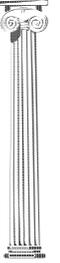


City of Lake Stevens Mission Statement



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

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

CITY COUNCIL REGULAR MEETING AGENDA
Lake Stevens School District Educational Service Center (Admin. Bldg.)
12309 22nd Street NE, Lake Stevens
Monday, October 8, 2012 - 7:00 p.m.

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

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

ROLL CALL:

GUEST BUSINESS:

VOLUNTEER APPRECIATION: A. Church of Latter Day Saints.

CONSENT AGENDA: *A. Approve October 2012 vouchers. Barb
*B. Approve September 24, 2012 regular Council meeting minutes. Norma
*C. 2012 pavement overlay – approval of final contract amount and final acceptance of project Mick

PUBLIC HEARING: **PUBLIC HEARING FORMAT:**

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

*A. Public Hearing in consideration of adoption of Resolution No. 2012-6, 2012 Comprehensive Plan Amendment Proposals (2012 Docket Ratification). Karen

Lake Stevens City Council Meeting

October 8, 2012

ACTION ITEMS: *A. Authorize Contract Amendment to the Eurasian Watermilfoil Year 2 implementation with AquaTechnex LLC. Mick

DISCUSSION ITEMS: #A. 2013 proposed budget. Barb
*B. Medical marijuana-cannabis / collective gardens regulations. Russ
C. Economic development activity. Jan/
Becky

COUNCIL PERSON'S BUSINESS:

MAYOR'S BUSINESS:

STAFF REPORTS:

INFORMATION ITEMS:

EXECUTIVE SESSION:

ADJOURN:

* ITEMS ATTACHED	** ITEMS PREVIOUSLY DISTRIBUTED	# ITEMS TO BE DISTRIBUTED
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THE PUBLIC IS INVITED TO ATTEND

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, (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, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.

NOTICE:

All proceedings of this meeting are audio recorded, except Executive Sessions

**BLANKET VOUCHER APPROVAL
 2012**

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

Payroll Direct Deposits	906321-906386	\$121,524.60
Payroll Checks	34134-34135	\$3,254.62
Claims	34133, 34136-34199	\$133,483.03
Electronic Funds Transfers	503-510	\$139,181.49
Void Checks		
Tax Deposit(s)	10/1/2012	\$42,297.27
Total Vouchers Approved:		\$439,741.01

This 8th day of October 2012:

 Mayor

 Councilmember

 Finance Director

 Councilmember

 Councilmember

 Councilmember



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Direct Deposit Register

21-Sep-2012

Wells Fargo - AP

Lake Stevens

Direct Deposits to Accounts

26-Sep-2012	<u>Vendor</u>	<u>Source</u>	<u>Amount</u>	<u>Draft#</u>	<u>Bank Name</u>	<u>Transit</u>	<u>Account</u>
9362	Department of Revenue	C	\$1,978.05	503	Wells Fargo	121000248	4159656917
Total:			\$1,978.05		Count:	1.00	

Direct Deposit Summary

<u>Type</u>	<u>Count</u>	<u>Total</u>
C	1	\$1,978.05

Pre-Note Transactions

Direct Deposit Register

01-Oct-2012

Wells Fargo - AP

Lake Stevens

Direct Deposits to Accounts

01-Oct-2012	<u>Vendor</u>	<u>Source</u>	<u>Amount</u>	<u>Draft#</u>	<u>Bank Name</u>	<u>Transit</u>	<u>Account</u>
12112	AFLAC	C	\$1,756.14	504	Wells Fargo	121000248	4159656917
101	Assoc. Of Washington Cities	C	\$77,937.13	505	Wells Fargo	121000248	4159656917
9407	Department of Retirement (Pers	C	\$50,479.42	506	Wells Fargo	121000248	4159656917
9408	NATIONWIDE RETIREMENT SOL	C	\$1,098.25	507	Wells Fargo	121000248	4159656917
1418	Standard Insurance Company	C	\$5,242.04	508	Wells Fargo	121000248	4159656917
9405	Wash State Support Registry	C	\$402.46	509	Wells Fargo	121000248	4159656917
Total:			\$136,915.44		Count:	6.00	

Direct Deposit Summary

<i>Type</i>	<i>Count</i>	<i>Total</i>
C	6	\$136,915.44

Pre-Note Transactions

Direct Deposit Register

01-Oct-2012

Wells Fargo - AP

Lake Stevens

Direct Deposits to Accounts

01-Oct-2012	<u>Vendor</u>	<u>Source</u>	<u>Amount</u>	<u>Draft#</u>	<u>Bank Name</u>	<u>Transit</u>	<u>Account</u>
13027	DEPARTMENT OF LICENSING	C	\$288.00	510	Wells Fargo	123456789	123123123
Total:			\$288.00		Count:	1.00	

Direct Deposit Summary

<i>Type</i>	<i>Count</i>	<i>Total</i>
C	1	\$288.00

Pre-Note Transactions

Detail Check Register

25-Sep-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
34133	25-Sep-12	860	Lake Stevens Sewer District	\$5.00
2008 - 2012			Rent for old Evidence Room	\$5.00
001008521003104			Law Enforcement-Operating Cost	\$5.00
			Total Of Checks:	\$5.00

Detail Check Register

02-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
34136	02-Oct-12	13824	Wash Teamsters Welfare Trust	\$1,256.31
10/01/12	<i>Insurance Premiums</i>			\$1,256.31
001010576802000		Parks - Benefits	\$48.86	
101016542002000		Street Fund - Benefits	\$537.42	
410016542402000		Storm Water - Benefits	\$670.03	
Total Of Checks:				\$1,256.31

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
34137	08-Oct-12	13328	ACES	\$529.00
8866			Safety mtg-Head Injuries/Ergonomics	\$529.00
001003517620000			Admin. Safety program	\$124.84
101016517620000			safety program	\$234.88
410016517620000			safety program	\$169.28
34138	08-Oct-12	934	BLR	\$397.00
14928687RI			Wa Employment Law Letter	\$397.00
001003516903100			Civil Service - Office Supplie	\$397.00
34139	08-Oct-12	179	Blumenthal Uniforms	\$208.67
946353-02			Uniform Items/Chief Celori	\$208.67
001008521002600			Law Enforcment Clothing	\$208.67
34140	08-Oct-12	13391	Cemex	\$136.90
9424568945			Asphalt for driveway repair on 20th St. NE	\$136.90
101016542606400			Street Fund - Overlays	\$136.90
34141	08-Oct-12	12182	Central Welding Supply	\$16.51
176703			Contact Tip/Nozzle Dip	\$16.51
410016542404800			Storm Water - Repairs & Maint.	\$16.51
34142	08-Oct-12	13776	Chris L Griffen	\$165.00
C9645L			Public Defender services	\$165.00
001013512800000			Court Appointed Attorney Fees	\$165.00
34143	08-Oct-12	274	City of Everett	\$175.00
I12002666			Lab analysis	\$175.00
410016531503104			DOE-G1100060 SW Capacity Exp	\$175.00
34144	08-Oct-12	276	City Of Lake Stevens	\$35.05
1325			Retainage - New Chapter Cleaning	\$35.05
001007558004100			Planning - Professional Servic	\$1.15
001007559004100			Building Department - Professi	\$1.15
001008521004100			Law Enforcement - Professional	\$20.10
001013519904100			General Government - Professio	\$5.75
001013555504100			Community Center - Cleaning	\$4.60
101016542004100			Street Fund - Professional Ser	\$1.15
410016542404101			Storm Water - Professional Ser	\$1.15
34145	08-Oct-12	91	Corporate Office Supply	\$1,028.42
130655i			Folders/binder clips/highlighters/scissors	\$103.71

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
001008521003100			Law Enforcement - Office Suppl	\$103.71
131701i			<i>paper/kleenex</i>	\$9.61
001008521003100			Law Enforcement - Office Suppl	\$9.61
132109i			<i>office supplies</i>	\$129.56
001008521003100			Law Enforcement - Office Suppl	\$129.56
132132i			<i>office supply</i>	\$398.34
001008521003100			Law Enforcement - Office Suppl	\$398.34
132416i			<i>Supplies</i>	\$387.20
001003513103100			Administration - Office Supply	\$79.95
001013519903100			General Government - Operating	\$307.25
34146	08-Oct-12	12800	DEPT OF CORRECTIONS	\$439.81
MCC4591 0812			<i>DOC crew-lundeen pkwy/city shop</i>	\$439.81
101016542004800			Street Fund - Repair & Mainten	\$439.81
34147	08-Oct-12	473	Electronic Business Machines	\$257.68
079593			<i>Copier Maint</i>	\$178.15
001008521004800			Law Enforcement - Repair & Mai	\$178.15
080277			<i>Copier maint</i>	\$79.53
001007558004800			Planning - Repairs & Maint.	\$39.77
101016542004800			Street Fund - Repair & Mainten	\$19.88
410016542404800			Storm Water - Repairs & Maint.	\$19.88
34148	08-Oct-12	13390	Evergreen State Heat	\$598.93
19807			<i>Quarterly HVAC maint</i>	\$403.45
001007558004800			Planning - Repairs & Maint.	\$50.43
001008521004800			Law Enforcement - Repair & Mai	\$100.86
001013519904800			General Government - Repair/Ma	\$100.86
001013555504800			Community Center - Repair & M	\$100.86
101016542004800			Street Fund - Repair & Mainten	\$25.22
410016542404800			Storm Water - Repairs & Maint.	\$25.22
19808			<i>Repair water leak Senior Center</i>	\$195.48
001013555506400			New Senior Center	\$195.48
34149	08-Oct-12	13709	Franklin Nelson	\$530.00
09/20/12			<i>Fire arms Instructor training per diem</i>	\$530.00

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
001008521004300			Law Enforce - Travel & Mtgs	\$530.00
34150	08-Oct-12	12393	GLENS RENTAL SALES & SERVICE	\$280.68
S1901			<i>rental of ditch witch for park</i>	\$238.92
001010576804800			Parks - Repair & Maintenance	\$238.92
S1954			<i>Filters/throttle cable/spark plugs</i>	\$41.76
101016542004800			Street Fund - Repair & Mainten	\$41.76
34151	08-Oct-12	13971	Granite Construction Co	\$19,515.47
Pmt Est #2			<i>2012 Overlay (Lakeview, Sandy Beach, 36th St.)</i>	\$19,515.47
101016542606400			Street Fund - Overlays	\$19,515.47
34152	08-Oct-12	13924	Granite Precasting & Concrete	\$2,711.74
50015			<i>Jersey Barriers for 36th St. Bridge</i>	\$2,711.74
101016595616440			36th Street Bridge Repair	\$2,711.74
34153	08-Oct-12	13500	HB Jaeger Co LLC	\$99.91
132714/1			<i>50 lb bag Jet Set</i>	\$99.91
410016542404800			Storm Water - Repairs & Maint.	\$99.91
34154	08-Oct-12	13509	Industrial Supply, Inc	\$54.52
503177			<i>Brooms for spreading tar - roof repair</i>	\$34.12
001013555504800			Community Center - Repair & M	\$34.12
503249			<i>Broom and handle</i>	\$20.40
101016542003102			Street Fund Operating Costs	\$20.40
34155	08-Oct-12	12648	IRON MOUNTAIN QUARRY LLC	\$229.88
0207269			<i>Vernon & Springbrook storm project</i>	\$229.88
410016531503104			DOE-G1100060 SW Capacity Exp	\$229.88
34156	08-Oct-12	13177	James Barnes	\$230.00
09/25/12			<i>Training 10/14-10/18/12</i>	\$230.00
001008521004301			Boating - Travel/Training	\$230.00
34157	08-Oct-12	13863	Johns Cleaning Service	\$128.66
959			<i>Uniform cleaning service</i>	\$128.66
001008521002600			Law Enforcment Clothing	\$128.66
34158	08-Oct-12	13929	Kathleen Hudson	\$35.00
10/01/12			<i>LEIRA travel</i>	\$35.00

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
001008521004300			Law Enforce - Travel & Mtgs	\$35.00
34159	08-Oct-12	13885	Lake Industries LLC	\$360.00
26312			36th St Bridge debris removal	\$30.00
101016595616440			36th Street Bridge Repair	\$30.00
26347			36th St Bridge debris removal	\$15.00
101016595616440			36th Street Bridge Repair	\$15.00
26367			36th St Bridge debris removal	\$165.00
101016595616440			36th Street Bridge Repair	\$165.00
26371			36th St Bridge debris removal	\$90.00
101016595616440			36th Street Bridge Repair	\$90.00
26375			36th St Bridge debris removal	\$60.00
101016595616440			36th Street Bridge Repair	\$60.00
34160	08-Oct-12	11777	Lake Stevens Fire	\$260.00
6498			Annual Inspection - Police station	\$95.00
001008521003104			Law Enforcement-Operating Cost	\$95.00
6507			Annual fire inspection Evidence Rm	\$165.00
001008521003104			Law Enforcement-Operating Cost	\$165.00
34161	08-Oct-12	852	Lake Stevens Journal	\$224.45
78042			Livers Mini Storage LU2012-22	\$97.15
001007558004400			Planning - Advertising	\$97.15
78043			Oktoberfest EVNT2012-10	\$56.95
001007558004400			Planning - Advertising	\$56.95
78080			Comp Plan Amend 2012 Docket Auth	\$70.35
001007558004400			Planning - Advertising	\$70.35
34162	08-Oct-12	854	Lake Stevens Mini Mart	\$10.00
09/26/12			Fuel	\$10.00
001008521003200			Law Enforcement - Fuel	\$10.00
34163	08-Oct-12	12751	LAKE STEVENS POLICE GUILD	\$1,033.00
09/2012			Union dues - Police Guild	\$1,033.00

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
001000281000000			Payroll Liabilities	\$1,033.00
34164	08-Oct-12	12841	Law Offices of Weed, Graafstra	\$6,002.00
105			Professional Services	\$6,002.00
001005515204100			Legal - Professional Service	\$3,601.20
101016542004100			Street Fund - Professional Ser	\$1,800.60
410016542404101			Storm Water - Professional Ser	\$600.20
34165	08-Oct-12	12603	LES SCHWAB TIRE CENTER	\$303.23
40200063449			Tire for John Deere backhoe	\$303.23
101016542004800			Street Fund - Repair & Mainten	\$303.23
34166	08-Oct-12	12215	LOWES COMPANIES	\$54.56
965657			Long handled weeder	\$54.56
001010576804800			Parks - Repair & Maintenance	\$54.56
34167	08-Oct-12	13711	New Chapter Cleaning	\$665.95
1325			Janitorial Services	\$665.95
001007558004100			Planning - Professional Servic	\$21.85
001007559004100			Building Department - Professi	\$21.85
001008521004100			Law Enforcement - Professional	\$381.90
001013519904100			General Government - Professio	\$109.25
001013555504100			Community Center - Cleaning	\$87.40
101016542004100			Street Fund - Professional Ser	\$21.85
410016542404101			Storm Water - Professional Ser	\$21.85
34168	08-Oct-12	12684	NORTHWEST CASCADE INC.	\$607.59
1-532564			Honey buckets/BUDU race event	\$517.59
001010574204500			Special Events - Equipt Rental	\$517.59
1-539309			Honey bucket rental	\$90.00
001010576804500			Parks - Equipment Rental	\$90.00
34169	08-Oct-12	1091	Office Of The State Treasurer	\$12,543.98
09/2012			Sept 2012 State Court Fees	\$12,543.98

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
633008559005100			Building Department - State BI	\$153.00
633008589000003			Public Safety And Ed. (1986 As	\$6,130.36
633008589000004			Public Safety And Education	\$3,540.95
633008589000005			Judicial Information System-Ci	\$1,045.92
633008589000008			Trauma Care	\$397.04
633008589000009			school zone safety	\$49.59
633008589000010			Public Safety Ed #3	\$217.24
633008589000011			Auto Theft Prevention	\$556.70
633008589000012			HWY Safety Act	\$64.80
633008589000013			Death Inv Acct	\$58.22
633008589000014			WSP Highway Acct	\$330.16
34170	08-Oct-12	13485	PAPE Machinery	\$6,906.98
240550801			Track hoe rental	\$6,806.04
101016595616440			36th Street Bridge Repair	\$3,232.87
410016531503104			DOE-G1100060 SW Capacity Exp	\$3,232.87
410016542404501			Storm Water - Equipment Rental	\$340.30
8252969			large bolts	\$100.94
101016542004800			Street Fund - Repair & Mainten	\$100.94
34171	08-Oct-12	13972	Pilchuck Rentals	\$249.78
2687			Double drum roller for driveway repair	\$249.78
101016542606400			Street Fund - Overlays	\$249.78
34172	08-Oct-12	13927	Precision Electric Group Inc	\$516.82
12513			City Shop Power service	\$516.82
101016543504802			Facilities R&M (City Shop)	\$516.82
34173	08-Oct-12	13304	Purchase Power	\$350.00
09/12 01831977			Postage	\$350.00
001007558004200			Planning - Communication	\$75.04
001008521004200			Law Enforcement - Communicatio	\$0.21
001013519904200			General Government - Communica	\$266.99
101016542004200			Street Fund - Communications	\$3.88
410016542404200			Storm Water - Communications	\$3.88
34174	08-Oct-12	13976	Russel Wright	\$9.00
09/25/12			Parking Sno Cty garage	\$9.00
001007558004300			Planning - Travel & Mtgs	\$9.00
34175	08-Oct-12	13717	Seth Waltz	\$82.62
replace ck33401			Replace void ck 33401	\$82.62

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
410016542404901			Storm Water - Staff Developmen	\$82.62
34176	08-Oct-12	12722	SHRED-it WESTERN WASHINGTON	\$49.50
101198272			Shredding services	\$49.50
001008521003104			Law Enforcement-Operating Cost	\$49.50
34177	08-Oct-12	1382	Snohomish County Public Works	\$45,040.34
I000308251			Vehicle Maint	\$15,513.24
001008521004800			Law Enforcement - Repair & Mai	\$5,657.49
001008521004802			LE - Boating R&M	\$5,059.30
101016542004800			Street Fund - Repair & Mainten	\$2,398.23
410016542404800			Storm Water - Repairs & Maint.	\$2,398.22
I000308572			Traffic light repair	\$1,341.05
101016542640000			Street Fund - Traffic Control	\$1,341.05
I000308573			Street Striping	\$28,186.05
101016542640000			Street Fund - Traffic Control	\$28,186.05
34178	08-Oct-12	12961	SNOHOMISH COUNTY PUD	\$12,075.26
100076857			Utilities - electric	\$8,931.83
101016542630000			Street Fund - Street Lighting	\$8,931.83
100076859			Utilities - electric	\$1,101.11
101016542630000			Street Fund - Street Lighting	\$1,101.11
103937546			Utilities - electric - yard	\$31.38
001010576804700			Parks - Utilities	\$10.46
101016542004700			Street Fund - Utilities	\$10.46
410016542404701			Storm Water Utilities	\$10.46
103939047			Utilities - Electric - old Evidence Rm	\$29.12
001008521004700			Law Enforcement - Utilities	\$29.12
113887175			Utilities - electric-Lundeen restrooms	\$329.17
001010576804700			Parks - Utilities	\$329.17
117200935			Utilities - electric - Police station	\$1,352.26
001008521004700			Law Enforcement - Utilities	\$1,352.26
120523607			Utilities - electric	\$161.13
410016542404700			Storm Water-Aerat. Utilities	\$161.13

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
127155939			Utilities - electric	\$139.26
101016542630000			Street Fund - Street Lighting	\$139.26
34179	08-Oct-12	12961	SNOHOMISH COUNTY PUD	\$903.82
130468039			Utilities - Electric - Cath Crk Park meter	\$31.64
001010576804700			Parks - Utilities	\$31.64
130471138			Utilities - Electric - Aerator	\$81.52
410016542404700			Storm Water-Aerat. Utilities	\$81.52
133768990			Utilities - Police water	\$151.27
001008521004700			Law Enforcement - Utilities	\$151.27
133770253			Utilities - Electric - New Shop	\$174.58
001010576804700			Parks - Utilities	\$58.19
101016542004700			Street Fund - Utilities	\$58.19
410016542404701			Storm Water Utilities	\$58.20
133770653			Utilities - electric	\$86.54
101016542630000			Street Fund - Street Lighting	\$86.54
133772188			Utilities - electric	\$125.87
101016542630000			Street Fund - Street Lighting	\$125.87
136997538			Utilities - Electric	\$116.99
101016542630000			Street Fund - Street Lighting	\$116.99
136997539			Utilities - Electric	\$135.41
101016542630000			Street Fund - Street Lighting	\$135.41
34180	08-Oct-12	12961	SNOHOMISH COUNTY PUD	\$215.30
143634242			Utilities - electric - new	\$107.77
001008521004700			Law Enforcement - Utilities	\$107.77
150243248			Utilities - electric	\$107.53
101016542630000			Street Fund - Street Lighting	\$107.53
34181	08-Oct-12	1387	SNOHOMISH COUNTY TOURISM	\$772.00
LKST2012			Sno Co Visitor Info 2012	\$772.00
001013519904903			General Government - Visitor C	\$772.00
34182	08-Oct-12	1388	Snohomish County Treasurer	\$276.21

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
09/2012			Sept 2012 Crime Victims Comp	\$276.21
63300858900001			Crime Victims Compensation	\$276.21
34183	08-Oct-12	1413	Springbrook Nursery	\$320.00
208295			Haul wood debris from city yard	\$320.00
101016542004800			Street Fund - Repair & Mainten	\$320.00
34184	08-Oct-12	13891	Tacoma Screw Products Inc	\$184.88
10959591			Liquid nails/caulk/threadlocker/eye sling	\$101.12
101016542004800			Street Fund - Repair & Mainten	\$101.12
10963629			Spools Round Trimmer Line	\$83.76
001010576804800			Parks - Repair & Maintenance	\$83.76
34185	08-Oct-12	13689	TaxCalcUSA	\$75.66
12083-761			2012 W2s and 1099s w/envelopes	\$75.66
001004514233100			Finance - Office Supplies	\$75.66
34186	08-Oct-12	11787	Teamsters Local No. 763	\$547.00
10/2012			Union dues - Teamsters	\$547.00
001000281000000			Payroll Liabilities	\$547.00
34187	08-Oct-12	13821	Terminix Commercial	\$59.73
317935186			Pest Control	\$59.73
001013519904800			General Government - Repair/Ma	\$59.73
34188	08-Oct-12	1491	The Everett Herald	\$209.96
1794652			SEPA addend 1 Subarea Plan EIS	\$209.96
001007558004400			Planning - Advertising	\$209.96
34189	08-Oct-12	11788	United Way of Snohomish Co.	\$325.68
09/12			Employee Contributions-United Way	\$325.68
001000281000000			Payroll Liabilities	\$325.68
34190	08-Oct-12	13045	UPS	\$1.43
74Y42372			Evidence shipping	\$1.43
001008521004200			Law Enforcement - Communicatio	\$1.43
34191	08-Oct-12	12158	VERIZON NORTHWEST	\$2,493.28
09/23/12			Wireless phone charges	\$2,493.28

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
001003511104200			Executive - Communication	\$85.57
001003513104200			Administration-Communications	\$85.57
001003514104200			City Clerks-Communications	\$32.42
001003516104200			Human Resources-Communications	\$55.55
001003518104200			IT Dept-Communications	\$111.10
001007558004200			Planning - Communication	\$117.99
001008521004200			Law Enforcement - Communicatio	\$1,459.58
001010576804200			Parks - Communication	\$181.84
101016542004200			Street Fund - Communications	\$181.83
410016542404200			Storm Water - Communications	\$181.83
34192	08-Oct-12	1579	VILLAGE ACE HARDWARE	\$698.93
35221			Duct Tape/Markers Duck Race	\$13.88
001013531008000			General Government-Aquafest	\$13.88
35259			Fasteners/Boat Dock	\$15.70
001010576803104			Parks-North Cove Park Ops	\$15.70
35260			Wood Boring Bit/Boat Dock	\$4.33
001010576803104			Parks-North Cove Park Ops	\$4.33
35280			Impact Ready set	\$22.80
410016542403103			Tools	\$22.80
35317			Paint for Property Room	\$233.61
001008521004800			Law Enforcement - Repair & Mai	\$233.61
35331			pipe and fittings for parks	\$134.03
001010576804800			Parks - Repair & Maintenance	\$134.03
35363			Paint supplies/Signs	\$37.93
001010576804800			Parks - Repair & Maintenance	\$37.93
35376			Paint supplies Property Room	\$236.65
001008521004800			Law Enforcement - Repair & Mai	\$236.65
34193	08-Oct-12	1579	VILLAGE ACE HARDWARE	\$432.17
35380			Graffiti Removr/shop towels/sand ppr	\$17.67
001008521004800			Law Enforcement - Repair & Mai	\$17.67
35381			Wire brush	\$3.25

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
001008521004800			Law Enforcement - Repair & Mai	\$3.25
35387			Paint supplies evidence room	\$76.29
001008521004800			Law Enforcement - Repair & Mai	\$76.29
35391			Paint & supplies for volunteers	\$141.67
001010576804800			Parks - Repair & Maintenance	\$141.67
35395			Roof coating for Comm. Center and City Hall	\$46.69
001013519904800			General Government - Repair/Ma	\$23.35
001013555504800			Community Center - Repair & M	\$23.34
35396			Calibrated Quart container	\$16.18
001010576804800			Parks - Repair & Maintenance	\$16.18
35397			Paint Supplies/Evidence Rm	\$30.01
001008521004800			Law Enforcement - Repair & Mai	\$30.01
35399			Paint Supplies/Evidence Rm	\$100.41
001008521004800			Law Enforcement - Repair & Mai	\$100.41
34194	08-Oct-12	1579	VILLAGE ACE HARDWARE	\$1,417.87
35417			Engineers Hammer/traffic counter setup	\$19.54
101016542640000			Street Fund - Traffic Control	\$19.54
35424			Turtle wax/Simple green	\$28.20
001008521004800			Law Enforcement - Repair & Mai	\$28.20
35447			Long handle weeder	\$32.57
001010576804800			Parks - Repair & Maintenance	\$32.57
35449			Electrical ballast	\$38.00
101016542004800			Street Fund - Repair & Mainten	\$38.00
35459			Airation and paint suits	\$44.46
001013555504800			Community Center - Repair & M	\$44.46
35469			Roof coating for Comm. Center and City Hall	\$1,167.18
001013519904800			General Government - Repair/Ma	\$826.65
001013555504800			Community Center - Repair & M	\$340.53
35470			Hammer/socket wrch/utility knife	\$77.07

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
101016542003102			Street Fund Operating Costs	\$77.07
35471			Door Knob	\$10.85
001012572504800			Library - Repair & Maint.	\$10.85
34195	08-Oct-12	1579	VILLAGE ACE HARDWARE	\$280.26
35472			Pry bar	\$17.37
101016542640000			Street Fund - Traffic Control	\$17.37
35473			Flex drain elbow connector	\$4.66
001010576804800			Parks - Repair & Maintenance	\$4.66
35489			Locking hasp elec bx gazebo	\$48.84
001010576804800			Parks - Repair & Maintenance	\$48.84
35495			Chain secure traffic counters	\$18.95
101016542640000			Street Fund - Traffic Control	\$18.95
35519			faucet aerator family center	\$10.84
001013519904800			General Government - Repair/Ma	\$10.84
35533			Canopy Bungee Cord	\$26.04
001013519904800			General Government - Repair/Ma	\$26.04
35545			Paint/rubber dip tool repair	\$61.32
101016542004800			Street Fund - Repair & Mainten	\$61.32
35559			Roof coating supplies City Hall	\$92.24
001013555504800			Community Center - Repair & M	\$92.24
34196	08-Oct-12	1579	VILLAGE ACE HARDWARE	\$66.69
35562			Mop & spong	\$19.53
001010576804800			Parks - Repair & Maintenance	\$19.53
35563			Exit Signs for Community Ctr	\$47.16
001013555504800			Community Center - Repair & M	\$47.16
34197	08-Oct-12	13055	WA State Dept of Enterprise	\$250.00
18-1-58982			Q4.2012 Co-op membership	\$250.00
001013519904900			General Government - Miscellan	\$250.00

Detail Check Register

04-Oct-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount
34198	08-Oct-12	13127	WA State Dept of Natural Resou	\$17.40
9074044			<i>Forest Land Assessment</i>	\$17.40
001010576804100			Parks - Professional Services	\$17.40
34199	08-Oct-12	12845	ZACHOR & THOMAS, INC. P.S.	\$7,524.56
609			<i>Prosecutor services</i>	\$7,524.56
001013515210000			Prosecutor fees	\$7,524.56
Total Of Checks:				\$132,221.72

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

Monday, September 24, 2012
Lake Stevens School District Educational Service Center (Admin. Bldg.)
12309 22nd Street N.E. Lake Stevens

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

COUNCILMEMBERS PRESENT: Todd Welch, Suzanne Quigley, Kathy Holder, Kim Daughtry, Marcus Tageant, and Neal Dooley

COUNCILMEMBERS ABSENT: John Spencer

STAFF MEMBERS PRESENT: City Administrator Jan Berg, City Attorney Cheryl Beyer, Planning Director Becky Ableman, Finance Director Barb Lowe, Public Works Director Mick Monken, Human Resource Director Steve Edin, Police Commander Dan Lorentzen, Senior Planner Russ Wright, Principal Planner Karen Watkins, and City Clerk/Admin. Asst. Norma Scott

OTHERS:

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

Guest Business. None

Consent Agenda. Councilmember Welch moved to approve the Consent Agenda (A. Approve September 2012 vouchers [Payroll Direct Deposits 906263-906320 for \$134,668.75, Payroll Checks 34071-34072 for \$3,457.99, Claims 34073-34132 for \$297,967.09, Electronic Funds Transfers 499-502 for \$5,347.71, Void Checks 33475, 33558 for deduct of \$26.66, Tax Deposit for 9.14.12 for \$49,074.86 for total vouchers approved of \$490,489.74], B. Approve September 10, 2012 regular Council meeting minutes; and C. Authorize the Mayor to sign the School Resource Officer Interlocal with the Lake Stevens School District), seconded by Councilmember Spencer; motion carried unanimously. (6-0-0-1)

Adopt third and final reading of Ordinance No. 875, Comprehensive Plan (Comp Plan) related amendments. Planning Director Ableman noted this Comp Plan amendment ordinance adopts the subarea plans, land use map amendments and capital facilities plans.

MOTION: Councilmember Welch moved to adopt third and final reading of Ordinance No. 875, Comprehensive Plan related amendments, seconded by Councilmember Holder; motion carried unanimously. (6-0-0-1)

Adopt third and final reading of Ordinance No. 876, :and Use Code related amendments.

MOTION: Councilmember Dooley moved to adopt third and final reading of Ordinance No. 876, Land Use Code related amendments, seconded by Councilmember Daughtry; motion carried unanimously. (6-0-0-1)

Adopt third and final reading of Ordinance No. 877, Lake Stevens Center Planned Action.

MOTION: Councilmember Welch moved to adopt Ordinance No. 877, seconded by Councilmember Spencer; motion carried unanimously. (6-0-0-1)

Adopt third and final reading of Ordinance No. 878, 20th Street SE Corridor Planned Action.

MOTION: Councilmember Spencer moved to adopt third and final reading of Ordinance No. 878, 20th Street SE Corridor Planned Action, seconded by Councilmember Dooley; motion carried unanimously. (6-0-0-1)

Approve Resolution No. 2012-5, fees amendment. Principal Planner Watkins distributed and reviewed some additional minor fee changes.

MOTION: Councilmember Welch moved to adopt the fees resolution as amended, seconded by Councilmember Holder; motion carried unanimously. (6-0-0-1)

Adopt the Traffic Impact Fee (TIF) Program – Developer’s Workbook. Public Works Director/Engineer Monken noted the impact fees are equitable, combined zones 2 & 3, and also used the allowable maximum fees. Implementation of the traffic impact program is the Developer Workbook. Mr. Monken reviewed the base impact fee calculation form which will be completed by the developer. Generally will not have to do SEPA for traffic, but may with some big box stores. The TIF Program will be implemented by ordinance.

Councilmember Quigley questioned single car trip credits. Public Works Director/Engineer Monken responded a credit may be applied, for example, if a bus stop or a car pool system for employees is provided. Must be able to show ridership and may require an outside engineer’s recommendation.

MOTION: Councilmember Daughtry moved to adopt the Traffic Impact Fee Program – Developer’s Workbook, seconded by Councilmember Welch; motion carried unanimously. (6-0-0-1)

Authorize the Mayor to sign agreement with Tetra Tech for 20th Street SE sewer.

Public Works Director/Engineer Monken reported a portion of 20th Street SE known as the southwest quadrant of SR9/20th Street SE intersection is not served with sewer and is included in the master plan for economic development. The Sewer District does not have a way to service this area and the estimated gravity flow improvement cost is \$4.1 million. The consultant would evaluate the feasibility of providing sewer - probably a lift station. This would be a planning tool. The City did a general RFQ and this company has the expertise and has an environmental group.

MOTION: Councilmember Daughtry moved to authorize the Mayor to sign an agreement with Terra (Tetra) Tech to prepare a sewer service plan for the southwest quadrant of 20th Street SE and SR9 for an amount not to exceed \$30,000, seconded by Councilmember Welch; motion carried unanimously. (6-0-0-1)

Proclamation- October National Community Planning Month. Mayor Little read the proclamation.

Lake Stevens City Council Regular Meeting Minutes

September 24, 2012

2013 proposed budget. Finance Director/Treasurer Lowe reviewed the estimated 2012 outlook and the preliminary 2013 budget General Fund revenues and expenditures.

Council Person's Business: Councilmembers reported on the following meetings: Holder – Fire District meeting last Thursday; Quigley – Budget and Retreat Subcommittees, retreat is October 27 from 9 to 1; Spencer – retreat planning; Dooley – Budget Subcommittee; and Daughtry - Budget Subcommittee, Snohomish County Cities dinner last Thursday, Oktoberfest this weekend, and 20th anniversary for Family Center was last Saturday.

Mayor's Business: Mayor Little attended the Budget Subcommittee meeting.

Staff Reports: Staff reported on the following: Public Works Director/Engineer Monken – volunteers from the Church of Latter Day Saints worked in the parks and Nimitz crew worked on Police Facility this weekend, and Lake View Drive refuge stripping is corrected; and Dan Lorentzen – a new mapping system will be linked to our Web site so residents can see what is happening in their neighborhood, and looking at micro chipping for pets and replacing the reader.

Adjourn. Councilmember Daughtry moved to adjourn at 8:36 p.m., seconded by Councilmember Dooley; motion carried unanimously. (6-0-0-1)

Vern Little, Mayor

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



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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: 8 October 2012

Subject: 2012 Pavement Overlay – Approval of Final Contract Amount and Final Acceptance of Project

Contact Mick Monken **Budget Impact:** \$225,113.90
Person/Department: Public Works

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: **Approve the final contract amount of \$225,113.90 and authorize final project acceptance of the work performed by Granite Construction Company for the 2012 Pavement Overlay project.**

SUMMARY/BACKGROUND: On 23 July 2012 the City Council authorized the award of 2012 Pavement Overlay to Granite Construction Company for a total contract amount of \$249,566.84. Granite was issued the Notice to Proceed in early August 2012. This project was started later in the year so that it could be performed in conjunction with the 36th Street NE Embankment repair project. Work was started and completed over a two week period in late August with a target to complete before the public school year began. This was accomplished. The final contract payment due for the work came in at \$225,113.90.

The project came in \$24,452.94 below the original approved contract amount. These savings were due in large that no changed conditions were discovered. The second cost savings was that there were no unexpected conditions, such as sub-soil failures, discovered during the planing (pavement grinding) along 131st Avenue NE. There was one change orders issued for this project. Change Order 1 was to perform a large roadway patch for a storm project performed by the City on 22nd Place NE, just north of 112th Avenue.

The approval of this action will begin the closeout process for this project.

APPLICABLE CITY POLICIES: City Council must provide final acceptance of capital projects.

BUDGET IMPACT: **The total cost of the project is \$225,113.90 which is within the original Council authorized budget of \$249,566.84.**

ATTACHMENTS:

- ▶ Exhibit A: Final Pay Estimate

EXHIBIT A

City of Lake Stevens
2012 Pavement Overlay
Pay Summary Report

Contractor: Granite Construction



Pay Estimate No 2 - FINAL
 Billing Period: 8 Sept 12 - 27 Sept 12
 Lake Stevens Contract: 12001

BASE BID

#	Item	Std BI #	Qty	Unit	Unit Price	Contract Amount	Previous		Quantities Billed to Date	Current Period Amount	Total Paid to Date
							Quantities Billed	Current Period Quantities			
1	Mobilization		1	LS	10,000.00	10,000.00	1.00	-	1.00	-	10,000.00
2	Temporary Traffic Control	6971	1	LS	10,000.00	10,000.00	1.00	-	1.00	-	10,000.00
3	Planing Bituminous Pavement	5711	5,100	SY	4.00	20,400.00	5,100.00	-	5,100.00	-	20,400.00
4	TESC (inlet protection as directed)	NA	20	EA	107.00	2,140.00	-	-	-	-	-
5	HMA Cl. 1/2 In PG 64-22	5767	2,240	Tons	81.00	181,440.00	1,910.76	219.14	2,129.90	17,750.34	172,521.90
6	Temp Pavement Marking	6888	1	LS	574.00	574.00	1.00	-	1.00	-	574.00
7	4" Paint Line	6806	22,912	LF	0.27	6,186.24	11,500.00	10,612.00	22,112.00	2,865.24	5,970.24
8	Stop Bar (18")		80	SY	7.00	560.00	40.00	40.00	80.00	280.00	560.00
9	Raised Pavement Markers	6884	5.8	Hund	477.00	2,766.60	2.90	(0.74)	2.16	(352.98)	1,030.32
10	Remobilization for 36th Street NE		1.0	LS	500.00	500.00	1.00	-	1.00	-	500.00
11	Force Account		1	LS	15,000.00	15,000.00	-	-	-	-	-
12	Change Order # 1 - 14th St SE		1	LS	3,557.44	3,557.44	1.00	-	1.00	-	3,557.44
ORIGINAL CONTRACT AMOUNT						249,566.84	TOTAL DUE THIS PERIOD			20,542.60	225,113.90
Current Contract Amount						253,124.28					

RETAINAGE THIS PERIOD (5%) 1,027.13

TOTAL PAYMENT THIS PERIOD 19,515.47

Reviewed by: *Scott Wick*
 City of Lake Stevens - Construction Manager

Date: 9-28-12

Approved by: *[Signature]*
 Granite Construction

Date: 9/28/2012

Approved by: *[Signature]*
 City of Lake Stevens - City Engineer

Date: 28 Sept 2012





LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 8, 2012

Subject: 2012 Comprehensive Plan Amendment Proposals (2012 Docket Ratification) (LS2012-3)

Contact Person/Department: Karen Watkins/Planning

Budget Impact: None

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Hold a ratification public hearing on the proposed list of amendments on October 8, 2012 to determine whether or not a proposal merits consideration by meeting specific findings to be included in this year's annual docket cycle, called the "2012 Docket". The Council shall pass Resolution 2012-6 (A or B) of those proposals which should be included for further analysis on the 2012 Docket.

SUMMARY: This year, there is one private application for comprehensive plan amendments and related rezone. There are no code housekeeping proposals. Staff is proposing nine text amendments for inclusion on the 2012 Docket (**Attachment A**). The Planning Commission held a public hearing for ratification of the 2012 Docket on September 5, 2012 and recommend ratification of the proposed docket (**Attachment B**).

BACKGROUND: Under the Growth Management Act, the City is allowed to amend the Comprehensive Plan and Future Land Use Map only once per year with a few exceptions, such as adopting new subarea plans. This process is called the "Docket." The Comprehensive Plan has a specified docket process to follow (pages 1-19 to 1-25). This year's docket has one private map amendment and nine City proposed text amendments. A staff summary of each amendment proposal is attached (**Attachment C**). Resolution 2011-12 in **Attachment D** is approved as to form by the City Attorney.

The Comprehensive Plan (page 1-20) includes requirements for annual amendments:

Annual amendments shall not include significant policy changes, which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7); rather, they are intended to address the following:

- Major or minor land use and road classification changes
- Amendments to Plan text including support data and implementation
- Changes to Element maps
- Minor changes to policies or clarification
- Other minor text changes

Each summary sheet includes a section to show which issue(s) the proposed amendment is intended to address (see **Attachment C**).

The Comprehensive Plan (page 1-24) lists findings that must be met in order to authorize an amendment for inclusion in an annual amendment cycle or docket.

ATTACHMENT A

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

- 1. Is the proposed amendment appropriate to the Comprehensive Plan or is it more appropriate to implement the proposal as a development regulation or program?*
- 2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?*
- 3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.*
- 4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?*
- 5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan OR*
- 6. All of the following:*
 - a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and*
 - b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*

Each amendment proposal includes an analysis of which decision criteria are met by the proposed amendment, if any (see ***Attachment C***).

DISCUSSION: Staff will begin the briefing by discussing the requirements for ratification specified in the Comprehensive Plan. Next, each of the amendment proposals will be summarized. In order to move a proposal forward to the 2012 Docket the appropriate findings must be met. The map proposal and all nine text proposals do meet the decision criteria.

Once the 2012 Docket is ratified, staff will provide proposed amendments and detailed analysis for each proposal so decisionmakers can determine if proposal meets the criteria to grant or deny. The bottom of each proposal sheet shows staff and Planning Commission recommendations and includes a space for Council recommendations.

STAFF RECOMMENDATION FOR ADDITIONAL DOCKET ITEM: At the September 24, 2012 City Council meeting, Public Works Director Monken presented a Developer's Workbook and discussed future Council action to adopt proposed Traffic Impact Fee policies. After discussion among staff, a proposal was made to adopt the proposed policies in the Comprehensive Plan as part of the 2012 Docket. ***RT-9 Unknown Additional Items*** on the proposed 2012 Docket allows the Council to add any additional items to the 2012 Docket before final approval of the Docket.

The Goal and policies below are proposed to be added to Chapter 6 Transportation Element of the Comprehensive Plan as an added item to the 2012 Docket. Staff recommends the Council add the adoption of the new goal and policies to implement the Traffic Impact Fee Program as presented on September 24 as an additional 2012 Docket item before final ratification of the 2012 Docket by

ATTACHMENT A

Resolution No. 2012-6. Staff has prepared two Resolutions No. 2012-6: A – without additional docket item and B – with additional TIF goals and policies docket item.

GOAL 6.12 ENSURE NEW DEVELOPMENT PAYS PROPORTIONATE SHARE OF TRAFFIC IMPACT FEES TOWARD TRANSPORTATION CAPACITY NEEDS OUTSIDE THE BOUNDARIES OF THE NEW DEVELOPMENT THAT BENEFIT THE CONTRIBUTING DEVELOPMENT.

Policies

- 6.12.1 Offsite improvements (non-frontage) performed by a developer on identified Capital Facility Plan projects that are part of the impact fee cost basis are eligible for offsets, but offsets cannot exceed the amount of the impact fee the development activity is required to pay.
- 6.12.2 Traffic impact fees shall be pooled to ensure that the fees are expended or encumbered for permissible uses within ten years of receipt.
- 6.12.3 Collected traffic impact fees shall only be spent for costs associated with city street system capacity improvements within the traffic impact zone or combined traffic impact zone where they were collected.
- 6.12.4 The City Council shall adopt a six-year transportation improvement plan (STIP) establishing the priority of projects where the City intends to expend collected fees. Any changes to the priority or addition of a project to the six-year plan shall be authorized through Council Action.
- 6.12.5 Any interest earned on impact fee payments or on invested monies in the traffic impact fee fund, may be pooled and expended on any one or more of the transportation improvements for which the impact fees have been collected.
- 6.12.6 Fees may be collected for system improvement costs previously incurred by the City to the extent that new growth and development will be served by the previously constructed improvements; provided such fee shall not be imposed to make up for any system improvement deficiencies.
- 6.12.7 If a development does not fit into any of the categories specified in the transportation impact fee schedule, the developer's traffic engineer shall use the impact fee applicable to the most directly comparable type of land use specified in the impact fee schedule, with final approval by the Public Works Director or designee.
- 6.12.8 If a development includes mixed uses, the fee shall be determined by apportioning the space committed to the different uses specified in the impact fee schedule.
- 6.12.9 The Public Works Director shall be authorized to adjust the impact fees for a development based on analysis of specific trip generating characteristics of the development. Such

ATTACHMENT A

adjustments may consider mixed-use characteristics and/or expected levels of ridesharing and transit usage of the development.

APPLICABLE CITY POLICIES: Comprehensive Plan (pages 1-19 through 1-25)

BUDGET IMPACT: None

ATTACHMENTS:

- A Summary Table of 2012 Comprehensive Plan Proposals
- B Planning Commission Recommendation Letter
- C Summaries of each text proposal (9 total)
- D Resolution No. 2012-6 (Two versions are attached for consideration: A – without additional docket items and B – with additional TIF goal and policies added)

ATTACHMENT A

SUMMARY OF 2012 DOCKET

RATIFICATION MAPS			
#	NAME	PARCELS/ ACREAGE	REQUEST
RM-1	PUD Decommissioned Facility	1/1.16	Redesignate from P/SP to MDR. Rezone from P/SP to UR for future development

RATIFICATION TEXT		
#	NAME	REQUEST
RT-1	Chapter 1 Introduction	<ul style="list-style-type: none"> • <u>Page 1-9</u> – Update Section “Public Process for Docket Cycles” with 2012 Ratification and adoption tables • <u>Page 1-16</u> – Update Section “5. Lake Stevens UGA Annexation Plan” to remove references to original 6-year plan to be more general and modify Figure 1-1 to remove dates “2006-2011” • <u>Page 1-21</u> – Update Section “C. Exceptions to the Annual Plan Amendment Process” for consistency with RCW 36.70A.130(2)(a) • <u>Page 1-28</u> – Add reference to appendix with 2012 Docket SEPA documents
RT-2	Chapter 2 Description of the Planning Area	<ul style="list-style-type: none"> • <u>Pages 2-4 to 2-7</u> – Update Population Characteristics with 2010 Census data • <u>Page 2-15</u> – Update Employment information with more recent data
RT-3	Chapter 4 Land Use Element	<ul style="list-style-type: none"> • <u>Page 4-5</u> – Replace Figure 4.0b with Updated Land Use Map adopted as part of Subarea Adoption Process • <u>Page 4-11</u> – Add description for Low Density Residential after Medium Density Residential • <u>Page 4-13</u> – Revise language in paragraph after Waterfront Residential to better reflect flexible housing options in different zones • <u>Pages 4-22 to 4-25</u> – Update Reasonable Measures table 4-3 to reflect adoption of subarea plans • <u>Page 4-34</u> – Add Low Density Residential description after Medium Density Residential
RT-4	Chapter 6 Transportation Element	<ul style="list-style-type: none"> • <u>Page 6-9</u> – Update Figure 6-1 Roadway Classifications • <u>Page 6-11</u> – Add language to Transit LOS Standards section that SR9 and 20th Street SE are designated transit emphasis corridors in Community Transit’s Long Range Transit Plan and Countywide Planning Policy TR-12 • <u>Page 6-12 to 6-15</u> – Update “Future Needs and Alternatives” for consistency with adopted Subarea Adoption Package • <u>Page 6-15</u> – Update Policy 6.1.1 relating to change in LOS within subareas for consistency with adopted Subarea Adoption Package

ATTACHMENT A

#	NAME	<u>REQUEST</u>
RT-5	Chapter 7 Utilities & Public Services & Facilities Element	<ul style="list-style-type: none"> • <u>Page 7-5</u> – Sewer Service section should be updated for completion of new sewer treatment facility • <u>Pages 7-6 to 7-10</u> – Adopt most recent Lake Stevens School District Capital Facilities Plan for 2012–2017, add section on Snohomish School District, and add Snohomish School District to Figure 7.4 • <u>Page 7-12</u> – Add reference to PUD’s approved Water Plan
RT-6	Chapter 8 Capital Facilities Element	Update the chapter for consistency with adopted Subarea Planning Package
RT-7	Appendices	<u>Add Appendix L</u> – Addendum No. 5 to be prepared as environmental review for 2012 Docket
RT-8	Update Dates & Table of Contents	Update dates on cover and footers and update Table of Contents
RT-9	Unknown Additional Items	Council may add items to the Docket based on recommendation from Planning Commission, discussion of proposed amendments or public testimony <ul style="list-style-type: none"> • Add Traffic Impact Fee Program goals and policies to 2012 Docket



September 5, 2012

Council President John Spencer
Lake Stevens City Council
1812 Main Street
Lake Stevens, WA 98258

**SUBJECT: Planning Commission Recommendation
Proposed Text Amendments to the Comprehensive Plan
(2012 Docket Ratification, LS2012-3)**

Dear Council President Spencer and Council Members:

The Lake Stevens Planning Commission held a public hearing on Wednesday, September 5, 2012 to consider one map amendment and nine City text amendments for the 2012 Comprehensive Plan Work Program (2012 Docket). The map amendment is proposed by a private party, Public Utility District No. 1. The City is proposing all text amendments.

Commissioners in attendance were Chair Linda Hoult, Vice Chair Sammie Thurber, and Commissioners Gary Petershagen, Dean Franz, Jennifer Davis, and Pamela Barnett. Planning Commissioner Janice Huxford was excused.

Planning and Community Development staff presented the proposed amendments and responded to questions. Staff discussed the background and overview of the Docket and Comprehensive Plan amendments before presenting each proposed map and text amendment individually and describing whether each proposal met the requirements for annual amendments and the findings to allow the proposal to proceed through the amendment cycle. The detailed analysis will be completed at a second phase, the threshold stage, for those projects on the final 2012 Docket ratified by the City Council.

PUBLIC COMMENT

One resident, Albert Lansing (10610 20th Street SE, Lake Stevens), provided concerns on the use of roundabouts within the City. Chair Hoult explained that the Docket Ratification had no effect on roundabout usage within the City. Planning Director Ableman said Mr. Lansing's concerns would be passed to the Public Works Director Mick Monken and also invited him to the September 10th Council Meeting to share his concerns on roundabouts with Council.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission took one vote for all map and text amendments. The Planning Commission unanimously recommends the Council move forward with the one map amendment

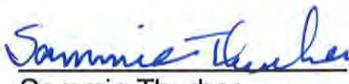
and all nine text amendments for placement on the 2012 Comprehensive Plan Work Program (2012 Docket). A summary table is attached.

The recommendation is supported by findings set forth in the Comprehensive Plan allowing an amendment request be allowed through the amendment cycle if it meets decision criteria subsections 1 through 4 and either subsection 5 or 6 on page 1-23 of the Plan, and after considering testimony and information presented during the public hearing process. The Planning Commission is satisfied that the recommendation is in compliance with, and is based on, goals and objectives contained in the Lake Stevens GMA Comprehensive Plan for amendments. There has been early and continuous public participation in the review of the proposed amendments.

Respectfully submitted,

Lake Stevens Planning Commission

 , Chair
Linda Hoult

 , Vice Chair
Sammie Thurber

Attachment

SUMMARY - 2012 COMPREHENSIVE PLAN PROPOSALS FOR RATIFICATION OF 2012 DOCKET

One private map proposal (PUD) and nine text proposals (all City) are being presented for consideration for ratification as the 2012 Docket. This table summarizes each and provides information on whether the Requirements and Findings are met. In order for a proposal to be recommended for the final docket, at least one finding must be met. A list of Requirements and Findings are attached at the end of this summary. Analysis Forms are attached for each proposal.

RATIFICATION MAPS				
#	NAME	PARCELS/ ACREAGE	REQUEST	REQUIREMENTS TO GRANT/DENY
RM-1	PUD Decommissioned Facility	1/1.16	Redesignate from P/SP to MDR. Rezone from P/SP to UR for future development	1, 2, 3, 4, 5, 6b

RATIFICATION TEXT			
#	NAME	REQUEST	REQUIREMENTS TO GRANT/DENY
RT-1	Chapter 1 Introduction	<ul style="list-style-type: none"> • <u>Page 1-9</u> – Update Section “Public Process for Docket Cycles” with 2012 Ratification and adoption tables • <u>Page 1-16</u> – Update Section “5. Lake Stevens UGA Annexation Plan” to remove references to original 6-year plan to be more general and modify Figure 1-1 to remove dates “2006-2011” • <u>Page 1-21</u> – Update Section “C. Exceptions to the Annual Plan Amendment Process” for consistency with RCW 36.70A.130(2)(a) • <u>Page 1-28</u> – Add reference to appendix with 2012 Docket SEPA documents 	1, 2, 3, 4, 5
RT-2	Chapter 2 Description of the Planning Area	<ul style="list-style-type: none"> • <u>Pages 2-4 to 2-7</u> – Update Population Characteristics with 2010 Census data • <u>Page 2-15</u> – Update Employment information with more recent data • 	1, 2, 3, 4, 5
RT-3	Chapter 4 Land Use Element	<ul style="list-style-type: none"> • <u>Page 4-5</u> – replace Figure 4.0b with Updated Land Use Map adopted as part of Subarea Adoption Process • <u>Page 4-11</u> – Add description for Low Density Residential after Medium Density Residential • <u>Page 4-13</u> – Revise language in paragraph after Waterfront Residential to better reflect flexible housing options in different zones • <u>Pages 4-22 to 4-25</u> – update Reasonable Measures table 4-3 to reflect adoption of subarea plans • <u>Page 4-34</u> – Add Low Density Residential description after Medium Density Residential 	1, 2, 3, 4, 5, 6a, 6b

**SUMMARY - 2012 COMPREHENSIVE PLAN PROPOSALS
 FOR RATIFICATION OF 2012 DOCKET**

#	NAME	REQUEST	REQUIREMENTS TO GRANT/DENY
RT-4	Chapter 6 Transportation Element	<ul style="list-style-type: none"> • <u>Page 6-9</u> – Update Figure 6-1 Roadway Classifications • <u>Page 6-11</u> – add language to Transit LOS Standards section that SR9 and 20th Street SE are designated transit emphasis corridors in Community Transit’s Long Range Transit Plan and Countywide Planning Policy TR-12 • <u>Page 6-12 to 6-15</u> – update “Future Needs and Alternatives” for consistency with adopted Subarea Adoption Package • <u>Page 6-15</u> – update Policy 6.1.1 relating to change in LOS within subareas for consistency with adopted Subarea Adoption Package 	1, 2, 3, 4, 5
RT-5	Chapter 7 Utilities & Public Services & Facilities Element	<ul style="list-style-type: none"> • <u>Page 7-5</u> – Sewer Service section should be updated for completion of new sewer treatment facility • <u>Pages 7-6 to 7-10</u> – Adopt most recent Lake Stevens School District Capital Facilities Plan for 2012–2017, add section on Snohomish School District, and add Snohomish School District to Figure 7.4 • <u>Page 7-12</u> – Add reference to PUD’s approved Water Plan 	1, 2, 3, 4, 5
RT-6	Chapter 8 Capital Facilities Element	Update the chapter for consistency with adopted Subarea Planning Package	To Be Determined
RT-7	Appendices	<u>Add Appendix L</u> – Addendum No. 5 to be prepared as environmental review for 2012 Docket	1, 2, 3, 4, 5
RT-8	Update Dates & Table of Contents	Update dates on cover and footers and update Table of Contents	1, 2, 3, 4, 5
RT-9	Unknown Additional Items	Council may add items to the Docket based on recommendation from Planning Commission, discussion of proposed amendments or public testimony	N/A

H. Ratification of Docket and Authorization Hearing (Pages 1-24 and 1-25 of Plan)

All amendment requests will require an authorization hearing before the City Planning Commission and a recommendation shall be forwarded to the City Council for consideration before a docket is ratified by the City Council. The purpose of the authorization hearing is to determine whether or not a proposal merits consideration.

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

SUMMARY - 2012 COMPREHENSIVE PLAN PROPOSALS FOR RATIFICATION OF 2012 DOCKET

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan OR
6. All of the following:
 - a. The proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and
 - b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.



Comprehensive Plan Docket 2012 Ratification of Docket RM-1 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: October 8, 2012
 Planning Commission Hearing Date: September 5, 2012

Subject: Map Amendments, PUD Decommissioned Facility Rezone

SUMMARY: The proposal is for map changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. The redesignation from Public/Semi-Public (P/SP) to Medium Density Residential (MDR) would occur concurrently with a site-specific rezone from Public/Semi-Public (P/SP) to Urban Residential (UR).	
LOCATION IN COMPREHENSIVE PLAN: Chapter 4 Land Use Element, page 4-5, Figure 4.0b – Existing Land Use Map (Official Zoning Map will be concurrently amended through Hearing Examiner recommendation to City Council)	
PROPERTY OWNER: Public Utilities District No. 1 (PUD) Contact: Mark Flury	PROPERTY LOCATION: Cedar Road Reservoir Site 2223 Cedar Road, Lake Stevens Parcel No. 00385500700400 (1.16 acres) 1.16 acres total
LAND USE DESIGNATION	
EXISTING: Public/Semi-Public	PROPOSED: Medium Density Residential
ZONING (Quasi-Judicial Decision)	
EXISTING: Public/Semi-Public	PROPOSED: Urban Residential

ANALYSIS

ADDRESSES (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="checkbox"/> Major or minor land use and road classification changes?	YES	<input checked="" type="checkbox"/> X	NO
<input type="checkbox"/> Amendments to Plan text including support data and implementation?	YES	<input checked="" type="checkbox"/> X	NO
<input type="checkbox"/> Changes to Element maps?	<input checked="" type="checkbox"/> X	YES	NO
<input type="checkbox"/> Minor changes to policies or clarifications?	YES	<input checked="" type="checkbox"/> X	NO
<input type="checkbox"/> Other minor text changes?	YES	<input checked="" type="checkbox"/> X	NO

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> X YES <input type="checkbox"/> NO
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2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO



Comprehensive Plan Docket 2012 Ratification of Docket RT-1 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: October 8, 2012
 Planning Commission Hearing Date: September 5, 2012

Subject: Text Amendments, Chapter 1 Introduction

SUMMARY: The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. Four amendments are proposed in Chapter 1 Introduction.

LOCATION IN COMPREHENSIVE PLAN: Chapter 1, pages 1-9, 1-16, 1-17, 1-21, and 1-28.

PROPOSED CHANGES:

Page 1-9 – update “Public Process for Docket Cycles” with 2012 Ratification and Adoption tables.

The 2012 Docket included the following meetings for public participation during the adoption process for Plan amendments:

2012 Docket Ratification

September 5	Planning Commission Hearing/Set Final Docket
September 24	City Council Ratification of Final Docket

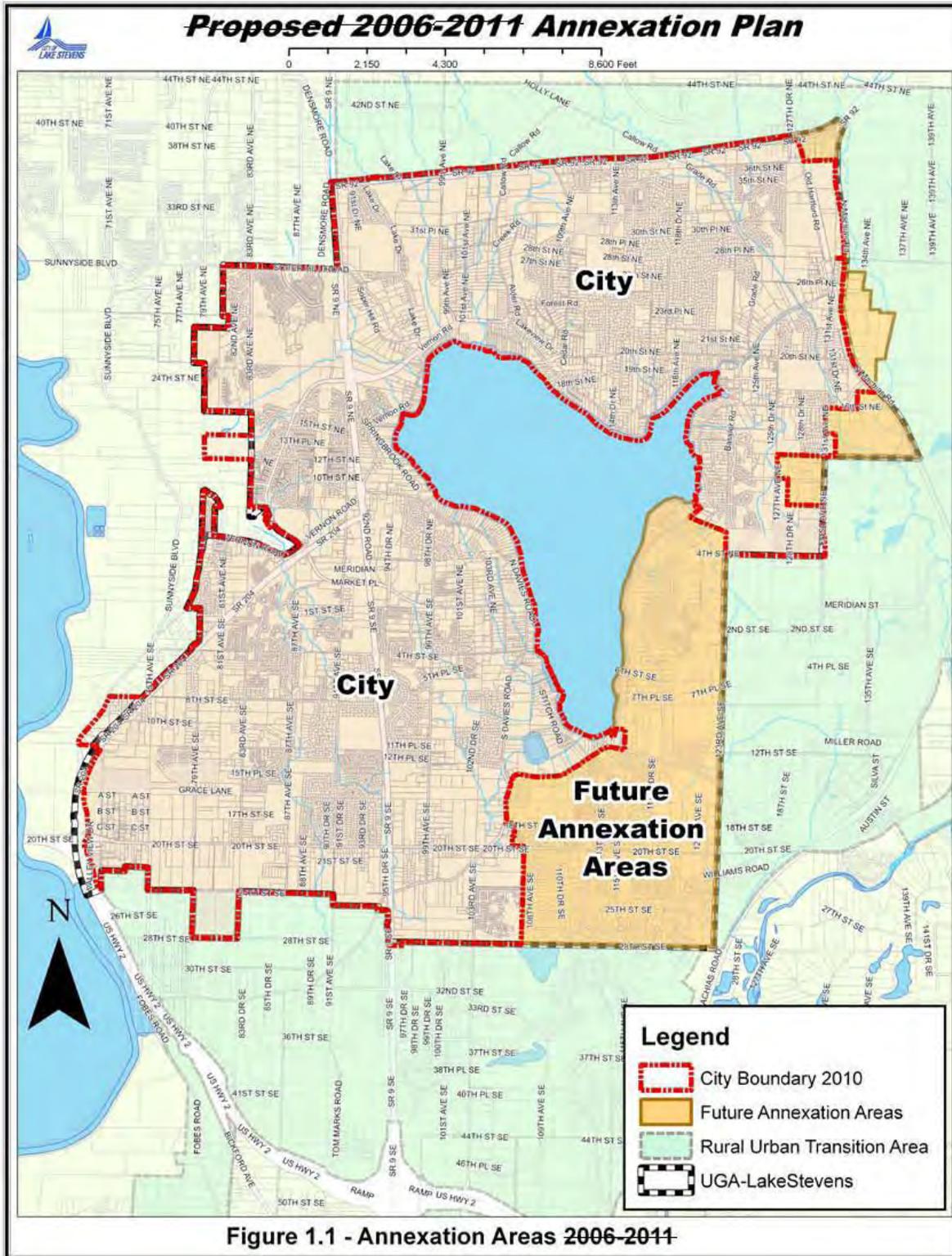
2012 Adoption of Amendments

October 22	City Council Briefing
November 7	Planning Commission Public Hearing
November 26	City Council Public Hearing & Adoption of Amendments
December XX	Amendments Effective

Pages 1-16 & 1-17 – update “5. Lake Stevens UGA Annexation Plan” to remove references to original 6-year plan to be more general and modify Figure 1-1 to remove dates “2006-2011”.

5. Lake Stevens UGA Annexation Plan

The City’s Comprehensive Plan includes an annexation plan that calls for eventually annexing the remainder of the unincorporated area within its UGA, approximately 1,053 acres (~~(, by the year 2014)~~). Figure 1.1 shows the City’s proposed Annexation Plan. The annexation schedule is currently under review. On December 31, 2009, all of the Urban Growth Area west and southwest of the lake was annexed into the City. Only the areas southeast of the lake, small areas east of downtown and one parcel west of Lundeen Parkway are still located in the Urban Growth Area.



Page 1-21 – Update “C. Exceptions to the Annual Plan Amendment Process” for consistency with RCW 36.70A.130(2)(a).

C. Exceptions to the Annual Plan Amendment Process

The City may consider amendments to the Comprehensive Plan outside of the annual amendment process under one or more of the following circumstances:

- The initial adoption of a subarea plan that clarifies, supplements, or implements jurisdiction-wide comprehensive plan policies, and may only be adopted if the cumulative impacts of the proposed plan are addressed by appropriate environmental review under Chapter 43.21C RCW((does not modify the Plan policies and designations applicable to the area));
- The development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;
- The adoption of amendment of a shoreline master program under the procedures set forth in Chapter 90.58 RCW;
- The amendment of the capital facilities element of the Plan that occurs concurrently with the adoption or amendment of the City’s budget; or
- The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031(2), provided that amendments are considered in accordance with the public participation program established by the City under RCW 36.70A.130(2)(a) and all persons who have requested notice of a comprehensive plan update are given notice of the amendments and an opportunity to comment.
- ((When an emergency exists; or
- ~~To resolve an appeal of the Plan or an implementing development regulation or program that is filed with the Growth Management Hearings Board or courts.))~~

ANALYSIS

ADDRESSES Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

o Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
o Amendments to Plan text including support data and implementation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
o Changes to Element maps?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
o Minor changes to policies or clarifications?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
o Other minor text changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO



Comprehensive Plan Docket 2012 Ratification of Docket RT-2 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: October 8, 2012
 Planning Commission Hearing Date: September 5, 2012

Subject: Text Amendments, Chapter 2 Description of the Planning Area

SUMMARY: The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. Two amendments are proposed in Chapter 2.

LOCATION IN COMPREHENSIVE PLAN: Chapter 2, pages 2-4 to 2-7, and 2-15.

PROPOSED CHANGES:

Page 2-4 to 2-7 – update “Population Characteristics” with 2010 Census data.

Population Characteristics

The population of the Lake Stevens area, both inside and out of the City, has been steadily increasing since the City was originally incorporated. In 1960 the City’s population was 900. In 2003 the estimated population was 6,910. Similarly, residential growth in the unincorporated UGA has been steady. Between 1992 and 2000, the unincorporated UGA population increased a full 80%, from 10,044 to 18,071. By 2010, the City’s population had increased to 28,600 after the Southwest Annexation.

Population growth is determined by the number of births and deaths, the amount of people moving out of the City and the number moving in. ~~((The 2000 Census tracked the latter and found that 3,172 people who lived in the City in 2000 had not lived in the same house in 1995. The Census does not tell us how many of those moved from one residence in the City in 1995 to another before 2000.~~

Table 2-1 – Origin of Residents That Moved Between 1995 and 2000

Residence in 1995	Percent of Persons in Different Residence in 2000
Snohomish County (in and out of Lake Stevens)	59%
Washington State (excluding Snohomish Co.)	21%
Other States	20%
Beyond the U.S.	0.5%))

The single largest racial category (white) accounted for ~~((93.5))~~87.4% of the population, followed by Hispanic, Latino of any race at 6.2 percent, persons identifying with two or more races at ~~((2.6))~~4.8%; Asian ~~((4.3))~~3.1%; some other race not listed at 1.8%; Black or African

American at 1.7%; American Indian and Alaska Native (0.9)1.7%) and (Black or African American)Native Hawaiian and Pacific Islander (0.(7)1%).

The 2000 Census published data on educational attainment for adults 25 years and older. For Lake Stevens, 8.8% did not finish high school; 70.9% finished high school and/or had some college (up to receiving an associate's degree); and 20.3% had earned a bachelor's or graduate degree.

While trends have been toward smaller households, Lake Stevens saw an increase in the average household size between 1990 and 2000, from 2.91 to 2.96 and has retained a household size of 2.9 to 2010. Of the twenty Snohomish County cities, Lake Stevens is second only to Brier in average household size.

Generally, families in Lake Stevens and Snohomish County have higher incomes and a lower poverty rate compared to the national average. ((The median annual income in Lake Stevens in 2000 was \$65,231 which ranked fourth among the twenty Snohomish County cities and was 23% higher than the countywide median.)) Table 2.2 provides a breakdown of household income ranges in Lake Stevens including median and mean income.

Poverty status is determined by household income and the size of household the income must support. The 2010((00)) census found that ((3.8)5.4% of families ((4.4% of the population)) in Lake Stevens were living in poverty ((as were 3.9% of all children under 18 and 9.0% of persons 65 and older)).

Range of Annual Income	% of Households
Less than \$10,000	((5.4)) 4.6%
\$10,000-14,999	((1.8)) 2.4%
\$15,000-24,999	((5)) 4.0%
\$25,000-34,999	((7.8)) 5.90%
\$35,000-49,999	((11.7)) 13.8%
\$50,000-74,999	((3)) 22.7%
\$75,000-99,999	((19.0)) 21.7%
\$100,000-\$149,9099(+))	16.5%
\$150,000-\$199,999	5.3%
\$200,000 or more	3.10%
Median income (\$)	\$71,893
Mean income (\$)	85,591

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Pages 2-15 – update “Employment” with more recent data

Employment

Lake Stevens has a relatively low job to housing balance, meaning that people that live here generally have to commute to other areas for employment. P SRC estimates there were 999 jobs in the City in 2000 (27.6% of all jobs in the UGA). On a preliminary basis, the City has adopted a 2025 employment target of 1,805, representing an increase of 806 jobs. The County's employment target for 2025 is 6,615 jobs in the UGA.

~~((There is potential for employment growth in the industrial zones which are notably vacant or underutilized. According to Snohomish County Buildable Lands Report, the City has capacity for as many as 2,600 jobs under the present zoning. However, this number represents a theoretical capacity. Given the variety of uses that are permitted in the industrial zones, and the inherent variety in employment generation, it is fully expected that the actual employment will be significantly lower than the theoretical capacity.~~

~~As a result of the limited number of jobs in the City, a large number of workers commute to other jurisdiction. Lake Stevens' residents on average engage in longer commutes. For example, in the Puget Sound region the average, non transit, commute time is about 24 minutes while in Lake Stevens, 54% of workers exceed the average commute time.~~

~~Under the City's "sustainable community" goals, efforts will be made to provide job opportunities closer to residents to reduce these commute times.))~~

~~Before the adoption of two subarea plans in 2012, the City completed an *Economic Assessment* as part of the Lake Stevens Economic Development Strategy, which included information regarding employment dynamics. The following information is summarized from the assessment (Leland Consulting Group and LMN, January 7, 2011).~~

~~**The Geography of Employment.** The geography of where residents live and work has a significant impact on office, retail, and housing markets, existing and desired transportation infrastructure, and economic development opportunities. All information is based on 2008 U.S. Census data, gathered prior to the most recent (2009) Southwest Annexation, during which the City gained approximately 10,000 residents. Thus, while the principles discussed below should remain accurate, the numbers of employees and residents in Lake Stevens have increased significantly. The 2008 Census data is the most recent available. The employment geography figures show that:~~

- ~~• Lake Stevens residents travel widely for work. While Everett is the top destination for Lake Stevens employees, significant numbers of employees also travel further, to Seattle, Bellevue, and other locations.~~
- ~~• The City is largely a beginning point for work trips, rather than an ending point.~~
- ~~• Thousands of employees pass through Lake Stevens and/or the Highway 2 to restle on their way to work in Everett, and by extension, other locations to the west and south. In addition to Lake Stevens residents, these commuters comprise a key demographic group with a high propensity to choose Lake Stevens as a place to shop, work, and live.~~

~~**Residential Origins of Lake Stevens Employees**~~

~~The area from which Lake Stevens *draws* employees is much smaller than the area to which Lake Stevens residents *commute to*. For example, while 925 Lake Stevens residents commute to the City of Seattle, only 84 Seattle residents commuted to Lake Stevens. Again, this confirms that Lake Stevens is currently a residential community, rather than an employment-centered community. As of 2008, almost twice as many people commuted *from* Lake Stevens as worked *in* Lake Stevens.~~

Table 2-4 - Place of Employment, Lake Stevens Residents

<u>CITY</u>	<u>NUMBER</u>	<u>SHARE</u>
<u>Everett</u>	<u>1,242</u>	<u>17.9%</u>
<u>Seattle</u>	<u>925</u>	<u>13.3%</u>
<u>Lake Stevens</u>	<u>604</u>	<u>8.7%</u>
<u>Bellevue</u>	<u>318</u>	<u>4.6%</u>
<u>Marysville</u>	<u>199</u>	<u>23.9%</u>
<u>Lynnwood</u>	<u>195</u>	<u>2.8%</u>
<u>Redmond</u>	<u>190</u>	<u>2.7%</u>
<u>Bothell</u>	<u>172</u>	<u>2.5%</u>
<u>Snohomish</u>	<u>153</u>	<u>2.2%</u>
<u>Monroe</u>	<u>142</u>	<u>2.0%</u>
<u>All Other Locations</u>		

The Westward Commute and Lake Stevens Secondary Retail Market Area. Thousands of employees routinely pass through Lake Stevens and the Highway 2 restle on their way to Everett. These commuters are representative of thousands of others like them commuting westward to jobs in other western locales in Snohomish and King Counties. A crescent of Snohomish County cities including Granite Falls, to Lake Stevens, Snohomish, Monroe, and Sultan provides a Secondary Retail Market Area for Lake. In addition to being oriented to and reliant on western parts of the Puget Sound Region for work, analysis shows that residents of this Secondary Market Area need to return to the west to make many of their major retail purchases. Because of the proximity and convenience of Lake Stevens to the market area, there is an opportunity to attract the population to employment and retail opportunities in Lake Stevens, assuming those opportunities are competitive with other offerings to the west. The population of the “Snohomish County Crescent” is approximately 105,000 in 2010, nearly four times the population of Lake Stevens alone, and thus represents a very significant employment and retail opportunity.

Lake Stevens Traffic Counts. From a real estate and economic development point of view, traffic counts are important to real estate developers, and their retail and office tenants. This is because both retail and office tenants want locations with high visibility, where they can be seen and selected by thousands of potential customers. This is particularly true for major retailers, who believe in the adage that their customers “can’t buy what they can’t see”. Supermarkets and other tenants that locate in “neighborhood” or “community” retail centers look for average daily traffic (ADT) counts of 20,000 or more. Major regional malls and retail centers tend to locate near major highways that see around 60,000 ADT. Other types of transportation and visibility measures, for example, pedestrian and public transit counts are important—but only in areas with very high pedestrian and transit usage, in which these travelers are as or more numerous than vehicle trips.

With one minor exception, the segments of Highways 2 and 9 within or near Lake Stevens carry the levels of traffic sought by major community retail center tenants. Along with population and demographics, ADT should be one of the primary metrics that the City uses to inform retail developers and tenants about the local market potential.

ANALYSIS

ADDRESSES (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO



Comprehensive Plan Docket 2012 Ratification of Docket RT-3 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: October 8, 2012
Planning Commission Hearing Date: September 5, 2012

Subject: **Text Amendments, Chapter 4 Land Use Element**

SUMMARY: The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. *Four amendments are proposed in Chapter 1 Introduction.*

LOCATION IN COMPREHENSIVE PLAN: Chapter 4, pages 4-5, 4-11, 4-13, 4-22 to 4-25, and 4-34.

PROPOSED CHANGES:

Page 4-5 – *replace Figure 4.0b Existing Land Use Map with updated land use map adopted as part of the Subarea Adoption Process.*

Page 4-11 – *add description for Low Density Residential after Medium Density Residential*

Low Density Residential allows for a single-family apartment above a permitted nonresidential use in the Neighborhood Commercial and Public/Semi-Public zones.

Page 4-13 – *revise language in paragraph after Waterfront Residential to better reflect flexible housing options in different zones.*

Residential zoning will be further defined by three “overlay” designations that will be approved after specific reviews of specific plans. These are the Planned Residential Development, Cluster Subdivision and Innovative Housing((Townhouse zones)). In addition, other zones promote flexible housing options to allow for a variety of housing types to be available for residents. For example, the High Urban Residential Zone (HUR) allows higher-density residential uses including multifamily condominiums, apartments, townhouses and row houses, as well as any small lot single-family residential units or innovative housing options (e.g., cottage housing) within the adopted subareas. Cluster subdivisions and planned residential developments((Each is)) are intended to allow variations in housing styles and increases in housing density as a means of encouraging good design and where there are site characteristics (slope, wetlands, etc.) requiring careful design and development. Because these will be approved on a case-by-case basis, there is no estimate of how many acres will be used. However, proponents of these developments will be required to meet the minimum density requirements of each of the underlying zones to ensure that population targets are met.

Pages 4-22 to 4-25 – *update Table 4-3 Reasonable Measures to reflect the adoption of the subarea plans.*

Table 4-3 – Reasonable Measures Included in Countywide Planning Policies

Measure	Adopted?	Applicability	Effectiveness/Potential
MEASURES TO INCREASE RESIDENTIAL CAPACITY			
Permit Accessory Dwelling Units (ADUs) in single family zones	Yes	On lots with 1.5 the minimum lot size.	Good tool for providing affordable housing. Rarely implemented by property owners. Recent increase in requests.
Multi-family Housing Tax Credits to Developers	No		
Transfer of Development Rights	Yes	Properties with sensitive area	Has not been used.
Clustered Residential Development	Yes	PRDs and Cluster Subdivisions	Historically served to protect the wetlands while allowing smaller lots. However, the code has been recently amended to eliminate giving density credit for protected sensitive areas and buffers.
Allow Co-Housing	Yes		Not implemented.
<i>Code does not specifically list co-housing, but like condominiums, multiple dwellings could be accommodated in multi-family zones, depending on specific concept and possible code amendments.</i>			
Increase Allowable Residential Densities	Yes	Single family zones.	Adoption of the 1994 Plan resulted in increased densities. Such increases have been subsequently scaled back.
Maximum Lot Sizes	No		
Minimum Residential Densities	Yes		
Reduce Street Width	Yes	Arterial Overlay	Reduces burden on in-fill lots located along existing substandard roads.
Allow Small Residential Lots	Yes	PRDs, <u>clustered housing, innovative housing options</u>	Most of the new lots have been smaller than the standard 9,600 s.f. and have been located in PRDs. ((Recently+)) The PRD rules ((have been changed which)) place((s)) a limit on the number and size of reduced area lots within a PRD. <u>Innovative housing options usually do not have lots, but are similar to small lot single-family developments.</u>
Encourage Infill and Redevelopment	In Process	All single family residential zones	Innovative Housing Options - Cottage Housing is allowed in <u>many residential and mixed use zones((code for 2009))</u> . Other innovative housing types to be reviewed (e.g., compact housing, etc.)

Inclusionary Zoning	No		
Manufactured Housing	Yes	Manufactured homes allowed under the same rules as other housing types	With changes to State law (RCW 35.63.160) in 2005, it is anticipated that the number of new manufactured homes in Lake Stevens will increase.
MEASURES TO INCREASE EMPLOYMENT CAPACITY			
Economic Development Strategy	In Process	Lake Stevens Center and 20 th Street SE Corridor Subareas	((A coordinated strategy with aggressive marketing and recruitment efforts may contribute to better utilization of employment capacity areas.)) <u>In 2012, two subareas were adopted with planned actions to create areas for employment and additional commercial development. An Economic Development strategy began as part of the subarea planning and will continue in the future. The Downtown area will be planned for in 2013.</u>
Create Industrial Zones	Yes	General and Light Industrial Zones	Capacity exists. Largely undeveloped. Minimal potential for additional implementation <u>due to lack of sewer infrastructure.</u>
Zone by building type, not use	No	Current City zoning is based on use which may be too broad in some cases and too limiting in other cases	Minimal potential for implementation to significantly alter the growth strategy unless considered as part of subarea planning.
Brownfields Programs	No		
Urban Centers/Villages	((In Process)) <u>Yes</u>	City <u>adopted two subareas ((has defined Growth Centers))</u> that permit a higher density mix of residential and non-residential uses	((Starting to look at subarea planning for three community growth centers. Potential for i)) <u>Implementation through subarea planning with rezoning to increase intensity and density with transition areas between existing residential areas and planning for multi-modal transportation system. ((, which could focus on rezoning for further intensifying defined Growth Centers in coordination with improving access to the regional high capacity transportation system to improve accessibility and thus increase both capacity and suitability.))</u>

Allow Mixed Uses	Yes	CBD, PBD and MU zones and within the subareas	Not significant implementation. Greatest potential in the PBD zone and the adopted subareas.
Transit Oriented Design	(No) Yes	Currently there is limited transit service within the Lake Stevens area	((Minimal potential for implementation to significantly alter the growth strategy unless considered as part of subarea planning.)) <u>Included within subarea plans and Community Transit has identified 20th Street SE as a transit emphasis corridor for future frequent service.</u>
Downtown Revitalization	Yes	A plan has been developed for the Grade Road portion of the historic town area. ((A civic center plan and infrastructure improvements have already occurred))	Began historic town center planning in 2006. ((Some potential for additional implementation with subarea planning for other portions of the historic town center.)) <u>Downtown framework plan approved in 2012 with subarea plan completed in 2013.</u>
Adequate Public Facilities	Yes	Concurrency for parks, roads and sewer	<u>GMA-based traffic impact mitigation fees adopted with the subarea plans.</u>
Transportation Efficient Land Use	Yes	Mixed use zoning	No specific measures for transit oriented development.
Urban Growth Management Agreements	Yes		Annexation interlocal agreement with Snohomish County; Traffic interlocal agreement with Snohomish County.
Annexation plans	Yes		<u>Annexation plan adopted for eventual "One Community Around the Lake" in the future.</u>
Reduce off-street surface parking	Yes	Reduced minimum standard required for office uses	((Minimal office development. Minimal potential for additional implementation to significantly alter the growth strategy unless considered as part of subarea planning.)) <u>Subarea plans include use of low impact development and building height incentives for reducing surface coverage. Also added use of Floor Area Ratios (FARs) within subareas.</u>
Identify and redevelop vacant buildings	No	Few vacant buildings within City and UGA	Minimal potential for additional implementation to significantly alter the growth strategy.

Concentrate critical services near homes, jobs and transit	Yes	((At least three of the four defined Growth Centers provide critical services near homes, jobs and transit, but jobs are limited)) Subareas	((Most services available are concentrated downtown. ((Given the small downtown area, many important services may not be available.)) <u>Subarea plans should bring much needed services to the City at Lake Stevens Center and along 20th Street SE.</u>
Locate civic buildings in existing communities rather than in greenfield areas	Yes		City campus, library and post office are located in historic downtown. Plans for new Civic Center north of historic downtown.
Implement permit expedition	((No)) <u>Yes</u>	((No specific program adopted)) <u>Processing Code and Planned Actions</u>	((Unlikely that this measure would provide any significant contribution, as)) <u>Although permit review times are not currently extensive, the new processing code adopted in 2010, planned actions adopted in 2012 and a new permit tracking system should provide specific requirements for submittal and minimize necessary review times.</u>
MEASURES TO MITIGATE IMPACTS OF DENSITY			
Design Standards	Yes	Applies to commercial and multi-family development	Community design quality and expectations have increased as a result of the adopted standards. Creating new design standards for cottage housing. City has a Design Review Board. <u>Subarea Design Guidelines were adopted for development within the subarea using the Design Review Board and administrative review.</u>
Urban Amenities for Increased Densities	Yes	<u>PRDs and subareas</u> ((plats are required to provide additional amenity))	<u>PRD plats are required to provide additional amenity. Subarea plans allow for increased floor area ratios with a menu of amenity options.</u>
Community Visioning	Yes		Provided basis of land use policies. Updated in 2006 Plan. <u>Important part of subarea planning, downtown framework planning and shoreline planning.</u>
OTHER MEASURES			
Low Densities in Rural and Resource Lands	((No)) <u>N/A</u>		

Urban Holding Zones	Yes	Does not apply to areas within the City	None
Capital Facilities Investment	Yes	((Sewer investment to support industrial and residential growth)) Subarea Plans	((Too early.)) Subarea planning included adoption of a capital facilities plan for each subarea. Expectation is that investment will spur development.
Environmental review and mitigation built into subarea planning process	((No)) Yes	Planned Actions and Traffic Impact Mitigation Fees	((Subarea planning of defined Growth Centers could include this measure in order to facilitate implementation.)) Planned actions adopted for the subareas include required mitigation measures. In addition, a GMA-base traffic impact mitigation fee code was adopted with specific fees identified.
Partner with non-governmental organizations to preserve natural resource lands	No		

Page 4-34 – add Low Density Residential description after Medium Density Residential.

2. **Medium Density Residential** -- Allows single-family (1 du/lot) and two-family residential development with a gross density of 4 to 12 units per acre. Includes 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.
3. **Low Density Residential** – Allows for a single-family apartment above a permitted nonresidential use in the Neighborhood Commercial and Public/Semi-Public zones.
4. **Waterfront Residential** -- Allows single-family (1 du/lot) residential uses with a gross density of 4 units per acre. Includes detached, tourist homes, and special service homes. Also allows limited public/semi-public, community, and recreational uses, and waterfront commercial.

ANALYSIS

ADDRESSES (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:

YES NO



Comprehensive Plan Docket 2012 Ratification of Docket RT-4 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: October 8, 2012
Planning Commission Hearing Date: September 5, 2012

Subject: **Text Amendments, Chapter 6 Transportation Element**

SUMMARY: The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. *Three amendments are proposed in Chapter 6 Transportation Element.*

LOCATION IN COMPREHENSIVE PLAN: Chapter 6, pages 6-11 and 6-12 to 6-15.

PROPOSED CHANGES:

Page 6-11 – add language to Transit LOS Standards section that SR9 and 20th Street SE are designated transit emphasis corridors in Community Transit's Long Range Transit Plan and Countywide Planning Policy TR-12.

Transit LOS Standards

While the City has not adopted a LOS standard for transit, the City has coordinated land use and transportation goals and policies with Community Transit's standards to ensure that the community can be supplied with adequate transit services. Goals and policies requiring specific design, density, and review for transit-friendly development have been included in the Land Use Element Goals and Policies. Community Transit has designated 20th Street SE and State Route 9 as "transit emphasis corridors" in Community Transit's Long Range Transit Plan for consistency with Countywide Planning Policy TR-12. The City is also designating 20th Street SE and State Route 9 through the City as "transit emphasis corridors" for consistency with Community Transit's plan and the Countywide Planning Policies.

Pages 6-12 to 6-15 – update Future Needs and Alternatives section for consistency with adopted Subarea Adoption Package. No proposed language available until Subarea Adoption Package is adopted by Council.

Page 6-15 – update Policy 6.1.1 relating to a change in LOS within subareas for consistency with adopted Subarea Adoption Package. No proposed language available until Subarea Adoption Package is adopted by Council.

ANALYSIS

ADDRESSES (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO



Comprehensive Plan Docket 2012 Ratification of Docket RT-5 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: October 8, 2012
Planning Commission Hearing Date: September 5, 2012

Subject: **Text Amendments, Chapter 7 Utilities & Public Services & Facilities Element**

SUMMARY: The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. *Three amendments are proposed in Chapter 7 Utilities & Public Services & Facilities Element.*

LOCATION IN COMPREHENSIVE PLAN: Chapter 7, pages 7-5, 7-6 to 7-10, and 7-12.

PROPOSED CHANGES:

Page 7-5 – *update Sewer Service section to show completion of new sewer treatment facility.*

Sewer Service

Sewer treatment for the Lake Stevens UGA is provided by the Lake Stevens Sewer District, the entire boundary of which is shown in Figure 7.1. As of May, 2005 the City and District formally cooperate as a “Unified Sewer System” (USS). The two agencies operate under an interlocal agreement under which the District will provide, maintain and operate sewer facilities throughout the Lake Stevens UGA. It is assumed that the City could take complete ownership of District operations by 2025, if mutually beneficial.

The City contracts with the District for collection and treatment of all raw sewage. Construction for the new Sunnyside Wastewater Treatment Plant has been completed and is fully operational. It is located on a 14-acre site next to SR204. Compared with the District's existing facility next to Ebey Slough, the Sunnyside WWTP will have greater capacity, contain more modern technology, be more reliable, more environmentally friendly, and be better designed.

The new plant is necessary to handle the increased population and commercial growth in the District. It also will keep the District in compliance with State and Federal requirements. It was actually less expensive to build a new plant than to expand the old one, which is located in a flood plain. ((Plans are underway to improve and upgrade treatment capacity at a new treatment facility at S R 204/ Sunnyside Boulevard.)) The Ebey Slough facility will be retained as a pump station.

Maintenance and operation of the City's sewer system is the responsibility of the Public Works Department; however the interlocal agreement currently states the District will maintain and operate sewer facilities throughout the UGA. The system includes a network of trunk and collector lines, a flow telemetry system, manholes, and pump/lift stations.

This Plan asserts a goal of eliminating all septic systems over time as the sewer system and the City Limits expand. New developments, re-built structures, new industrial development in the Hartford Road and other non-residential areas would all be required to provide sewers to the extent the existing system is within 200 feet of the affected property. This may take time; but the need for the expanded and growing city to eventually become fully served is significant.

Additionally, the City and the Lake Stevens Sewer District do joint capital facilities planning to benefit the community and its economic development.

Pages 7-6 to 7-10 – adopt the most recent Lake Stevens School District Capital Facilities Plan for 2012-2017, add section on the Snohomish School District, and add Snohomish School District boundaries to Figure 7.4. (Section will be updated with School District Capital Facilities Plan information once it is adopted by the County Council in late September 2012. Also, Figure 7.4 will be updated with the Snohomish County School District boundaries.)

School Districts

Lake Stevens School District. The Lake Stevens School District covers approximately 37 square miles, roughly following the boundaries of the Urban Growth Area (see Figure 7.4). The District includes most of the Lake Stevens urban growth area, as well as areas outside the UGA and a small portion of the City of Marysville. The Snohomish School District covers the southeast corner of the Lake Stevens urban growth area approximately south of 4th Street NE and east of 115th Avenue SE. No Snohomish School District schools are located within the Lake Stevens urban growth area.

Within the Lake Stevens School District there are six elementary schools grades K-5 (Mt. Pilchuck, Hillcrest, Sunnycrest, Glenwood, Highland and Skyline), two middle schools grades 6-7 (Lake Stevens and North Lake), one mid-high school grades 8-9 (Cavelero), one high school grades 10-12 (Lake Stevens), and one alternative high school serving grades 9-12 (PROVE) and an alternative K-12 school (HomeLink). It also owns approximately 76 acres of vacant land.

The Lake Stevens School District has experienced steady upward growth in enrollment for the past three decades. In 1973 total enrollment was about 2,800. Between October 2000 and October 2006, student enrollment increased over 24 percent of the total student growth experienced in Snohomish County and second highest in Snohomish County. The October 1, 2009 enrollment was 7,795 students, increasing 2.8 percent over 2007. Average annual growth between 1994 and 2005 was approximately 4.5 percent, more than double the countywide average of 1.71 percent per year. Since 1992, the Lake Stevens 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-based population forecast. Enrollment by 2015 is projected to be 8,348 and by 2025 is projected to be 10,455.

The City has adopted by reference the current Lake Stevens School District No. 4 Capital Facilities Plan. This Plan provides the basis for charging GMA based impact fees, as implemented in the City's Land Use Code. The District participates in the school impact mitigation fee program and issues an updated Capital Facilities Plan every two years. The City applies a discount to the calculated rate as do most other cities in the County. The current discounted fee in the 2010-2015 CFP is \$4,532 for single family homes and \$3,035 for multi-family construction units. If the discount was not adopted, the City would collect \$9,064 per single family units and \$6,070 for multi-family units.

Snohomish School District. The Snohomish School District covers a small corner of the southeastern portion of the Urban Growth Area. The Capital Facilities Plan will not be adopted by reference or the details included in the Comprehensive Plan until the area served by the District is annexed into the City.

Page 7-12 – add reference to the Public Utilities District No. 1 approved water plan.

Water Utilities

Except for a few homes on wells, water service is provided by the Snohomish County Public Utilities District No. 1 (PUD). The City of Lake Stevens is served by PUD's Lake Stevens water system. This system is bounded on the west by Ebey Slough and the Snohomish River, on the north by Sunnyside and Marysville, on the east by Burlington Northern Railroad and extends just south of Hewitt Avenue. It includes Everett's #2 and #3 transmission lines from Spada Lake, a "main" transmission/distribution line approximately parallel to 91st Avenue, and many smaller distribution lines. Walker Hill reservoir (2.0 MG capacity) and Hillcrest Reservoir (0.3 MG capacity) serve both the City and the UGA. The distribution system within the City is shown in Figure 7.6. PUD also has an emergency aquifer and wells, a portion of which is found in the northeast corner of the City. The following is an overview of the Lake Stevens' system and its major facilities as described in their Final Water System Plan, June 2011:

Source -- Three connections to the City of Everett's Transmission Pipeline Nos. 2 and 3 provide the area's primary water supply. Two wells are used as an emergency standby source.

Storage -- Currently there are two reservoirs used in the System. They are Walker Hill and Hillcrest Reservoirs. Their combined capacity is ~~((2-3))~~10 MG.

Transmission and Distribution Pipelines -- Pipeline sizes range from ~~((1 to 18))~~3/4 to 40 inches and materials include cast iron, asbestos cement, ductile iron, galvanized, and steel.

Booster Pump Stations -- At the higher elevations, additional pressure is provided by two booster pump stations located in the Walker Hill and Hillcrest areas.

Pressure Reducing Stations -- There are six pressure reducing stations installed throughout the System to help regulate pressure and define the separate pressure zones. There are seven pressure zones which provide reasonable pressure to all consumers.

ANALYSIS

ADDRESSES (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
---	---

2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:
 YES NO



Comprehensive Plan Docket 2012 Ratification of Docket RT-6 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: October 8, 2012
 Planning Commission Hearing Date: September 5, 2012

Subject: Text Amendments, Chapter 8 Capital Facilities Element

<p>SUMMARY: The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. This item will include updates to the element based on the final Subarea Adoption Package adopted by Council. Specific revisions will be presented as part of final review of Comprehensive Plan Amendments.</p>
<p>LOCATION IN COMPREHENSIVE PLAN: Chapter 8</p>
<p>PROPOSED CHANGES: Specific changes unknown, but they will be updates based on the final Subarea Adoption Package.</p>

ANALYSIS

ADDRESSES (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

o Major or minor land use and road classification changes?	To be determined
o Amendments to Plan text including support data and implementation?	To be determined
o Changes to Element maps?	To be determined
o Minor changes to policies or clarifications?	To be determined
o Other minor text changes?	To be determined

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	To be determined
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	To be determined
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	To be determined
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	To be determined

5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	To be determined
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	To be determined
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.	To be determined

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:

YES NO



Comprehensive Plan Docket 2012 Ratification of Docket RT-7 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: **October 8, 2012**
 Planning Commission Hearing Date: **September 5, 2012**

Subject: **Text Amendments, Appendices**

SUMMARY: The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. The proposed amendment is to add a new appendix.
LOCATION IN COMPREHENSIVE PLAN: Appendix L is a new appendix to be added.
PROPOSED CHANGES: The proposal is to add the 2012 Docket SEPA review document as Appendix L.

ANALYSIS

ADDRESSES (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	___ YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	___ YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	___ YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	___ YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input checked="" type="checkbox"/> YES ___ NO

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	_X_ YES ___ NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	_X_ YES ___ NO
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	_X_ YES ___ NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	_X_ YES ___ NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	_X_ YES ___ NO

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	___ YES <input checked="" type="checkbox"/> NO
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.	___ YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES ___ NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES ___ NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:
 ___ YES ___ NO



Comprehensive Plan Docket 2012 Ratification of Docket RT-8 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: October 8, 2012
 Planning Commission Hearing Date: September 5, 2012

Subject: Text Amendments, Update Dates and Table of Contents

SUMMARY: The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. Update dates on the cover and footers and update Table of Contents.
LOCATION IN COMPREHENSIVE PLAN: <i>Cover, headers and footers, and Table of Contents</i>
PROPOSED CHANGES: Month and year of Docket adoption will be added to cover, headers and footers; Table of Contents will be updated as necessary.

ANALYSIS

ADDRESSES (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

<input type="radio"/> Major or minor land use and road classification changes?	___ YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Amendments to Plan text including support data and implementation?	___ YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Changes to Element maps?	___ YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Minor changes to policies or clarifications?	___ YES <input checked="" type="checkbox"/> NO
<input type="radio"/> Other minor text changes?	<input checked="" type="checkbox"/> YES ___ NO

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	_X_ YES ___ NO
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	_X_ YES ___ NO
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	_X_ YES ___ NO
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	_X_ YES ___ NO
5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	_X_ YES ___ NO

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	___ YES <input checked="" type="checkbox"/> NO
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.	___ YES <input checked="" type="checkbox"/> NO

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES ___ NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:
 YES ___ NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:
___ YES ___ NO



Comprehensive Plan Docket 2012 Ratification of Docket RT-9 - Staff Summary City of Lake Stevens Planning Commission

City Council Hearing Date: October 8, 2012
 Planning Commission Hearing Date: September 5, 2012

Subject: Text Amendments, Unknown Additional Items

<p>SUMMARY: The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. This item allows Council to add additional items to the proposed Docket based on Planning Commission recommendations and public testimony at the Authorization Public Hearings.</p>
<p>LOCATION IN COMPREHENSIVE PLAN: Unknown</p>
<p>PROPOSED CHANGES: Unknown, but only Council can add additional items</p>

ANALYSIS

ADDRESSES (Annual amendments shall not include significant policy changes which would be found inconsistent with the adopted Vision Goals (VG-1 through VG-7.)

o Major or minor land use and road classification changes?	To be determined
o Amendments to Plan text including support data and implementation?	To be determined
o Changes to Element maps?	To be determined
o Minor changes to policies or clarifications?	To be determined
o Other minor text changes?	To be determined

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

1. Is the proposed amendment appropriate to the Comprehensive Plan rather than implementation as a development regulation or program?	To be determined
2. Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?	To be determined
3. Is it practical to consider the proposed amendment? Reapplications for reclassification of property reviewed as part of a previous proposal are prohibited unless the applicant establishes there has been a substantial change of circumstances and support a plan or regulation change at this time.	To be determined
4. Does the City have the resources, including staff and budget, necessary to review the proposed amendment?	To be determined

5. Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan? OR	To be determined
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	To be determined
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.	To be determined

Staff recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES NO

The Planning Commission recommends this proposal be considered by the City Council for inclusion in the 2012 Comprehensive Plan Work Program:

YES NO

The City Council recommends this proposal be ratified for inclusion in the 2012 Comprehensive Plan Work Program:

YES NO

**CITY OF LAKE STEVENS
LAKE STEVENS, WASHINGTON**

RESOLUTION 2012-6

A RESOLUTION OF THE CITY OF LAKE STEVENS, RATIFYING A LIST OF DOCKET ITEMS FOR FURTHER ANALYSIS FOR THE 2012 COMPREHENSIVE PLAN DOCKET

WHEREAS, the Washington City of Lake Stevens is a City in Snohomish County, Washington, planning under the Growth Management Act; and

WHEREAS, the City of Lake Stevens has established procedures and schedules to update, amend or revise the Comprehensive Plan as required under RCW 36.70A.130(2)(a) no more frequently than once every year; and

WHEREAS, the 2012 Docket proposals include one privately proposed land use redesignation and associated rezone and nine text revisions proposed by the City; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed list of docket items attached hereto as Exhibit A on September 5, 2012, and all public testimony has been given full consideration and is included in the Planning Commission's recommendation to the City Council; and

WHEREAS, this action is exempt from the requirements of the State Environmental Policy Act pursuant to WAC 197-11-800(147) and LSMC 16.12.010; and

WHEREAS, the City Council conducted a public hearing on the proposed list of docket items listed in Exhibit A on September 24, 2012, which was duly noticed, and considered all public testimony and the Planning Commission recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:

Section 1. Requested Action. The Lake Stevens City Council requests the Department of Planning and Development individually analyze the attached list of docket items, prepare reports, and present the detailed findings for each item to the Planning Commission and the City Council for action December 31, 2012.

Section 2. 2012 Docket. The approved list of docket items, one land use redesignation with associated rezone and nine text revisions, is the official 2012 Docket for the City of Lake Stevens and will serve as the only potential Comprehensive Plan changes as allowed under RCW 36.70A.130(2)(a) and the City of Lake Stevens Comprehensive Plan, Goal 1.1 which states: "Provide for a Consistent Review and Revision of the Comprehensive Plan."

Section 3. Severability. If any section, sentence, clause or phrase of this resolution should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

ATTACHMENT D

Resolution A – without additional docket item

Section 4. Effective Date. This resolution shall take effect immediately upon passage by the Lake Stevens City Council.

PASSED by the City Council of the City of Lake Stevens this 24 day of September, 2012.

Vern Little, Mayor

ATTEST:

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

APPROVED AS TO FORM:

Grant K. Weed, City Attorney

EXHIBIT A - 2012 DOCKET

RATIFICATION MAPS			
#	NAME	PARCELS/ ACREAGE	REQUEST
RM-1	PUD Decommissioned Facility	1/1.16	Redesignate from P/SP to MDR. Rezone from P/SP to UR for future development

RATIFICATION TEXT		
#	NAME	REQUEST
RT-1	Chapter 1 Introduction	<ul style="list-style-type: none"> • <u>Page 1-9</u> – Update Section “Public Process for Docket Cycles” with 2012 Ratification and adoption tables • <u>Page 1-16</u> – Update Section “5. Lake Stevens UGA Annexation Plan” to remove references to original 6-year plan to be more general and modify Figure 1-1 to remove dates “2006-2011” • <u>Page 1-21</u> – Update Section “C. Exceptions to the Annual Plan Amendment Process” for consistency with RCW 36.70A.130(2)(a) • <u>Page 1-28</u> – Add reference to appendix with 2012 Docket SEPA documents
RT-2	Chapter 2 Description of the Planning Area	<ul style="list-style-type: none"> • <u>Pages 2-4 to 2-7</u> – Update Population Characteristics with 2010 Census data • <u>Page 2-15</u> – Update Employment information with more recent data •
RT-3	Chapter 4 Land Use Element	<ul style="list-style-type: none"> • <u>Page 4-5</u> – Replace Figure 4.0b with Updated Land Use Map adopted as part of Subarea Adoption Process • <u>Page 4-11</u> – Add description for Low Density Residential after Medium Density Residential • <u>Page 4-13</u> – Revise language in paragraph after Waterfront Residential to better reflect flexible housing options in different zones • <u>Pages 4-22 to 4-25</u> – Update Reasonable Measures table 4-3 to reflect adoption of subarea plans • <u>Page 4-34</u> – Add Low Density Residential description after Medium Density Residential
RT-4	Chapter 6 Transportation Element	<ul style="list-style-type: none"> • <u>Page 6-9</u> – Update Figure 6-1 Roadway Classifications • <u>Page 6-11</u> – Add language to Transit LOS Standards section that SR9 and 20th Street SE are designated transit emphasis corridors in Community Transit’s Long Range Transit Plan and Countywide Planning Policy TR-12 • <u>Page 6-12 to 6-15</u> – Update “Future Needs and Alternatives” for consistency with adopted Subarea Adoption Package • <u>Page 6-15</u> – Update Policy 6.1.1 relating to change in LOS within subareas for consistency with adopted Subarea Adoption Package

Resolution A – without additional docket item

#	NAME	REQUEST
RT-5	Chapter 7 Utilities & Public Services & Facilities Element	<ul style="list-style-type: none"> • <u>Page 7-5</u> – Sewer Service section should be updated for completion of new sewer treatment facility • <u>Pages 7-6 to 7-10</u> – Adopt most recent Lake Stevens School District Capital Facilities Plan for 2012–2017, add section on Snohomish School District, and add Snohomish School District to Figure 7.4 • <u>Page 7-12</u> – Add reference to PUD’s approved Water Plan
RT-6	Chapter 8 Capital Facilities Element	Update the chapter for consistency with adopted Subarea Planning Package
RT-7	Appendices	<u>Add Appendix L</u> – Addendum No. 5 to be prepared as environmental review for 2012 Docket
RT-8	Update Dates & Table of Contents	Update dates on cover and footers and update Table of Contents
RT-9	Unknown Additional Items	Council may add items to the Docket based on recommendation from Planning Commission, discussion of proposed amendments or public testimony

Resolution B – with TIF goals and policies added

**CITY OF LAKE STEVENS
LAKE STEVENS, WASHINGTON**

RESOLUTION 2012-6

A RESOLUTION OF THE CITY OF LAKE STEVENS, RATIFYING A LIST OF DOCKET ITEMS FOR FURTHER ANALYSIS FOR THE 2012 COMPREHENSIVE PLAN DOCKET

WHEREAS, the Washington City of Lake Stevens is a City in Snohomish County, Washington, planning under the Growth Management Act; and

WHEREAS, the City of Lake Stevens has established procedures and schedules to update, amend or revise the Comprehensive Plan as required under RCW 36.70A.130(2)(a) no more frequently than once every year; and

WHEREAS, the 2012 Docket proposals include one privately proposed land use redesignation and associated rezone and nine text revisions proposed by the City; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed list of docket items attached hereto as Exhibit A on September 5, 2012, and all public testimony has been given full consideration and is included in the Planning Commission's recommendation to the City Council; and

WHEREAS, this action is exempt from the requirements of the State Environmental Policy Act pursuant to WAC 197-11-800(147) and LSMC 16.12.010; and

WHEREAS, the City Council conducted a public hearing on the proposed list of docket items listed in Exhibit A on September 24, 2012, which was duly noticed, and considered all public testimony and the Planning Commission recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:

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Section 3. Severability. If any section, sentence, clause or phrase of this resolution should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

ATTACHMENT D

Resolution B – with TIF goals and policies added

Section 4. Effective Date. This resolution shall take effect immediately upon passage by the Lake Stevens City Council.

PASSED by the City Council of the City of Lake Stevens this 24 day of September, 2012.

Vern Little, Mayor

ATTEST:

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

APPROVED AS TO FORM:

Grant K. Weed, City Attorney

EXHIBIT A - 2012 DOCKET

RATIFICATION MAPS			
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RT-4	Chapter 6 Transportation Element	<ul style="list-style-type: none"> • <u>Page 6-9</u> – Update Figure 6-1 Roadway Classifications • <u>Page 6-11</u> – Add language to Transit LOS Standards section that SR9 and 20th Street SE are designated transit emphasis corridors in Community Transit’s Long Range Transit Plan and Countywide Planning Policy TR-12 • <u>Page 6-12 to 6-15</u> – Update “Future Needs and Alternatives” for consistency with adopted Subarea Adoption Package • <u>Page 6-15</u> – Update Policy 6.1.1 relating to change in LOS within subareas for consistency with adopted Subarea Adoption Package

Resolution B – with TIF goals and policies added

#	NAME	REQUEST
RT-5	Chapter 7 Utilities & Public Services & Facilities Element	<ul style="list-style-type: none"> • <u>Page 7-5</u> – Sewer Service section should be updated for completion of new sewer treatment facility • <u>Pages 7-6 to 7-10</u> – Adopt most recent Lake Stevens School District Capital Facilities Plan for 2012–2017, add section on Snohomish School District, and add Snohomish School District to Figure 7.4 • <u>Page 7-12</u> – Add reference to PUD’s approved Water Plan
RT-6	Chapter 8 Capital Facilities Element	Update the chapter for consistency with adopted Subarea Planning Package
RT-7	Appendices	<u>Add Appendix L</u> – Addendum No. 5 to be prepared as environmental review for 2012 Docket
RT-8	Update Dates & Table of Contents	Update dates on cover and footers and update Table of Contents
RT-9	Chapter 6 Transportation Element	Page 6-22 – Add Traffic Impact Fee Program goal and policies



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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: 8 October 2012

Subject: Authorize a Contract Supplement to the Eurasian Watermilfoil Control Program (2011) Year 2 Treatment Implementation

Contact	Mick Monken	Budget Impact:	\$12,000
Person/Department:	Public Works		(2012)

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Authorize Supplement No. 3 to the current contract with AquaTechnex, LLC to perform the year 2 implementation of application treatment for an amount of \$8,000 and authorize a contingency of \$4,000.

SUMMARY/BACKGROUND: In March 2012, the Council authorized amendment No. 2 to AquaTechnex to perform the second season (year 2) survey of the initial Eurasian Watermilfoil treatment performed in the summer of 2011 and to provide a recommended treatment for 2012. An initial survey was conducted in June 2012 that showed that “well over 99% of the areas treated in 2011 are free of Eurasian Milfoil.” Due to the low growth, showing up in the June survey, it was decided to continue the study into August to help ensure that a clear picture of milfoil coverage could be determined and an effective year 2 treatment strategy could be developed. The results of the June and August 2012 study can be viewed on the maps included in the attached Exhibit A of this report.

Three treatment alternatives were considered: 1) treatment using spot herbicide application; 2) hand removal using divers; and 3) a combination of both. The recommendation from the consultant (AquaTechnex) was to proceed with hand removal. This recommendation was based on the low number of plants, the results of this type of treatment would be immediate, and it was also the lowest cost. Another benefit to the hand removal method is that it would not put any restrictions on the use of the lake following this treatment.

For this year a budget of \$68,000 was approved. This number was based on the 2010 Integrated Aquatic Plant Control Plan. A copy of the recommended estimated budget from this report is included in Exhibit B. Of this year’s \$68,000 budget, \$19,750 had been allocated to the 2012 lake survey leaving a balance of \$48,250 for treatment implementation and contingency. Supplement number 3’s \$8,000 would be allocated from the \$48,250 balance. A contingency of \$4,000 is being recommended to allow staff authority to allow for some potential unexpected costs discovered during the consultant’s performance of the milfoil removal.

Note: Under the 2010 Integrated Aquatic Plant Control Plan, the initial treatment is for a 3 year period, follow with 7 years of survey and possible spot treatment.

APPLICABLE CITY POLICIES: Protection of the water quality of Lake Stevens

BUDGET IMPACT: \$12,000

ATTACHMENTS:

- ▶ Exhibit A: Professional Service Agreement – Supplement No. 3
- ▶ Exhibit B: Estimated Budget from 2010 Integrated Aquatic Plant Control Plan

Exhibit A

**SUPPLEMENTAL AGREEMENT NO. 3
TO
PROFESSIONAL SERVICES AGREEMENT
FOR
CITY OF LAKE STEVENS
LAKE STEVENS EURASIAN MILFOIL CONTROL PROJECT**

This Supplemental Agreement No. 3 is made and entered into on the ____ day of _____, 2012, between the City of Lake Stevens, hereinafter called the "City" and AquaTechnex, LLC, hereinafter called the "Consultant."

WITNESSETH THAT:

WHEREAS, the parties hereto have previously entered into an Agreement for preparation of an application strategy plan for the initial and post treatment follow up of the control of Eurasian Milfoil in Lake Stevens, hereinafter called the "Project," said Agreement being dated 29th April 2011; and

WHEREAS, both parties desire to supplement said Agreement, by expanding the Scope of Services to provide for Phase II, implementation of the application strategy plan and to amend the total amount payable for this Agreement,

NOW THEREFORE, in consideration of the terms, conditions, covenants and performance contained herein or attached and incorporated, and made a part hereof, the parties hereto agree as follows:

Each and every provision of the Original Agreement for Professional Services dated 29th April 2011 shall remain in full force and effect, except as modified in the following sections:

1. Article II of the Original Agreement, "SCOPE OF SERVICES", shall be supplemented to include the Scope of Services as described in Exhibit A1, attached hereto and by this reference made part of this Supplemental Agreement No. 3.

2. Article IV of the Original Agreement, "OBLIGATIONS OF THE CITY", Paragraph 4.1 Payments, the third sentence is amended to include the additional Consultant fee of \$8,000 and shall read as follows: "...shall total payment under this agreement exceed \$207,074.83."

The Total Amount payable to the Consultant is summarized as follows:

Original Agreement	\$11,500.00
Supplemental Agreement No.1	\$167,824.83
Supplemental Agreement No.2	\$19,750.00
Supplemental Agreement No.3	\$8,000.00
Grand Total	\$207,074.83

3. Article III, Section 3.3 of the Original Agreement, "TIME OF PERFORMANCE", is amended to provide that all work shall be completed by 15 December 2012.

IN WITNESS WHEREOF, the parties hereto have executed this SUPPLEMENTAL AGREEMENT NO. 3 as of the day and year first above written.

CITY OF LAKE STEVENS

AquaTechnex, LLS

By: _____
Mayor

By: _____
Its _____

ATTEST/AUTHENTICATED:

City Clerk

APPROVED AS TO FORM:

Lake Stevens City Attorney

Exhibit A1

**SCOPE OF SERVICES
LAKE STEVENS EURASIAN MILFOIL CONTROL PROJECT
MILFOIL POST TREATMENT
Year 2 Implementation**

**[LAKE STEVENS EURASIAN MILFOIL SCOPE OF
SERVICES FOR 2012 IAVMP PLAN IMPLEMENTATION]**

September, 2012

Introduction

The City of Lake Stevens has completed the first year of operations under the Integrated Aquatic Vegetation Management Plan (IAVMP) developed to focus the community on the control of Eurasian Milfoil in the lake. Last years operations consisted of a pre treatment survey effort to map vegetation and define treatment areas, a report to the City recommending a treatment approach consistent with the IAVMP, implementation of that treatment, water sampling to track herbicide residues, a post treatment survey to review control and a year end report.

Two surveys have been performed during the summer of 2012. This survey work found very few Eurasian Milfoil plants in the lake during the June survey. The August survey located some additional sites as shown on the attached map. It is estimated that the majority of the lake could be covered by divers performing hand removal operations in 2 days of effort. There are some sites in the northwest corner of the lake that could be treated or targeted for hand removal. Given the timeline to get treatments performed, public notification to comply with permits and approval of the activity, it will probably be best to hold this in reserve until 2013 if necessary and target these plants by diver at this point.

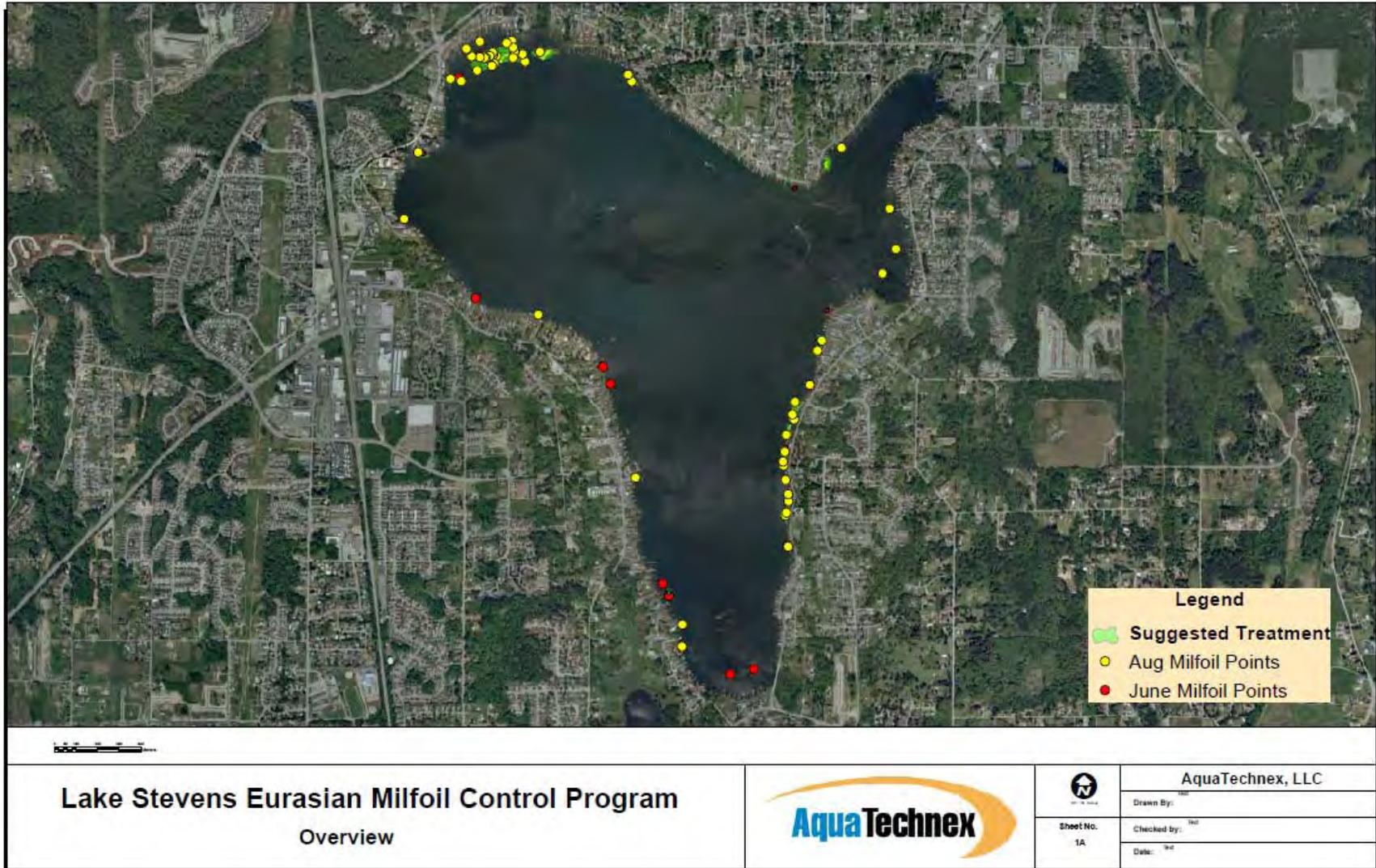
Task One, Diver Survey and Eurasian Milfoil removal.

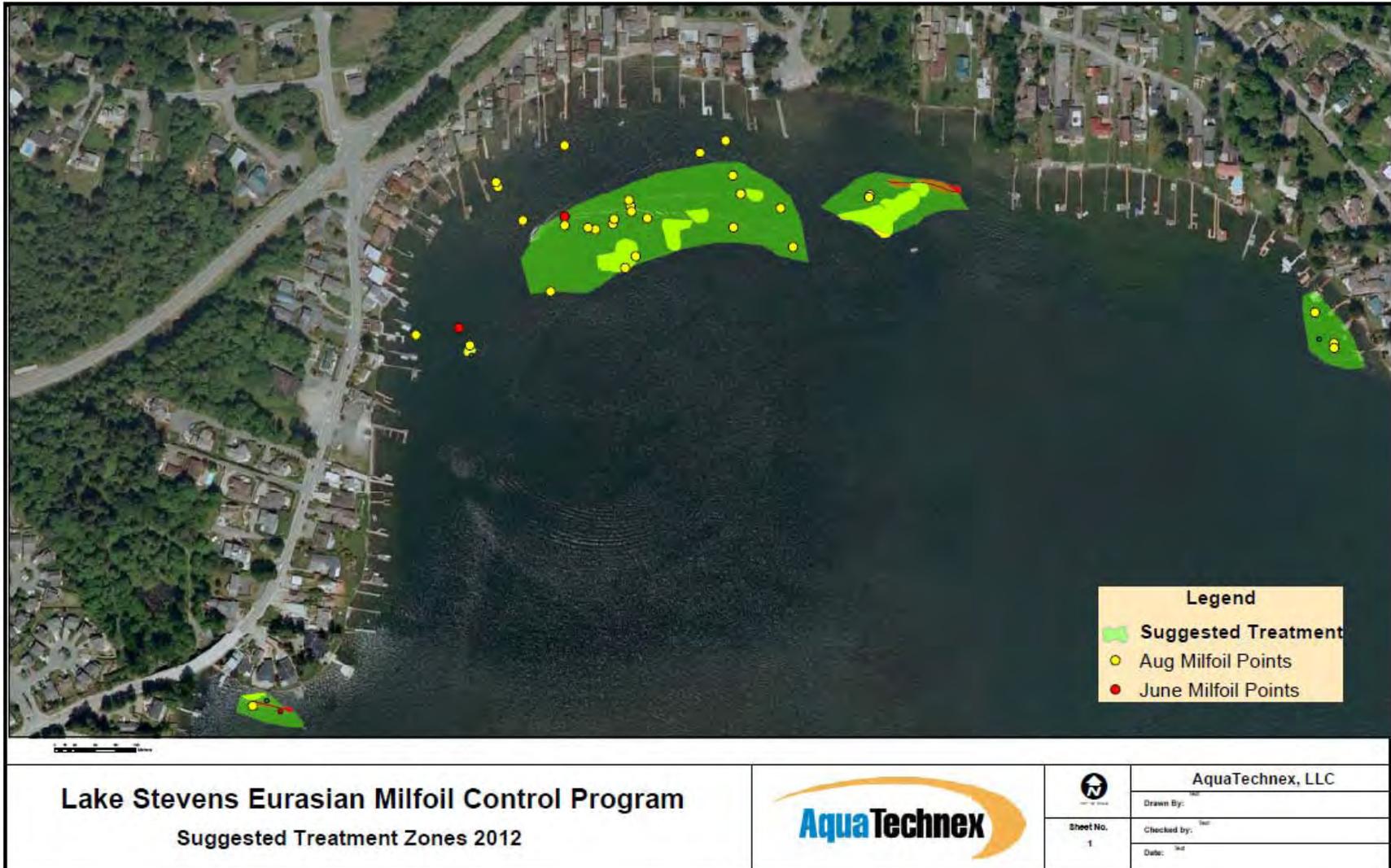
Aquatechnex biologists will mobilize a mapping vessel and team to the lake as soon as approved for this effort. The team will perform the following tasks:

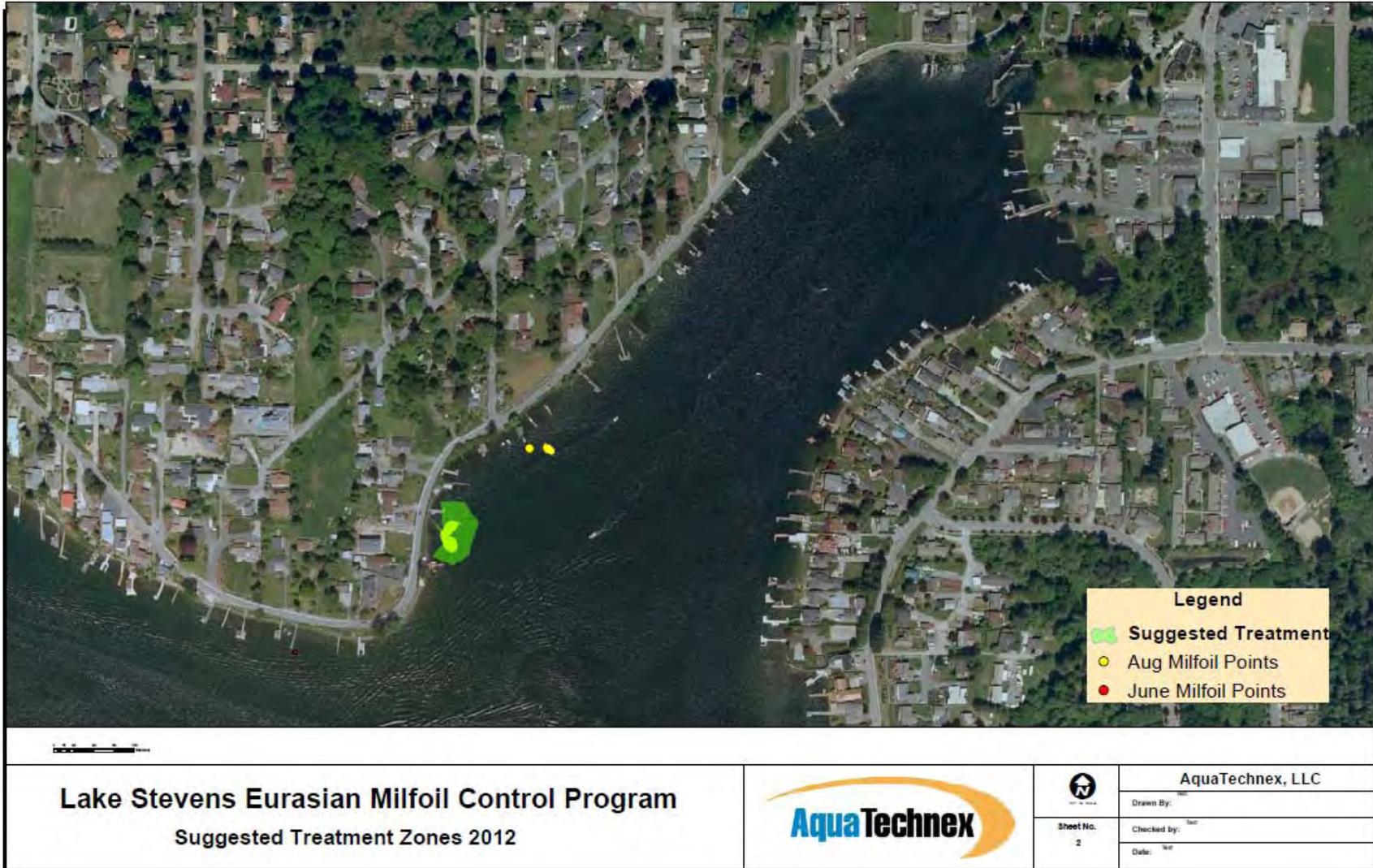
- Use GPS/GIS systems to navigate to mapped Eurasian Milfoil locations in the lake
- Deploy a diver team to locate and remove Eurasian Milfoil plants at those locations
- Remove the noxious weed growth from the lake and dispose of at a location away from lake

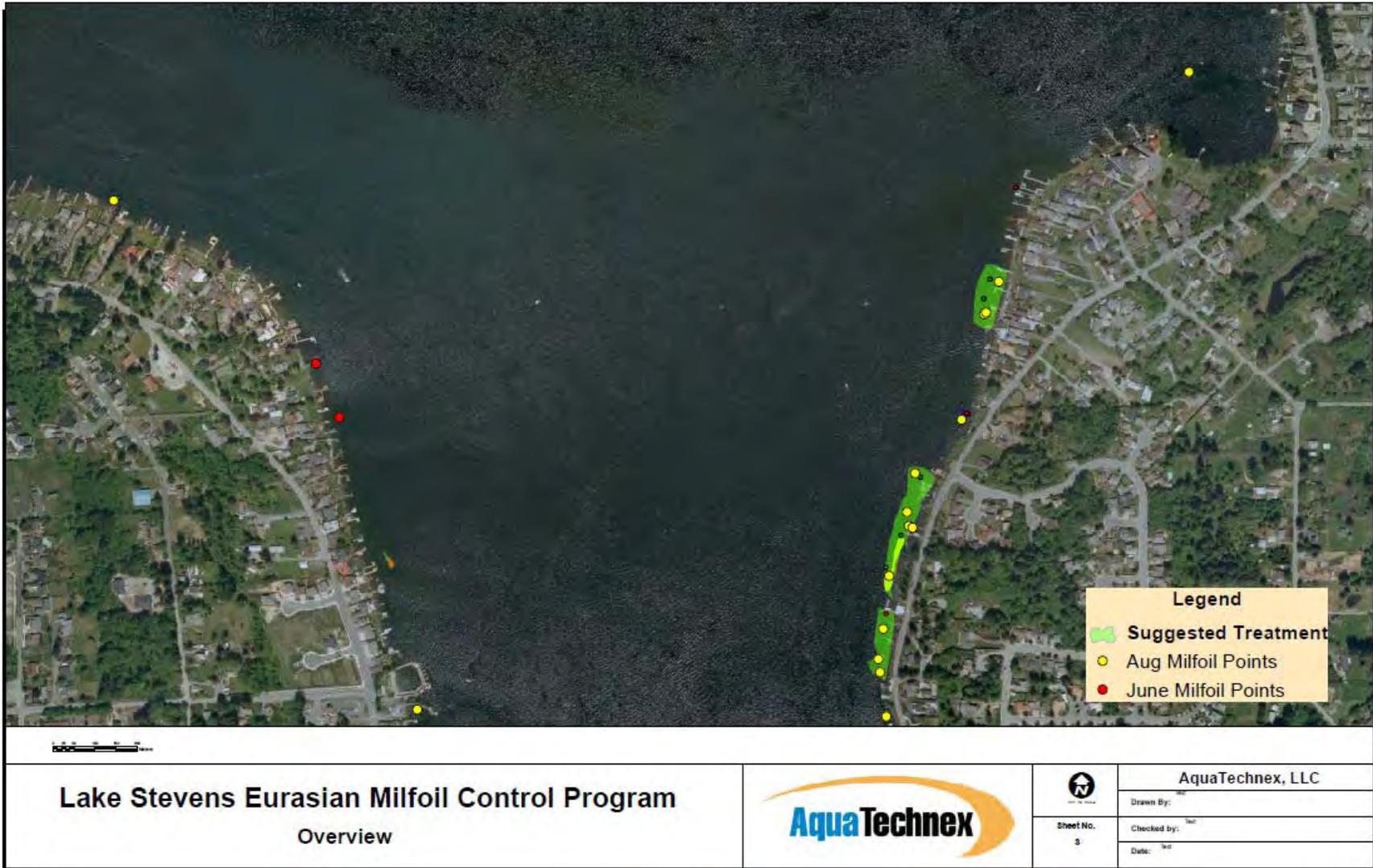
Cost for Operations

The cost for performing Task 1 including all travel, labor, materials, equipment dive gear and air and other scientific services necessary to complete this task would not exceed \$8,000.00 and be based on a daily rate of \$1,600.00. It is estimated that 2 days would be required for the majority of the shoreline and an additional 3 days in the northwest bay as mapped.









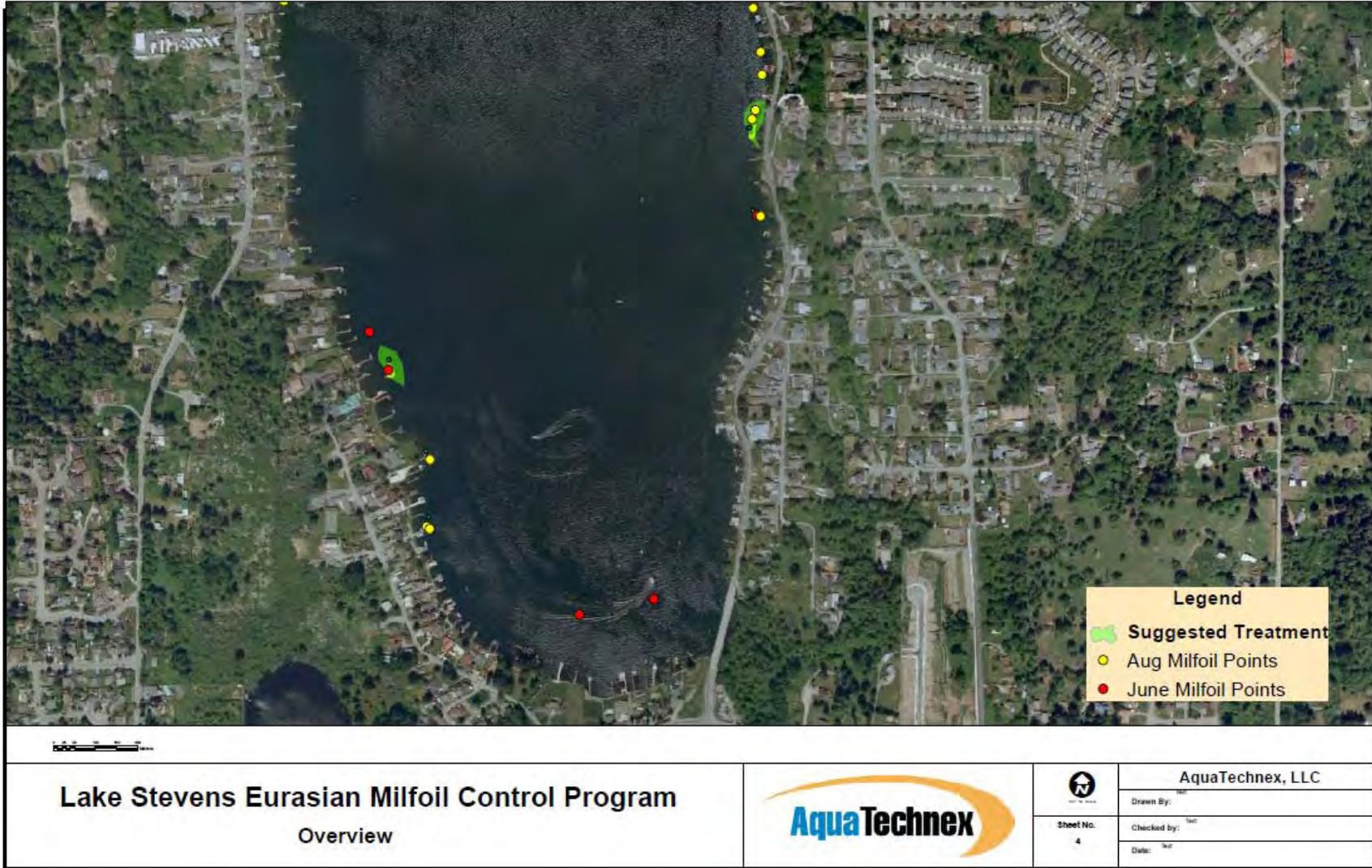


Exhibit B

Estimate budget for Milfoil Treatment
 2010 Integrated Aquatic Plant Control Plan

Treatment Scenario 2 (Fluridone, Triclopyr and Manual Methods)								
	2011	2012	2013	2014	2015	2016	2017-2020	10 Year Total
Initial Treatment (200 acres)	\$140,000							\$140,000
Diver Survey (\$4,000/day)	\$20,000	\$32,000	\$16,000	\$16,000	\$16,000	\$16,000	\$64,000	\$180,000
Notifications and Signage	\$2,000	\$2,000	\$2,000					\$6,000
Triclopyr Spot Treatments ¹		\$24,000						\$24,000
Contingency Budget ²		\$10,000	\$35,000	\$25,000	\$25,000	\$25,000	\$25,000	\$145,000
Estimated Annual Cost	\$162,000	\$68,000	\$53,000	\$41,000	\$41,000	\$41,000	\$89,000	\$495,000

1. Follow up treatment with triclopyr will be needed to combat patches of milfoil that survived the fluridone treatment. The cost estimate proposed here assumes a "very bad case scenario" where remaining patches would be scattered throughout the lake and almost 20% of the original treatment area would be treated with triclopyr.
2. The main purpose of the contingency budget is to allow for adaptability of the treatment plan. The specific treatment needs will be dictated by the results of each year's diver survey(s). In years 2 and 3, at least some the contingency budget is likely to be needed for herbicide spot treatments. In later years it may be used for hand pulling, bottom barrier installation, or addressing other invasive plant concerns.



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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 08, 2012

Subject: Medical Marijuana / Cannabis Regulations

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

Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Provide direction on how Council would like staff to proceed.

SUMMARY:

Currently, the city of Lake Stevens is in its third moratorium temporarily restricting the establishment of medical marijuana / cannabis facilities. The Revised Code of Washington (RCW) 36.70A.390 authorizes temporary land use moratoria. The current moratorium will lapse December 25, 2012. To date, the proposal has generated mixed public opinion related to the establishment of medical cannabis gardens.

BACKGROUND AND FINDINGS

In 1998, Washington voters passed Initiative 692, the Medical Marijuana Act, which allows qualifying patients suffering terminal or debilitating medical conditions to use medical marijuana (cannabis) to treat medical conditions. Before the state codified the current medical cannabis regulations, Governor Gregoire vetoed portions of the bill that dealt with the licensing and dispensing of medical cannabis, based on legal opinion from the US Attorney's office. The US Attorney's office found portions of the bill conflicted with federal drug law, which could put producers and approving officials in jeopardy of prosecution. Since the codification of the new sections of Chapter 69.51A RCW, Governor Gregoire and Rhode Island Governor Chaffee have petitioned the United States Drug Enforcement Administration (DEA) to reclassify cannabis as a Schedule II prescription drug. Additionally, Washington voters will vote on the statewide legalization of marijuana/cannabis this fall.

Chapter 69.51A RCW regulates medical cannabis and collective gardens. Collective gardens are the only viable way to produce medical cannabis in Washington, as dispensaries are illegal because the sale of cannabis is illegal; therefore, cities cannot issue business licenses for them. Further, dispensaries cannot become "grandfathered," as only legal uses can benefit from nonconforming use rights. This law allows qualified patients and designated providers to create and participate in collective gardens to produce medical cannabis. A qualifying patient is a Washington resident 18 or older, with a diagnosed terminal or debilitating medical condition, who may benefit from the medical use of cannabis, as advised by a health care professional. A copy of the patient's proof of identity must be available at the collective garden. The following state rules apply to collective gardens:

- 10 qualifying patients may participate in a single garden;
- 15 plants per patient, up to a maximum of 45 plants in a single garden; and
- 24 ounces of usable medical cannabis per patient, up to a total of 72 ounces at a single garden.

Staff has been monitoring legal issues related to medical cannabis over the last few months. At this point, there are no changes in state or federal law. Staff has compiled a brief table showing how other states and cities have implemented medical cannabis regulations. Different agencies regulate private production, commercial production, or both. Some agencies apply different permitting and licensing systems. The setbacks from specific uses (e.g., churches, schools, parks) vary from 300 – 1000 feet. Many jurisdictions in Washington are also in a moratorium. A few Washington jurisdictions have adopted regulations and a few other Washington jurisdictions have prohibited medical cannabis facilities outright. Staff has also refined the draft zoning regulations related to collective gardens based on legal review.

Staff is looking to Council to provide guidance on how to proceed. Long-term, the City could prohibit medical cannabis collective gardens, allow them with no regulations, or allow them with zoning regulations. The draft zoning regulations include the following elements:

- Limiting garden locations to industrial zoning districts;
- Requiring gardens to be indoors;
- Requiring a minimum 500-foot separation between gardens;
- Requiring a minimum 500-foot separation from schools, daycares and other similar uses; and
- Requiring a minimum 100-foot separation from residential and mixed-use areas.

APPLICABLE CITY POLICIES: Chapters 14.40 Permissible Uses of the Lake Stevens Municipal Code (LSMC)

BUDGET IMPACT: There is no immediate budget effect other than staff and attorney time; however, the City may need to look at permitting fees in the future.

ATTACHMENTS:

1. Draft Regulations
2. Agency Comparison Table
3. Draft Overlay Map

Section 1. Section 14.08.010 LSMC Definitions - Amended. The City hereby adds the following definitions to LSMC 14.08.010 – Definitions:

“Marijuana” or “cannabis” means all parts of the plant cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. The term “cannabis” includes cannabis products or useable cannabis.

“Medical cannabis collective garden” or “collective garden” means any place, area or garden where qualifying patients share responsibility and engage in the production, processing, and delivery of cannabis for medical use as set forth in Chapter 69.51A RCW and subject to the limitations therein, including but not limited to a location for a collective garden; equipment, supplies, and labor necessary to plant, grow, and harvest cannabis; cannabis plants, seeds, and cuttings; and equipment, supplies, and labor necessary for proper construction, plumbing, wiring, and ventilation of a collective garden.

“Useable cannabis” means dried flowers of the Cannabis plant having a tetrahydrocannabinol (THC) concentration greater than three-tenths of one percent per weight or volume. Useable cannabis excludes stems, stalks, leaves, seeds and roots. For purposes of this subsection, “dried” means containing less than fifteen percent moisture content by weight.

“Youth-oriented facility” means facilities owned or operated by non-profit organizations for the purpose of providing recreational and/or educational opportunities for youth, including but not limited to, Boys & Girls Clubs, little league baseball and other youth sports associations.

Section 2. Chapter 14.40 LSMC Permissible Uses – Amended.

- A. The City hereby amends Table 14.40-I: Table of Permissible Uses By Zones to include the use category **Medical Cannabis Collective Garden** as Use No. 14.500, as an administrative conditional use, in the General Industrial and Light Industrial zoning districts (Exhibit A).
- B. The City hereby adds note No. 14, to the proposed Medical Cannabis Collective Garden category, as added to Table 14.40-I: Table of Permissible Uses By Zones, to read as follows:
 - 14. All Medical Cannabis Collective Gardens shall meet the development standards provided in Chapter 14.44 LSMC Supplementary Use Regulations, Part VI Medical Cannabis Collective Garden Regulations.

Section 3. Chapter 14.44 LSMC Supplementary Use Regulations, Part V Medical Cannabis Collective Garden Regulations – New. The City hereby adopts Part VI Medical Cannabis Collective Garden Regulations to Chapter 14.44 LSMC Supplementary Use Regulations, as part of the Lake Stevens Municipal Code to read as follows:

Sections:

- 14.44.610 Authority
- 14.44.620 Definitions
- 14.44.630 Collective Garden Requirements
- 14.44.640 Public Safety and Welfare

14.44.610 Authority

The City of Lake Stevens adopts this part of Chapter 14.44 LSMC pursuant to Chapter 69.51A of the Revised Code of Washington (RCW) Medical Cannabis. This chapter

contains the City's procedures and policies, which applicants must use in conjunction with Chapter 69.51A RCW or as amended. All collective gardens shall meet all state law requirements, including but not limited to, limitations on number of members, number of plants, amount of usable cannabis on site, and maintenance of each member's valid documentation of qualifying patient status.

14.44.620. Definitions

The definitions in RCW 69.51A.010 and LSMC 14.08.010 shall apply.

14.44.630 Collective Garden Requirements

- (a) A collective garden must meet all requirements of RCW 69.51A.085 or as hereafter amended, including but not limited to the following:
 - (1) No more than ten (10) qualifying patients may participate in a single collective garden at any time;
 - (2) A collective garden may contain no more than fifteen (15) plants per patient up to a total of forty-five (45) plants;
 - (3) A collective garden may contain no more than twenty-four (24) ounces of useable cannabis per patient up to a total of seventy-two (72) ounces of useable cannabis;
 - (4) A copy of each qualifying patient's valid documentation or, including a copy of the patient's proof of identity, must be available at all times on the premises of the collective garden; and
 - (5) No useable cannabis from the collective garden is delivered to anyone other than one of the qualifying patients participating in the collective garden
- (b) No more than one (1) collective garden shall be located on a single parcel.
- (c) No more than one (1) collective garden shall be located in a single structure.
- (d) A qualifying patient cannot be a member of more than one collective garden, and must be a member of one collective garden for at least thirty (30) days before transferring their membership to another collective garden
- (e) Collective gardens shall be located fully within a permanent, non-mobile, legal structure that complies with the City's adopted building and fire codes regardless of the size or configuration of the structure.
- (f) No collective garden shall be located within five hundred (500) feet, measured in a straight line from property boundary to property boundary, of the following facilities or established uses:
 - (1) Another collective garden;
 - (2) Public park (excluding the Centennial Trail);
 - (3) Community center;
 - (4) Elementary or secondary school (public and private);
 - (5) Day care center; and
 - (6) Youth-oriented facility.

- (g) No collective garden shall be located within one hundred (100) feet, measured in a straight line from property boundary to property boundary, of a residential or mixed-use zoning district.
- (h) No production, processing, delivery or advertising of cannabis shall be visible to the public from outside of the structure nor may it be visible through windows.

14.44.640 Public Safety and Welfare

- (a) The collective garden operator/participants shall obtain a Certificate of Occupancy and associated approvals prior to the start of operations of any collective garden to ensure the collective garden does not impact the public's safety, health and general welfare.
- (b) Collective garden operators and participants shall operate the collective garden in compliance with all adopted public safety and development regulations.
- (c) Collective garden operators and participants shall not allow any odors to migrate beyond the interior portion of the structure where the garden is located.

Exhibit A TABLE 14.40-I: TABLE OF PERMISSIBLE USES BY ZONES

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply. P - Permitted Use; A - Administrative Conditional Use; C - Conditional Use (See Section [14.40.020](#) for explanation of combinations)

USE DESCRIPTIONS		SR	WR	UR	HUR	MFR	NC ⁴	LB	CBD	MU ¹	PBD ⁵	SRC	LI	GI	P/SP
1.000	RESIDENTIAL														
1.100	Single-Family Residences														
1.110	Single-family detached, one dwelling unit per lot														
1.111	Site-built & modular structures	P	P	P	P	P					P				
1.112	Class A mobile home	P	P	P	P	P									
1.113	Class B mobile home	P	P	P	P	P									
1.114	Class C mobile home														
1.115	Class A, B, or C mobile home or apartment used exclusively for a night watchman and his/her family												A	A	
1.116	Single-family apartment above permitted nonresidential use						P	P	PA	PA	P				
1.120	Single-family detached, more than one dwelling unit per lot ³														
1.121	Site-built and modular structures					PAC					P				
1.122	Class A, B or C mobile home parks	PAC	PAC	PAC	PAC	PAC									
1.123	Single-family apartment above permitted nonresidential use						PA	PA	PA	PA	P	P			
1.124	Cottage housing developments ¹¹	PAC	PAC	PAC	PAC					PAC	P				
1.130	Single-family attached, one dwelling unit per lot, site-built and modular structures	P	P	P	P	P				P					
1.200	Two-Family Residences														
1.210	Two-family conversion	P ³		P ³	P ³	P				P					
1.220	Primary residence with accessory apartment	P ³	P ³	P ³	P ³	P				P					
1.230	Duplex	P ³		P ³	P ³	P			P ¹⁰		P				
1.240	Two-family apartment					P			P ¹⁰		P				
1.250	Any 1.200 use above a permitted nonresidential use					P		PA	PA	PA	P	P			
1.300	Multifamily Residences														
1.310	Multifamily conversions					P					P	PA			
1.320	Multifamily townhouses				PAC	P			P ¹⁰		P				
1.330	Multifamily apartments	P14/ C15				P			P ¹⁰		P				
1.340	Any 1.300 use above a permitted nonresidential use							PA	PA	PA	P	PC			
1.400	Health and Social Service														
1.410	Level 1	P	P	P	P	P			P	P					A
1.420	Level 2				C	C					P	P			A

1.430	Level 3							P	P	P	P	P	P				A
1.440	Group homes licensed for juvenile offenders	C	C	C	C	C		PA	PA	PA							
1.500	Miscellaneous, Rooms for Rent Situations																
1.510	Rooming houses, boarding houses					A		PA	PA	PA	P						
1.520	Tourist homes and other temporary residences renting by the day or week	A	A	A	A	A		PA	PA	PA	P						
1.530	Hotels, motels, and similar businesses or institutions providing overnight accommodations					C		PA	PC	PC	P	C					
1.600	In-Home Day Care	P	P	P	P	P			P	P	P						
1.700	Temporary Emergency, Construction, and Repair Residences	P	P	P	P	P	P	P	P	P	P	P	P	P			
1.800	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P			
1.900	Planned Residential Developments	C		C	C	C											
2.000	SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT ²																
2.100	No Storage or Display of Goods Outside Fully Enclosed Building (except for sidewalk displays, occasional/temporary sales, or horticultural sales occupying less than 200 square feet)																
2.110	High-volume traffic generation																
2.111	Miscellaneous ²							PA	PA	PA	P	P	PA	PC	PC	PA	
2.112	Convenience stores ²							A	PA	PA	P	P	PA	PC	PC	PA	
2.120	Low-volume traffic generation ²								PA	PA		P	PA	PC	PC	PA	
2.130	Wholesale sales ²												PA	PC	PC	PA	
2.200	Storage and Display of Goods Outside Fully Enclosed Building Allowed																
2.210	High-volume traffic generation ²								PA	PA		P	PA	PC	PC	PA	
2.220	Low-volume traffic generation ²								PA	PA		P	PA	PC	PC	PA	
2.230	Wholesale sales ²												PA	PC	PC	PA	
2.300	Mobile Sales and Delivery (Vending Carts, Ice Cream Trucks, Mobile Delivery, Peddlers, and Similar Uses) (See Section 14.44.080) ²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2.400	Any Retail Sales, Rental, or Services Compatible with Regional Recreation Facilities and Primarily Intended to Cater to Users of Such Facilities ²								PC	PC		P		PC	PC	PC	
3.000	OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE ²																
3.100	All Operations Conducted Entirely Within Fully Enclosed Building																
3.110	Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, physicians, other professions, insurance and stock brokers, travel agencies, government office buildings, etc. ²								PA	PA	PA	P	PA				PA
3.120	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use ²								PA	PA	PA	P	PA				PA
3.130	Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area ²							PA	PA	PA	PA	P	PA				PA

3.200	Operations Conducted Within or Outside Fully Enclosed Building															
3.210	Operations designed to attract and serve customers or clients on the premises ²											P	PC	PC		
3.220	Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use ²											P	PC	PC		
3.230	Banks with drive-in windows ^{2,9}								PA	PA		P	PC			
4.000	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND EQUIPMENT ⁶															
4.100	All Operations Conducted Entirely Within Fully Enclosed Building															
4.110	Majority of dollar volume of business done with walk-in trade ⁶								PA	PA	PA	P	PC	PC	PC	PC
4.120	Majority of dollar volume of business not done with walk-in trade ⁶								PA				PC	PC	PC	
4.200	Operations Conducted Within or Outside Fully Enclosed Building ⁶											P	PC		PC	
5.000	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES															
5.100	Schools															
5.110	Elementary and secondary (including associated grounds and athletic and other facilities)	C	C	C	C	C										C
5.120	Trade or vocational schools					C			PA	PA	PA		A	A		A
5.130	Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	C	C	C	C	C							C	PC	PC	C
5.200	Churches, Synagogues, and Temples (Including Associated Residential Structures for Religious Personnel and Associated Buildings but Not Including Elementary School or Secondary School Buildings)	A	A	A	A	A			PA	PA	PA	P	A			
5.300	Libraries, Museums, Art Galleries, Art Centers, and Similar Uses (Including Associated Educational and Instructional Activities)															
5.310	Located within a building designed and previously legally occupied as a residence or within a building having a gross floor area not exceeding 3,500 square feet	A	A	A	A	A			PA	PA	PA	P	P			PA
5.320	Located within any permissible structure					A			PA	PA	PA	P	P			PA
5.400	Social, Fraternal Clubs and Lodges, Union Halls, and Similar Uses					A			PA	PA	PA	P	P			PA
6.000	RECREATION, AMUSEMENT, ENTERTAINMENT															
6.100	Activity Conducted Primarily Within Building or Substantial Structure, Except Those Uses Described in 6.300															
6.110	Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses								PA	PA	PA	P	PA	PC	PC	PA
6.120	Movie theaters															
6.121	Seating capacity of not more than 300								PA	PA	PA	P	P			PA
6.122	Unlimited seating capacity								PA	PA	PA	P	P			PA

6.130	Coliseums, stadiums, and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people											P	P	PC	PC	C
6.200	Activities Conducted Primarily Outside Enclosed Buildings or Structures, Except Those Uses Described in 6.300, 6.400, or 6.500															
6.210	Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development	C	C	C	C	C		PA	PA	PA	P			PA	PA	PA
6.220	Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	C	C	C	C	C	PA	PA	PA	PA	P	P		PA	PA	PA
6.230	Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, and similar uses											P	PA	PA	PA	PA
6.240	Horseback riding; stables (not constructed pursuant to permit authorizing residential development)													A	A	A
6.250	Automobile and motorcycle racing tracks														A	
6.260	Drive-in movie theaters												A		A	
6.300	Indoor or Outdoor Recreational Activities Compatible with Regional Recreation Facilities and/or Intended to Cater to Users of Such Facilities											P		PA	PA	PA
6.400	Over-Water or In-Water Structures, Other Than Boathouses or Boat Shelters, Accessible from Shore															
6.410	Privately owned, used by owner(s) of property only			P				C								
6.420	Publicly owned, used by public			A				C								A
6.500	Boathouses or Boat Shelters															
6.600	Over-Water or In-Water Structures, Other Than Boathouses or Boat Shelters, Inaccessible from Shore															
6.610	Privately owned, used by owner(s) of property only															
6.620	Publicly owned, used by public			A												A
7.000	SECURE COMMUNITY TRANSITION FACILITIES AND CONFINEMENT FACILITIES															
7.100	Secure Community Transition Facilities													C	C	
7.400	Penal and Correctional Facilities, Work Release, Pre-Release or Similar Facilities													C	C	C
8.000	RESTAURANTS, BARS, NIGHT CLUBS															
8.100	No Substantial Carry-Out or Delivery Service, No Drive-In Service, No Service or Consumption Outside Fully Enclosed Structure							PA	PA	PA	P	P	P	P	PA	
8.200	No Substantial Carry-Out or Delivery Service, No Drive-In Service, Service or Consumption Outside Fully Enclosed Structure Allowed							PA	PA	PA	P	P	P	P	PA	
8.300	Carry-Out and Delivery Service, Consumption Outside Fully Enclosed Structure Allowed							PA	PA	PA	P	P	P	P	PA	
8.400	Carry-Out and Delivery Service, Drive-In Service ⁹ , Service or Consumption Outside Fully Enclosed							PA	PA		P	P	P	P		

Comparison of Medical Marijuana/Cannabis Regulations			
Jurisdiction	Regulated Activity	Land Use Buffer	Applicability
California			
Anaheim	private cultivation	300 feet	residential only
Citrus Heights	dispensary	1,000 feet	non-residential
Corning	cultivation	1,000 feet	residential / non-residential
Elk Grove	private cultivation	1,000 feet	residential only
Redding	cultivation	300 feet	residential / non-residential
Colorado			
Per state regulations			
Michigan			
Grand Rapids	private cultivation (home occupation)	1,000 feet	residential only
Oregon			
Per state regulations			
Washington			
Bellevue	collective garden (interim)	1,000 feet	non-residential (Conditional Use Permit)
Castle Rock	collective garden (interim)	300 feet	non-residential
Ellensburg	collective garden (interim)	300 feet	residential / non-residential (w/ permit)
Everett	collective garden (interim)	1,000 feet	agricultural
Issaquah	collective garden	500 - 1,000 feet	non-residential
Mukilteo	collective garden	1,000 feet	non-residential (w/ permit)
Redmond	adopts RCW		
Shoreline	collective garden	1,000 feet	non-residential (w/license)
Woodinville	prohibits medical marijuana facilities		
Woodland	all business licenses must comply with all state & federal laws (prohibits)		
Yakima	prohibits uses not consistent w/ state & federal laws including medical		
Lake Stevens (proposed)	collective garden (interim)	100 - 500 feet	non-residential (Administrative CUP)

