



## PLANNING COMMISSION AGENDA

Regular Meeting Date: 05.18.2016

Planning Commission Meeting:

First Wednesday of every Month @ 7:00pm

Planning & Community Development Department

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

[www.lakestevenswa.gov](http://www.lakestevenswa.gov)

Municipal Code

Available online:

[www.codepublishing.com/WA/LakeStevens/](http://www.codepublishing.com/WA/LakeStevens/)

- A. **CALL TO ORDER: 7:00pm**  
Pledge of Allegiance
- B. **ROLL CALL**
- C. **GUEST BUSINESS**  
Kristina Gallant-Alliance for Housing Affordability
- D. **ACTION ITEMS**  
1. Approval of May 4, 2016 Meeting Minutes
- E. **DISCUSSION ITEMS**  
1. 2016 Comprehensive Plan (Wright and Pratschner)
- F. **FUTURE AGENDA ITEMS**  
1. Public Hearing Administrative Authority  
2. Public Hearing Impact Fee Deferral  
3. Critical Areas Update  
4. Clearing and Grading
- G. **COMMISSIONER REPORTS**
- H. **PLANNING DIRECTOR'S REPORT**  
Subarea Plan Update
- I. **ADJOURN**

\*Items attached

\*\*Items previously distributed

# Items to be distributed

### 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,*

**PLANNING COMMISSION REGULAR MEETING MINUTES**

Community Center  
1808 Main Street, Lake Stevens  
Wednesday, May 4, 2016

CALL TO ORDER: 7:01 pm by Chair Tom Matlack

MEMBERS PRESENT: Chair Tom Matlack, Vice Chair Jennifer Davis, Janice Huxford, Vicki Oslund and Tracey Trout

MEMBERS ABSENT: Linda Houlton and Gary Petershagen

STAFF PRESENT: Interim Planning Director Russ Wright and Clerk Jill Meis

OTHERS PRESENT: Sally Jo Sebring and Council Member Rauchel McDaniel

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**Excused Absence:** Commissioner Huxford made a motion to excuse Commissioners Houlton and Petershagen, Commissioner Davis 2<sup>nd</sup>. Motion carried 5-0-0-2.

**Guest business:** None.

**Action Items:**

1. *Approve April 6, 2016 Meeting Minutes.* Clerk Meis received a request to amend the meeting minutes to read "Don Hartleben spoke in favor of a second retail location" rather than "Don Hartleben would like to open a retail location". Commissioner Huxford made a motion to approve the amended April 6, 2016 minutes, Commissioner Trout 2<sup>nd</sup>. Motion carried 5-0-0-2.

**Discussion Items:** Interim Planning Director Wright presented a briefing on the new floodplain regulations set forth by Department of Ecology. DOE would like some requirement for floodplain certification. Most of the changes are small and administrative. These changes will be made by public hearing in the future.

Impact Fee Deferrals were approved by the legislature earlier this year and they need to be implemented this year. The impact fees are currently collected at the time the building permit issuance. The new regulations stipulate the builder can defer the fees until the final occupancy, final inspection or the sale of the property. The city is recommending the option of delaying the fees until final occupancy.

**Future Agenda Items:** The Alliance for Affordable Housing will be giving a presentations in June on the housing profile in Lake Stevens.

**Commissioner Reports:** Commissioner Huxford gave an update of the City Council meeting and asked about the public hearing. Commissioner Trout asked about the Mayor's update on land acquisition. Commissioner Oslund wanted to remind everyone of the safety concerns in the area. Commissioner Matlack reported that the funding has been released for the extension of the Centennial Trail.

**Planning Director Report:** Interim Planning Director Wright gave an update for the downtown subarea planning and citizen advisory committee. The city has narrowed down

the candidates to three firms that submitted proposals for the downtown subarea plan. The Planning and Community Development department has received two new commercial business applications.

**Adjourn:** Motion by Commissioner Davis to adjourn, Commissioner Huxford 2<sup>nd</sup>. Motion carried 5-0-0-2. Meeting adjourned at 7:42 p.m.

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Tom Matlack, Chair

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Jill Meis, Clerk, Planning &  
Community Development



Staff Report  
City of Lake Stevens  
Planning Commission

**2016 Comprehensive Plan Docket Analysis**

Date: May 18, 2016

**Subject:** 2016 Comprehensive Plan Docket Analysis

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

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**ACTION REQUESTED:** Review 2016 Comprehensive Plan Analysis Sheets.

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**BACKGROUND/ HISTORY:**

Under the Growth Management Act, the City can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. A staff analysis for each map and text proposal describe how each proposed amendment is consistent with the annual amendment review criteria.

The city is proposing two substantive text amendments and other minor administrative amendments to the Comprehensive Plan (LUA2016-0017).

1. T-1 – The city is proposing text amendments to Chapter 5 – the Parks, Recreation and Open Space Element to add and describe projects on the Capital Project List of the Parks Element (**Exhibit 1**).
2. T-2 – The city is proposing text amendments to Chapter 8 – the Capital Facilities Element, which would add parks and roads projects as capital projects (**Exhibit 2**).
3. T-4 and T-5 – Along with the specific defined text amendments, staff will also include standard administrative amendments, including incorporating SEPA documents as a new appendix and updating the dates on the cover, footnotes and the Table of Contents (**Exhibits 3 and 4**).

The city has received two citizen-initiated amendments and a city-initiated amendment to the land use map and concurrent rezone applications.

1. M-1 – The first request (LUA2015-0119) is to change the land use designation for two undeveloped School District parcels off Lake Drive, from Medium Density Residential to Public / Semi-Public (**Exhibit 5**).
2. M-2 / M-3 – The second request (LUA2016-0007) is to change the land use designation, for three undeveloped parcels off SR-92, from Planned Business District to Medium Density Residential along with a city expansion of LUA2016-0007 to change the land use designation, for two partially developed parcels off SR-92, from Planned Business District to Medium Density Residential for consistency with adjacent parcels. The city may also consider adding the 3-acre parcel to the west & isolated 0.44-acre parcel east of 127<sup>th</sup> Ave SE. (**Exhibit 6**).

3. M-4 – City request to change the land use designation, for parcels off 20th Street SE near SR-9, from Mixed Use, High Density Residential and Medium Density Residential in the 20th Street Subarea to Commercial with a concurrent rezone to Commercial District.

The Planning Commission held a public hearing for recommendation to ratify the 2016 Docket on March 2, 2016. City Council ratified the 2016 Docket on March 22, 2016.

The analysis of the proposals to this point is to establish consistency with the Lake Stevens Comprehensive Plan. The items on the ratified docket have been analyzed against the criteria to grant or deny an amendment. Some specific areas of analysis have been reviewing the cumulative impact of the proposed amendments to ensure that the land use areas devoted to residential, commercial and public purposes remain in balance. Staff also has reviewed the potential impacts from changing the designation of an existing neighborhood to Commercial as it relates to maintaining housing stock for affordability and potential mitigation measures. An analysis form for each proposed Comprehensive Plan map correction and text amendment is attached. All Comprehensive Plan and code proposals meet requirements for granting the proposed amendments.

Next steps – Staff will complete the proposed text amendments and send the proposed Comprehensive Plan amendments to the Washington Department of Commerce for the required 60-day review by state agencies, issue a SEPA determination and SEPA Addendum, which will be followed by public hearings with the Planning Commission and City Council.

A staff summary and analysis for each map and text proposal is attached.

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**DISCUSSION:**

Staff will discuss how each proposed amendment meets the defined criteria.

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**ATTACHMENTS:**

1. T-1 Analysis Sheet
2. T-2 Analysis Sheet
3. T-4 Analysis Sheet
4. T-5 Analysis Sheet
5. M-1 Analysis Sheet
  - a. Map
  - b. Combined Narrative
6. M-2/M-3 Analysis Sheet
  - a. Map
  - b. Land Use Narrative
  - c. Rezone Narrative
7. M-4 Analysis Sheet
  - a. Map



## 2014 Comprehensive Plan Docket Map Amendment

Staff Summary for Grant or Denial  
T-1 Chapter 5 (LUA2016-0017)

<b>SUMMARY</b>
<b>Location in Comprehensive Plan:</b> Chapter 5 Parks, Recreation & Open Space Element
<b>Proposed Change(s):</b> City-initiated request (LUA2016-0017) to add park projects to the Capital Project List for improvements to Lundeen Park and acquisition of park property in northwestern portion of city.
<b>Applicant:</b> City of Lake Stevens Planning & Community Development

<b>GRANTING OR DENIAL OF AMENDMENTS</b> (Comprehensive Plan Chapter 1) <i>For both city and privately-initiated amendments, the city shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:</i>	
<b>1. The effect upon the physical, natural, economic, and/or social environments.</b>	
<b>Discussion:</b> The proposed Parks and Recreation project will have beneficial effects upon the physical, natural, economic, and/or social environments at the time of implementation.	
<b>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.</b>	
<b>Discussion:</b> The proposed Parks and Recreation projects will have no direct impact to specific land uses or neighborhoods.	
<b>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</b>	
<b>Discussion:</b> The proposed Parks and Recreation projects will have beneficial impacts to public park facilities and services and meets a defined recreation need.	
<b>4. The quantity and location of land planned for the proposed land use type and density.</b>	
<b>Discussion:</b> The proposed Parks and Recreation project will not change the land use type and density.	
<b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b>	
<b>Discussion:</b> The proposed Parks and Recreation project will need to be incorporated into Chapter 8 – the Capital Facilities Element.	

<b>AMENDMENT CRITERIA</b> (Comprehensive Plan Chapter 1) <i>The city may amend the Comprehensive Plan <u>only if</u> it finds the amendment meets all of the following:</i>	Yes	No
<b>1. The amendment must be consistent with the Growth Management Act and other applicable State laws.</b>	X	
<b>Discussion:</b> The application was received as part of the annual docket cycle and has been submitted to the Department of Commerce for review.		

<b>2. The amendment must be consistent with the applicable Countywide Planning Policies.</b>	X	
<b>Discussion:</b> The proposal provides countywide recreational opportunities.		
<b>3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</b>	X	
<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan.		
<b>4. The amendment can be accommodated by all applicable public services and facilities, including transportation.</b>	X	
<b>Discussion:</b> The park projects are located in areas with existing public facilities. Any required facilities will be installed at the time of development.		
<b>5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.</b>	X	
<b>Discussion:</b> The proposal upon construction will increase the usability of these park facilities.		
<b>6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</b>	X	
<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan and upon completions will benefit the overall parks and recreation opportunities in the city and region.		

Staff recommends this proposal be  X  GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The Planning Commission recommends this proposal be \_\_\_ GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The City Council \_\_\_\_\_ GRANTS or \_\_\_\_\_ DENIES this proposal based on the criteria in the Comprehensive Plan and LSMC.



## 2014 Comprehensive Plan Docket Map Amendment

Staff Summary for Grant or Denial  
T-2 Chapter 8 (LUA2016-0017)

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

<b>GRANTING OR DENIAL OF AMENDMENTS</b> (Comprehensive Plan Chapter 1) <i>For both city and privately-initiated amendments, the city shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:</i>
<b>1. The effect upon the physical, natural, economic, and/or social environments.</b>
<b>Discussion:</b> The proposed capital projects will have beneficial effects upon the physical, natural, economic, and/or social environments at the time of implementation, specifically recreation and public safety.
<b>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.</b>
<b>Discussion:</b> The proposed capital projects will have no direct impact to specific land uses and will have positive impacts to the safety and recreational opportunities for neighborhoods near the projects at the time of construction.
<b>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</b>
<b>Discussion:</b> The proposed capital projects benefit public park facilities and the pedestrian street network.
<b>4. The quantity and location of land planned for the proposed land use type and density.</b>
<b>Discussion:</b> The proposed capital projects will not change the land use type and density.
<b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b>
<b>Discussion:</b> The proposed Capital Project will need to be incorporated into Chapter 8 – the Capital Facilities Element.

<b>AMENDMENT CRITERIA</b> (Comprehensive Plan Chapter 1) <i>The city may amend the Comprehensive Plan <u>only if</u> it finds the amendment meets all of the following:</i>	Yes	No
<b>1. The amendment must be consistent with the Growth Management Act and other applicable State laws.</b>	X	
<b>Discussion:</b> The application was received as part of the annual docket cycle and has been submitted to the Department of Commerce for review.		
<b>2. The amendment must be consistent with the applicable Countywide Planning Policies.</b>	X	
<b>Discussion:</b> The proposal provides countywide recreational opportunities.		
<b>3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</b>	X	
<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan.		
<b>4. The amendment can be accommodated by all applicable public services and facilities, including transportation.</b>	X	
<b>Discussion:</b> The park projects are located in areas with existing public facilities. Any required facilities will be installed at the time of development.		
<b>5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.</b>	X	
<b>Discussion:</b> The proposal upon construction will increase the usability of these park facilities.		
<b>6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</b>	X	
<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan and upon completions will benefit the overall parks and recreation opportunities in the city and region.		

Staff recommends this proposal be  X  GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The Planning Commission recommends this proposal be \_\_\_\_ GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The City Council \_\_\_\_\_ GRANTS or \_\_\_\_\_ DENIES this proposal based on the criteria in the Comprehensive Plan and LSMC.



## 2014 Comprehensive Plan Docket Map Amendment

Staff Summary for Grant or Denial  
T-4 Appendices (LUA2014-0017)

<b>SUMMARY</b>
<b>Location in Comprehensive Plan:</b> Revised Appendix A
<b>Proposed Change(s):</b> Update Appendix A – Final Environmental Impact Statement to be prepared as environmental review for 2016 Docket. (SEPA Addendum will be adopted after PC Hearing, but prior to City Council Action).
Specific changes are attached
<b>Applicant:</b> City of Lake Stevens Planning & Community Development

<b>GRANTING OR DENIAL OF AMENDMENTS</b> (Comprehensive Plan Chapter 1) <i>For both city and privately-initiated amendments, the city shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:</i>	
<b>1. The effect upon the physical, natural, economic, and/or social environments.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not affect the physical, natural, economic, and/or social environments at the time of implementation, specifically recreation and public safety.
<b>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not have direct impact to specific land uses and neighborhoods.
<b>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not affect public facilities and services.
<b>4. The quantity and location of land planned for the proposed land use type and density.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not affect land use type and density.
<b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not affect other elements of the Comprehensive Plan.

<b>AMENDMENT CRITERIA</b> (Comprehensive Plan Chapter 1– pages 1-26 and 1-27) <i>The city may amend the Comprehensive Plan <u>only if</u> it finds the amendment meets all of the following:</i>	Yes	No
<b>1. The amendment must be consistent with the Growth Management Act and other applicable State laws.</b>	X	

<b>Discussion:</b> The application was received as part of the annual docket cycle and will submitted to the Department of Commerce for final review.		
<b>2. The amendment must be consistent with the applicable Countywide Planning Policies.</b>	X	
<b>Discussion:</b> The proposed text amendment has no effect on countywide planning policies.		
<b>3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</b>	X	
<b>Discussion:</b> The proposed text amendment does not affect goals and policies of the Comprehensive Plan.		
<b>4. The amendment can be accommodated by all applicable public services and facilities, including transportation.</b>	X	
<b>Discussion:</b> The proposed text amendment does not affect existing public facilities and services.		
<b>5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.</b>	X	
<b>Discussion:</b> The proposed text amendment does not affect any lands or neighborhoods.		
<b>6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</b>	X	
<b>Discussion:</b> The proposed text amendment does not affect the community.		

Staff recommends this proposal be  X  GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The Planning Commission recommends this proposal be \_\_\_ GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The City Council \_\_\_\_\_ GRANTS or \_\_\_\_\_ DENIES this proposal based on the criteria in the Comprehensive Plan and LSMC.



## 2014 Comprehensive Plan Docket Map Amendment

Staff Summary for Grant or Denial  
T-5 Table of Contents (LUA2014-0017)

<b>SUMMARY</b>
<b>Location in Comprehensive Plan:</b> Revised TOC, etc.
<b>Proposed Change(s):</b> Update dates, cover, footers, Executive Summary and Table of Contents as needed – specific changes will be presented at the public hearing.
<b>Applicant:</b> City of Lake Stevens Planning & Community Development

<b>GRANTING OR DENIAL OF AMENDMENTS</b> (Comprehensive Plan Chapter 1) <i>For both city and privately-initiated amendments, the city shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:</i>	
<b>1. The effect upon the physical, natural, economic, and/or social environments.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not affect the physical, natural, economic, and/or social environments at the time of implementation, specifically recreation and public safety.
<b>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not have direct impact to specific land uses and neighborhoods.
<b>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not affect public facilities and services.
<b>4. The quantity and location of land planned for the proposed land use type and density.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not affect land use type and density.
<b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b>	<b>Discussion:</b> The proposed text amendment is procedural and will not affect other elements of the Comprehensive Plan.

<b>AMENDMENT CRITERIA</b> (Comprehensive Plan Chapter 1– pages 1-26 and 1-27) <i>The city may amend the Comprehensive Plan <u>only if</u> it finds the amendment meets all of the following:</i>	Yes	No
<b>1. The amendment must be consistent with the Growth Management Act and other applicable State laws.</b>	X	

<b>Discussion:</b> The application was received as part of the annual docket cycle and will submitted to the Department of Commerce for final review.		
<b>2. The amendment must be consistent with the applicable Countywide Planning Policies.</b>	X	
<b>Discussion:</b> The proposed text amendment has no effect on countywide planning policies.		
<b>3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</b>	X	
<b>Discussion:</b> The proposed text amendment does not affect goals and policies of the Comprehensive Plan.		
<b>4. The amendment can be accommodated by all applicable public services and facilities, including transportation.</b>	X	
<b>Discussion:</b> The proposed text amendment does not affect existing public facilities and services.		
<b>5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.</b>	X	
<b>Discussion:</b> The proposed text amendment does not affect any lands or neighborhoods.		
<b>6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</b>	X	
<b>Discussion:</b> The proposed text amendment does not affect the community.		

Staff recommends this proposal be  X  GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The Planning Commission recommends this proposal be \_\_\_ GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The City Council \_\_\_\_\_ GRANTS or \_\_\_\_\_ DENIES this proposal based on the criteria in the Comprehensive Plan and LSMC.



## 2014 Comprehensive Plan Docket Map Amendment

Staff Summary for Grant or Denial  
M-1 School District Map Amendment (LUA2015-0119)

SUMMARY	
<b>Location in Comprehensive Plan:</b> Chapter 2 Land Use Element – Figure 2.3 Land Use Map	
<p><b>Proposed Change(s):</b> The applicant, the Lake Stevens School District No. 4, has applied for a comprehensive plan designation and concurrent rezone of approximately 37.14 acres off of Lake Drive and east of SR-9 (<b>Exhibit 1</b>). The proposal would change the land use designation on two undeveloped parcels from the Medium Density Residential (MDR) to Public/Semi-Public (P/PS), and the zoning would change from the High Urban Residential (HUR) to the Public/Semi-Public (P/PS). The purpose of this map amendment is to permit the construction of a new elementary school and early learning center. The balance of the site would be preserved for future District uses.</p> <p>The applicant has provided a Comprehensive Plan Criteria Narrative (<b>Exhibit 2</b>), SEPA checklist and an analysis of how the proposed amendment meets the rezoning criteria of Lake Stevens Municipal Code (LSMC) 14.16C.090.</p>	
<b>Applicant:</b> Lake Stevens School District No. 4	<b>Property Location(s):</b> The west side of Lake Drive and north of 28 <sup>th</sup> Street NE.
<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>
Medium Density Residential (MDR)	Public / Semi-Public (P/PS)
<b>Existing Zoning District</b>	<b>Proposed Zoning District</b>
High Urban Residential (HUR)	Public / Semi-Public (P/PS)

FACTORS TO CONSIDER FOR REVIEWING MAP AMENDMENTS (Comprehensive Plan Chapter 1)
<p>1. How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it is not, the development should demonstrate how the change is in the best long-term interest of the City.</p>
<p><b>Discussion:</b> The proposal is for a minor land use map change pursuant to LSMC 14.16C.090(b) and complies with the city’s goals and policies:</p> <p><u>Public Utilities and Services</u> Vision – Lake Stevens will strive to provide excellent public utilities and 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 Stevens Sewer District, Lake Stevens Fire and the Lake Stevens School District to ensure service continuity as the community grows.</p> <p>GOAL 7.4: Provide adequate school facilities.</p> <p style="padding-left: 20px;">Policy 7.4.1: Support the Lake Stevens School District to maintain its adopted level of service.</p> <p style="padding-left: 20px;">Policy 7.4.2: Coordinate land use density and intensity with the School Districts capital budget in order to provide services within the city.</p>

<p>2. How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.</p>
<p><b>Discussion:</b> The proposal would permit the building of a new school and early learning center, housing more students as the city experiences a steady upward growth in enrollment as an outright permitted use. The permitting of a new school and early learning center would be consistent with the goal of providing excellent public services in proportion to population growth.</p>
<p>3. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?</p>
<p><b>Discussion:</b> The School District provided a traffic impact analysis, critical areas report, trees survey and other documents with their approved Conditional Use Permit submittal for a new elementary school and early learning center. All impacts from the development of this site will not vary with the proposed change in land use designation or zoning district.</p>
<p>4. Comments received from affected property owners and residents.</p>
<p><b>Discussion:</b> A community meeting was held to discuss the District development of the property followed by a public hearing. Concerns included potential impacts to wetlands, tree retention and traffic concerns on Lake Drive were discussed and presented to the Hearing Examiner and considered as part of his decision. Any additional comments will be considered at the Planning Commission's hearing over the proposed land use change and rezone.</p>
<p><b>GRANTING OR DENIAL OF AMENDMENTS</b> (Comprehensive Plan Chapter 1– page I-13 to I-20) <i>For both city and privately-initiated amendments, the city shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:</i></p>
<p><b>1. The effect upon the physical, natural, economic, and/or social environments.</b></p>
<p><b>Discussion:</b> Re-designation of the 37.14-acres parcel from Medium-Density Residential to Public / Semi-Public would have no effect upon the physical, natural, economic and/or social environments as a non-project action. Future development will be subject to rules in effect to ensure consistency with neighboring properties. The underlying designation and district would still allow the construction of a school.</p>
<p><b>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.</b></p>
<p><b>Discussion:</b> Re-designation of the parcel from Medium-Density Residential to Public / Semi-Public will be compatible with adjacent and surrounding land uses and neighborhoods by providing educational services close to families living in the surrounding residential neighborhoods to the north, east and south. The property west of the subject parcels is zoned Commercial and General Industrial.</p>
<p><b>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</b></p>
<p><b>Discussion:</b> The parcel is located in an area where public facilities, services and utilities can be installed at the time of development.</p>
<p><b>4. The quantity and location of land planned for the proposed land use type and density.</b></p>
<p><b>Discussion:</b> The parcel proposed for re-designation is 37.14-acres and will not affect citywide land use and density significantly. The land use tables will be updated to reflect the changes.</p>

<b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b>
<b>Discussion:</b> Re-designation of the parcel will have no other effects on the Comprehensive Plan. The proposal will result in a slight alteration to the residential land use supply as described in Table 2.3. This table will be updated as part of the 2016 Comprehensive Plan.

<b>AMENDMENT CRITERIA</b> (Comprehensive Plan Chapter 1) <i>The city may amend the Comprehensive Plan <u>only</u> if it finds the amendment meets all of the following:</i>	Yes	No
<b>1. The amendment must be consistent with the Growth Management Act and other applicable State laws.</b>	X	
<b>Discussion:</b> The application was received as part of the annual docket cycle and has been submitted to the Department of Commerce for review.		
<b>2. The amendment must be consistent with the applicable Countywide Planning Policies.</b>	X	
<b>Discussion:</b> The proposal does not affect Countywide Planning Policies		
<b>3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</b>	X	
<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan as addressed earlier.		
<b>4. The amendment can be accommodated by all applicable public services and facilities, including transportation.</b>	X	
<b>Discussion:</b> The parcel is located in an area where adequate public facilities and services can be installed on the site at the time of development.		
<b>5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.</b>	X	
<b>Discussion:</b> The proposal will provide new school facilities to meet the needs of Lake Stevens' growing population. Any future development will need to meet citywide concurrency standards and development regulations to protect critical areas. Future development will likely be subject to project specific SEPA review as well.		
<b>6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</b>	X	
<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan as addressed earlier, specifically land use and public service goals to achieve balanced land uses within the community.		

Staff recommends this proposal be  X  GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

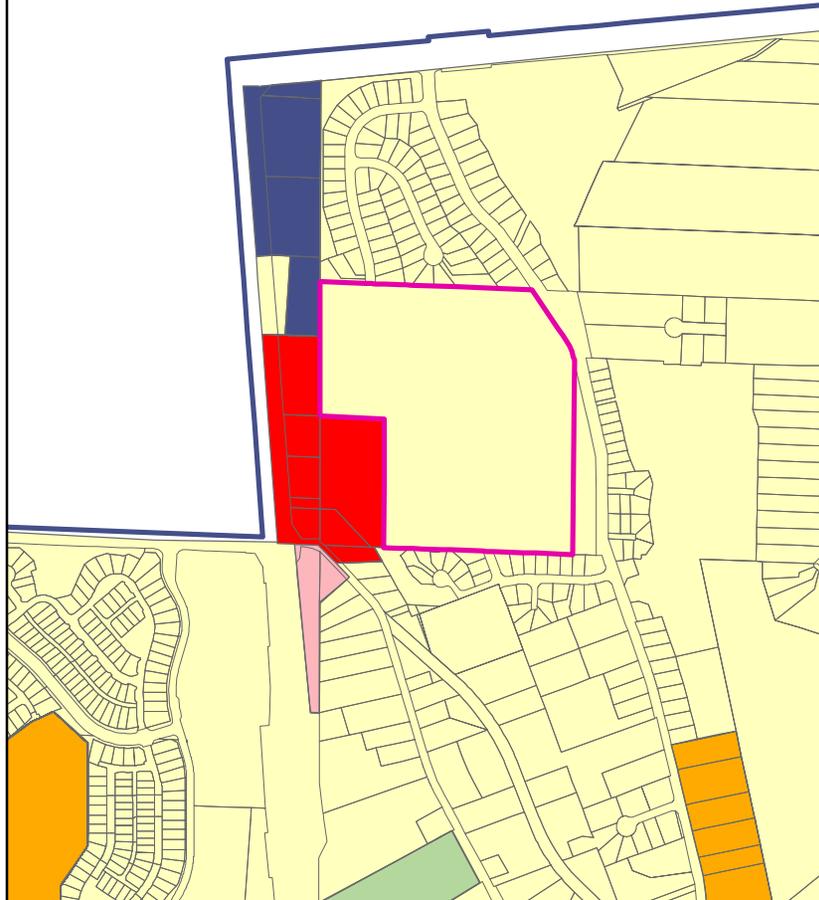
The Planning Commission recommends this proposal be \_\_\_ GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The City Council \_\_\_\_\_ GRANTS or \_\_\_\_\_ DENIES this proposal based on the criteria in the Comprehensive Plan and LSMC.

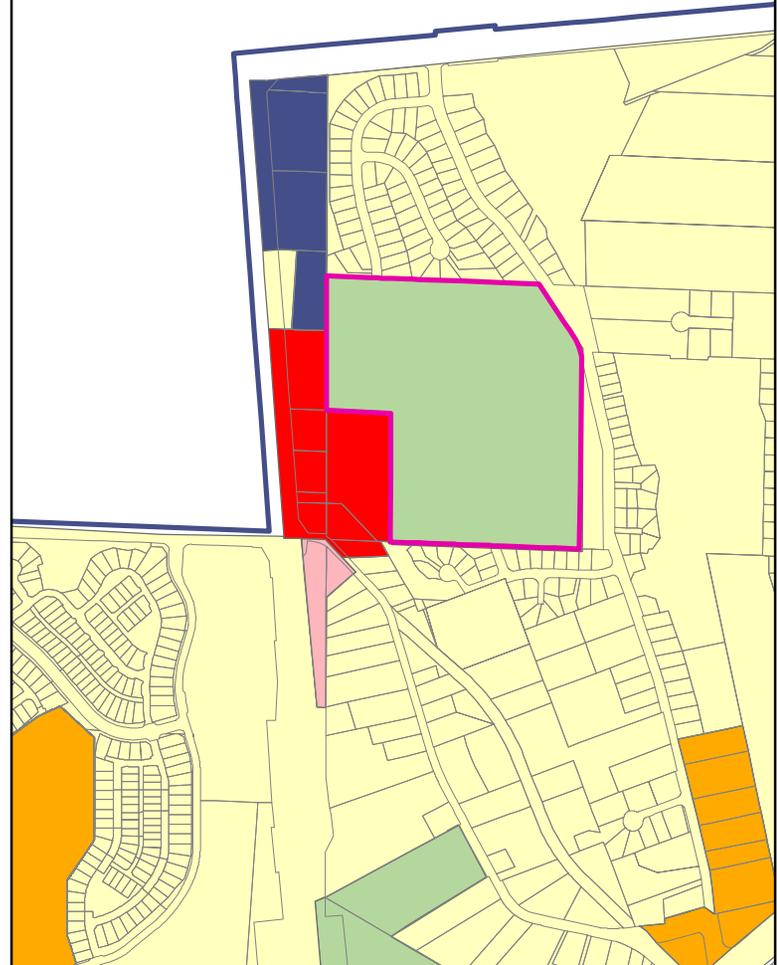
Exhibit List:

1. Current and Proposed School District Land Use Map, dated March 2, 2016
2. Comprehensive Plan Criteria Narrative, dated December 15, 2015

Current Land Use



Proposed Land Use



**School District Land Use Map Amendment**

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

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

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

Date: February 2016





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December 15, 2015

Russ Wright, Interim Planning Director  
City of Lake Stevens  
Planning and Community Development  
1820 Main Street  
Lake Stevens, WA 98258

**Re: Request for Comprehensive Plan Map Change and Associated Rezone  
Lake Stevens School District – Lake Drive Property**

Dear Mr. Wright,

On behalf of Lake Stevens School District (District), the following request is submitted for a Comprehensive Plan amendment, in accordance with the City's annual docket procedure:

*Amendment to the City of Lake Stevens Comprehensive Land Use Map from Medium Density Residential to Public/Semi-Public, with a concurrent rezone from High Urban Residential to Public/Semi-Public.*

This request affects approximately 38 acres of property located on the west side of Lake Drive north of 28<sup>th</sup> Street NE. The site is located within the City of Lake Stevens city limits. The parcels are entirely owned by Lake Stevens School District #4. The site is currently undeveloped.

As a result of increasing enrollment in the District, the District is proposing to construct an elementary school as well as a new early learning center in the near term. The balance of the site would be preserved for future District uses.

A Description of Request is enclosed with this letter and provides information in support of the application. A Non-Project SEPA Checklist is also enclosed along with other descriptive materials.

Please contact me with any questions or additional information needs.

Sincerely,

**SHOCKEY PLANNING GROUP, INC.**

Camie Anderson  
Senior Associate

c: Robb Stanton, Lake Stevens School District

- Enclosures:
- Description of Request
  - Attachment 1 – Parcel Map
  - Attachment 2 – Comprehensive Plan and Rezone Application
  - Attachment 3 – Non-Project SEPA Checklist
  - Attachment 4 – Map of Surrounding Area

## DESCRIPTION OF REQUEST

### REQUESTED ACTION

Amendment to the Comprehensive Plan and Zoning Map as part of the City’s annual plan review (Docket) process.

The Requested Action is to:

1. Amend the Comprehensive Land Use Map Medium Density Residential (MDR) to Public/Semi-Public (P/SP) for 38 acres owned by the Lake Stevens School District.
2. Rezone the site from High Urban Residential (HUR) to Public/Semi-Public). This is a non-project rezone request.

### PROPERTY DESCRIPTION

The parcels affected by this request do not have an assigned address and are located on the west side of Lake Drive north of 28<sup>th</sup> St NE. The parcel is located in the southeast quarter of Section 01, Township 29 North, Range 05 East, W.M. (see *Attachment 1 – Parcel Map*). The County Assessor’s parcel numbers are: 29050100401000 (35.25 Acres) and 29050100401400 (1.89 Acres) .

The 38-acre site is currently undeveloped (vacant) land. Topography of the site slopes gently to the east, and steeper as the site approaches Lake Drive. There are 27 (plus one artificially created) wetlands on the site. The site is covered by deciduous and evergreen trees with an understory of primarily salmonberry.

### COMPREHENSIVE PLAN AND ZONING OVERVIEW

The site is surrounded by the Medium Density Residential with General Industrial and Commercial Comprehensive Plan Designations to the east. The surrounding zoning consists of High Urban Residential north of the site and Suburban Residential to the east and south, Urban Residential to the Southeast and Commercial District and General Industrial zoning classifications to the west. This is summarized in the following table.

	Existing Zoning	Proposed Zoning	Existing Plan Designation	Proposed Plan Designation
Site	HUR	P/SP	MDR	P/SP
North	HUR		MDR	
South	Southwest: SR Southeast: UR		MDR	
East	SR		MDR	
West	GI CD		GI, Commercial	

HUR - High Urban Residential  
P/SP - Public / Semi-Public  
SR - Suburban Residential  
UR - Urban Residential

MDR – Medium Density Residential  
CD - Commercial District  
GI - General Industrial

## SUBMITTAL REQUIREMENTS

### 1. APPLICATION

The Application is attached as *Attachment 2*.

### 2. NARRATIVE STATEMENT

See submittal letter and Item No. 6 below.

### 3. NON-PROJECT SEPA CHECKLIST

The Non-Project SEPA checklist is included as *Attachment 3*.

### 4. SPECIAL STUDIES

There were no special studies prepared for this application.

### 5. MAP OF SITE AND SURROUNDING AREA

A Map of Site and Surrounding Area is included as *Attachment 4*.

### 6. EVALUATION CRITERIA G (2005 PLAN):

- A. How is the proposed land use designation supported by or consistent with existing policies of various elements of the Comprehensive Plan? If it isn't, the development should demonstrate how the change is in the best long-term interest of the City.**

The proposed request is supported by and consistent with the existing policies of various elements of the Comprehensive Plan as addressed below:

#### **2035 Lake Stevens Vision**

**(Page I-11)**

*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.*

The proposed request is consistent with the District's Capital Facilities Plan which has been adopted as part of the capital facilities element of the City's GMA Plan. The proposed design will achieve the Vision of locating excellent schools in stable neighborhoods. The Lake Drive site will improve access to those who will need the service and will provide recreational opportunities in the neighborhood and City.

## Chapter 2: Land Use Element

(Pages I-12 and LU-2)

*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 proposed request provides balance between residential growth with related increased need for public service for the students of the Lake Stevens School District to learn and play.

(Page LU-14)

*Medium Density Residential allows ... limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between high density designations and rural areas where infrastructure is readily available.*

The above description of the current zone where the amendment is requested indicates that it allows limited public/semi-public community and recreational uses which indicates the use is generally compatible with the Comprehensive Plan Map and current zoning. The requested amendment would allow greater coordination between the City and the District as it obtains permits in a timely manner related to the type and pace of growth in Lake Stevens.

(Page LU-15)

*Public/Semi-Public – This category includes public buildings, public services, and transportation facilities to support operations of the city, the school district, fire district and miscellaneous other governmental functions. These services require land throughout the city.*

The above description of the requested zone characterizes what would better suit the District's objective of addressing an increasing demand for elementary schools in this attendance area and the level of coordination it needs with the City to provide adequate public services.

(Page LU-28)

*Goal 2.1 Provide sufficient land area to meet the projected needs for housing, employment and public facilities within the City of Lake Stevens.*

*Policy 2.1.4 Direct new growth to areas where infrastructure and services are available or planned to ensure growth occurs in a fiscally responsible manner to support a variety of land uses.*

*Policy 2.1.5 Coordinate land use decisions with capital improvement needs for public facilities including streets, sidewalks, lighting systems, traffic*

*signals, water, storm and sanitary sewer, parks and recreational facilities, cultural facilities and schools.*

*Policy 2.2.4 Allow the Public/Semi-Public land use designation, which is intended for use on all land that is publicly owned. It allows public buildings and services, recreational uses, utilities, and transportation facilities. This designation may also allow a limited range of commercial uses.*

*Policy 2.3.4 Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services.*

*Policy 2.14.1 Encourage mixed land use and greater land density to shorten distances between homes, workplaces, schools and recreation so people can walk or bike more easily to them.*

The requested amendment in the City Comprehensive plan and zoning designation is based on objectives that are consistent with the above policies. There is a demonstrated pressing need for elementary schools in this area of Lake Stevens. Residential growth with the provision of adequate and timely school facilities requires coordination between the City and its school districts and will help to manage potential impacts on public facilities and services. Providing schools within neighborhoods allows for the type of mixed land use to shorten distances between home and school and recreation.

Current zoning (HUR) allows for schools; however a change to P/SP classification provides greater design latitude in line with the capacity and functional needs to be designed into the new facilities. Also, the District owns the site, another criteria for the P/SP zone.

### **Chapter 3: Housing Element**

**(Page III-6)**

In the Housing section on Page 6 the Plan indicates that Lake Stevens household size is larger than the County and a greater percent of households in Lake Stevens have children (54%) than the County (32%). This indicates a greater needs for schools and suitable housing.

*Policy 3.2.2 Support land uses and development regulations designed to increase housing opportunities for current and future residents, seniors, disabled, or other special-needs populations in proximity to shopping, health care, services, recreation facilities and public transportation.*

*Policy 3.5.1 Promote residential development in areas that allows pedestrian access to commercial areas, employment, public transportation routes, schools and park or recreational areas.*

The requested amendment would serve to provide services to current and future residents and would promote pedestrian access to schools by locating a school in a residential area.

**Chapter 5: Parks, Recreation & Open Space Element** **(Page P-4)**

(schools) “*expand the variety of recreation areas available to the community.*”

**(Pages P-6, P-15, P-17)**

Parks & Recreation Facilities Maps show less school associated park/recreation facilities in the part of the city where this proposed amendment is requested.

**(Page P-37)**

*Goal 5.4 Maximize park facilities by leveraging, sharing and efficiently using resources.*

*Policy 5.4.1 Cooperatively plan for joint-use facilities, meeting and classrooms, athletic fields, and other facilities with the Lake Stevens School District, Lake Stevens Junior Athletic Association, Snohomish County Parks Department and other public or private providers of recreation services and facilities that are of mutual benefit to each agency and the users/participants in the city and its Urban Growth Area.*

*Policy 5.4.2 Create a comprehensive, balanced park, recreation and open space system that integrates city facilities and services with resources available from the Lake Stevens School District, Snohomish County and other state, federal and private park and recreational lands and facilities in a manner that will best serve and provide for area residents’ interests.*

*Policy 5.4.3 Support continued cooperation between the city, non-profit organizations, the Lake Stevens School District and other agencies for continuation and development of recreation programming for youths, senior citizens and other segments of the population to avoid duplication, improve facility quality and availability, which reduces costs and represents area residents’ interests through joint planning and development efforts.*

The request for the proposed amendment would be consistent with the above policies in that it would allow cooperative joint-use of facilities that would benefit the residents of the City. It would help create more comprehensive, balanced park and recreation uses in this area by integrating city and District facilities that are of mutual benefit to each agency and more importantly to the residents, families, and children.

**Chapter 7: Public Services and Utilities Element** **(Page PS-2)**

*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 Stevens Sewer District, Lake Stevens Fire, and the Lake Stevens School District to ensure service continuity as the community grows.*

Current enrollment pressure in the district for elementary schools make it imperative to provide another school as soon as possible and seeks the City’s cooperation through designation of its property to P/SP.

***Lake Stevens School District***

**(Page PS-11)**

*The Lake Stevens School District has experienced steady upward growth in enrollment for the past four decades. Student enrollment in the School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between October 2008 and October 2013, student enrollment increased by seven percent. Overall, there was a two percent decline countywide during this period. The School District’s October 2013 enrollment was 7,759 students, an increase of 1.6 percent over October of 2011. The School District has been, and is projected to continue to be, one of the fastest growing districts in Snohomish County, based on the Office of Financial Management population forecast. Population forecasts estimate the Lake Stevens UGA population will increase to 46,380 people in 2035. Likewise, the population within the Lake Stevens School District boundaries will rise from 41,238 in 2013 to over 61,000 in 2035.*

**(Page PS-18)**

*Goal 7.1 Coordinate with City departments, special purpose districts, utility companies and other service providers to ensure the adequate distribution of public services and facilities throughout the City and consistency with the land use element.*

*Policy 7.1.2 Coordinate with local and regional service providers including the Lake Stevens School District, Lake Stevens Fire, Sno-Isle Library, etc. to ensure public services are adequately maintained and distributed to support the community’s needs and that each agency’s’ planning documents are consistent.*

The request for these amendments seeks to maintain consistency with the land use element and provision of public services needed due to residential growth in this area of the City.

**(Page PS-20)**

*Policy 7.4.1 Support the Lake Stevens School District to maintain its adopted level of service.*

*Policy 7.4.2 Coordinate land use density and intensity with the School District's capital budget in order to provide services within the city.*

*Policy 7.4.3 The city will adopt by reference the Lake Stevens School District Capital Facilities Plan. The City Council shall review the CFP every two years to ensure that it is consistent with the requirements of the GMA; the impact fee calculation is consistent with the city's adopted formula and the CFP has been adopted by the District's Board of Directors.*

With Ordinance 927 (February 23, 2015), the City has adopted the 2014-2019 Capital Facilities Plan for the Lake Stevens School District as a sub-element of its Comprehensive Plan. Table 6-3 of the School CFP shows the proposed school, including site acquisition, as part of its capital plan.

This request is consistent with the above goals which directly addresses maintaining the District's adopted level of service and its objective of coordinating with the City relative to residential density and intensity in order to provide educational services within the city in an area without a close elementary school.

**B. Does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that will make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.**

The proposed designation on this school-owned property is a more accurate depiction of what will happen to future land use patterns. Having the site designated for residential use could be misleading.

The proposed land use designation provides educational services close to the families that will need them. Siting land near to students reduces the impact on traffic and roads, thereby enhancing safety and reducing needed capital investments. Schools also provide open space "breaks" in an otherwise higher density urban setting. It will increase recreational opportunities and pedestrian and bicycle access to those neighbors in the immediate vicinity. In addition, future planned school facilities typically includes fields as well as other outdoor recreational spaces

**C. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?**

The proposed change of land use is a use which is allowed in the current zone with a conditional use. Schools are a typical and accepted use in or adjacent to residential areas. The request would help to better address access, car and bus drop-off, parking, outdoor play, and other non-residential uses to ensure compatibility with surrounding areas.

The primary reasons for the requested change is to

1. Let the community know that the District owns this property (not a developer).
2. Allow increases in height under the proposed zone without needing a height variance.

Landscape buffers are required for any conditional use under either the existing or proposed zone. In addition, the topography of the site lends itself to innovative development, further making it compatible with the surrounding residential developments.

#### **D. Comments received from affected property owners and residents.**

A community meeting was held on August 19, 2015 related to the District developing the Lake Drive property. While the meeting was not held specific to the proposed comprehensive plan amendment and rezone, it was related to District uses. Seven households attended and commented on the following issues:

- Wetlands
- Trees
- Speeders on Lake Drive.
- Lake Drive not striped.
- Lake Drive used for cut-through traffic.
- Proposed modifications to SR92 & Lake Drive – Pork chop (right-in/right-out).
- Desire to incorporate long on-site driveways and account for turn-a-rounds so there is no back-up of parent pick-up/drop-off onto neighborhood streets – long approaches.
- Lake Drive is a better entrance (has 35 feet of width). The residential streets are narrow (28 feet in width).
- Traffic calming.
- Work with the City on sidewalks. There are good sidewalks to the north and at 28<sup>th</sup> and development to the east. Further down 28<sup>th</sup>, there are no sidewalks.
- Access from Soper Hill.

- Animals noted on site:
  - Deer
  - Coyote
  - Rabbits
  - Ducks
  - Frogs
  - Heron
- Time for Alder trees to go.
- Provide enough parking for events.
- Leave screening on north and south – fill in gaps where necessary.

Comments from this public meeting were sent to all members of the project team to be considered as part of the planning and design of the future planned school development.

A second community meeting was held on December 2, 2015. At this meeting, the community was able to see the proposed development on the site and appreciated that the District had listened and addressed the concerns. The community does still, however, remain concerned about traffic in the area, both with and without the development of the Lake Drive property.

## **7. EVALUATION CRITERIA H (2015 PLAN)**

**The City shall use the following decision criteria in selecting proposals for future analysis and consideration. Proposals must meet subsections 1 through 4 below and either subsection 5 or 6 below:**

### **1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?**

Implementation as a development regulation or program would not help the Lake Stevens School District provide needed school facilities and services for this area whereas the amendment to the Comprehensive Plan and related rezone would. Schools are an allowed use in the HUR zone, but would likely necessitate a height or other variance to accommodate the design. A Plan amendment also provides assurance to the surrounding property owners that this site will be used for school related uses rather than another housing development.

### **2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?**

The proposed amendment is legal, and meets existing state and local laws. The Lake Stevens School District is the legal owner of the site. The site is undeveloped and has no zoning or other violations associated with it. Schools are permitted in the current zone and the District is seeking approval to develop it as needed in conjunction with its state mandated purpose. The site will be developed consistent with all state and local laws and

all required approvals will be obtained prior to construction. The site will be designed, constructed and operated consistent with all relevant legal requirements.

**3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes that there has been a substantial change of circumstances and support a plan or regulation change at this time.**

The property was purchased by the District in the late 1990's for development of a middle school. The District did entertain selling the property at one point. Development proposals were proposed in the mid-2000's for residential development of the site. However, the economic recession hit and those developers chose not to continue with the potential purchase of the site. No applications for reclassification of the site occurred with those proposals or since.

**4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?**

The City Comprehensive Plan specifies that there will be yearly consideration of changes needed and this requested amendment would be a part of this necessary review and is consistent with the reasons stated in the Comprehensive Plan for such a yearly review.

**5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan OR**

The proposed amendment is not to correct an inconsistency or make a clarification to the Plan. However, it does provide a clarification to the community surrounding the property that it will be used for educational purposes and not a subdivision.

**6. All of the following:**

- a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and**

The proposal demonstrates a strong potential to serve the public interest and would implement several goals and policies as identified above and addressed below in the rezone section.

- b. The public interest would be best served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.**

To ensure predictability of the surrounding community, a delay in the decision does not make sense. While the soon-to-be development of an elementary school and

early learning center will likely be processed faster than the proposed amendment, it will assist in the future development of the balance of the site.

## B. Rezones

### 1) Non-project Rezones (LSMC 14.16C.090(g))

#### 1. The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions and adopted subarea plans;

The proposed Comprehensive Plan amendment and rezone would allow for consistency between the land use map designation and the zoning designation for the property which is the proposed site of a needed elementary school for this area. The requested amendment is proposed as part of the annual update to reflect the future development program by the Lake Stevens School District.

On Page 10 of the 2015 Comprehensive Plan Executive Summary population trends for Lake Stevens are characterized. Lake Stevens is experiencing one of the highest population increases and the percentage of family households are greater and younger than Snohomish County in general. On page 15 of this section, it states that Lake Stevens School District anticipates that the population within its boundary will grow significantly in the time frame of the Comprehensive Plan. On Page 7, the City's comprehensive plan states that the City has incorporated annual changes into the plan to keep pace with growth and respond to changing conditions and to address specific concerns including the adequacy of the adopted level of service standards. Below are explanations of how this requests complies with policies in the City of Lake Stevens 2015 Comprehensive Plan.

See question 6.A which addresses how the proposed amendment and rezone are consistent with Comprehensive Plan Policies. The site of the proposed Comprehensive Plan amendment and rezone are not within an adopted subarea plan and are there for not in conflict with those plans.

#### 2. The amendment is in compliance with the Growth Management Act;

*The GMA directs local jurisdictions to consider specific planning goals (RCW 36.70A.020) to guide policy development and the implementation of development regulations:*

1. *Guide urban growth to areas where urban services can be adequately provided.*
12. *Ensure adequate public facilities and services necessary to support development.*

(Page PS-3)

*Following the Growth Management Act (GMA), local jurisdictions must plan for the public service and facility needs in their communities based on projected growth. Planning for public services and utility facilities is imperative to guarantee sufficient local amenities for current and future residents within a defined level of service.*

This request complies with the above goals as restated in the City of Lake Stevens 2015 Comprehensive Plan. The requested amendment will help the District to provide necessary school services and facilities in a timely manner, without the need for variance requests, related to residential growth in the City and its UGA within its defined and State mandated level of service.

The Growth Management Act mandates the City Comprehensive Planning be consistent with County and Regional policies as well.

**(Page P-3)**

#### *Regional Planning*

*The regional perspective for parks and recreation emphasizes identifying availability of lands and opportunities for parks and co-location of facilities, such as schools and parks, in support of its growth strategy including links between open space and neighborhoods.*

#### *Countywide Planning*

*The Snohomish County Countywide Goal for Public Services and Facilities states,*

*“Snohomish County and its cities will coordinate and strive to develop and provide adequate and efficient public facilities and services to ensure the health, safety, conservation of resources, and economic vitality of our communities.”*

The requested amendment complies and supports the above goals by helping the District to provide school and related recreational services and facilities to support City and UGA growth in a timely and efficient manner.

### **3. The amendment serves to advance the public health, safety and welfare;**

The requested amendment would serve to advance health and safety by providing school related services and facilities in a residential area where no facilities are located thereby increasing safe access to these schools and increasing the recreational and health benefits of the area and better pedestrian and bicycle access to these services and facilities. The future use of the site would advance the welfare of the children and families which it serves that are residents of Lake Stevens and its UGA and other residents as well.

**4. The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the zoning district;**

The amendment is warranted due to increased enrollment and the need of the district to use its property within the zoning district to meet the need for school facilities and services related to population growth in this area particularly in households with families with children. Many District facilities are located east of this area nearer to the historic traditional center of Lake Stevens. Growth has increased as newer centers of growth to the west of the City increasing the need for schools in this area. The District boundary encompasses area outside of the City of Lake Stevens, to the northwest within the City of Marysville. Significant residential growth is also occurring in this area known as “Whiskey Ridge”. Several properties were looked at by the District in Whiskey Ridge, but a suitable property was not found.

**5. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;**

The current zoning allows for school facilities but it is limited in height. The proposed zoning would allow the District to construct multi-story facilities in order to more efficiently utilize the site for various District uses without the need for height variances. In addition, the proposed P/SP zoning adds some predictability to the surrounding neighborhoods that the site is intended to be developed by the District and not by a future single family residential developer.

**6. The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;**

The proposed school facilities are permitted in the current zone so would presumably not be detrimental to uses or property in the immediate vicinity of the subject property and elementary schools are often located in residential locations. Schools have certain benefits to surrounding residential areas related to recreational opportunities and provision of school facilities close to families and children who need its services particularly and benefit from increased pedestrian and bicycle access. Properties to the west of the site are zoned for commercial and industrial uses. The District will work with the City as part of the Conditional Use and Environmental review process to ensure the elementary school development is compatible with surrounding uses under either the existing or proposed zoning.

**7. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;**

The proposed elementary school is located in an existing residential area with roads and facilities and services typical of suburban development. Conversations with the various purveyors as part of the current development design have not identified any deficiencies.

**8. The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations, or the unmitigated impacts are acceptable;**

The proposed school use is allowed in the current zone as a conditional use so would presumably not be detrimental to uses or property in the immediate vicinity of the subject property. Schools have certain benefits to surrounding residential areas related to recreational opportunities and provision of school facilities close to families and children who need its services particularly and benefit from increased pedestrian and bicycle access. Properties to the west of the site are zoned as commercial and industrial and should not have any adverse impacts. The District will work with the City in the Conditional Use and Environmental review process to ensure the elementary school development is compatible with surrounding uses.

**9. The amendment complies with all other applicable criteria and standards in this title; and**

The amendment complies with all other applicable criteria and standards in this title. In fact, the proposed amendment will reduce the number of variances from Lake Stevens Municipal Code once approved.

**10. If the proposal is located within an adopted subarea plan;**  
**(i) The rezone is to a zoning designation allowed within the applicable subarea; and**

Not applicable--the property is not located in a Subarea plan.

**(ii) The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or adding the applicable planned action draft and final environmental impact statement.**

Not applicable the property is not located in a Subarea plan.





## 2016 Comprehensive Plan Docket Map Amendment

Staff Summary for Grant or Denial  
M-2 and M-3 Hild (AKA The Refuge) Map Amendment (**LUA2016-0007**)

SUMMARY	
<b>Location in Comprehensive Plan:</b> Chapter 2 Land Use Element – Figure 2.3: Land Use Map	
<p><b>Proposed Change(s):</b> The applicant, Seattle Pacific Homes, has applied for a comprehensive plan designation change and concurrent rezone of approximately 17.76 acres on the west side of 127<sup>th</sup> Drive NE between SR-92 and 36<sup>th</sup> Street NE (<b>Exhibit 1</b>). The proposal would change the land use designation on three undeveloped parcels from the Planned Business District (PBD) to Medium Density Residential (MDR), and the zoning would change from the Planned Business District (PBD) to the High Urban Residential (HUR). The city is recommending that this proposed land use and zoning change be extended to the PBD-zoned parcels adjacent to the eastern and western boundaries of the project area, comprising approximately an additional 3.5 acres.</p> <p>The applicant has provided a SEPA checklist and Traffic Impact Analysis in support of the proposed land use and zoning amendment.</p>	
<b>Applicant:</b> Seattle Pacific Homes	<b>Property Location(s):</b> The west side of 127 <sup>th</sup> Drive NE between SR-92 and 36 <sup>th</sup> Street NE.
<b>Existing Land Use Designation</b>	<b>Proposed Land Use Designation</b>
Planned Business District (PBD)	Medium Density Residential (MDR)
<b>Existing Zoning Designation</b>	<b>Proposed Zoning Designation</b>
Planned Business District (PBD)	High Urban Residential (HUR)

FACTORS TO CONSIDER FOR REVIEWING MAP AMENDMENTS (Comprehensive Plan Chapter 1– page I-18)
<p>1. How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it is not, the development should demonstrate how the change is in the best long-term interest of the City.</p>
<p><b>Discussion:</b> The proposal is for a minor land use map change pursuant to LSMC 14.16C.090(b) that will result in balanced housing-to-employment and complies with the city’s goals and policies:</p> <p><u>Vision Statements</u></p> <p><i>Land Use Vision</i> – 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.</p> <p><i>Housing Vision</i> – The city will provide a regulatory framework that supports the creation of high-quality housing (e.g. single family homes, townhomes and apartments) with a range of densities, which implement community design preferences and are affordable to all community members across the city.</p>

Land Use Element

GOAL 2.1 Provide sufficient land area to meet the projected needs for housing, employment and public facilities within the city of Lake Stevens.

Policy 2.1.2 Review cumulative changes to residential, commercial, industrial and public land use designations during the annual comprehensive plan cycle to ensure employment and population capacity estimates are being met.

GOAL 2.2 Achieve a well-balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses.

GOAL 2.14 Design and build a healthy community to improve the quality of life for peoples who live, work, learn and play within the city.

Housing Element

GOAL 3.1 Provide fair and equal access to a range of housing types and choices to meet the existing and projected housing needs of all Lake Stevens residents regardless of income level or demographic status.

Policy 3.1.1 Zone sufficient buildable lands to accommodate various types and densities of housing including single-family, manufactured housing, multi-family, mixed-use and accessory dwellings equitably and rationally distributed throughout the city.

Policy 3.1.3 Consider the cumulative impacts of rezones and land use policy decisions that may affect housing supply, affordability and changes to employment or residential capacity.

2. How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.

**Discussion:**

The proposal would create additional housing stock consistent with the goals and policies found in the Land Use and Housing elements of the Comprehensive Plan to help the city achieve its goal of providing a range of housing choices for both current and projected housing needs.

3. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?

**Discussion:** Staff has reviewed the traffic impact analysis and determined that the levels of service (LOS) at key intersections will not be compromised by the change and potential development of 70 new single-family dwellings; the number of average trips per day (ADT) generated by a residential subdivision is significantly less than the ADT generated by a commercial development on the subject properties. The potential property accesses at 36<sup>th</sup> Street NE and 127<sup>th</sup> Drive NE will have adequate site distance and are not anticipated to congest adjacent intersections. The city-initiated portion of this comprehensive plan amendment to the adjacent 2.93 acre parcel and the adjacent 0.43 acre parcel has the potential to generate 30 – 35 additional PM peak hour trips based on maximum density.

4. Comments received from affected property owners and residents.
<b>Discussion:</b> The city is reaching out to affected property owners per the public noticing requirements for Type VI applications pursuant to LSMC 14.16B.630.
<b>GRANTING OR DENIAL OF AMENDMENTS</b> (Comprehensive Plan Chapter 1– page I-20) <i>For both city and privately-initiated amendments, the city shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:</i>
<b>1. The effect upon the physical, natural, economic, and/or social environments.</b>
<b>Discussion:</b> Re-designation of the approximately 21 acres would have no immediate effect upon the physical, natural, economic and/or social environments as a non-project action. Future development will be subject to rules in effect to ensure consistency with neighboring properties.
<b>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.</b>
<b>Discussion:</b> Re-designation of the parcels to from the Planned Business District to the Medium Density Residential land use designation is consistent with the designations of parcels to the south, and the proposal for residential zoning will be compatible with the single-family neighborhoods to the south as well. The property north of the site is a state highway (SR-92). The properties to the east and west are zoned Public/Semi-Public, and the eventual annexation of the UGA east of Old Hartford Road will result in additional industrial capacity for the Hartford Industrial Center (page LU-11).
<b>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</b>
<b>Discussion:</b> The parcels are located in an area without existing public facilities including sewer and adequate traffic infrastructure. Essential infrastructure would be required to be extended and constructed and in place to ensure concurrency at the time of development.
<b>4. The quantity and location of land planned for the proposed land use type and density.</b>
<b>Discussion:</b> The parcel proposed for re-designation is approximately 21-acres and will not affect citywide land use and density for commercial uses significantly. The city has initiated a map amendment (M-4) that would provide between 25 – 30 acres of additional commercial lands for development. These two actions are roughly equivalent and will not affect citywide land use and density for commercial uses significantly.
<b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b>
<b>Discussion:</b> Re-designation of the parcel will have no other effects on the Comprehensive Plan. The proposal will result in a slight alteration to the commercial and residential land use supply in the city as currently described in Tables 2.2 and 2.3 of the Comprehensive Plan. These tables will be updated as part of the 2016 Comprehensive Plan.

<b>AMENDMENT CRITERIA</b> (Comprehensive Plan Chapter 1– pages I-20) <i>The city may amend the Comprehensive Plan <u>only if</u> it finds the amendment meets all of the following:</i>	Yes	No
<b>1. The amendment must be consistent with the Growth Management Act and other applicable State laws.</b>	X	
<b>Discussion:</b> The application was received as part of the annual docket cycle and has been submitted to the Department of Commerce for review.		

<b>2. The amendment must be consistent with the applicable Countywide Planning Policies.</b>	X	
<b>Discussion:</b> The proposal does not affect Countywide Planning Policies		
<b>3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</b>	X	
<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan as addressed earlier.		
<b>4. The amendment can be accommodated by all applicable public services and facilities, including transportation.</b>	X	
<b>Discussion:</b> The parcels will extend public services and utilities at the time of development.		
<b>5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.</b>	X	
<b>Discussion:</b> The proposal will provide new single family residences and an additional neighborhood adjacent to other residential neighborhoods. Any future development will need to meet citywide concurrency standards and development regulations to protect critical areas. Future development will likely be subject to project specific SEPA review as well.		
<b>6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</b>	X	
<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan as addressed earlier, specifically by providing additional housing with greater land density and providing homes near one of the city's local employment centers (Hartford Industrial Center).		

Staff recommends this proposal be  X  GRANTED or   DENIED based on the criteria in the Comprehensive Plan and LSMC.

The Planning Commission recommends this proposal be   GRANTED or   DENIED based on the criteria in the Comprehensive Plan and LSMC.

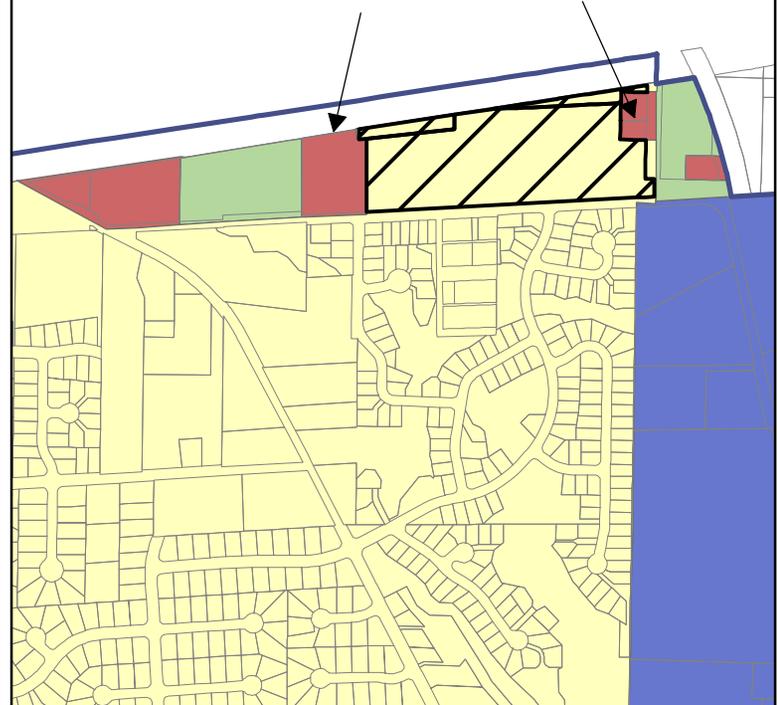
The City Council   GRANTS or   DENIES this proposal based on the criteria in the Comprehensive Plan and LSMC.

**Exhibit List:**

1. Current and Proposed Refuge Land Use Map, dated March 2, 2016

Current Land Use

Proposed Land Use



City Proposed Expansion

**Seattle Pacific Land Use Map Amendment**

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



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

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

Date: February 2016



January 14, 2016

**“The Refuge”  
A Comprehensive Plan Amendment Request**

**PROJECT NARRATIVE**

- **Description of Proposal**
- **Amendment Criteria Discussion and Land Use Analysis**

**Description of Proposal:**

“The Refuge” is an assemblage of three parcels bordered on the north by Highway 92, on the east by 127<sup>th</sup> Drive NE and on the south by 36<sup>th</sup> Street NE. The site is designated and zoned PBD. This request is for a change to the designation of Medium Density Residential and the HUR zone.

**Amendment Criteria Discussion and Land use Analysis:**

The following narrative discusses the proposed comprehensive plan amendment, with attention given to the criteria provided within Chapter 1 of the City of Lake Stevens Comprehensive Plan under the heading ‘Revisions and Amendments to the Comprehensive Plan’, pages 1-14 through 1-20. Language taken directly from the plan is provided below in italics. Our responses follow.

*G. Submittal Requirements*

*The factors listed below should be considered in reviewing map amendment requests.*

- *How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it isn’t, the development should demonstrate how the change is in the best long-term interest of the City.*

In Chapter 2, the Land Use Element, under the heading ‘Lake Stevens Growth Strategy’, the plan states that “the city’s growth strategy directs the majority of residential and employment growth into concentrated centers readily available for development.” This strategy applies to the Hartford Industrial Center. The properties under discussion here lie within that “Growth Center” where the necessary infrastructure exists to support higher density residential use and

commercial use, and consistent with that strategy, this is an appropriate location to concentrate growth, both residential and employment.

The plan notes that the Hartford Industrial Center is zoned General Industrial and Light Industrial and that it is the city's intent to promote and develop the Hartford Industrial Center as a local employment center. The Industrial Center is designated for industrial use; the proposal area, however, is not so designated. It is designated and zoned for planned commercial and residential use (Planned Business District). The Hartford Industrial Center lies on either side of the Old Hartford Road; the proposal area, however, does not. The proposal lies north and west of the 'true' heart of the Hartford Industrial Center, extending away and apart from the Center, as an appendage barely attached to the core area. At this location are a stream and wetland. The area is surrounded by residential uses, designations and zones. There have been attempts to use this area for commercial uses; they have failed while buyers are available for a strictly residential use. The market is indicating that a change in designation is needed. These are reasons why this property should be looked at from a new perspective and a request to change the designation of the site is being presented.

The proposed designation of Medium Density Residential is consistent with the plan. This designation, the plan states on page LU-14, should generally be located in transitional area; with industrial uses nearby to the southeast, and residential uses located north and south of the project, this criterion is met.

Goal 2.1, Policy 2.1.4 Direct new growth to areas where infrastructure and services are available or planned to ensure growth occurs in a fiscally responsible manner to support a variety of land uses

Infrastructure and services are available or planned.

Goal 2.2, Policy 2.2.1.2 Medium Density Residential – Encourage single-family (1 du/lot), two-family residential and some multifamily housing with a gross density between 4 and 12 units per acre. This designation allows detached, attached, conversion, accessory apartments, townhouses, condominiums, duplexes, tourist homes, special service homes and some manufactured/mobile structures. Also allows limited public/semi-public, community, recreational, and neighborhood commercial uses.

The proposed designation would be similar to the current designation, but would allow purely single family development.

Goal 2.4, Policy 2.4.2 Each growth center should consider impacts on existing commercial properties, and residential areas to ensure the compatibility and synergy between existing and new development as a subarea plan is developed.

The impacts to adjacent residential areas would be positive with this change. The proposed designation would mean the side by side placement of like uses.

- *How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.*

The current designation/zone requires some commercial use of the site along with residential use. There has been no market for this use for many years, and the site remains vacant but cleared and ready for development. On the other hand, there are buyers for a medium density residential project here. The landowners and community would benefit by a change that would allow development in the form the market allows. A purely residential use would have less impact on the single family residential uses both north and south of the site. This use would also potentially have less impact on the stream and wetland.

- *What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?*

There has been no market for this use for many years, and the site remains vacant but cleared and ready for development. On the other hand, there are buyers for a medium density residential project here. The landowners and community would benefit by a change that would allow development in the form the market allows. A purely residential use would have less impact on the single family residential uses both north and south of the site. This use would also potentially have less impact on the stream and wetland.

- *Comments received from affected property owners and residents.*

None received.

*The foundation for the Plan policies should be grounded in legal requirements, such as the Growth Management Act, sound planning and land use principles, the community's vision and values, and the community's anticipated future growth needs. Policy amendments should include a discussion of how the proposal is related to:*

- *Changing laws, economic conditions or social values,*
- *Changed socioeconomic conditions,*
- *Shifts in land use needs due to growth trends,*
- *Shifts in community opinion and priorities, or*
- *Significant changes to the amount and characteristics of anticipated future growth.*

Market forces are telling us this site should not be a mixed use site, but instead a pure single family neighborhood.

#### H. Ratification of Docket and Authorization Hearing

*Proposals must meet subsection 6 below.*

6. *All of the following:*

a. *The proposed amendment demonstrated a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and*

The narrative provided above demonstrates this.

b. *The public interest would best be served by considering the proposal in the current year rather than delaying consideration to a later subarea plan review or plan amendment process.*

There is a current buyer interested in developing this property now. A delay would only put off the development of the property without accomplishing anything.

I. *Granting or Denial of Amendments*

*For both city and privately-initiated amendments, the city shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:*

1. *The effect upon the physical, natural, economic, and/or social environments.*

The proposed amendment would not adversely impact adjacent residential and nearby industrial properties. The existing stream and wetland would receive no greater impact, and potentially less impact from the less intense use proposed to be located adjacent to it. The economic impact to the area would represent a potential improvement, as a purely residential use may encourage residential development on the properties adjacent to it, whereas the current mixed use designation, which is a more intense designation requiring some commercial use, may have the opposite effect.

2. *The compatibility with and impact on adjacent land uses and surrounding neighborhoods, including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.*

The proposed designation would be more compatible with the adjacent residential uses north and south of the site. The lower intensity of use which would result would mean more similar development adjacent to the existing residences and

residentially zoned properties both north and south of the site. Because the proposal area is not contiguous with and lies separate from the industrial area, it would not have an impact on it.

3. *The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.*

The adequacy of the existing infrastructure for the existing mixed use designation or for the proposed medium density residential designation would be the same.

4. *The quantity and location of land planned for the proposed land use type and density.*

The residential density generated by the current designation and by the proposed designation would likely be about the same. The current designation allows single family homes as well as multifamily development with the caveat that some commercial development is incorporated into the plan. Such a mixed use design would likely result in an equal or slightly higher residential density than what would be allowed under Medium Density Residential, but could, on the other hand, include no residential use. The proposed change would reduce the amount of commercial land available. The need for commercial use of this site, however, has not been demonstrated by the marketplace.

5. *The effect, if any, upon other aspects of the Comprehensive Plan.*

The existing designation represents a transitional use between the industrial uses along Old Hartford Road and the residential uses nearby. It incorporated flexibility allowing for greater or lesser residential and/or commercial use depending on the needs and desires of the property owner. As it stands, the site can be developed primarily as a residential site, but must contain some commercial use; the proposed change is therefore a refinement of the allowed use of the site, not a significant revision to it. For this reason, it should not have ripple effects on adjacent designations. As discussed, the impact of this change to the availability of residential land or commercial land would be minimal.

*The city may amend the Comprehensive Plan only if it finds the amendment meets all of the following:*

1. *The amendment must be consistent with the Growth Management Act and other applicable state laws;*

2. *The amendment must be consistent with the applicable County-wide Planning Policies;*
3. *The amendment must not be in conflict with the Community Vision or other goals, policies and provisions of the Comprehensive Plan;*
4. *The amendment can be accommodated by all applicable public services and facilities, including transportation;*
5. *The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, business, or residents;*
6. *The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.*

The responses provided earlier are intended to demonstrate that criteria 1 through 6 are met. The proposal does not represent a significant change to the allowed use, but a refinement of it.

Residential use is already allowed here, with a wide range of density potentials. There has been no demonstrated need for more commercial use on this land; it is sitting vacant for this reason.

This change would have little to no effect on the availability of residential or commercial land.

This site was chosen for mixed use development because there is existing or planned infrastructure here...adequate for an urban intensity commercial and residential mixed use site.

As such, there is adequate infrastructure for the proposed residential designation.

The proposal is borne out of the direction the marketplace has given to the owners: no viable commercial use has been found for this site, while developers seeking single family residentially zoned property desire to purchase the land and develop it as a subdivision. The notion that this parcel should be part of the Hartford Industrial Center is questioned. Being of a different land use and physically remote from the contiguous parcels adjacent to Old Hartford Road, this parcel is an orphan...the current designation is therefore not logical. The configuration of the Hartford Industrial Center is less than elegant with this appendage hanging off the side of it. The residential community lying both north and south of this site would be better served by a development of like character than by a commercial site. Likewise, impacts to the environment...the stream and wetland...would be reduced by reducing the intensity of the use.



January 29, 2016

## **“The Refuge”**

### **A Concurrent Comprehensive Plan Amendment and Rezone Request**

## **REZONE NARRATIVE**

### ***Rezone from PBD to HUR***

- (1) The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions and adopted subarea plans;

*The rezone we are requesting is being submitted for concurrent review with a comprehensive plan amendment. The requested comprehensive plan designation is Medium Density Residential. HUR is an implementing zone for that designation. The project narrative in that request discusses how the designation complies with the Comprehensive Plan policies, and provisions and adopted subarea plans.*

- (2) The amendment is in compliance with the Growth Management Act;

*HUR is an implementing zone for the Medium Density Residential comprehensive plan designation.*

- (3) The amendment serves to advance the public health, safety and welfare;

*There has been no market for the uses allowed by the current zone at this site for many years. The site remains vacant but cleared and ready for development. There are, however, buyers for a medium density residential project here. The landowners and community would benefit by a change that would allow development in the form the market allows. A purely residential use would have less impact on the single family residential uses both north and south of the site. This use would also potentially have less impact on the stream and wetland located on the site when compared to the existing allowed uses. This development would mean road frontage improvements would be provided, along with traffic, parks and school mitigation fees to help the general public welfare.*

- (4) The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;

*Changed circumstances: the comprehensive plan amendment establishes that this area is better suited to the proposed zone.*

- (5) The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;

*The site is flat and the usable portions of the site are cleared, so it will be easily developed. Utilities exist or plans to bring them in are in place. There is access provided by the existing surrounding roads. There are no impediments to development of the site as a single family neighborhood.*

- (6) The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;

*The amendment would mean that the adjacent parcels, which are zoned for and developed as single family residential use, would be next to a single family residentially zoned parcel instead of a mixed residential/commercial site. Hence, the proposed use is less detrimental than the allowed existing use would be.*

- (7) Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;

*Public facilities and services are available.*

- (8) The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations, or the unmitigated impacts are acceptable;

*There is a wetland and stream on the site. Any development of the site would require that this resource be protected. Under the current zone or under the proposed zone, preserving these features and providing buffers would be required and could easily be implemented. The proposed use is a less intensive use, and as such, may mean less environment impact to the wetland than the current designation. Traffic impacts of the proposal would be approximately the same, or perhaps less, than for the existing allowed use.*

- (9) The amendment complies with all other applicable criteria and standards in this title;  
and

*This amendment complies with all applicable criteria and standards.*

- (10) If the proposal is located within an adopted subarea plan:

- (i) The rezone is to a zoning designation allowed within the applicable subarea; and

*Once the concurrent comprehensive plan amendment is approved, this will be the case.*

- (ii) The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or adding the applicable planned action draft and final environmental impact statement.

*The residential density generated by the current comprehensive plan and zoning designation and by the proposed comprehensive plan and zoning designation would likely be about the same. The current designation allows single family homes as well as multifamily development with the caveat that some commercial development is incorporated into the plan. Such a mixed use design would likely result in an equal or slightly higher residential density than what would be allowed under Medium Density Residential, but could, on the other hand, include no residential use. The proposed change would reduce the amount of commercial land available. The need for commercial use of this site, however, has not been demonstrated by the marketplace.*



## 2016 Comprehensive Plan Docket Map Amendment

Staff Summary for Grant or Denial  
City-Initiated Map Amendment (**LUA2016-0017**)

SUMMARY	
<p><b>Location in Comprehensive Plan:</b> Chapter 2 Land Use Element – Figure 2.3: Land Use Map and 20<sup>th</sup> Street SE Subarea Plan Land Use and Zoning maps (Figures 4.2 and 4.3) and associated text amendments.</p>	
<p><b>Proposed Change(s):</b> City-initiated request LUA2016-0017 to change the land use designation with a concurrent rezone, for parcels off 20th Street SE near SR-9, from Mixed Use, High Density Residential and Medium Density Residential in the 20th Street Subarea to the Commercial Land Use Designation and Commercial District zoning designation along with associated text amendments to the Land Use Element to expand retail and service opportunities in the area.</p>	
<p><b>Applicant:</b> City of Lake Stevens</p>	<p><b>Property Location(s):</b> Between 20th Street SE and South Lake Stevens Road and between SR-9 and 99th Ave SE. The properties fronting the east side of 99<sup>th</sup> Ave SE may be considered for inclusion as well.</p>
<p><b>Existing Land Use Designation</b> Mixed Use (MU), High Density Residential (HDR) and Medium Density Residential (MDR)</p>	<p><b>Proposed Land Use Designation</b> Commercial (COM)</p>
<p><b>Existing Zoning Designation</b> Mixed-Use Neighborhood (MUN), Suburban Residential (SR), High Urban Residential (HUR) and</p>	<p><b>Proposed Zoning Designation</b> Commercial (COM) for properties between 20th Street SE and South Lake Stevens Road and SR-9 and 99th Ave SE / Neighborhood Business (NB) for properties fronting the east side of 99th Ave SE if included.</p>

FACTORS TO CONSIDER FOR REVIEWING MAP AMENDMENTS (Comprehensive Plan Chapter 1 – page I-18)
<p>1. How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it is not, the development should demonstrate how the change is in the best long-term interest of the City.</p>
<p><b>Discussion:</b> The proposal is for a minor land use map change and concurrent rezone to enhance commercial development opportunities in Lake Stevens and maintain a balanced housing-to-employment ratio within a defined growth center. The proposal complies with the following visions, goals and policies:</p> <p><u>Vision Statements</u></p> <p><i>Land Use Vision</i> – 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.</p>

*Economic Development Amendment* – 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.

#### Land Use Element

GOAL 2.1 Provide sufficient land area to meet the projected needs for housing, employment and public facilities within the city of Lake Stevens.

Policy 2.1.2 Review cumulative changes to residential, commercial, industrial and public land use designations during the annual comprehensive plan cycle to ensure employment and population capacity estimates are being met.

Policy 2.1.4 Direct new growth to areas where infrastructure and services are available or planned to ensure growth occurs in a fiscally responsible manner to support a variety of land uses.

GOAL 2.2 Achieve a well-balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses.

GOAL 2.4 Encourage the continued planning of local growth centers to develop a balanced and sustainable community that provides a focus for employment, public and residential development.

Policy 2.4.2 Each growth center should consider impacts on existing commercial properties, and residential areas to ensure the compatibility and synergy between existing and new development as a subarea plan is developed.

#### Economic Development Element

GOAL 6.2: Manage commercial growth in centers

Policy 6.2.2 Establish a vision and implementation plan for each of the centers through subarea planning.

GOAL 6.3: Enhance retail and personal services growth to address the community's needs and expand the city's retail sales tax base.

#### Subarea Plan Land Use Goals

Goal 3: Identify business/office park locations, and areas of commercial/mixed use nodes and specific locations for higher density housing to create a vibrant district for economic development, jobs, regional shopping and housing options over a 10 to 20 year period with some areas developing earlier and others later depending upon access, market demand, environmental factors and other variables.

Policy 3.1.2 Develop or revise existing zoning designations to support the mix of land uses and support the development of distinct nodes and centers proposed in the subarea.

Policy 3.1.4 Identify separate nodes for commercial/mixed-use development...

2. How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.

**Discussion:**

The proposal would create commercial nodes consistent with goals and policies found in the Economic Development and Land Use elements of the Comprehensive Plan and similar goals in the 20<sup>th</sup> Street SE Corridor Subarea Plan to help the city achieve its financial goals for increased employment and retail opportunities near available or planned infrastructure. The proposal area includes a mix of older single-family homes and undeveloped / under-developed properties that could be assembled for commercial development through infill development.

The value of many of the existing structures would be below the current median home value in Lake Stevens of \$326,000, according to Zillow data, due to size and age. Potential negative aspects of the proposal if approved would be the potential removal of existing affordable housing. A potential offset is that the Commercial District does allow mixed-use configurations that would allow residential uses above and behind commercial spaces. Under the city's development code there are development incentives for creating affordable housing units with commercial developments to maintain the city's current affordable housing stock.

3. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?

**Discussion:** The city is preparing a traffic report for this proposal to analyze any effects to the level of service in the area from the change to Commercial. Findings will be incorporated into the final recommendation and the city's SEPA determination. Any future development would be subject to rules in effect to ensure consistency with neighboring properties including screening and design review.

4. Comments received from affected property owners and residents.

**Discussion:** Neighboring property owners will be notified about the proposed land use actions. Any comments that may be received will be incorporated into the final recommendation.

**GRANTING OR DENIAL OF AMENDMENTS** (Comprehensive Plan Chapter 1– page I-20)

*For both city and privately-initiated amendments, the city shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:*

**1. The effect upon the physical, natural, economic, and/or social environments.**

**Discussion:** Re-designation of the 25-acres and possible expansion of an additional 5-acres east of 99<sup>th</sup> Ave SE would have no immediate effect upon the physical, natural, economic and/or social environments as a non-project action. The action would be up-zoning a mix of older residential properties and undeveloped/underdeveloped properties. Upon redevelopment, the area would be transformed physically into a commercial node with potential mixed-use components providing neighborhood and regional access to retail services. Socially, the area would change from a suburban neighborhood to a commercial node, as envisioned in the city's growth strategy and subarea plan. Economically, the change would help the city realize its financial goals. Future development will be subject to rules in effect to ensure consistency with neighboring properties.

<p><b>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.</b></p>
<p><b>Discussion:</b> Re-designation of the parcels to Commercial is consistent with the parcels to the west (across SR-9), and east along the 20<sup>th</sup> Street SE frontage. 20<sup>th</sup> Street SE and South Lake Stevens Road would act as physical barriers. Any future project near residential areas would require appropriate screening. Due to extensive critical areas, the properties south of South Lake Stevens Road would not be good candidates for additional commercial development. It is likely that a large high-density residential development will occur on the HUR properties east of 99<sup>th</sup> Ave SE, excluding the frontage properties. If re-designated to a commercial use these properties would satisfy the nodal strategy expressed by the city to provide retail goods and services in proximity to residential areas.</p>
<p><b>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</b></p>
<p><b>Discussion:</b> The parcel is located in an area with existing or planned public facilities including sewer, water and traffic infrastructure as identified in the city’s capital facilities plan and subarea capital facilities plan. Essential infrastructure would be required to be extended and constructed and in place to ensure concurrency at the time of development.</p>
<p><b>4. The quantity and location of land planned for the proposed land use type and density.</b></p>
<p><b>Discussion:</b> The proposal contemplates re-designating between 25 – 30 acres to Commercial from residential. The city is also contemplating a rezone of approximately 20 acres from Planned Business District to High Urban Residential. These two actions are roughly equivalent and will not affect citywide land use and density for commercial uses significantly. Currently, approximately four percent of the city is dedicated to commercial use.</p>
<p><b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b></p>
<p><b>Discussion:</b> Re-designation of the parcel will have no other effects on the Comprehensive Plan. The proposal will result in a slight alteration to the commercial and residential land use supply as described in Tables 2.2 and 2.3. This table will be updated as part of the 2016 Comprehensive Plan.</p>

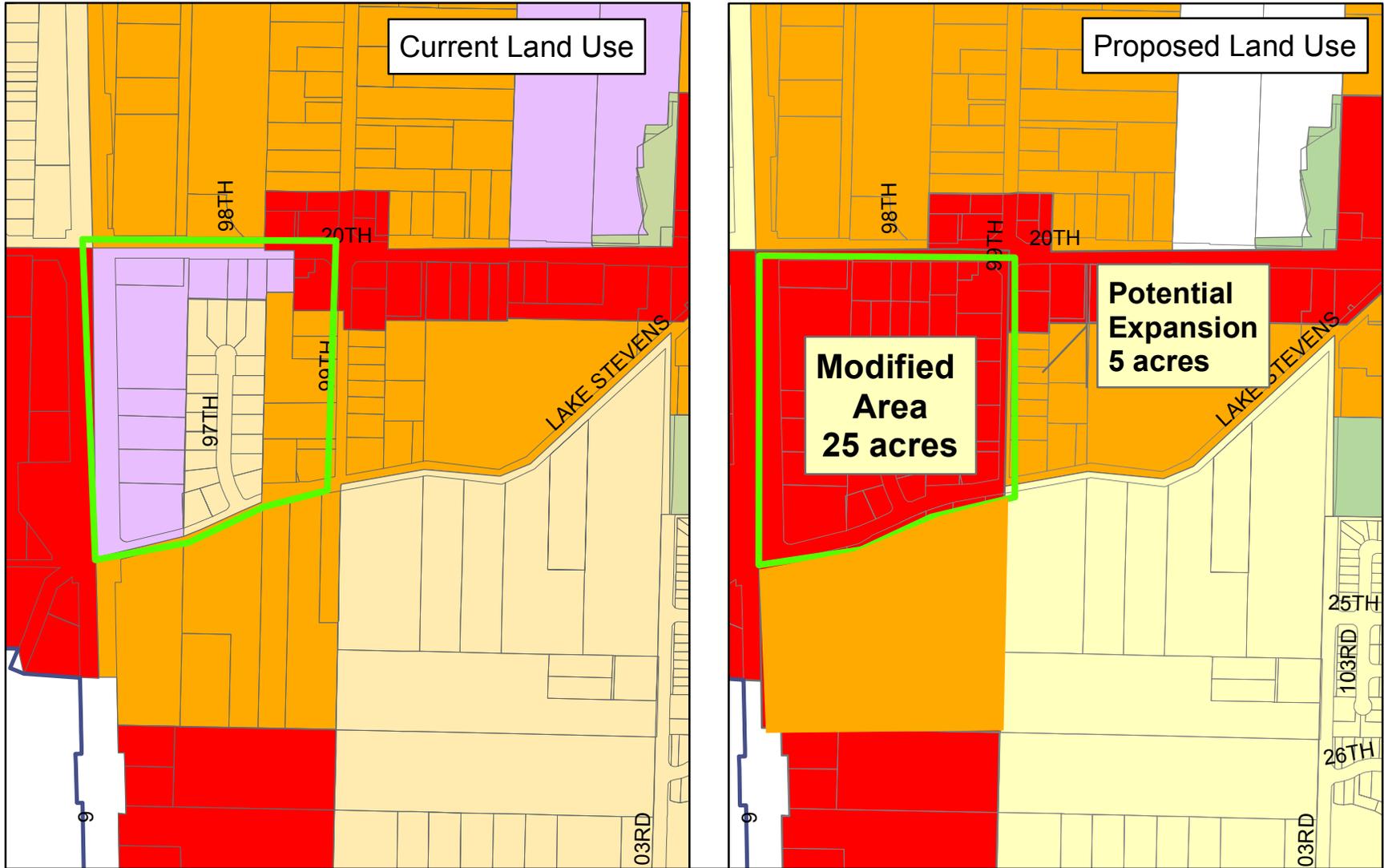
AMENDMENT CRITERIA (Comprehensive Plan Chapter 1– page I-20) <i>The city may amend the Comprehensive Plan <u>only if</u> it finds the amendment meets all of the following:</i>	Yes	No
<b>1. The amendment must be consistent with the Growth Management Act and other applicable State laws.</b>	X	
<b>Discussion:</b> The application was received as part of the annual docket cycle and will be submitted to the Department of Commerce for review upon SEPA issuance.		
<b>2. The amendment must be consistent with the applicable Countywide Planning Policies.</b>	X	
<b>Discussion:</b> The proposal does not affect Countywide Planning Policies		
<b>3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.</b>	X	

<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan as addressed earlier.		
<b>4. The amendment can be accommodated by all applicable public services and facilities, including transportation.</b>	X	
<b>Discussion:</b> The parcels will extend public services and utilities at the time of development.		
<b>5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.</b>	X	
<b>Discussion:</b> The proposal will provide a shopping node with access to a collector and arterial, provide opportunities for small employers and provide a benefit to adjacent residential neighborhoods. Any future development will need to meet citywide concurrency standards and development regulations to protect critical areas.		
<b>6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</b>	X	
<b>Discussion:</b> The proposal supports many goals and policies of the Comprehensive Plan as addressed earlier, specifically economic development and land use goals to achieve additional retail and job opportunities balanced with housing.		

Staff recommends this proposal be  X  GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The Planning Commission recommends this proposal be \_\_\_ GRANTED or \_\_\_\_\_ DENIED based on the criteria in the Comprehensive Plan and LSMC.

The City Council \_\_\_\_\_ GRANTS or \_\_\_\_\_ DENIES this proposal based on the criteria in the Comprehensive Plan and LSMC.



**City Land Use Map Amendment**

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



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

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

Date: February 2016