications to the Provisions in This Chapter
- ~~((14.46.040—Sunset Clause))~~
- ~~((14.46.045—Program Evaluation))~~

14.46.001 Purpose.

This purpose of this chapter is to help achieve the goals and objectives of the Land Use and Housing elements of the Lake Stevens Comprehensive Plan by providing for a separate program for individual projects (~~(demonstrating)~~) creating a type of housing appropriately sized for smaller households. These housing options encourage more efficient use of land and energy, build communities, and offer more affordability.

14.46.005 Goals.

The goals of the innovative housing options (~~(demonstration)~~) program are to:

- (a) Increase housing supply and the choice of housing styles available in the community in accordance with the Comprehensive Plan.
- (b) Provide for development of housing that responds to changing demographics and smaller-sized households.
- (c) Support the efficient use of land and higher density infill in developed areas.
- (d) Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes and mixes of income levels.
- (e) Promote high-quality design.
- (f) Allow flexibility in site and design standards while promoting infill projects compatible with existing single-family developments.

14.46.010 Applicability.

This chapter applies to all innovative housing (~~(demonstration)~~) projects allowed and submitted under this chapter.

14.46.015 Review and Processing.

Innovative housing (~~(demonstration)~~) projects shall be reviewed and processed according to the requirements of Sections 14.16C.015, 14.16C.045 and 14.40.020(b), with the additional requirements below:

- (a) A pre-application conference per Section 14.16A.220(d) is required to exchange general and preliminary information and to identify potential issues.

(b) After the pre-application conference, the applicant shall schedule and host a neighborhood meeting before submitting an application to the City. The purpose of the neighborhood meeting is to provide residents who live adjacent and nearby to the proposed cottage housing development an opportunity to obtain information about the proposal and provide comment on the overall project before an applicant expends significant time and resources in developing the specific site and development features of the proposal.

(1) The meeting shall be located in the general area of the proposed project.

(2) Notice of the neighborhood meeting shall be mailed to all property owners located within 300 feet of the proposed project or 20 property owners (whichever results in more property owners being noticed) and shall provide details of the proposed project, including a description of any modification or flexibility in site design standards that will be requested.

(3) Comprehensive notes describing the meeting shall be submitted with the project application.

(4) Following the neighborhood meeting, the applicant shall consider public input received during the neighborhood meeting and shall consider recommendations, if any, for revising the proposed innovative housing project to respond to neighborhood concerns.

(c) The innovative housing review panel shall consider project proposals at one meeting with staff and provide a recommendation for design approval of projects in accordance with this chapter.

(1) The Planning Commission shall serve as the innovative housing review panel.

(2) Duties and authority are as follows:

(i) The panel is required to meet with the Director and City staff at a meeting to discuss proposed innovative housing development site plans and recommend modifications.

(ii) Prior to a final decision by the Director or the Hearing Examiner, the panel shall make a recommendation based on whether the proposed project meets the specific design requirements provided in this chapter for the specific type of innovative housing option and may propose allowable modifications.

~~((14.46.040 Sunset Clause.~~

~~This chapter and the demonstration program shall be evaluated by staff annually and a staff report forwarded to the Planning Commission and City Council. This chapter shall expire on May 30, 2012. The demonstration program may be extended by the City Council, adopted as a permanent code, or removed from code on or before the expiration date. Projects with complete application submittals before the expiration will be considered vested under this chapter.~~

~~14.46.045 Program Evaluation.~~

~~(a) The department will document project process, innovations, and modifications from the Lake Stevens Municipal Code and evaluate to what degree they achieve the purpose of this chapter.~~

~~(b) The innovative housing review panel will review the process of design approval and document real and perceived successes and problems.~~

~~(c) A periodic report shall be published and submitted to the city council documenting, describing, and evaluating the results of each project and, if appropriate, making recommendations regarding substantive changes to the Lake Stevens Municipal Code that can be supported by evidence gathered from the program experience.))~~



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

April 5, 2012

Karen Watkins
Principal Planner
City of Lake Stevens
1812 Main Street
Post Office Box 257
Lake Stevens, Washington 98258

Dear Ms. Watkins:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Lake Stevens - Proposed code amendments to change an existing Chapter 14.46 LSMC, "Innovative Housing Options Demonstration Program" from a demonstration program to a permanent code chapter. These materials were received on April 04, 2012 and processed with the material ID # 17975. Expedited Review is requested under RCW 36.70A.106(3)(b).

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment requesting expedited review, then we have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services



NOTICE OF PUBLIC HEARING Lake Stevens City Council

Innovative Housing Options Demonstration Program Code Amendment

The Lake Stevens City Council is scheduled to conduct a public hearing on Monday, April 23, 2012, at 7:00 PM to consider proposed amendments to the Lake Stevens Municipal Code (LSMC).

The proposal is to modify Chapter 14.46 from a demonstration program to a permanent code chapter by deleting two sections entirely related to a demonstration program: LSMC 14.46.040 "Sunset Clause" and LSMC 14.46.045 "Program Evaluation". In addition, the word "demonstration" shall be removed from the chapter title, and sections 14.46.001, 14.46.005, 14.46.010, and 14.46.015. No other amendments are required.

A copy of the proposed code amendments is available at the Planning and Community Development Department prior to the hearing. Public testimony on the proposed changes will be accepted at the hearing on April 23, 2012, at 7:00 PM, at the Lake Stevens School District Educational Service Center (12309 22nd Street NE, Lake Stevens).

Comments regarding the proposed code amendments may be submitted orally during the hearing or in writing any time prior to the hearing by sending them to City Hall, attn: Karen Watkins, PO Box 257, Lake Stevens, WA 98258, or by email at kwatkins@lakestevenswa.gov.



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JOINT LAKE STEVENS CITY COUNCIL & PLANNING COMMISSION WORKSHOP STAFF REPORT

Council Agenda Date: April 23, 2012

Subject: Subarea Plans Preferred Alternative Selection

Contact Person/ Department:	Russ Wright , Senior Planner Karen Watkins , Principal Planner Rebecca Ableman , Planning & Community Development Director	Budget Impact:	<u>Existing Contract for Consultant Services</u>
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RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Review and discuss the subarea plan alternatives with the Planning Commission and then select a preferred land use alternative for each subarea.

SUMMARY:

Staff has briefed the City Council and the Planning Commission on subarea plan activity several times over the last year. At present, staff and the consultant team have developed draft Environmental Impact Statements (DEIS), draft Subarea Plans, and supporting documents for both areas. To complete the process, City Council must select a preferred alternative. The preferred alternative can be any of the alternatives described in the applicable DEIS or a combination of individual alternative elements. The selection of a preferred alternative will define the development strategy for each subarea and provide staff with a framework to complete the final Environmental Impact Statement, Planned Action Ordinances, Subarea Plans, Development Regulations, and Design Guidelines.

The purpose of tonight's meeting is to provide City Council and the Planning Commission with relevant information to guide the discussion and ultimate decision. The presentation will cover Plan Objectives, Land Use Alternatives, Market Analysis, Preliminary Revenue Forecast, Public Comments, and Capital Improvements. Staff has included supplemental information, as exhibits to the staff report, for the City Council's and the Planning Commission's benefit.

BACKGROUND:

- The City held public visioning sessions in late March 2011;
- The City issued a SEPA Determination of Significance for the proposed subareas on June 28, 2011;
- The City held a Public Scoping Meeting to introduce the development alternatives for both subareas on July 14, 2011;
- Staff has met with several service and utility providers to determine any impacts to facilities or services resulting from potential growth including:
 - Lake Stevens Fire District
 - Lake Stevens School District
 - Lake Stevens Sewer District
 - PUD – Water
 - PUD - Electric

- The City's subarea consultant submitted draft subarea outlines on August 05, 2011 and draft alternative graphics for staff review;
- The City's environmental consultant submitted a combined scoping report for both subareas on August 17, 2011 to identify topics for inclusion in the Environmental Impact Statements;
- Staff briefed the Planning Commission on the subarea and DEIS processes September 07, 2011 and October 05, 2011;
- The City issued the DEIS for the Lake Stevens Center on December 27, 2011;
- The City held a public meeting on January 12, 2012 to discuss the Lake Stevens Center DEIS land use alternatives and impacts;
- Staff briefed Council on the Lake Stevens Center Draft EIS January 9, 2012 and Subarea Plan January 23, 2012 and the Planning Commission on February 01, 2012;
- The City issued the DEIS for the 20th Street SE Corridor on January 24, 2012;
- The City held a public meeting on February 16, 2012 to discuss the 20th Street SE Corridor DEIS land use alternatives and impacts; and
- Staff briefed Council on the 20th Street SE Corridor Draft EIS and Subarea Plan February 13, 2012 and the Planning Commission on March 07, 2012.

APPLICABLE CITY POLICIES: Subarea plans related to the Comprehensive Plan pursuant to RCW 36.70A.080 (Growth Management Policy Act – Optional Elements) and Environmental Impact Statements pursuant to WAC 197-11, Part Four and Chapter 16.16 LSMC (State Environmental Policy Act - Environmental Impact Statements)

BUDGET IMPACT: There is not an immediate budget effect; the subarea planning and environmental review process is subject to an existing contract for services.

EXHIBITS:

1. LSC Project Summary
2. 20th Street SE Corridor Project Summary
3. LSC Alternative Maps
4. 20th Street SE Corridor Alternative Maps
5. Market Analysis / Market Area Map
6. LSC Comment Summary
7. 20th Street SE Corridor Comment Summary

Complete copies of the [Lake Stevens Center DEIS](#) and [20th Street SE Corridor DEIS](#) are available on the city's website.



Lake Stevens Growth Strategy

- The City's growth strategy envisions residential and employment growth occurring in "growth centers," with available infrastructure and services, such as the Lake Stevens Center to increase employment; improve the jobs to housing balance; conserve environmental resources; and provide efficient services and facilities.
- The city would like to revitalize the Lake Stevens Center appearance, improve traffic and pedestrian circulation; and expand retail, office, and residential development.
- Secondary objectives for the corridor include:
 - Enhancing the appearance of streets, sidewalks, sites, and buildings; and
 - Transforming the area into a regional center with anchor retail, a greater array of restaurants, visitor lodging, family-oriented entertainment, and public spaces.

Overview of the Lake Steven Center Subarea and Proposed Actions

- The Lake Stevens Center Subarea is comprised of approximately 359 acres of land centered on the SR-9/SR-204 intersection.
- This area currently supports a wide variety of commercial and retail uses along with residential and public service uses.
- The City proposes the following actions to support future growth in the subarea:
 1. Adopt a subarea plan as an element of the City's Comprehensive Plan.
 2. Amend the Comprehensive Plan to address necessary infrastructure improvements.
 3. Revise the zoning code and/or adopt new classifications, development standards and design guidelines for the subarea.
 4. Rezone the subarea properties.
 5. Designate the subarea as a Planned Action, pursuant to RCW 43.21C.031 and WAC 197-11-164, to streamline future environmental review and permitting.



Proposed Development Alternatives

- The City is considering three alternatives to help identify a preferred development alternative for the Subarea Plan and Planned Action Environmental Impact Statement (EIS).
- *Alternative 1 (No Action)* assumes continued growth under existing standards without adopting a subarea plan or planned action EIS.
 - No significant redevelopment or infrastructure improvements would likely occur.
 - Housing would be primarily multi-family.
 - Planned near-term and long-term traffic improvements would occur.
 - The No Action Alternative does not accomplish the objectives for the subarea.

Alternative 1 (No Action): 2025 Growth Assumptions				
Land Use	Net Housing Increase	Net Population Increase	Net Commercial Increase (Gross Sq. Ft.)	Net Jobs Increase
Mix of retail, office & residential	100-120 dwelling units	290-350	Retail: 50,000-60,000 Office: 30,000-40,000	190-240

- *Alternative 2* emphasizes retail and office growth and redevelopment in the subarea along with some multi-family residential growth under a Planned Action EIS.
- *Alternative 2* would include or plan for:
 - Upgraded utilities (sewer, water, drainage) and regional stormwater management;
 - Park facilities and multiuse trails under the powerlines;
 - Near-term and long-term traffic improvements; and
 - Developing and/or amending zoning regulations and design guidelines to address growth.

Alternative 2: 2025 Growth Assumptions				
Land Use	Net Housing Increase	Net Population Increase	Net Commercial Increase (Gross Sq. Ft.)	Net Jobs Increase
Emphasis on Retail & Office, w/ some Residential	180-200 dwelling units	520-575	Retail: 140,000-150,000 Office: 140,000-150,000	700-750

- *Alternative 3* includes a mix of retail and office development, and a greater emphasis on housing including transit-oriented and multi-family housing under a Planned Action EIS.
- *Alternative 3* would include or plan for:
 - Upgraded utilities (sewer, water, drainage) and regional stormwater management;
 - Park facilities and multiuse trails under the powerlines;
 - Near-term and long-term traffic improvements; and
 - Developing and/or amending zoning regulations and design guidelines to address growth.

Alternative 3: 2025 Growth Assumptions				
Land Use	Net Housing Increase	Net Population Increase	Net Commercial Increase (Gross Sq.Ft)	Net Jobs Increase
Mix of Retail & Office, greater Residential focus	500-600 dwelling units	1,440-1,720	Retail: 140,000-150,000 Office: 100,000-120,000	580-660

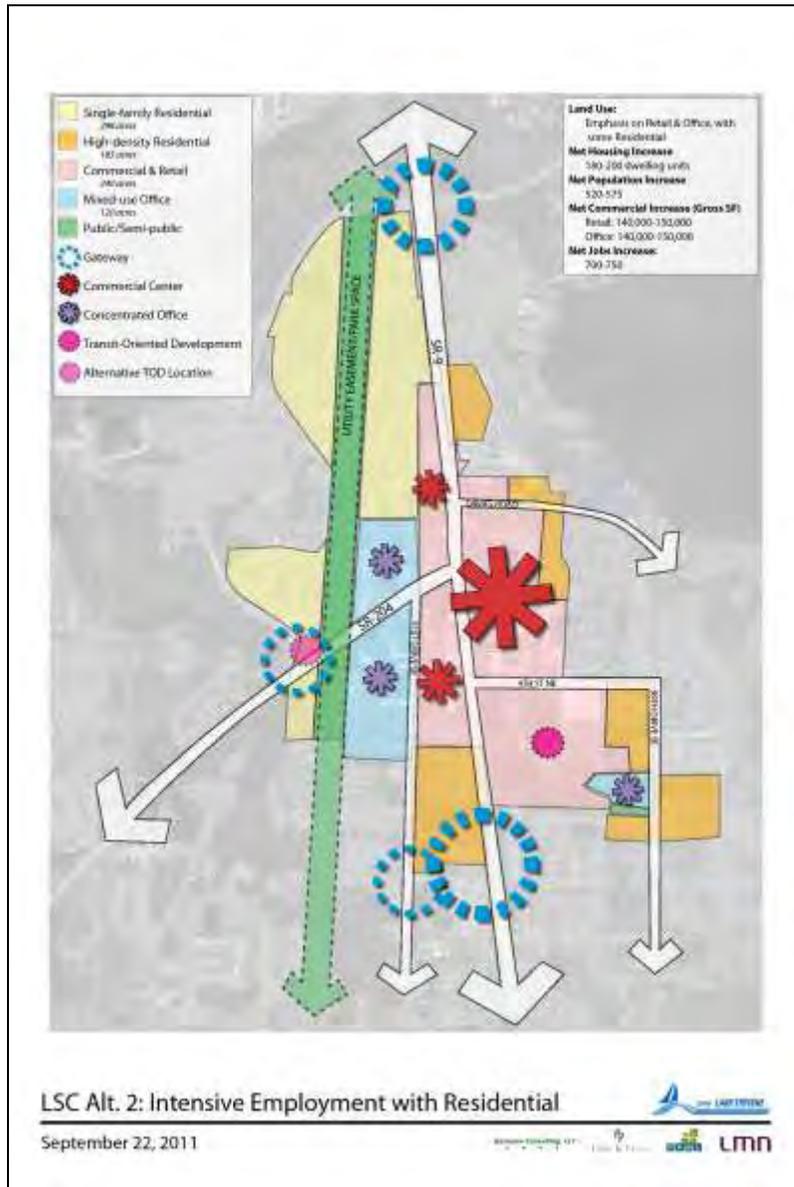


Figure 4.1 Alternative 2 – Center Revitalization

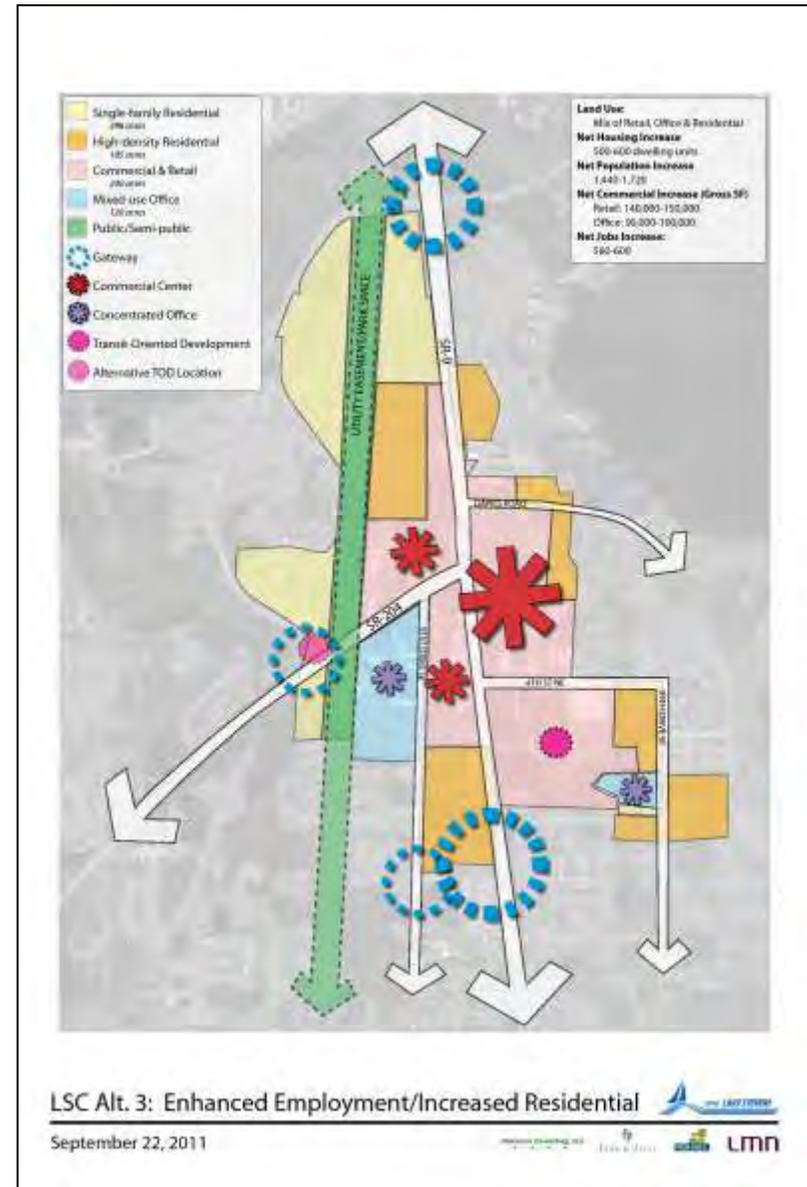


Figure 4.2 Alternative 3 – Retail & Residential Emphasis

Lake Stevens Growth Strategy

- The City's growth strategy envisions residential and employment growth occurring in "growth centers," with available infrastructure and services, such as the 20th Street SE Corridor to increase employment; improve the jobs to housing balance; conserve environmental resources; and provide efficient services and facilities.
- The city would like to add significant retail and office space over the long term along the 20th Street SE Corridor in multiple retail/mixed-use nodes creating a concentrated job center.
- Secondary objectives for the corridor include:
 - Attracting a variety of different sized employers,
 - Establishing a program of road, circulation and transit improvements such as completing the 20th Street SE widening and constructing parallel circulation routes, and
 - Emphasizing high-quality design standards.

Overview of the 20th Street SE Corridor Subarea and Proposed Actions

- The 20th Street SE Corridor Subarea encompasses approximately 845 acres in the southern portion of the City along 20th Street SE and east and west of SR-9.
- This area primarily supports residential uses with some commercial and public service uses.
- The City proposes the following actions to support future growth in the subarea:
 1. Adopt a subarea plan as an element of the City's Comprehensive Plan.
 2. Amend the Comprehensive Plan to address necessary infrastructure improvements.
 3. Revise the zoning code and/or adopt new classifications, development standards and design guidelines for the subarea.
 4. Rezone the subarea properties.
 5. Designate the subarea as a Planned Action, pursuant to RCW 43.21C.031 and WAC 197-11-164, to streamline future environmental review and permitting.

Proposed Development Alternatives

- The City is considering three alternatives to help identify a preferred development alternative for the subarea and Planned Action Environmental Impact Statement (EIS).
- *Alternative 1 (No Action)* assumes continued growth under existing standards without adopting a subarea plan or planned action EIS.
 - Growth could range from a modest increase to a greater portion of citywide residential capacity that includes a mix of single-family and multi-family units.
 - No significant infrastructure improvements in the subarea would occur.
 - Traffic improvements would occur primarily with development.
 - The No Action Alternative does not accomplish the objectives for the subarea.

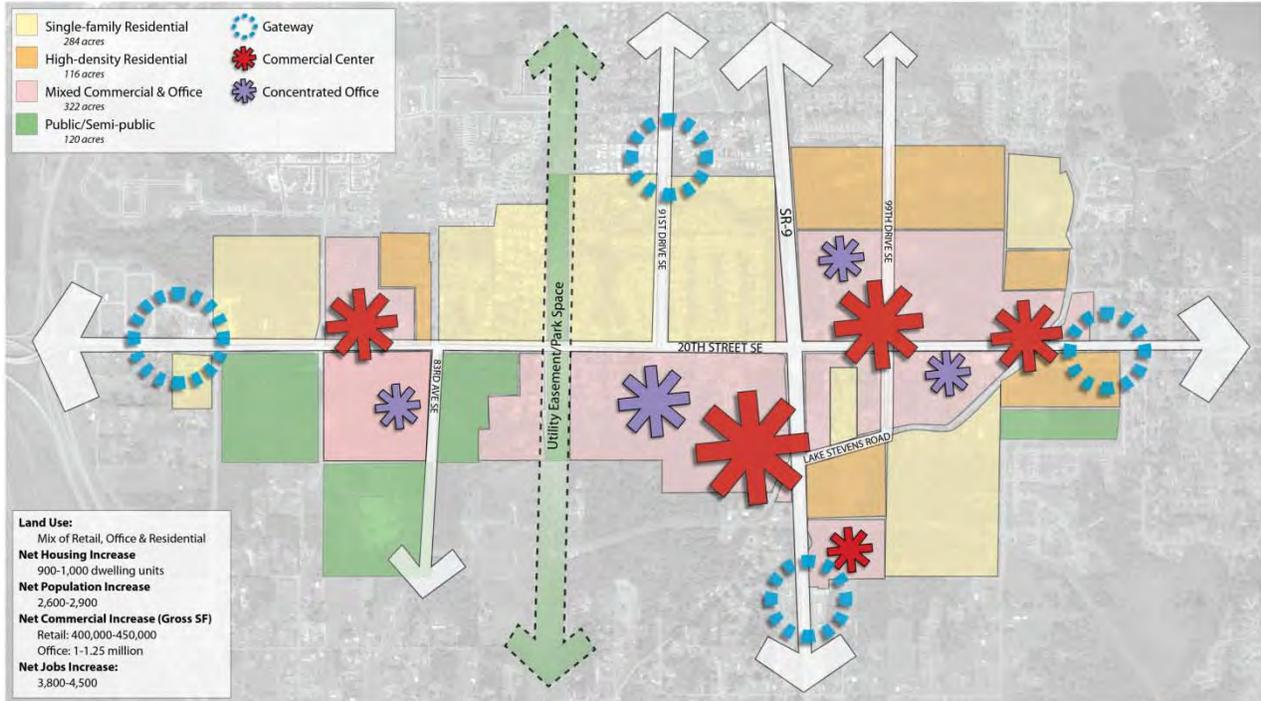
Alternative 1 (No Action): 2025 Growth Assumptions				
Land Use	Net Housing Increase	Net Population Increase	Net Commercial Increase (Gross Sq. Ft.)	Net Jobs Increase
Focus on Residential, limited Commercial	250-1,700 dwelling units	720-4,900	Retail: 150,000-180,000 Office: 20,000-30,000	360-465

- *Alternative 2* emphasizes aggressive employment growth along the 20th Street SE Corridor, under a Planned Action EIS.
- *Alternative 2* would include or plan for:
 - Employment growth at mixed-use nodes and in new office park areas;
 - Housing to be approximately 75 percent multi-family and 25 percent small lot single-family;
 - Upgraded utilities (sewer, water, drainage) and regional stormwater management;
 - Park coordination with Snohomish County;
 - A program of road, circulation and transit improvements; and
 - Developing and/or amending zoning regulations and design guidelines to address growth.

Alternative 2: 2025 Growth Assumptions				
Land Use	Net Housing Increase	Net Population Increase	Net Commercial Increase (Gross Sq. Ft.)	Net Jobs Increase
Mix of Retail, Office, & Residential	900-1,000 dwelling units	2,600-2,900	Retail: 400,000-450,000 Office: 1-1.25 million	3,800-4,500

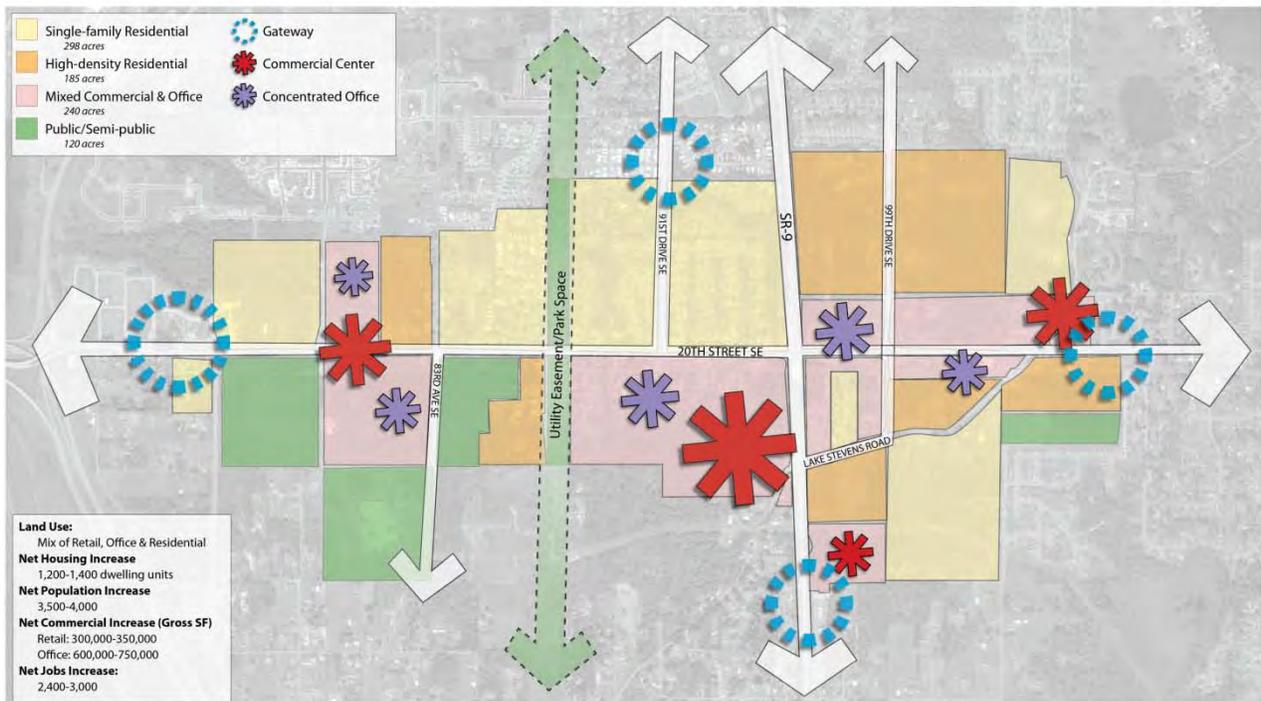
- *Alternative 3* includes a mix of retail, office and residential, with an emphasis on reduced retail/office and increased residential growth, under a Planned Action EIS.
- *Alternative 3* would include or plan for:
 - Upgraded utilities (sewer, water, drainage) and regional stormwater management;
 - Park coordination with Snohomish County;
 - A program of road, circulation and transit improvements; and
 - Developing and/or amending zoning regulations and design guidelines to address growth.

Alternative 3: 2025 Growth Assumptions				
Land Use	Net Housing Increase	Net Population Increase	Net Commercial Increase (Gross Sq. Ft.)	Net Jobs Increase
Mix of Retail, Office & Residential	1,200-1,400 dwelling units	3,500-4,000	Retail: 300,000-350,000 Office: 600,000-750,000	2,400-3,000



20th Street Corridor Alternative 2: Intensive Employment with Residential

September 22, 2011



20th Street Corridor Alternative 3: Enhanced Employment/Increased Residential

September 22, 2011

Urban Land Institute Retail Center Types Comparison

adapted from *Creating Walkable Neighborhood Business Districts*

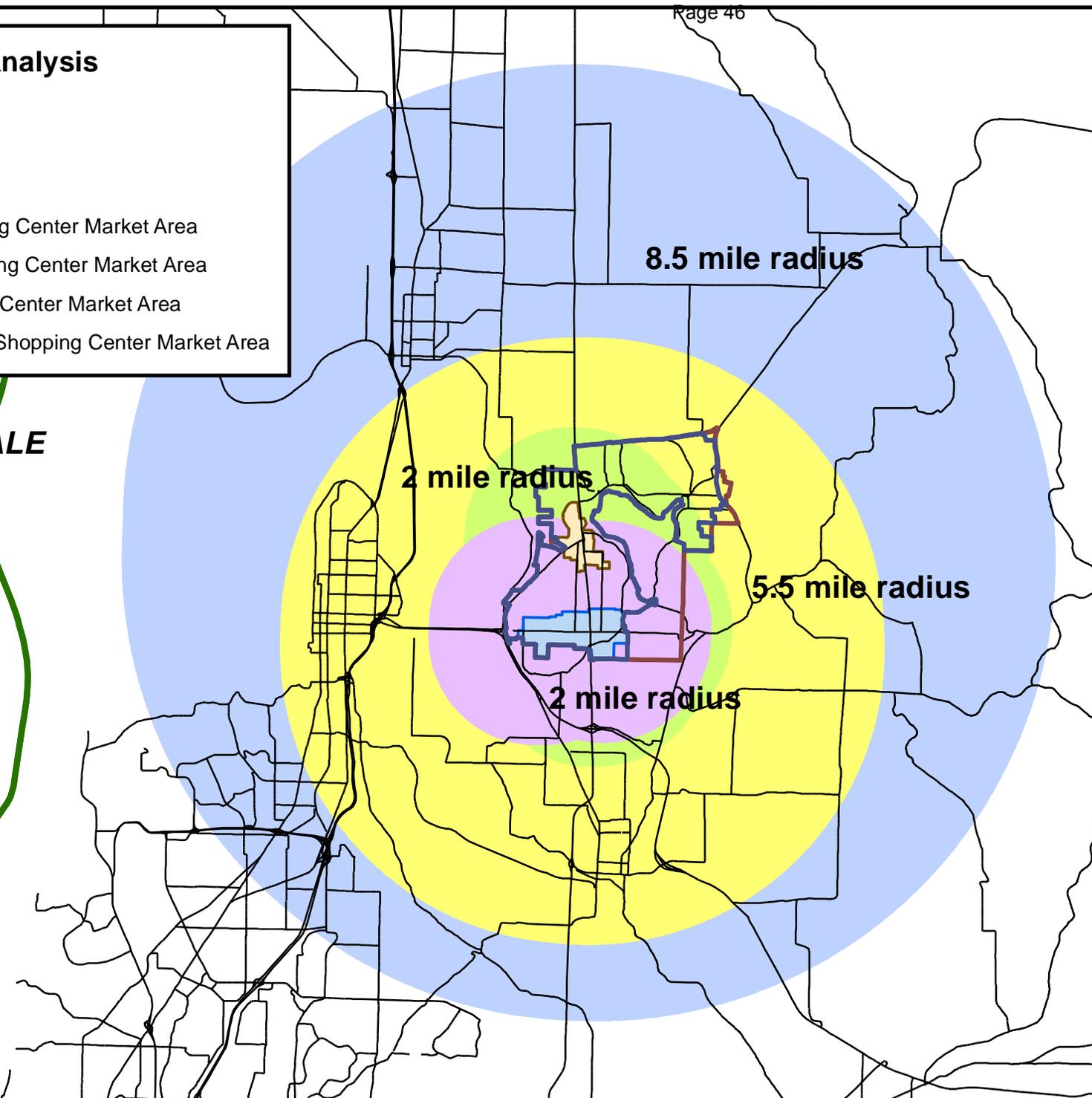
Type	Anchor Stores	Other Stores	No. Stores	Site Area	Total Retail Space	Market Population	Market Area
Regional Shopping Center (comparison shopping for clothes & major items)	1 to 2 dept stores	Various retail, professional, personal, eating, & recreational establishments	50 – 100	30 - 50 acres	300,000 – 750,000 sq ft	100,000 – 200,000	8 -15 miles
Community Shopping Center (comparison shopping for clothes & major items)	Junior dept or discount	Various retail, professional, personal, eating, & recreational establishments	25 – 80	10 - 30 acres	100,000 – 450,000 sq ft	30,000 – 75,000	3 - 8 miles
Neighborhood Shopping Center (weekly or bi-weekly shopping needs)	Supermarket & drug store	Food Retailers Banks Restaurants Postal Store Novelty Store Banks	10 – 40	1 - 3 acres	30,000 – 100,000 sq ft	10,000 – 30,000	1 - 3 miles
Convenience Shopping Center (day-to-day needs)	Convenience grocery or drugstore	Hair salons Med/Dental Phone sales Insurance offices	20-Mar	1 - 3 acres	10,000 - 30,000 sq ft	< 20,000	< 2 miles

Retail Market Area Analysis

-  Snohomish County
-  Lake Stevens
-  Lake Stevens UGA
-  Convenience Shopping Center Market Area
-  Neighborhood Shopping Center Market Area
-  Community Shopping Center Market Area
-  Regional/Community Shopping Center Market Area



NOT TO SCALE



Lake Stevens Center Comments
Community Transit Comments
Community Transit noted that the subarea plan envisioned a complete transportation network, but could not comment on impacts to public transit without more detailed descriptions of proposed improvements
Community Transit noted that the proposed land use changes are consistent with public transit & encouraged the city to continue to recognize SR-9 as an essential part of the transportation network
Community Transit voiced support for proposed Transit Oriented Development uses in proximity to the current Park & Ride, but recommended removing the alternate site near SR-204 as CT is not planning to serve this area in the future
Community Transit voiced concerns over potential congestion in the area, but acknowledged that they would need to review more detailed descriptions of proposed improvements to ascertain potential impacts to public transit
Community Transit recommended innovative transportation methods to reduce GHG emissions e.g., electric vehicle hook ups, HOV parking, CTR program
Community Transit recommended that the city adopt a complete street system (i.e., a multimodal system that address all transit types)
Community Transit voiced support for many of the proposed transportation improvements, but will like input if roundabouts are used
Community Transit provided clarifications on current routes & requested that the city designate SR-9 as a transit emphasis corridor for consistency with their plans
Community Transit voiced support for Transportation Demand Management as one of the mitigation measures & recommended considering a "Curb the Congestion Program"
Michael Turner Comments
Mr. Turner noted that he supported Alternative 3 because of its focus on higher density residential & retail & also noted that this mix would compliment the employment focus of the 20th Street SE Corridor
Mr. Turner supports traffic improvements that will increase local accessibility & function
Mr. Turner noted that he supports increase pedestrian connectivity across the highway, but is not sure that it will be practical due to demographic makeup & regional climate.
Futurewise / Pilchuck Audubon Society Comments
Kristin Kelly, on behalf of Futurewise & the Pilchuck Audubon Society, voiced support for Alternative3 , or a combination of Alternatives 2 & 3 that incorporate higher density residential with commercial
Ms. Kelly expressed support for transit oriented developments & recommended that the city review the Futurewise publication, Transit-Oriented Communities - A Blueprint for Washington State
Ms. Kelly commented extensively on sustainable/affordable housing & recommended that the city review various publications from other agencies & jurisdictions on the topic; she also recommended the city adopt an inclusionary (mandatory) approach to promoting affordable housing within the subarea
Ms. Kelly also recommended that the city require low impact development techniques for future development in the subarea

Lake Stevens Center Comments

Planning Commission

At the Planning Commission's February Workshop, commission members generally voiced a preference for Alternative 3 with increases to the office development component to the Alternative 2 level

Public Comment from Open House

K. Kelly - The City should adopt mandatory inclusionary housing requirements to protect affordable housing; incentives alone are not effective

What types of improvements are planned for 99th Ave. SE? Concern about vehicle speeds & safety of pedestrians

Concern about the compatibility of high-density Transit-Oriented Development on adjacent single-family uses in the southeastern portion of the study area

Concern about the general effects of population growth on park facilities & lake access

The effect of growth on sewer capacity & resulting utility costs

20th Street SE Corridor Comments
Community Transit Comments
Community Transit voiced support for adjusting the Level of Service (LOS) along with pedestrian & bicycle improvements proposed under Alternatives 2 & 3
Community Transit voiced concerns over affect of increased traffic congestion on bus routes & recommended providing priority treatments for transit
Community Transit recommended innovative transportation methods to reduce GHG emissions e.g., electric vehicle hook ups, HOV parking, CTR program
Community Transit recommended that the city adopt a complete street system (i.e., a multimodal system that
Community Transit voiced support for many of the proposed transportation improvements
Community Transit provided clarifications on current routes & requested that 20th Street SE be designated as a transit emphasis corridor for consistency
Community Transit encourages the city to consider an access management plan along 20th Street SE
Community Transit voiced support for Transportation Benefit District [one of the funding options described in the DEIS] & recommended considering a "Curb the Congestion
Lake Stevens School District No. 4 Comments
The School District wanted to ensure that District properties would continue to contain an appropriate public-
The School District commented on the city's methodology for calculating student generation rates for multifamily units for Alternatives 2 & 3 may have underestimated the future student generation rate due to the limited sample size, but conceded that the student generation will likely be less than the No Action Alternative
Tobiason & Company, Inc. Comments
Mr. Tobiason, representing the property owner of Parcel No. 29061900301200, indicated that his client is open to the proposed land use changes that would affect his client's property as proposed under Alternatives 2 & 3
Mr. Tobiason, also noted this client has stated a preference for a mix of commercial & mixed-use land uses on his property & adjacent sites & indicated that more intensive office would be better suited closer to SR-9
Michael Turner Comments
Mr. Turner noted that he supported the employment focused emphasis of Alternative 2 to promote local job
Mr. Turner noted that he does not support a TBD because of the associated taxing authority, but would not be opposed to necessary increases in sales tax to fund infrastructure improvements.
Public Comment from February 16, 2012 Open House
Dave Martin - What is the timing of adoption of the subarea plan?
D. Martin - Why would developers be motivated to come to Lake Stevens? Are tax abatement or reduced mitigation requirements being considered?
Tom Hogue - The subarea plan is intended to create new jobs, but new workers won't necessarily live in Lake Stevens. This could increase commuting & traffic.
Theresa Snow Comments
Ms. Snow voiced concerns over the expansion of retail or commercial on 20th St SE because of traffic impacts "gridlock," especially commuting traffic through the city and onto the trestle. She believes that families have been attracted to the city because it is "less congested more family friendly community" and suggests quality of



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NOTICE OF SPECIAL MEETING

Notice is hereby given that the Lake Stevens City Council and Planning Commission will conduct a special meeting in accordance with RCW 42.30.080.

Purpose of Meeting:

ACTION ITEMS: Joint meeting with City Council and Planning Commission to select 20th Street SE Corridor and Lake Stevens Center Subarea Plan Alternatives

Meeting Place:

Lake Stevens School District Educational Services Center
(Admin. Bldg.)
12309 22nd Street NE
Lake Stevens, WA

Meeting Date/Time:

Monday, April 23, 2012 - 7:30 p.m.

Notice Delivered/Mailed To:

Lake Stevens City Council
Lake Stevens Planning Commission
Lake Stevens Journal
Herald

Posted:

Lake Stevens City Hall



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