



PLANNING COMMISSION AGENDA

Regular Meeting Date: 07.29.2015

Planning Commission
Meeting:

First Wednesday of every
Month @ 7:00pm

Planning & Community
Development Department

1812 Main Street
Lake Stevens, WA 98258
(425) 377-3235

www.lakestevenswa.gov

Municipal Code

Available online:

www.codepublishing.com/WA/LakeStevens/

- A. **CALL TO ORDER: 7:00pm**
Pledge of Allegiance
- B. **ROLL CALL**
- C. **GUEST BUSINESS**
- D. **ACTION ITEMS**
1. Approval of 07.15.2015 Meeting Minutes
- E. **PUBLIC HEARING**

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. **HEARING (A) 2015– 2035 COMPREHENSIVE PLAN
HEARING (B) HIGH URBAN RESIDENTIAL (HUR) IMPERVIOUS SURFACE
ALLOWANCE CODE AMENDMENT TO LAKE STEVENS MUNICIPAL CODE (LSMC)
TITLE 14.48.055.**
- G. **COMMISSIONER REPORTS**
- H. **PLANNING DIRECTOR'S REPORT**
- I. **ADJOURN**

SPECIAL NEEDS

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, at (425) 377-3227 at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service,

*Items attached

**Items previously
distributed

Items to be
distributed

PLANNING COMMISSION REGULAR MEETING MINUTES

Community/Senior Center
1808 Main Street, Lake Stevens
Wednesday, July 15, 2015

CALL TO ORDER: 7:04 pm by Chairman Matlack

MEMBERS PRESENT: Tom Matlack, Jennifer Davis, Janice Huxford, Mirza Avdic,
Linda Hoult, Vicki Oslund

MEMBERS ABSENT: Gary Petershagen

STAFF PRESENT: Planning Director Becky Ableman, Lead Senior Planner Russ
Wright, Clerk Planning and Community Development Jill Meis

OTHERS PRESENT:

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

Guest business.

Special Presentation. Commissioner Vicki Oslund was introduced and she gave a description of her qualifications and her eagerness to serve on the Planning Commission.

Approve Minutes. Commissioner Avdic made a motion to approve minutes dated 06.03.15. Commissioner Oslund 2nd, motion carried 6-0-0-2.

Action Items.

Discussion Items. 2015 Comprehensive Plan update

Lead Senior Planner Wright gave a review of the chapters that have been completed. He handed out the summary of the chapter changes and highlights.

Commissioner Hoult gave compliments on readability and content. Commissioners provided input on editing and content. As well as
Format of Parks chapter
Introduction clarification on annexing area, commissioners would like the UGA defined and the necessity due to the regulations of GMA (Growth Management Act).
Chapter 2 Rural Urban transition section- suggested stating that the county is in charge of this area until it is annexed.
Clarification on what infrastructure was lacking in Hartford.
Housing chapter -County income levels table needed editing.
Transportation chapter - lists the sidewalk connectivity but lacks the amount of miles missing of sidewalks.
Capital facilities chapter mentions that Lake Stevens is unique, but suggested the reasons that the city is unique is not listed.

Also in this chapter the IAC is mentioned in error, needs to be changed RCO (Recreation and Conservation Office).

Director Ableman McCrary asked if there was any suggestions on what the city booth at Aquafest should contain. Commissioners gave suggestions of having calendars of public meetings, marketing materials, economic development materials, sub-area plans and artist renderings. Commissioner Huxford suggested approaching the public at various events.

The schedule was discussed for the upcoming public meetings for the Comprehensive Plan, and the High Urban Residential impervious surface code amendment. It was decided to schedule the public hearing for July 29, 2015, and the August meeting would be cancelled.

Commissioner Reports. Commissioner Huxford announced that the fireworks for Aquafest will be dedicated to Robert Marshall and the light on Cavalero is generating some complaints. She also asked if the commission would be open to considering regulating the speed limit around the lake citing safety concerns regarding the variation in speed. Commissioner Matlack announced the Design Review Board was looking for members. He also attended the Sewer District Open House and gave an overview. Commissioner Matlack also stated he was not in favor of the private fireworks and encouraged people to attend the professional displays. Commissioner Hoult is coordinating the corn dog booth at Aquafest and encouraged everyone to throw away their garbage to keep litter at a minimum.

Planning Director's Report. Director Ableman McCrary reported WSDOT approved the transportation package for work on SR9 and SR204 and funding was approved for the Cavalero park. Council approved funding for the downtown sub area planning. Training program certificates were distributed to Planning Commissioners that attended continuing education training on open records.

Adjourn. Commissioner Hoult moved to adjourn at 8:13 p.m., seconded by Commissioner Avdic; motion carried 6-0-0-1.

Tom Matlack, Chair

Jill Meis, Clerk, Planning and
Community Development



Staff Report
City of Lake Stevens Planning Commission

Public Hearing 2015 - 2035 Comprehensive Plan
Date: July 29, 2015

Subject: 2015 - 2035 Comprehensive Plan Public Hearing

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

ACTION REQUESTED: Hold a public hearing on the 2015 - 2035 Comprehensive Plan and forward a recommendation to the City Council.

SUMMARY: Public hearing to consider text and map amendments to the Comprehensive Plan (LUA2014-0014) as part of the 10-year update process.

BACKGROUND/ HISTORY:

Under the Growth Management Act (Chapter 36.70A RCW), 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 first major update to the Lake Stevens Comprehensive Plan occurred in 2005 (adopted July 2006), which highlighted the city's changing status from small community to a growing city. The 2005 plan identified specific growth centers as the focus for the plan and recommended developing subareas plans for each growth center including Downtown Lake Stevens, 20th Street SE Corridor (AKA South Lake), Lake Stevens Center (AKA Frontier Village) and the Hartford Road Industrial Area. By the end of 2012 the city had adopted two subareas and completed a draft framework for a third. Also as part of the integrated 2005 Comprehensive Plan, the city developed an annexation plan that called for eventually annexing the remainder of the unincorporated area within its unincorporated UGA. As of December 31, 2009, all of the UGA west and southwest of the lake has been annexed.

The 2015 - 2035 Lake Stevens Comprehensive Plan addresses applicable GMA elements as specific chapters. The plan incorporates and responds to community preferences and concerns. This update includes specific amendments to maps, figures and text to reflect current citywide conditions, demographics and statistical information. It also considers the role of planning under GMA, Vision 2040 and countywide planning policies. This plan also adopts the current population (46,380) and employment (7,988) targets for the Lake Stevens UGA as the guiding framework to address land use, housing, infrastructure, transportation, recreation and funding needs for the community over the next 20 years. The Executive Summary is attached for your review (**Exhibit 1**).

The city is proposing the following amendments to the Comprehensive Plan (LUA2014-0014).

- **Title Page and Table of Contents** updates the title page, table of contents and references as needed with final draft.

- **Executive Summary** provides an overview of the city's vision, describes growth since the last major update and identifies major changes to each element of the plan.
- **Chapter 1 – Introduction** includes updated vision statements for each plan element; describes the state, regional and countywide planning context for the Comprehensive Plan; provides an updated public participation discussion and goals; along with updated statistical and demographic information.
- **Chapter 2 – Land Use** includes map, text and figure amendments, describes the state, regional and countywide planning context for the Land Use Element; provides updated statistical and demographical information, including current population and employment growth targets; updates the city's growth strategy; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 3 – Housing** includes text and figure amendments, describes the state, regional and countywide planning context for the Housing Element; provides updated population and demographic information, including current housing targets; specific attention is given to discussing housing distribution, household makeup and affordability; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 4 – Environment and Natural Resources** includes map and text amendments, describes the state, regional and countywide planning context for the Environmental Element; provides updated critical areas and shoreline discussion; incorporates sections related to climate change and aquifer recharge; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 5 – Parks, Recreation and Open Space** proposes minor changes including an updated vision statement; new project references in the capital projects (e.g., Cavelaro Park Master Plan, Frontier Heights Park and Trail Connections) as a major update was completed in 2013.
- **Chapter 6 – Economic Development** includes text amendments; describes the state, regional and countywide planning context for the Capital Facilities Element; discusses economic strategy plan progress; it also includes economic indicators that will guide further emphasis on specific strategies supporting economic growth; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 7 – Public Services and Utilities** includes map, figure and text amendments; describes the state, regional and countywide planning context for the Public Services and Utilities for the city and special purpose districts; provides a descriptive inventory of the general location and capacity of all existing and proposed public utilities, facilities and services including level of service standards in the city of Lake Stevens; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 8 – Transportation** includes map, figure and text amendments; describes the state, regional and countywide planning context for the Transportation Element; contains updated information related to the road classifications, level of service standards and concurrency, street inventory, multi-modal planning, and mass transit; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 9 – Capital Facilities** includes figure and text amendments; describes the state, regional and countywide planning context for the Capital Facilities Element; contains updated financial data, inventory, funding mechanisms, and clarification of the 6-year Capital Improvement Plan; identifies short and long term cost planning to support infrastructure expenditures; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.

PUBLIC PROCESS

The City Council and Planning Commission have held multiple workshops and two open houses related to the described Comprehensive Plan amendments over the last 18 months. The city also published surveys to receive community feedback and discussed the project at community events. All of these efforts were designed to provide significant opportunities for public input. The proposed Comprehensive Plan amendments along with a SEPA Addendum were sent to the Washington Department of Commerce and Puget Sound Regional Council, Affected Agencies and Interested Parties on June 26, 2015 (**Exhibit 2**). The Department of Commerce has 60 days to respond to the city's proposed amendments. SEPA addendum No. 8, to the integrated 2005 Comprehensive Plan Final Impact Statement, was issued with a voluntary comment period of 30 days on June 26, 2015 (**Exhibit 3**).

The amendments been analyzed against state, regional and countywide planning policies to ensure that the city's plan is compliant. All proposed amendments meet requirements for granting approval. **The draft document is available on the city's website – hard copies are available upon request.**

DISCUSSION:

Staff will summarize amendments to each element of the 2015 – 2035 Comprehensive Plan.

RECOMMENDATION:

Forward a recommendation to City Council approving the 2015 – 2035 Lake Stevens Comprehensive Plan (LUA 2014-0014).

Staff will prepare a letter of recommendation to the City Council for review and signature by the Commission Chair and Co-Chair.

ATTACHMENTS:

- 1. Executive Summary**
- 2. Commerce Notification**
 - a. 60-day Notice**
 - b. Acknowledgment Letter**
- 3. SEPA Addendum**

City of Lake Stevens 2015 - 2035 Comprehensive Plan

Executive Summary

2035 LAKE STEVENS VISION

As the city contemplates the next 20 years, it must embrace its position as a unified growing city. Lake Stevens will be a vibrant sustainable community that provides a positive development atmosphere and maintains a strong community image with excellent schools and neighborhoods. Sustainability will be manifested through environmental protection, conscientious community development and sound economic policy. The city will continue emphasizing the role of local growth centers and subarea planning as the primary locations for new development – specifically as essential pockets for economic development and focal points for new neighborhood and commercial areas. The city will ensure that the city’s infrastructure and public services will meet the demands of the community as it grows in an economically feasible manner. Development will be sensitive to the lake, environment and existing neighborhoods. The community will become a balanced community with sufficient and affordable housing, family-wage jobs and a variety of shopping and service options to meet the needs of Lake Stevens’ residents.

PLANNING CONTEXT

Effective land use planning has become a common feature in statewide, regional and local governance since 1991 when the Washington State Legislature enacted the Growth Management Act (GMA) as Chapter 36.70A of the Revised Code of Washington (RCW). The primary purpose of the GMA is to encourage appropriate levels of growth in urban and rural areas consistently across the state. The GMA identifies several mandatory planning elements that jurisdictions must incorporate into their individual comprehensive plans.

- | | |
|-----------------------|-----------------------------|
| 1. Land Use | 5. Rural Element (counties) |
| 2. Housing | 6. Transportation |
| 3. Capital Facilities | 7. Economic Development |
| 4. Utilities | 8. Park and Recreation |

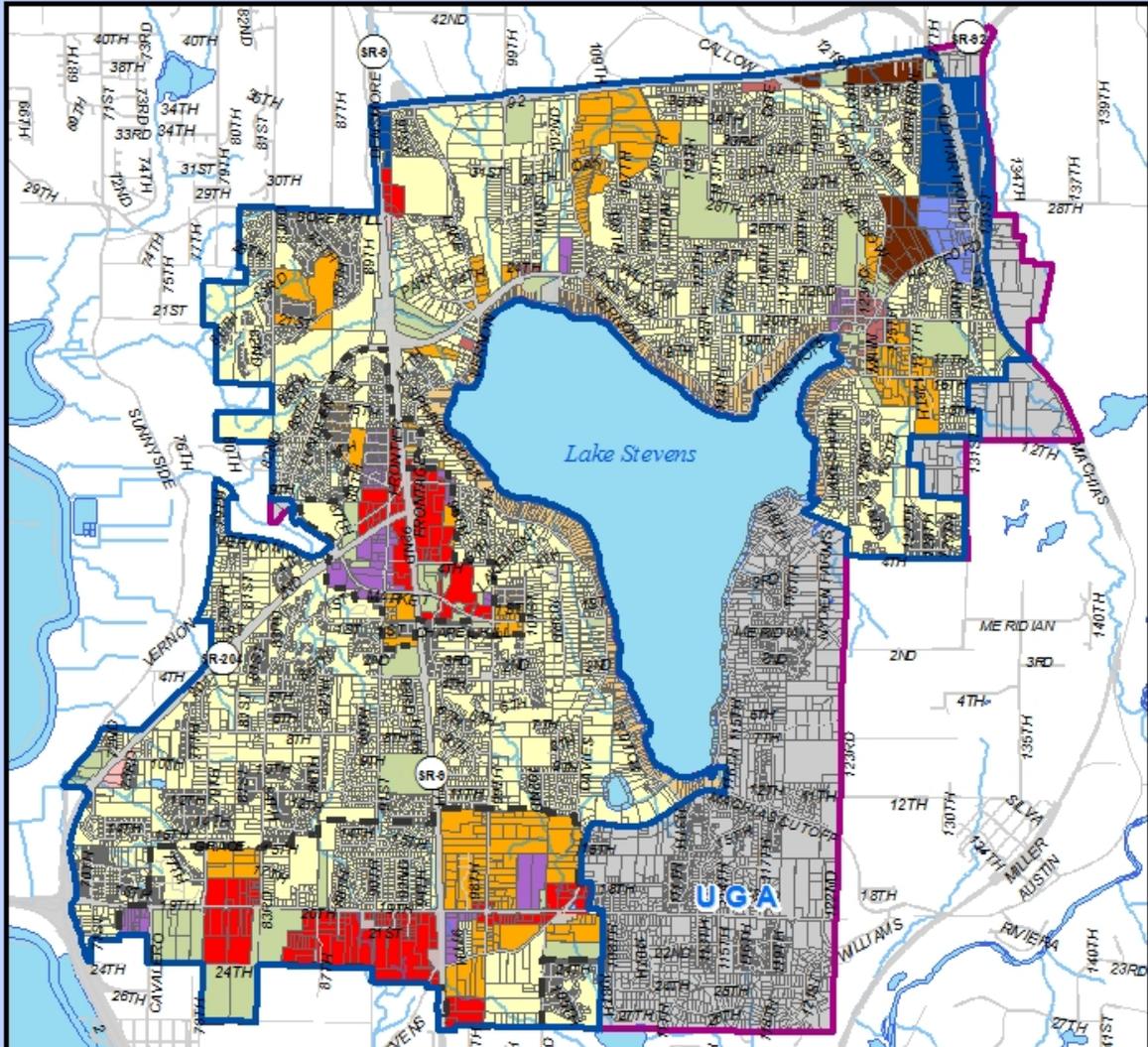
The GMA also directs local jurisdictions to consider specific planning goals to facilitate population and employment growth when developing land use policy and regulations [including control of urban growth and sprawl, encouraging efficient transportation systems, promoting economic development, providing for predictable and timely permit review, maintaining the natural environment and natural resource industries, encouraging public participation, ensure adequate public facilities, and preserving cultural and historic lands and implementing the Shoreline Management Act.](#)

- ~~1. Promote urban growth in areas where urban services are available.~~
- ~~2. Reduce urban sprawl.~~
- ~~3. Encourage efficient multi-modal transportation systems.~~
- ~~4. Encourage the availability of affordable housing to all economic segments of the population.~~
- ~~5. Encourage economic development.~~
- ~~6. Assure private property is not taken for public use without just compensation.~~
- ~~7. Encourage predictable and timely permit processing.~~
- ~~8. Maintain and enhance natural resource-based industries.~~
- ~~9. Encourage retention of open space and development of recreational opportunities.~~
- ~~10. Protect the environment and enhance the State's quality of life.~~
- ~~11. Encourage the participation of citizens in the planning process.~~
- ~~12. Ensure adequate public facilities and services necessary to support development.~~
- ~~13. Identify and preserve lands and sites of historic and archaeological significance.~~
- ~~14. Implement the Shoreline Management Act as set forth in RCW 36.70A.020.~~

The Puget Sound Regional Council (PSRC) comprised of agencies from the four-county central Puget Sound developed a regional approach, articulated in *VISION 2040*, to implement GMA requirements. *VISION 2040* augments GMA goals related to environmental protection, focused development patterns, housing affordability, sustainable regional economy, integrated transportation systems and adequate public services. *VISION 2040* emphasizes regional growth centers as areas to concentrate future employment and population growth, linking regional and local centers with efficient multi-



CITY OF
LAKE STEVENS
 COMPREHENSIVE PLAN - LAND USE



Comprehensive Plan - 2015 Land Use Map

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

Boundary	Parcels	Subarea Boundaries	Features
City of Lake Stevens	Right-of-Way	20th Street SE Corridor	Waterbody
Unincorporated UGA		Lake Stevens Center	Stream

Not to Scale

Adopted October 13, 2014

Ordinance No. 875
 Ordinance No. 884
 Ordinance No. 902
 Ordinance No. 910
 Ordinance No. 919

All data, information and maps are provided "as is" without warranty or representation of accuracy, timeliness or completeness. The user is responsible for any errors, omissions, inaccuracy, and liability for any use of the information or maps provided. The City of Lake Stevens makes no warranty, representation or liability for the use of the information or maps provided. The user is responsible for any errors, omissions, inaccuracy, and liability for any use of the information or maps provided. The user is responsible for any errors, omissions, inaccuracy, and liability for any use of the information or maps provided.

modal transportation system, promoting sustainability in decision-making and allocating population and employment growth within regional geographies based on community size.

The GMA requires counties to adopt countywide planning policies in cooperation with affected cities (RCW36.70A.210). Countywide planning policies provide a local planning framework to ensure consistency among cities and a regional vision. Snohomish County facilitates collaborative countywide planning through Snohomish County Tomorrow (SCT), which is comprised of staff, local citizens and elected officials from every jurisdiction. The cities, towns, tribes and county have worked together through SCT since 1989 to address local planning issues. SCT provides a forum in which jurisdictions can address regional growth management issues such as transportation, utilities, housing, population and employment.

PLANNING IN LAKE STEVENS

The city of Lake Stevens adopted its initial GMA Comprehensive Plan to address growth in the city and its Urban Growth Areas (UGA) in 1994. The first major update to the Lake Stevens Comprehensive Plan occurred in 2006, which highlighted the city's changing status from small community to a growing city. The 2006 plan identified specific growth centers as the focus for the plan and recommended developing subareas plans for each growth centers including the Downtown Lake Stevens, 20th Street SE Corridor (AKA South Lake), Lake Stevens Center (AKA Frontier Village) and the Hartford Road Industrial Area. By the end of 2012 the city had adopted two subareas and was working on a framework for a third. Also as part of the 2006 Comprehensive Plan, the city developed an annexation plan that calls for eventually annexing the remainder of the unincorporated area within its unincorporated UGA. As of December 31, 2009, all of the UGA west and southwest of the lake has been annexed. Only the areas southeast of the lake, small areas east of downtown and one parcel west of Lundeen Parkway remain unincorporated.

Jurisdictions are required to update their comprehensive plans and development regulations periodically to remain compliant with GMA requirements. Through its annual docket cycle, Lake Stevens continues to refine its plan. For example, the city incorporated economic development data and strategies into goals and policies. The city adopted two subarea plans that considered land uses and housing in large portions of the city. The city continues to update its transportation element regularly, which contributed to the completion of new concurrency based impact fee system. The city adopted a revised Park, Recreation and Open Space Element with a new model for determining levels of service. Other minor changes occur as well – typically in the form of citizen initiated land use map changes.

The GMA mandates jurisdictions complete thorough updates to comprehensive plans according to a predetermined schedule. Snohomish County cities, including Lake Stevens, must complete their major updates in 2015.



CITY OF
LAKE STEVENS
GROWTH CENTERS

Boundary

- City of Lake Stevens
- Unincorporated UGA

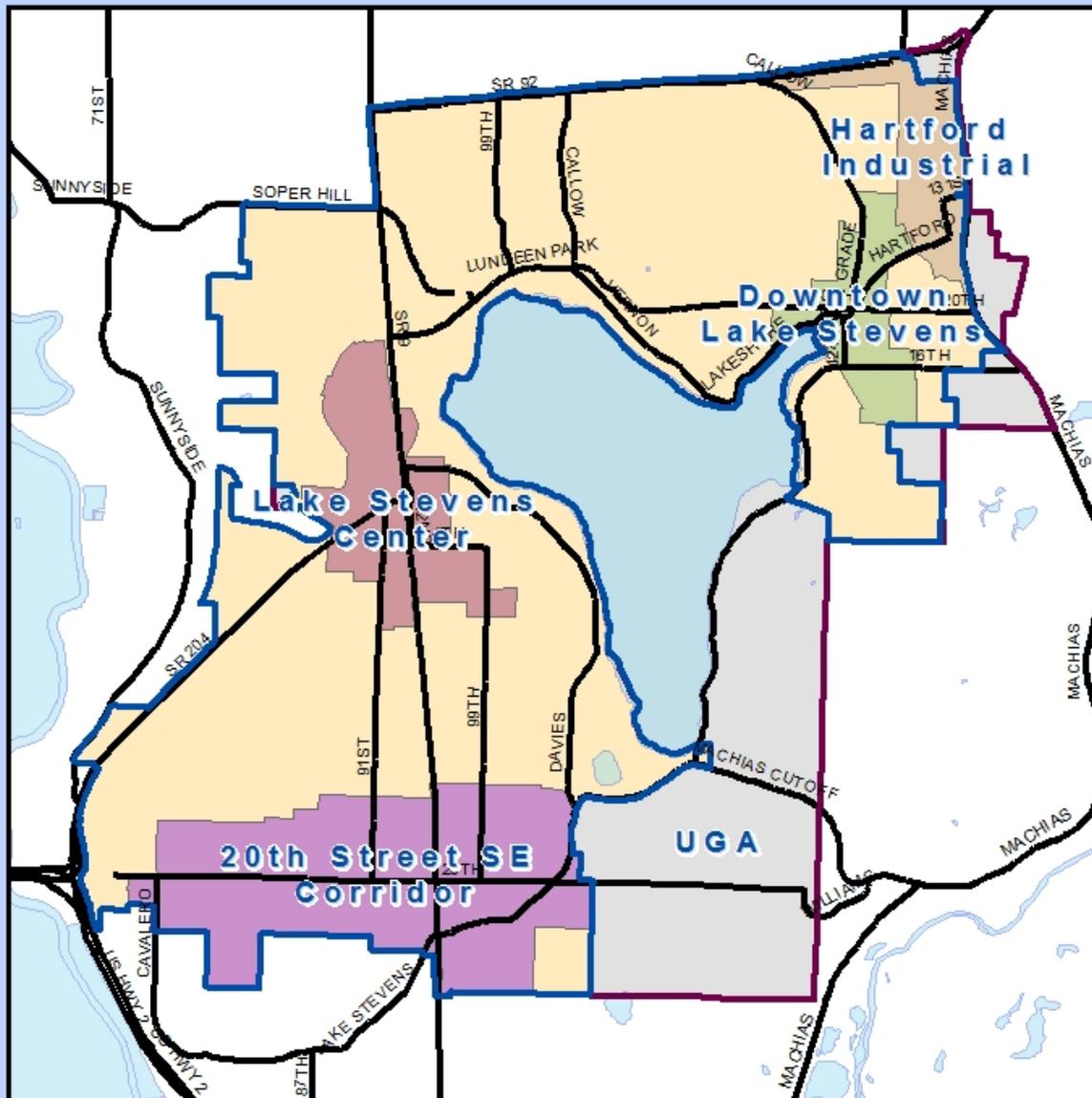
Growth Centers

- Downtown Lake Stevens
- Hartford Industrial

- Lake Stevens Center
- 20th Street SE Corridor



Not to Scale



As the city began its comprehensive plan update process for 2015 staff identified several tasks that would need to take place to ensure compliance with GMA, PSRC and countywide policies. To date, staff has prepared a self-audit of its comprehensive plan and development regulations to identify any state, regional or countywide inconsistencies. The city has engaged the community in a public participation program that has included public open houses, surveys, social media, outreach to service groups, and meetings with the Planning Commission and City Council. The plan addresses many technical issues:

1. What has changed since the last time we adopted our comprehensive plan (e.g., boundaries, population and infrastructure)?
2. How has demand for various land uses changed?
3. What has been implemented?
4. Are we using all of our planning tools (e.g., subarea planning, innovative codes, continuous public participation, etc.)
5. Does the comprehensive plan accurately reflect the city's community vision?

Aside from meeting technical and procedural requirements the update has allowed city staff to pose fundamental questions to the community about their vision for Lake Stevens over the next 5, 10 and 20 years.

- Will you be in Lake Stevens in 2035?
- Where will you live?
- Where will you work?
- How will you get there?
- What will you do for recreation?
- Where will you shop?

At the first open house, city staff and board members had breakout sessions with the public to discuss the mandatory comprehensive plan elements. Based on the public comments received, fresh vision statements emerged for each plan element. The next important avenue to receive public outreach was an opinion survey. The survey was posted electronically on the city's website and administered at city events. Through this survey, community members were asked a series of questions to determine public concerns and preferences for growth over the next 20 years.

- Cottage housing and townhouses were identified as the most popular non-single-family housing options;
- The preferred location for residential growth was southwest Lake Stevens followed by Northeast Lake Stevens and the Soper Hill area;
- Retail, High-tech industry and professional offices were identified as the most important employment sectors for Lake Stevens;
- The preferred location for employment growth was the 20th Street SE Corridor, followed by Lake Stevens Center and the Hartford Industrial Area;
- A sense of community and residential opportunities were identified as the most positive changes over the last 10 years, increased traffic was identified as the greatest challenge;
- Participants identified schools and neighborhoods as the city's greatest strength;

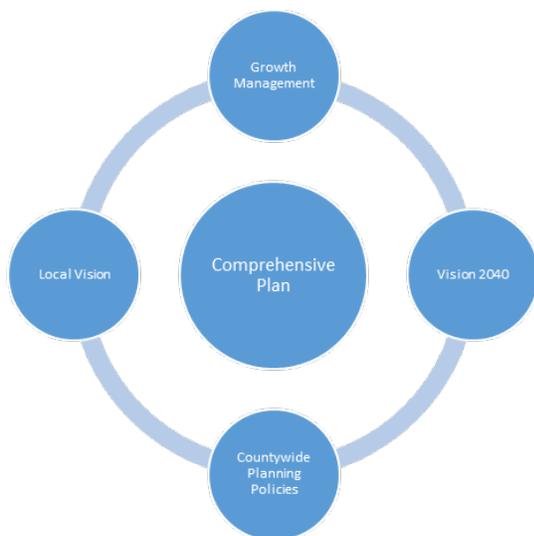
- 30% of participants are attracted to other cities for shopping and dining;
- 25% of participants felt economic development (increased shopping and jobs) should be a priority, followed by public services over the next 20 years;
- Over 38% of participants identified adding more sidewalks and pedestrian paths as the most important transportation improvement followed by increased vehicle capacity; and
- 37% of participants indicated parks and open spaces are the most important public facilities followed closely by roads and sidewalks.

These responses provided a valuable framework for re-evaluating individual plan elements and updating goals and policies to reflect community preferences.

The 2035 Lake Stevens Comprehensive Plan update addresses the applicable GMA elements as specific chapters and considers optional elements related to conservation, solar energy, recreation and subarea plans in individual chapters. The plan incorporates and responds to community preferences and concerns. It also considers the role of regional planning under Vision 2040 and countywide planning in the development of specific goals and policies. The following sections will identify the vision and primary revisions for each element.

INTRODUCTION

A Vision for Planning – the city will integrate the Growth Management Act (GMA), defined in Chapter 36.70A of the Revised Code of Washington (RCW), as an essential planning framework for the Lake Stevens Comprehensive Plan. The GMA principles will help direct community, regional, and statewide efforts to enhance the quality of life, environmental protection and economic vitality for the city, its residents and its interests in and around the Lake Stevens Urban Growth Area and Rural Transition Area as a unique lakeside community.

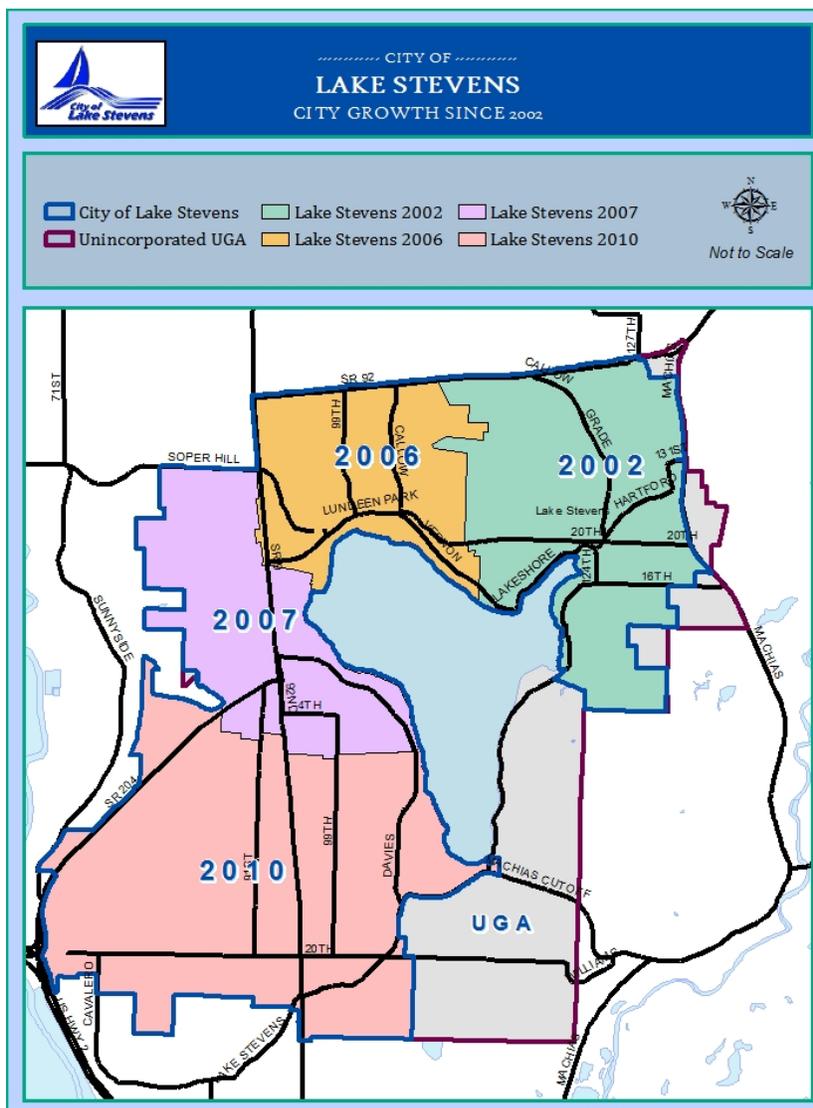


The Introduction describes the planning context for the Growth Management Act, PSRC Vision 2040 and Snohomish County as these relate to coordinated local planning; it provides a basic description of the planning area including the UGA and Rural Transition Area (RUTA); and describe the city’s vision statement and individual element visions. This chapter will also describes the public process and environmental review for this update and contains revised goals and policies for administering the annual Comprehensive Plan process.

Land Use Element

A Vision for Land Use – As Lake Stevens continues to grow in population and area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors and public services for all people to live, work, learn and play throughout the community.

The city's Land Use Element considers anticipated land use forecasts and growth targets for the next 20 years. The largest single change to the Land Use Element is accounting for areas annexed into the city since 2006. Through a series of annexations the city population grew from 6,361 to 26,670 in 2010. The current city boundaries encompass an area of approximately 5,760 acres (8.9 square miles). Small pockets of unincorporated areas comprise the remainder of the Lake Stevens Urban Growth Area (UGA) with an area of 2,192 acres (3.4 square miles) including the lake.



Major changes to the Land Use Element include an enhanced discussion of state, regional and countywide planning policies, updated statistical data and analysis along with revised goals and policies. This section includes significant updates to the building lands data between 2007 and 2012. The *2012 Buildable Lands Report* (BLR) and the Snohomish County Growth Monitoring Report set the tone for evaluating the Land Use Element. Significant land use trends are highlighted below.

- The *Snohomish County Growth Monitoring Report* indicates the Lake Stevens population grew by over 341% between 2000 and 2010.
 - Since 2010, the city population has grown annually by approximately 4%.
- ~~The BLR estimates the 2011 Lake Stevens Urban Growth Area (UGA) population to be 33,218.~~
- ~~The~~ 2014 city population is 29,170.
- The Growth Monitoring Report establishes a 2035 population target of 46,380 for the UGA.
 - ~~The 2012 BLR estimates the 2035 UGA population capacity is 46,634, which exceeds the current growth target.~~
 - The city's portion would be 39,340 or an increase of 11,130 people by 2035.
 - There will be estimated 509 person surplus.
- ~~The Growth Monitoring Report establishes a 2035 jobs target of 7,821 for the UGA. The 2035 population target of current Growth Monitoring employment target for~~
 - ~~The the city's portion would be is~~ 7,412 or an increase of 3,818 jobs by 2035.
- ~~The BLR estimates the 2025 UGA employment capacity to be 7,988.~~
 - ~~There will be 1,373 job surplus in 2035.~~

Through a review of recent permit data, remaining buildable land supply has been identified for employment and population growth based on growth from mid-2012 to present.

- Remaining buildable acreage is estimated to be 161 acres for commercial development (218 for the entire UGA) and 716 acres for residential development (1,212 for the entire UGA).
- Based on the previous buildable acres the city housing capacity is 3,784 new units (5,465 for the entire UGA) and employment capacity is 1,954 new jobs (2,410 for the entire UGA).

At the present rate of development the city remains on track to meet growth targets.

The Land Use Element provides updates to the city's growth center strategy with discussions of progress and next steps. The city's ultimate goal for each center, based on the economic and demographic assessments, is to develop a unique subarea plan with distinguishing characteristics that serve slightly different markets ensuring economic diversity and vitality. As noted the city adopted subarea plans for the Lake Stevens Center and 20th Street SE Corridor in 2012. The city has developed a framework plan for Downtown Lake Stevens, which will transform into a subarea plan.

In addition, this chapter continues to emphasize the city's interest in coordinated planning of transitional areas including unincorporated portions of the UGA and RUTA where future annexations

and development will occur over the next 20 years. The city will annex the remaining unincorporated UGA throughout the 2035 planning horizon. Additionally, the city of Lake Stevens remains interested in development outside its borders given the impact that felt on the entire Lake Stevens community in preparation for future UGA expansions following build out.

Housing Element

A Vision for Housing –*The city will provide a regulatory framework that supports the creation of high-quality housing (e.g., single-family houses, townhomes and apartments) with a range of densities, which implement community design preferences and are affordable to all community members across the city.*

The Housing Element includes updated statistical and demographic information based on the *2013 Housing Characteristics and Needs in Snohomish County Report*, prepared by the Planning Advisory Committee of Snohomish County Tomorrow and the *Affordable Housing Profile* for the city of Lake Stevens, prepared by the Alliance for Housing Affordability. This information is used to describe current population and housing trends in the city. Specific attention is given to discussion of housing distribution, household makeup and affordability. City information is compared to trends in Snohomish County and the other larger cities in the county. Significant population and housing trends are highlighted below.

- Since 2000, larger cities manifest the greatest population growth in Snohomish County, with Lake Stevens experiencing one the highest population increases since the last census.
 - The current city population of 29,170 represents an increase of 350% over the 2000 population, which was 6,361.
- Lake Stevens has the youngest median age at 32.1, while the median age in Snohomish County is 37.3.
- About 7% (1,951 people) of the Lake Stevens population is over 65 which is projected to increase over the next decade.
- There are currently 9,550 households in the city – approximately 74% of those are family households.
 - The combined, average household size in Lake Stevens is 2.87 persons, while the average county household size is 2.61 persons.
- [The Growth Monitoring Report establishes a 2035 new housing unit target of 4,413 for Lake Stevens.](#)
- In 2012, there were an estimated 10,414 dwelling units in Lake Stevens and 237,899 dwelling units in Snohomish County.
 - Lake Stevens ranked fourth (80%) for the highest ratio of single-family dwellings in the county.
 - The average house size for new construction between May 2013 and May 2015 was just under 2,400 square feet.

- The 2011 area median income (AMI) in Lake Stevens is \$73,000, which is slightly higher than the AMI for other larger cities at \$72,000 and Snohomish County, which is nearly \$68,000.
 - Approximately 47% of the occupied housing units in the Lake Stevens and Snohomish County are cost-burdened.
- The 2011 unemployment rate in the city was 5.5% compared to 5.7% for the county.
- The 2013 median home price in Lake Stevens is \$246,900.
 - Owner occupancy increased from 75% in 2000 to 78.2% in 2010.
- The average monthly rent in 2000 was \$716 while in 2010 the average monthly rent increased to \$1,254
 - Rental unit vacancy increased from 5.4% in 2001 to 9.1% in 2010.
- In 2011 the special needs population within the county was over 110,000.
 - 43,600 residing in the unincorporated areas
 - 32,000 in larger cities
 - 3,009 in Lake Stevens
- In Lake Stevens, approximately 3% of households received some sort of assistance; while in Snohomish County 3.8% of households received assistance.
- 97,000 additional housing units would need to be constructed in the county by 2035
 - Larger and small cities have about 60% of the available residential capacity for single-family and 40% for multifamily.
 - Lake Stevens needs to accommodate an additional 4,469 housing units.
 - The projected city share of affordable units would be 984 affordable housing units for households making less than 50% of AMI.



Other changes to this section include an updated discussion of state, regional and countywide planning policies, updated strategies to promote housing affordability along with updated goals and policies.

Environment and Natural Resources

***A Vision for the Environment and Natural Resources** – the city of Lake Stevens will provide effective and ongoing investment to ensure water quality and continued environmental stewardship for current and future generations by protecting fish and wildlife habitat, critical areas and open space corridors; conserving land, air, water and energy resources; and integrating the shoreline management of Lake Stevens into land use decisions.*



The city is committed to providing ongoing environmental stewardship of our shared shorelines, open spaces, critical areas, and wildlife habitats. Updates to the Environment and Natural Resources chapter of the Comprehensive Plan include the integration of the state, regional, county and local planning contexts; providing a description of local geology, soil profiles, drainage, and surface and ground water resources; a discussion of the city's coordination with other state and

regional agencies to improve air quality and mitigate the effects of climate change by encouraging sustainable development; and a consolidation and reorganization of the Goals and Policies section to eliminate redundancy, contradictory policies, and reflect updated code requirements.

Parks Element

A Vision for Parks and Recreation – the city of Lake Stevens will create diverse recreational opportunities for all ages to enjoy parks, trails and activities and local events throughout the community and with expanded access to Lake Stevens.

[The Parks Element includes an inventory of parks, recreation and opens spaces, describes the unique park classifications, establishes levels of service for each park type, and provides a needs assessment and capital facilities plan.](#) Only minor changes are proposed to the Parks Element including an updated vision statement and updated references in the capital projects list to include a discussion of the Cavelaro Park Master Plan, Frontier Heights Park and Trail Connections as a major update was completed in 2013.

Economic Development

A Vision for Economic Development – Lake Stevens will embrace a sustainable local economy by supporting a varied job sector for residents, promoting excellent shopping and service options, providing a stable and predictable permitting process and fostering accountable government oversight of public funds.

~~–Lake Stevens will support a sustainable local economy by supporting a varied job sector for residents, promoting excellent shopping and service options, providing a stable and predictable permitting process and fostering accountable government oversight of public funds.~~

The Economic Development describes the city's economic development strategy in terms of growth patterns and fiscal conditions. Changes to the Economic Development Element include updated goals and policies to reflect the city's focus, efforts and progress towards the economic strategy plan adopted by the city in 2010. Updates also include market and demographic data used as economic indicators that will guide further emphasis on specific strategies supporting economic growth in the areas of job sector diversification, retail and personal services industry growth to serve the community's needs. This data is ever changing and will be used as a "snap shot" in time. Therefore the Chapter further provides for updating, monitoring data and analyzing results as an on-going activity to ensure city resources are used for the best possible yield and in a responsible manner. The changes are supported in the Land Use Element and other Comprehensive Plan elements by directing retail and employment growth in into the city's growth centers.



Public Services and Utilities Element

A Vision for Public Utilities and Services – Lake Stevens will strive to provide excellent public utilities & services to meet the health and safety needs of the community in proportion to future population growth and will continue to coordinate with local service providers such as the Lake Steven Sewer District, Lake Stevens Fire, and the Lake Stevens School District to ensure service continuity as the community grows.

This element provides a descriptive inventory of and considers the general location and capacity of all existing and proposed public utilities, facilities and services in the city of Lake Stevens in relation to levels of service for current and future residents and businesses. In the preparation of this element, city staff met with other departments, public agencies and special purpose districts (e.g., Lake Stevens School District, the Snohomish County Public Utilities District (PUD), Lake Stevens Sewer District, Lake Stevens Fire District and Lake Stevens Police Department) to identify the current status of facilities and services provided by these agencies to incorporate. Significant trends are highlighted below.

- The Lake Stevens Police Department continues to provide a variety of services including marine and road patrol, crime and accident investigation, traffic enforcement, crime prevention, School Resource Officer Program, concealed weapons permits, passports, records and evidence keeping, and animal control.
- Within the city's stormwater system there are approximately 68 city-owned or operated facilities, 4,562 catch basins, 13.5 miles of roads side ditches, 66.2 miles of pipe and 22,942 feet of culverts
- The sewer system includes a network of trunk and collector lines, a flow telemetry system, manholes, and pump/lift stations and a treatment plant operated by the Lake Stevens Sewer District.
 - Since the last update the new Sunnyside Treatment Plant and Southwest Interceptor have been completed providing additional capacity for development.
 - The Sewer District will complete an update to their Sanitary Sewer Comprehensive Plan in 2015
- Lake Stevens Fire serves an area of about 46 square miles with 3 stations and 1 administration building.
 - The Fire District performs fire code compliance activities, inspects commercial and public buildings for the city of Lake Stevens (381 in 2013) and reviews land use and building permits through the Fire Marshal's office.
 - In 2013, the Lake Stevens Fire responded to 4,659 calls.
 - Over the past 5 years, the Fire District has experienced an annual increase in call volume of 1.5%.
 - The Fire District plans to increase the daily staffing level to 14 firefighters by year 2017 and build a new station by 2022.
- The Lake Stevens School District covers approximately 37 square miles
 - The School District operates 6 elementary schools, 2 middle schools, 1 mid-high school, 1 high school along with an alternative programs.
 - ~~Between October 2008 and October 2013, student enrollment increased by 7%.~~
 - The School District anticipates that the populations within its boundary will grow to 61,000 by 2035.

- The city has adopted the most recent School District Capital Facilities Plan.
- The city coordinates with the Snohomish County Health District for public health services, specifically the review of septic systems and food service inspections
- Waste Management Northwest, Incorporated and Republic Services provide solid waste services within the city under contract for a 3-year period.
- Puget Sound Energy provides natural gas service through a city franchise.
- The Public Utility District No. 1 of Snohomish County (PUD), serves the city of Lake Stevens
 - 80% of its power from the Bonneville Power Administration, with remainder provided from a mix of renewable resources.
 - The PUD operates 3 distribution substation with the city and multiple transmission lines.
- The PUD also manages the city's water system, which includes 8 reservoirs and 330 miles of pipe.
 - The primary water supply to the Lake Stevens Water System comes from Spada Lake, purchased from the city of Everett.
 - Former emergency wells, in the northeast corner of the city, have been converted to full-time use to supplement the water supply.

Transportation

A Vision for Transportation – the city will develop an effective multimodal transportation system that emphasizes access, direct circulation and safety for vehicles, freight, public transportation, cyclists and pedestrians locally and to the region.

The Transportation Element contains updated information related to the road classifications, level of service standards, street inventory, multi-modal planning, and mass transit. The chapter includes required GMA, PSRC and county required goals and policies. Analysis of future roadway, safety, and pedestrian and bicycle needs have also been reviewed and updated. The goals and policies have been revised as needed to ensure required elements are included for consistency with other plan elements.

Capital Facilities

A Vision for Capital Facilities – The city will develop a realistic and achievable capital facilities plan that ensures an effective use of taxpayer and ratepayer dollars that prioritizes capital investments to maintain adopted levels of service; responds to project urgency and feasibility; is consistent with the city's growth strategy; and, provides a clear community benefit.

~~the city will develop a realistic and achievable capital facilities plan that ensures an effective use of taxpayer and ratepayer dollars that prioritizes capital investments to maintain adopted levels of service; responds to project urgency and feasibility; and provides a clear community benefit.~~

The Capital Facilities Element was substantially changed in 2012 and 2013 as a result of the newly adopted Subarea Plans for Lake Stevens Center and 20th Street SE Corridor. The primary modifications to the Capital Facilities Element in 2015 contain updates of financial data, inventory, funding mechanisms, and clarification of the 6-year Capital Improvement Plan. The Goals and Policies are updated to reflect the city's desire to be a sustainable community around the Lake with unsurpassed infrastructure supporting an exceptional quality of life. The city expects to accomplish these goals by ensuring good fiscal stewardship, using smart growth principles to understanding how the city's planned growth pattern affects the investments that will be need and investing in where new growth should occur. The changes in this Element also provide for the short and long term cost planning to support infrastructure expenditures.



Department of Commerce

Innovation is in our nature.

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- Comprehensive Plan Amendment**
 Development Regulation Amendment

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)

Jurisdiction:	Lake Stevens
Mailing Address:	PO Box 257, Lake Stevens WA 98225-0257
Date:	June 26, 2015

Contact Name:	Russ Wright
Title/Position:	Lead Senior Planner
Phone Number:	425-212-3315
E-mail Address:	rwright@lakestevenswa.gov

Brief Description of the Proposed/Draft Amendment: <i>(40 words or less)</i> <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number (located in your Commerce acknowledgement letter.)</i>	The 2035 Lake Stevens Comprehensive Plan addresses applicable GMA elements as specific chapters. The plan incorporates and responds to community preferences and concerns and considers GMA, Vision 2040 and countywide planning policies. This plan also adopts the current population (46,380) and employment (7,988) targets for the Lake Stevens UGA as the guiding framework to address land use, housing, infrastructure, transportation, recreation and funding needs for the community over the next 20 years.
Public Hearing Date:	Planning Board/Commission: July 29, 2015 Council/County Commission: August / September 2015
Proposed Adoption Date:	September 8, 2015

REQUIRED: Attach or include a copy the proposed amendment text.



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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

June 30, 2015

Russ Wright
Lead Senior Planner
City of Lake Stevens
Post Office Box 257
Lake Stevens, Washington 98258

Dear Mr. Wright:

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 2035 Lake Stevens Comprehensive Plan addresses applicable GMA elements as specific chapters. The plan incorporates and responds to community preferences and concerns and considers GMA, Vision 2040 and countywide planning policies. This plan also adopts the current population (46,380) and employment (7,988) targets for the Lake Stevens UGA as the guiding framework to address land use, housing, infrastructure, transportation, recreation and funding needs for the community over the next 20 years. These materials were received on June 29, 2015 and processed with the Material ID # 21383.

We have forwarded a copy of this notice to other state agencies.

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, then final adoption may occur no earlier than August 26, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) 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.

Sincerely,

Review Team
Growth Management Services

ADDENDUM NO. 8 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

TO THE CITY OF LAKE STEVENS INTEGRATED 2005 COMPREHENSIVE PLAN AND FINAL ENVIRONMENTAL IMPACT STATEMENT

**Adoption of Land Use Map Amendments and Text Revisions,
including the addition of an Executive Summary and revisions
to Chapter 1 Introduction, Chapter 2 Land Use, Chapter 3
Housing, Chapter 4 Environment and Natural Resources,
Chapter 5 Parks, Recreation and Open Space Element, Chapter
6 Economic Development, Chapter 7 Public Services and
Utilities, Chapter 8 Transportation, Chapter 9 Capital Facilities,
Appendices, Cover, Footers and Table of Contents**



Prepared in Compliance with
The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11 Washington Administrative Code
Lake Stevens Municipal Code Title 16

Date of Issuance: June 26, 2015

ADDENDUM #8 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

FACT SHEET

ADDENDUM NO. 8 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

TO THE CITY OF LAKE STEVENS INTEGRATED 2005 COMPREHENSIVE PLAN AND FINAL ENVIRONMENTAL IMPACT STATEMENT

Proposed:

In 1994 the city of Lake Stevens adopted its initial GMA Comprehensive Plan to address growth in the city and associated Urban Growth Areas (UGA). The first major update to the Lake Stevens Comprehensive Plan occurred in 2006, which highlighted the city's changing status from small community to a growing city. The 2006 plan identified specific growth centers as the focus for the plan and recommended developing subareas plans for each growth centers including the Downtown Lake Stevens, 20th Street SE Corridor (AKA South Lake), Lake Stevens Center (AKA Frontier Village) and the Hartford Road Industrial Area. By the end of 2012 the city had adopted two subareas and completed a draft framework for a third. Also as part of the 2006 Comprehensive Plan, the city developed an annexation plan that calls for eventually annexing the remainder of the unincorporated area within its unincorporated UGA. As of December 31, 2009, all of the UGA west and southwest of the lake has been annexed.

The proposed 2035 Lake Stevens Comprehensive Plan is a non-project action that addresses the applicable GMA elements pursuant to Chapter 36.70A RCW as specific chapters. The updated plan incorporates and responds to community preferences and concerns and considers the role of planning under GMA, Vision 2040 and Snohomish Countywide Planning in the development of specific goals and policies. This plan also adopts the current population (46,380) and employment (7,988) targets for the Lake Stevens UGA as the guiding framework to address land use, housing, infrastructure, transportation, recreation and funding needs for the community over the next 20 years. This update includes specific amendments to maps, figures and text to reflect current citywide conditions, demographics and statistical information.

Description of Proposal:

The 2035 Lake Stevens Comprehensive Plan includes the following revisions:

- **Title Page and Table of Contents** updates the title page, table of contents and references as needed with final draft.
- **Executive Summary** provides an overview of the city's vision, describes growth since the last major update and identifies major changes to each element of the plan.
- **Chapter 1 – Introduction** includes updated vision statements for each plan element; describes the state, regional and countywide planning context for the Comprehensive Plan; provides an updated public participation discussion and goals; along with updated statistical and demographic information.

ADDENDUM #8 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

- **Chapter 2 – Land Use** includes map, text and figure amendments, describes the state, regional and countywide planning context for the Land Use Element; provides updated statistical and demographic information, including current population and employment growth targets; updates the city’s growth strategy; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 3 – Housing** includes text and figure amendments, describes the state, regional and countywide planning context for the Housing Element; provides updated population and demographic information, including current housing targets; specific attention is given to discussing housing distribution, household makeup and affordability; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 4 – Environment and Natural Resources** includes map and text amendments, describes the state, regional and countywide planning context for the Environmental Element; provides updated critical areas and shoreline discussion; incorporates sections related to climate change and aquifer recharge; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 5 – Parks, Recreation and Open Space** proposes minor changes including an updated vision statement; new project references in the capital projects (e.g., Cavelaro Park Master Plan, Frontier Heights Park and Trail Connections) as a major update was completed in 2013.
- **Chapter 6 – Economic Development** includes text amendments; describes the state, regional and countywide planning context for the Capital Facilities Element; discusses economic strategy plan progress; it also includes economic indicators that will guide further emphasis on specific strategies supporting economic growth; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 7 – Public Services and Utilities** includes map, figure and text amendments; describes the state, regional and countywide planning context for the Public Services and Utilities for the city and special purpose districts; provides a descriptive inventory of the general location and capacity of all existing and proposed public utilities, facilities and services including level of service standards in the city of Lake Stevens; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 8 – Transportation** includes map, figure and text amendments; describes the state, regional and countywide planning context for the Transportation Element; contains updated information related to the road classifications, level of service standards and concurrency, street inventory, multi-modal planning, and mass transit; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.
- **Chapter 9 – Capital Facilities** includes figure and text amendments; describes the state, regional and countywide planning context for the Capital Facilities Element; contains updated financial data, inventory, funding mechanisms, and clarification of the 6-year Capital Improvement Plan; identifies short and long term cost planning to support infrastructure expenditures; and includes revised goals and policies for compliance with GMA, Vision 2040 and Countywide Planning Policies.

ADDENDUM #8 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

Purpose of the FEIS Addendum:

This addendum and adoption of existing environmental documents is to add information to the proposed Lake Stevens Comprehensive Plan amendments. This addendum and adoption of existing environmental documents does not substantially change the analysis of alternatives considered in the city's Integrated 2005 Comprehensive Plan (adopted July 2006) and FEIS (adopted July 17, 2006) along with subsequent addenda 1-7 adopted between 2007 and 2014. The city has considered the impacts of the proposed programmatic actions to the FEIS and addenda, the FEIS for the Lake Stevens Center Subarea Plan (adopted July 2012) and the FEIS for the 20th Street SE Corridor Subarea Plan (adopted July 2012). No additional significant impacts beyond those identified in the previous FEIS documents are expected to occur. To the extent that the existing environmental documents listed in this Addendum or other published documents have analyzed such changes, no additional programmatic action level environmental review will be required. This Addendum is issued in accordance with WAC 197-11-625 and WAC 197-11-630. Additional changes to the proposal may be considered during the public hearing process. The addendum and adoption of existing environmental documents satisfies the city of Lake Stevens' environmental review for the 2015 Comprehensive Plan update.

- Location of Proposal:** City of Lake Stevens
- Proponent:** City of Lake Stevens, P.O. Box 257, Lake Stevens, WA 98258
Lead Agency: (425) 377-3235
- Required Approvals:** Adoption of GMA Comprehensive Plan map and text amendments granted by Lake Stevens City Council
- Circulation:** This addendum and adoption of existing environmental documents is being sent to SEPA review agencies and interested parties.
- Comment:** No comment period is required for this addendum under WAC 197-11-502; however, the city is circulating this addendum with an optional comment period of 30 days to interested parties and affected agencies. The city must receive comments no later than **4:00 pm July 26, 2015.**
- Contact Person:** Russell Wright, *Lead Senior Planner*
(425) 212-3315 or rwright@lakestevenswa.gov
- Date of Issuance:** June 26, 2015

Responsible Official:

Signature: _____



Russell Wright, *Lead Senior Planner* on behalf of Rebecca Ableman McCrary, *Planning & Community Development Director*

ADDENDUM #8 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

Public Hearing: The City Council and Planning Commission have held multiple workshops and two open houses related to the described Comprehensive Plan amendments over the last 18 months. The Lake Stevens Planning Commission and City Council will hold public hearing to receive final comments and testimony prior to adoption.

Documents: The Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement, as addended is available at the Permit Center. Electronic copies may be requested. The city website also has a copy of the current plan and FEIS at www.lakestevenswa.gov.

Staff Report City of Lake Stevens Planning Commission

Planning Commission Public Hearing
Date: **July 29, 2015**

Subject: **High Urban Residential (HUR) Impervious Surface Allowance Code Amendment (LUA2015-0042)**

Contact Person/Department: Stacie Pratschner, Associate Planner

SUMMARY:

Public Hearing covering a proposed code amendment to the current requirements for impervious surface allowances found in LSMC 14.48.055. The proposed change would permit up to 65% impervious surface for developments in the High Urban Residential zone district outside of the 20th Street SE Corridor Subarea and the Lake Stevens Center Subarea.

ACTION REQUESTED OF PLANNING COMMISSION:

Public Hearing and Recommendation to City Council

BACKGROUND/DISCUSSION:

On May 7, 2015, staff received an application from Seattle Pacific Development, care of Mr. Ry McDuffy, to modify the language in LSMC 14.48.055 to allow 65% impervious surface in the High Urban Residential (HUR) zoning district (**Exhibit 1**). The applicant also submitted an accompanying project narrative and SEPA checklist for staff review.

Staff has proposed modified language for LSMC 14.48.055 as shown in **Exhibit 2**. A Schedule for implementation of the proposed code amendment is included as **Exhibit 3** with the first reading before City Council scheduled for September 21, 2015.

The proposed code amendment will be consistent with the allowance for 65% impervious surface in the HUR zoning district within the Subareas pursuant to the density and dimensional regulations in Table 14.38-11 LSMC. The allowance for additional impervious surface in the HUR zoning district is also consistent with the Comprehensive Plan Land Use designation of High Density Residential Development, which encourages single-family, two-family, and multi-family residential uses with no density limits. The city reviews new impervious surface proposals pursuant to the current Department of Ecology (DOE) Stormwater Manual for Western Washington to mitigate stormwater pollution runoff.

PROPOSED LAND USE CODE AMENDMENTS:

In brief the proposed code:

- Allows for 65% maximum impervious surface on parcels in the HUR zone district, as is permitted in the Subareas pursuant in Table 14.38-11 LSMC;
- Notes exceptions to this allowance in the Lake Stevens Shoreline Management Program (LSSMP) and in the Lake Stevens Municipal Code (LSMC) Title 14 :

- i. LSSMP Chapter 5.C.8.c.1.: 40% maximum impervious surface of lot area above the OHWM.
 - ii. LSMC 14.44.110 (b): Staff will add the following language to account for the greater impervious surface allowance from this code amendment: *For single-family and duplex lots, no grading shall be allowed which results in the impervious surface area of the lot to exceed 40 percent of the total lot area. If the lot has 40 percent or more impervious surface area prior to grading, no additional impervious surface area is allowed, **except as modified by LSMC 14.48.055.***
 - iii. LSMC 14.88.220 (f): The definition of minor expansion within critical areas also includes a limitation of 1,000 feet of added impervious area; no changes are proposed to this section of code.
- Does not modify the allowed 40% maximum impervious surface in the other residential zones; and
 - Does not modify the definition of *impervious surface* pursuant to Chapter 14.08 LSMC.

FINDINGS AND CONCLUSIONS:

1. Compliance with selected Land Use Goals of the Comprehensive Plan.

- Land Use Goal 4.13.1 – Allow for high density development in appropriate areas.

Conclusions – The proposed code amendment is consistent with Land Use Goal 4.13.

2. Compliance with the State Environmental Policy Act (SEPA)(Chapter 97-11 WAC and Title 16 LSMC)

- Staff reviewed the environmental checklist provided by the applicant for the proposed code revision, dated May 7, 2015 (**Exhibit 4**).
- The SEPA official issued a Determination of Non-significance on July 21, 2015 (**Exhibit 5**).
- The city has not received any appeals related to the SEPA determination.

Conclusions – The proposed code amendments have met local and state SEPA requirements.

3. Compliance with the Growth Management Act (RCW 36.70A.106)

- The city requested expedited review from the Department of Commerce on July 22, 2015 (**Exhibit 6**).
- The Department of Commerce sent a letter of acknowledgment on July 23, 2015 (**Exhibit 7**).
- Staff will file the final ordinance with the Department of Commerce within 10 days of City Council action.

Conclusions – The proposed code amendments have met Growth Management Act requirements.

4. Public Notice and Comments (Exhibit 8)

- The city published a notice of SEPA determination in the Everett Herald on July 24, 2015.
- The city published a notice of Public Hearing in the Everett Herald on July 17, 2015.
- The city notified interested parties of the public hearing on July 17, 2015.

Conclusions – The City has met public notice requirements per Chapter 14.16B LSMC.

RECOMMENDATION: Forward a recommendation to the City Council to APPROVE the proposed HUR Impervious Surface Allowance Code Amendment (LUA2015-0042).

EXHIBITS:

1. Type VI Application
2. Draft Revised Code
3. Proposed Work Schedule
4. SEPA Checklist
5. SEPA DNS
6. Letter to Department of Commerce Requesting Expedited Review
7. Letter of Acknowledgement
8. Affidavit of Publication



COPY



Planning and Community Development
 1812 Main Street, P O Box 257
 Lake Stevens WA 98258
 Phone Number (425) 377-3235

To Be Completed By Staff
 Date of Application: 5/7/15
 Staff Initials: AS
 Permit Number: LUAD05-0042

**TYPE IV, V AND VI - COUNCIL DECISIONS
 LAND USE DEVELOPMENT APPLICATION**

CHECK ONE

<p>TYPE IV – Quasi-judicial</p> <p><input type="checkbox"/> Essential Public Facility</p> <p><input type="checkbox"/> Planned Neighborhood Development</p> <p><input type="checkbox"/> Rezone – Site Specific Zoning Map Amendment</p> <p><input type="checkbox"/> Secure Community Transition Facility</p> <p><input type="checkbox"/> Type IV Other: _____</p>	<p>TYPE V – Quasi-judicial</p> <p><input type="checkbox"/> Final Plats</p> <p><input type="checkbox"/> Plat Alterations</p> <p><input type="checkbox"/> Plat Vacations</p> <p><input type="checkbox"/> Right-of-Way Vacations</p> <p><input type="checkbox"/> Type V Other: _____</p>	<p>TYPE VI – Legislative</p> <p><input type="checkbox"/> Comprehensive Plan Amendment, Map and Text</p> <p><input type="checkbox"/> Development Agreements</p> <p><input checked="" type="checkbox"/> Land Use Code Amendments</p> <p><input type="checkbox"/> Rezones – Area Wide Zoning Map Amendments</p> <p><input type="checkbox"/> Type VI Other: _____</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

ARE ANY LOWER LEVEL PERMITS REQUIRED? Yes No Describe: _____

Property Information	Site Address: 619 99th Ave NE Lake Stevens, WA 98258			
	Assessor Parcel No: See Attached		Area of property	Square Feet: 645,112 Acres: 14.81
	Land Use Designation: Medium density residential		Zoning: HUR	
	Number of Buildings on Site/: 1		Number to be Retained: none	
	Existing Impervious Surface Area: 6,233sf		Proposed Impervious Surface Area: 5.19 acres	
Applicant	Name/Company: Seattle Pacific Development			
	Address: 120 SW Everett Mall Way		City/State/Zip: Everett, WA 98204	
	Phone: 425-953-2800		Applicants relationship to owner: Owner	
	Fax:		Email: darinhuseby@seattlepacifichomes.com	
Primary Contact	Name/Company: Land Resolutions - Ry McDuffy			
	Address: 3605 Colby Ave		City/State/Zip: Everett, WA 98201	
	Phone: 425-258-4438		Email: ry@orcalsi.com	
	Fax: 425-258-1616			

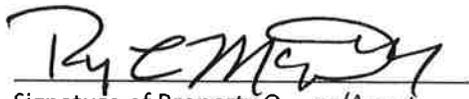
Property Owner	Name/Company: Same as applicant				
	Address:		City/State/Zip:		
	Phone:		Email:		
	Fax:				
Project Description	Grading Quantities		Cut:		Fill:
	Proposed project/land use (attach additional sheets if necessary):				
Building Information	Gross Floor Area of Existing and Proposed Buildings:				
	Bldg 1:	Bldg: 2	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:				
	Use 2:				
	Use3:				
	Use4:				

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.


Signature of Property Owner/Agent

May 7, 2015
Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: _____

Staff Initials: _____

Permit Number: _____

STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant

Signature: 

Name: Darin Huseby

Address: 120 SW Everett Mall Way
Everett, WA 98204

Phone: 425-953-2800

Email address: darinhuseby@seattlepacifichomes.com

Property Owner(s)

Signature: _____

Name: Same as above

Address: _____

Phone: _____

Email address: _____

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____



Memo

Date: July 23, 2015
To: Becky McCrary, Planning and Community Development Director
From: Stacie Pratschner, Associate Planner
Subject: Code draft for LUA2015-0042: Request for Director and City Attorney Review

Staff is in receipt of an application (LUA2015-0042) for a land use code amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055. The applicant's, Seattle Pacific Development, Inc., requests the following modifications to the existing code section:

Current Code: 14.48.055 Maximum Impervious Surface

In single-family zone districts, maximum impervious surface shall not exceed 40 percent of the lot for single family and duplex residential developments.

Applicant Proposed Code: 14.48.055 Maximum Impervious Surface

In single-family zone districts, maximum impervious surface shall not exceed 65 percent of the lot for single family and duplex residential development.

Staff has discussed the proposed language with the applicant, and understands that their goal is to raise the impervious surface limitation to 65% in the High Urban Residential zoning district, not to each of the residential zoning districts. Staff therefore recommends the following code amendment to you and the City Attorney for review:

Staff Proposed Code: 14.48.055 Maximum Impervious Surface

Unless otherwise provided for elsewhere in Title 14 or the Shoreline Master Program, the maximum impervious surface shall not exceed 40 percent of a lot for development in single-family zoning districts, except that the impervious surface areas for development in the High Urban Residential (HUR) zoning district shall not exceed 65 percent of the lot.

Staff's proposed code amendment is consistent with the allowance in LSMC 14.38.040 (11) for 65% impervious surface in the HUR zone within the Subareas, and meets the intent of high density residential land use.

Thank you, and please let me know if I can provide additional information.

Sincerely,

Stacie Pratschner, Associate Planner

City of Lake Stevens

HUR Zone Impervious Surface Code Amendment Schedule (LUA2015-0042)

Minimum Timeline							
ACTIVITY	May	June	July	August	September	October	
Issue Notice of Completeness	05/15						
Complete code drafting		06/01					
Prepare Environmental documents		06/01					
Draft adopting ordinance and including City Attorney review			6/17				
Issue Environmental (SEPA) Determination – 21-day appeal period required			6/19				
Send to WA State Department of Commerce for 60-day required review period (request expedited review)			6/19				
SEPA appeal period end				7/6			
Publish Planning Commission Public Hearing Notice				7/17			
Planning Commission Review (B-briefing; PH-public hearing)				7/27	9/7 (PH)		
End WA State Department of Commerce review period end					9/7		
Notice City Council Public Hearing in LSJ					9/7		
City Council Briefings & Workshops (B-briefing)				9/21 (B)			
City Council Public Hearing – 1 st Reading of Ordinance					9/21 (PH)		
City Council 2nd & Final Reading (2 nd PH if needed)							10/5
Effective date							10/13 (8 to 10 days after the Final Reading)

FILE COPY



SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background

1. Name of proposed project, if applicable:

Westlake Crossing

2. Name of applicant:

**Seattle Pacific Development
120 SW Everett Mall Way, Suite 100
Everett, WA 98204**

3. Address and phone number of applicant and contact person:

**Attn: Ry McDuffy
3205 Colby Avenue
Everett, WA 98201
425-258-4438**

4. Date checklist prepared:

May 7, 2015

5. Agency requesting checklist:

City of Lake Stevens

6. Proposed timing or schedule (including phasing, if applicable):

As soon as all approvals are received.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not applicable

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Not applicable

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not applicable

10. List any government approvals or permits that will be needed for your proposal, if known.

Code revision

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We are asking for a code revision to allow for greater impervious areas in the HUR zone.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

619 – 99th Avenue NE, Section 19, Township 29 North, Range 6 East, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Not applicable

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not applicable

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not applicable

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not applicable

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable

2) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other willow, cottonwood
- evergreen tree: fir, cedar, pine, other hemlock
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Not applicable

c. List threatened and endangered species known to be on or near the site.

Not applicable

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:rodents
- fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

Not applicable

c. Is the site part of a migration route? If so, explain.

Not applicable

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable

e. List any invasive animal species known to be on or near the site.

Not applicable

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

Not applicable

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable

- 4) Describe special emergency services that might be required.

Not applicable

- 5) proposed measures to reduce or control environmental health hazards, if any:

Not applicable

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable

- 3) Proposed measures to reduce or control noise impacts, if any:

Not applicable

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Not applicable

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not applicable

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable

c. Describe any structures on the site.

Not applicable

d. Will any structures be demolished? If so, what?

Not applicable

e. What is the current zoning classification of the site?

HUR

f. What is the current comprehensive plan designation of the site?

High Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not applicable

i. Approximately how many people would reside or work in the completed project?

Not applicable

j. Approximately how many people would the completed project displace?

Not applicable

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Not applicable

b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Not applicable

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not applicable

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Not applicable

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not applicable

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable

16. Utilities

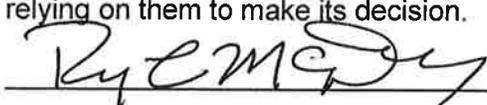
- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.

Not applicable

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Ry L. McDuffy

Position and Agency/Organization Land Resolutions

Date Submitted May 7, 2014

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

LARGER IMPERVIOUS AREAS TO TREAT AND
DETAIN IN DETENTION SYSTEMS

Proposed measures to avoid or reduce such increases are:

NONE

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

NOT LIKELY

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

NONE

3. How would the proposal be likely to deplete energy or natural resources?

NONE

Proposed measures to protect or conserve energy and natural resources are:

NONE

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

NONE

Proposed measures to protect such resources or to avoid or reduce impacts are:

NONE

Ben

City of Lake Stevens, WA

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

NONE

Proposed measures to avoid or reduce shoreline and land use impacts are:

NONE

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NONE

Proposed measures to reduce or respond to such demand(s) are:

NONE

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NON CODE REVISION

FILE COPY

LAND RESOLUTIONS

LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
landuse@nwlink.com



May 7, 2015

City of Lake Stevens
Attn: Mr. Russ Wright
1812 Main Street
P.O. Box 257
Lake Stevens, Washington 98258

Re: Code Amendment of 14.48.055

Mr. Wright,

On behalf of our Client Seattle Pacific Development, INC. who is located at 120 SW Everett Mall Way Suite 100, Everett Washington 98204 (425)953-2800, Mr. Darin Huseby. We are asking for a code amendment pursuant to 14.16C.075.

The Code be requested to be changed is

14.48.055 Maximum Impervious Surface.

In single-family zone districts, maximum impervious surface shall not exceed 40 percent of the lot for single-family and duplex residential developments. (Ord. 595, 1999)

We would like it to read as

14.48.055 Maximum Impervious Surface

In single-family zone districts, maximum impervious surface shall not exceed **65** percent of the lot for single-family and duplex residential developments.

If you have any questions or comments please give me a call at (425) 258-4438 or email me at ry@orcalsi.com

Thank you

A handwritten signature in black ink that reads 'Ry L. McDuffy'.

Ry L. McDuffy
Westlake Crossing
2014 062



DETERMINATION OF NONSIGNIFICANCE

Issuance Date: July 21, 2015

Project Name and Permit Number: Land Use Code Amendment / Permit Number LUA2015-0042

Proponent: City of Lake Stevens

Applicant: Seattle Pacific Development, Inc.

Description of Proposal: Seattle Pacific Development requests a land use code amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055, which limits the maximum impervious surface in all residential zones to 40% for residential and duplex development. Staff has drafted code language to include an exception for the High Urban Residential zoning district, and allow a maximum impervious surface limitation of 65%. This is consistent with the allowance in the city's Subareas for 65% impervious surface in the High Urban Residential zone. All developments generating stormwater runoff from the addition of new impervious surfaces must meet the mitigation requirements of the adopted 2005 DOE Stormwater Manual. No other development or land use action is proposed with this code amendment request.

Project Location: Within City Limits of Lake Stevens

Contact Person: Stacie Pratschner **Phone:** (425) 377-3219

Threshold Determination: The City of Lake Stevens, acting as lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 21 days from the date of issuance.

SEPA Responsible Official

Rebecca McCrary, Planning Director, City of Lake Stevens

Comments on the Threshold Determination: If you would like to comment on this Threshold Determination, your written comments should be sent to the address below by August 11, 2015 (21 days from issuance). The Responsible Official may incorporate any substantial comments into the DNS. If the DNS is substantially modified, it will be reissued for further public review.

Appeals: You may appeal this determination of non-significance by submitting an appeal to the address below no later than 5:00 PM, August 11, 2015 (21 days from issuance). The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure

to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code. All comments or appeals are to be directed to City Hall, P.O. Box 257, Lake Stevens WA, 98258, Attn: Stacie Pratschner.

Stacie Pratschner

From: Stacie Pratschner
Sent: Wednesday, July 22, 2015 4:36 PM
To: 'reviewteam@commerce.wa.gov'
Cc: 'Nate Perkl'; Ry McDuffey; Jill Meis
Subject: Request for expedited review: Code Amendment
Attachments: LUA2015-0042-DNS-SIGNED-20150721.pdf; lua2015-0042-commerce-review-20150722.pdf; lua2015-0042-sepa-checklist-20150722.pdf

Dear Commerce Review Team,

The City of Lake Stevens is in receipt of an application for a code amendment to the Lake Stevens Municipal Code (LSMC) Title 14. Attached to this email is the city's Notice of Proposed Amendment and Request for Expedited Review pursuant to RCW 36.70A.106 (3)(b), the SEPA checklist completed by the applicant, and the SEPA DNS prepared by staff and distributed to the applicable outside agencies. The proposed amendment text is on the second page of the Expedited Review submission.

Thank you for your review, and please don't hesitate to contact me if I can provide further information for your review.

Sincerely,

Stacie Pratschner, Associate Planner

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.377.3219 | spratschner@lakestevenswa.gov



Please note that this email correspondence may be subject to the public disclosure requirements of RCW 42.56.070.



Department of Commerce

Innovation is in our nature.

Notice of Proposed Amendment Request for Expedited Review

Pursuant to RCW 36.70A.106(3)(b), the following jurisdiction provides notice of a proposed development regulation amendment and requests expedited state agency review under the Growth Management Act.

****Under statute, proposed amendments to comprehensive plans are not eligible for expedited review. The expedited review period is 10 business days (14 calendar days).**

(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)

Jurisdiction:	City of Lake Stevens
Mailing Address:	1812 Main Street, PO Box 257, Lake Stevens, WA 98258
Date:	07-22-2015

Contact Name:	Stacie Pratschner
Title/Position:	Associate Planner
Phone Number:	425-377-3219
E-mail Address:	spratschner@lakestevenswa.gov

Brief Description of the Proposed/Draft Development Regulations Amendment: <i>(40 words or less)</i>	<i>Example:</i> Proposed amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055: The proposed change would permit up to 65% impervious surface for developments in the High Urban Residential zone district outside of the 20 th Street SE Corridor Subarea and the Lake Stevens Center Subarea.
Public Hearing Date:	Planning Board/Commission: July 29, 2015 Council/County Commission: September 21, 2015
Proposed Adoption Date:	October 5, 2015

REQUIRED: Attach or include a copy the proposed amendment text.

The proposed code language is copied below:

Unless otherwise provided for elsewhere in Title 14 or the Shoreline Master Program, the maximum impervious surface shall not exceed 40 percent of a lot for development in single-family zoning districts, except that the impervious surface areas for development in the High Urban Residential (HUR) zoning district shall not exceed 65 percent of the lot.



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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

July 23, 2015

Stacie Pratschner
Associate Planner
City of Lake Stevens
1812 Main Street
Post Office Box 257
Lake Stevens, Washington 98258

Dear Ms. Pratschner:

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 amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055: The proposed change would permit up to 65% impervious surface for developments in the High Urban Residential zone district outside of the 20th Street SE Corridor Subarea and the Lake Stevens Center Subarea. These materials were received on July 23, 2015 and processed with the material ID # 21457. 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 may deny expedited review and the standard 60-day review period will end on September 21, 2015. 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 August 06, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) 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.

Sincerely,

Review Team
Growth Management Services



AFFIDAVIT OF NOTICE

Project Name: HUR Code Amendment

Project Number: LUA 2015-0042

<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. Property	<u>N/A</u>	<u>SOP</u>
2. City Hall	<u>7.17.14</u>	<u>SOP</u>
3. Planning	<u>7.17.14</u>	<u>SOP</u>
4. Everett Herald	<u>7.17.14</u>	<u>SOP</u>
5. Mailings	<u>N/A</u>	<u>SOP</u>
6. <u>SEPA</u>		
<u>DNS</u>		
a) Everett Herald	<u>7.24.14</u>	<u>SOP</u>
b) Dept. of Commerce	<u>7.22.14</u>	<u>SOP</u>