

ADDENDUM NO. 9 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

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

**Adoption of Four Map Amendments and Text Revisions to
Chapter 2 Land Use Element, Chapter 5 Parks, Recreation
and Open Space Element, Chapter 7 Public Services and
Utilities Element, Chapter 9 Capital Facilities Element,
Appendices and Covers, Footers, Dates, Executive Summary
and Table of Contents
with the 2016 Docket**



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

Date of Issuance: August 30, 2016

ADDENDUM #9 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

FACT SHEET

ADDENDUM NO. 9 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

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

Proposed Non-Project Action:

Under the Growth Management Act, the City of Lake Stevens may amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The proposed non-project action consists of minor map and text amendments for the 2016 Docket including two proposed citizen map amendments that have undergone individual SEPA review, two proposed city map amendments and city text amendments to the Land Use Element, the Parks, Recreation and Open Space Element, the Public Services and Utilities element, Capital Facilities element and the Appendices. Standard administrative updates and SEPA documents will be incorporated into the plan. The GMA requirements contained in Chapter 36.70A RCW apply to this action.

Planning and Community Development has prepared this Addendum No. 9 to the City of Lake Stevens Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement (FEIS) issued July 17, 2006 along with an adoption of existing environmental documents.

Description of Proposal:

The 2016 Docket contains four map amendments, text amendments and minor administrative amendments to the City of Lake Stevens Comprehensive Plan.

RCW 36.70A.130 allows amendments to the Comprehensive Plan once per year with some exceptions. The following actions comprises the City's annual changes to its Comprehensive Plan:

- **Title Page, Table of Contents and Introduction** - Update the dates on the title page, header and footers, the Executive Summary, the table of contents and introduction references as needed with final draft (**Exhibit 2**).
- **Chapter 2 – Land Use Element** – A city-initiated text amendment to update applicable Figures and Tables to reflect the adoption of the two citizen-initiated map amendments (LUA2015-0119 and LUA2016-0007) and two city-initiated map amendments (LUA2016-0017).
 - Text “redlines” to pages LU-10, LU-17, LU-18, LU-21, LU-24;
 - Updates to Figures 2.3 – City Land Use Map and 2.4 – Development Trends Map; and
 - Updates to Tables 2.2 – Employment Zoning in Lake Stevens UGA and 2.3 – Residential Zoning (**Exhibit 3**).
- LUA2015-0119 – A citizen-initiated map amendment to change the land use designation on two parcels totaling approximately 38 acres located at 9105 and 9203 29th Street NE, from

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Medium-Density Residential to Public/Semi-Public (**Exhibit 3a**). The city issued a DNS on July 22, 2016 for LUA2015-0119 – no comments or appeals were received. The city hereby adopts this existing DNS (**Exhibit 3b**) by reference and incorporates it into Addendum No. 9.

- LUA2016-0007 – A citizen-initiated map amendment to change the land use designation on three parcels totaling approximately 15.5 acres located on the west side of 127th Drive NE between SR-92 and 36th Street NE, from Planned Business District to Medium Density Residential and accompanied with a city recommended expansion (see below) to the adjacent parcels to the east and west of the project area (**Exhibit 3c**). The city issued a DNS on July 20, 2016 for LUA2016-0007 – one written comment was received and no appeals were filed. The city hereby adopts this existing DNS (**Exhibit 3d**) by reference and incorporates it into Addendum No. 9.
- LUA2016-0007 (continued)– A city-initiated map amendment in concurrence with LUA2016-0007 to change the land use designation on four parcels totaling approximately 3.5 acres adjacent to the three parcels amending to the Planned Business District as described above (**Exhibit 3c**). Three parcels would change from Planned Business District to Medium Density Residential and one parcel would change from Planned Business District to General Industrial.
- LUA2016-0111 – A city-initiated map amendment to change the land use designation on 40 parcels totaling approximately 25 acres located south of 20th Street SE, north of South Lake Stevens Road and near SR-9, from Mixed Use, High Density Residential and Medium Density Residential to Commercial (**Exhibit 3e**). The city is also considering another option that would only rezone the Mixed Use parcels to Neighborhood Business while the remaining parcels in the study area would maintain their current zoning and land use designation.
- **Chapter 5 – Parks, Recreation and Open Space Element** - A city-initiated text amendment to add park projects(s) to the Capital Project List for improvements to Lundeen Park and acquisition of park property in the northwestern portion of the city. The amendment will include text “redlines” to pages P-28 through P-33 (**Exhibit 4**).
- **Chapter 7 – Public Services and Utilities Element** – Update references on page PS-9 to incorporate the Lake Stevens Sewer Districts’ updated Sanitary Sewer Comprehensive Plan (2016) and update references on page PS-13 to incorporate the Lake Stevens School District No.4’s 2016-2021 Capital Facilities Plan (**Exhibit 5**).
- **Chapter 9 – Capital Facilities Element** - A city-initiated text amendment to add park and road projects to Table 9.1 Capital Facilities Program 2015 to 2035 and Table 9.2 - 6-year Capital Improvement Plan. The amendments will include the following additions:
 - Lundeen Park;
 - Park Acquisition;
 - Cedar Road from 20th Street NE to 30th Street NE;
 - South Lake Stevens Road from South Davies to E. Lakeshore;
 - 20th Street SE Transit Alignment; and
 - Revisions to the Transportation Improvement Program 2017 to 2022 (**Exhibit 6**).

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- **Appendices** – Updates to the following sections:
 - **Appendix A** – Add this document as “Addendum No. 9”;
 - **Appendix C** – Update to “2016 Lake Stevens Sewer District Comprehensive Plan”; and
 - **Appendix F** – Update to “2016-2021 Lake Stevens School District No. 4 Capital Facilities Plan” (**Exhibit 7**).

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Purpose of the FEIS Addendum:

This addendum and adoption of existing environmental documents is to add information relating to the 2016 Comprehensive Plan amendments. This addendum and adoption of existing environmental documents does not substantially change the analysis of alternatives considered in the City's Integrated 2005 Comprehensive Plan (July 2006) and FEIS (July 17, 2006). The City has considered the impacts of the proposed programmatic actions to the FEIS document. No additional significant impacts beyond those identified in the FEIS are expected to occur. To the extent that the existing environmental documents listed in this Addendum or other published documents have analyzed such changes, no additional programmatic action level environmental review will be required. This Addendum is issued in accordance with WAC 197-11-625 and WAC 197-11-630. Additional changes to the proposal may be considered during the public hearing process. The addendum and adoption of existing environmental documents satisfies the City of Lake Stevens' environmental review for the 2016 Comprehensive Plan Docket.

Location of Proposal: City of Lake Stevens

Proponent: City of Lake Stevens, P.O. Box 257, Lake Stevens, WA 98258
Lead Agency: (425) 377-3235

Required Approvals: Adoption of 2016 Comprehensive Plan Docket map and text amendments granted by Lake Stevens City Council.

Circulation: This addendum and adoption of existing environmental documents is being sent to SEPA review agencies and interested parties.

Comment: No comment period is required for this addendum.

Contact Person: Russell Wright, *Community Development Director*
(425) 212-3315 or rwright@lakestevenswa.gov

Date of Issuance: August 30, 2016

Responsible Official: Signature: 
Russell Wright, *Community Development Director*

Public Hearing: Staff has held briefings with both City Council and the Planning Commission related to the analysis of each of the Docket items. The Lake Stevens Planning Commission and City Council will hold public hearings to receive final comments and testimony prior to adoption.

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Documents: All of the application materials and staff documents are available at the Permit Center. Electronic copies may be requested.

Exhibit List:

1. Commerce Coversheet
2. Administrative Amendments
3. Chapter 2 Amendments
 - a. School District Map
 - b. School District SEPA DNS
 - c. Hild Rezone Map
 - d. Hild Rezone SEPA DNS
 - e. City-Initiated Map
4. Chapter 5 Amendments
5. Chapter 7 Amendments
6. Chapter 9 Amendments
7. Appendices Amendments



Department of Commerce

Innovation is in our nature.

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- Comprehensive Plan Amendment**
 Development Regulation Amendment

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

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

Jurisdiction:	City of Lake Stevens
Mailing Address:	1812 Main Street Lake Stevens, WA 98258
Date:	8/12/2016

Contact Name:	Melissa Place
Title/Position:	Senior Planner
Phone Number:	(425) 377-3229
E-mail Address:	mplace@lakestevenswa.gov

Brief Description of the Proposed/Draft Amendment: <i>(40 words or less)</i> <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number (located in your Commerce acknowledgement letter.)</i>	Adoption of Four Map Amendments and Text Revisions to Chapter 2 Land Use Element, Chapter 5 Parks, Recreation and Open Space Element, Chapter 7 Public Services and Utilities Element, Chapter 9 Capital Facilities Element, Appendices and Covers, Footers, Dates, Executive Summary and Table of Contents and incorporation of SEPA documents into the Plan.
Public Hearing Date:	Planning Commission: tentatively October 5, 2016 City Council: tentatively October 25, 2016
Proposed Adoption Date:	Tentatively October 25, 2016

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



City of Lake Stevens 2015-2035 Comprehensive Plan



City of Lake Stevens
Ordinance XXX
10/25/2016



Executive Summary

- In 2013, Lake Stevens Fire responded to 4,659 calls.
- Over the past 5 years, the Fire District has experienced an annual increase in call volume of 1.5%.
- The Fire District plans to increase the daily staffing level to 14 firefighters by year 2017 and build a new station by 2022.
- The Lake Stevens School District covers approximately 37 square miles
 - The School District operates 6 elementary schools, 2 middle schools, 1 mid-high school and 1 high school, along with alternative education programs.
 - The School District anticipates that the populations within its boundary will grow to 61,000 by 2035.
 - The city has adopted the most recent School District Capital Facilities Plan.
- The city coordinates with the Snohomish County Health District for public health services, specifically the review of septic systems and food service inspections.
- Waste Management Northwest, Incorporated and Republic Services provide solid waste services within the city under contract for a 3-year period.
- Puget Sound Energy provides natural gas service through a city franchise.
- The Public Utility District No. 1 of Snohomish County (PUD), serves the city of Lake Stevens
 - 80% of its power comes from the Bonneville Power Administration, with the remainder provided from a mix of renewable resources.
 - The PUD operates 3 distribution substations within the city and multiple transmission lines.
- The PUD also manages the city's water system, which includes 8 reservoirs and 330 miles of pipe.
 - The primary water supply to the Lake Stevens Water System comes from Spada Lake and is purchased from the city of Everett.
 - Former emergency wells, in the northeast corner of the city, have been converted to full-time use to supplement the water supply.

Commented [MP1]: To be updated

Transportation

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

The Transportation Element contains updated information related to road classifications, level of service standards, street inventory, multi-modal planning, and mass transit. The chapter includes required GMA, PSRC and county-required goals and policies. Analysis of future roadway, safety and



DOWNTOWN LAKE STEVENS

Downtown Lake Stevens includes an area of more than 200 acres near 20th St NE, Main St and Hartford Drive NE, and consists of the historic town center adjacent to the northwestern tip of the lake, the Grade Road Planned Business District, and associated residential areas. This area has been characterized primarily by low-intensity commercial and residential development on small to medium-sized parcels.

The historic town center has several key attributes to support its revitalization including its lake front setting, strong projected population growth and the potential for higher density residential development. Development of an effective plan and an active marketing campaign for this area is a high priority for the city. In 2005, the city developed a conceptual plan for downtown Lake Stevens. In 2012, the city proposed a framework plan for the area that identified preferred land uses and potential infrastructure improvements to facilitate desired growth patterns. This framework will lead to a full subarea plan, scheduled for completion in 2016, to identify uses, development intensity, parking requirements, public improvements, program development, etc.

Downtown Lake Stevens will have some challenges, specifically access and infrastructure. Several road improvements are proposed to improve access throughout downtown and to the Hartford Industrial Center, and to the to the regional highway system. The city continues to work with utility providers to assess needed infrastructure improvements.

In 2007, the city purchased a 40-acre site off Grade Road that includes a collection of medium to large parcels, located directly north of Downton Lake Stevens. It is one of the two areas in the city zoned Planned Business District (PBD). The Grade Road PBD Master Plan, prepared in 2006, proposes to establish the city's future Municipal Campus at this location. The plan also envisions complimentary residential and commercial uses. Wetlands and streams encumber parts of the Grade Road site. Portions of the area are prone to local flooding. Limited roadway frontage currently restricts access to the Grade Road site. At the same time, the potential for constructing new residential development at greater densities in this area is seen as a catalyst for downtown revitalization efforts.

LAKE STEVENS CENTER SUBAREA (FORMERLY FRONTIER VILLAGE GROWTH CENTER)

Lake Stevens Center is comprised of approximately 360 acres of land centered on the State Route 9/State Route 204 intersection. In September 2012, the ~~803~~City City Council adopted the Lake Stevens Center Subarea Plan to revitalize the center, emphasizing retail and office growth. The plan also amended the Land Use Map for many parcels within the subarea. Future residential development would be primarily high-density residential. The general land use pattern would consist of a commercial core, smaller commercial and mixed-use areas, a main street area, and transit-oriented development. The plan assumes future

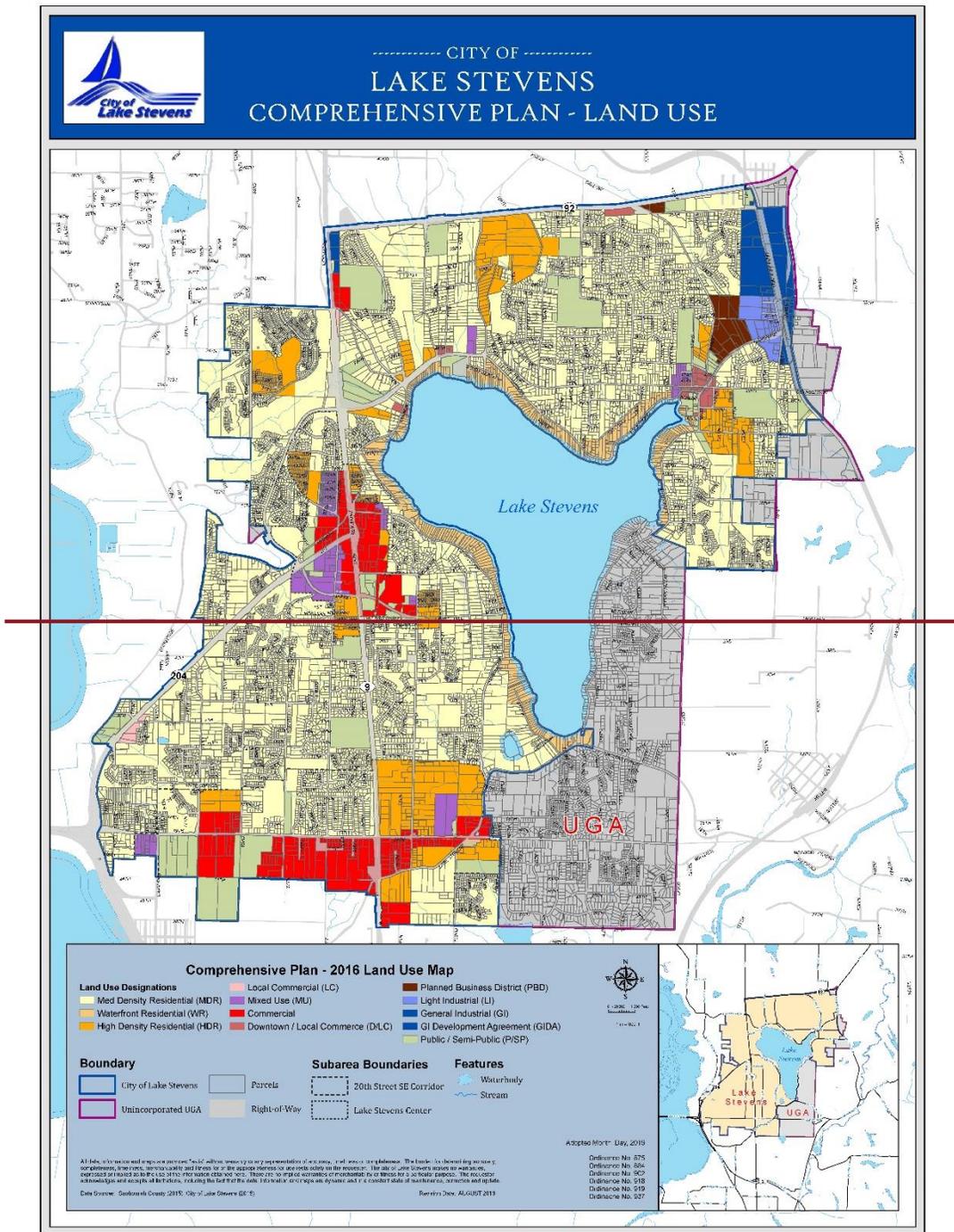


Figure 2.3 – City Land Use Map



Commercial/Industrial Zoning Districts

The city’s zoning districts that allow employment uses primarily occur within growth centers and subareas. These zones vary in type of permitted uses and requirements for special or conditional use permits. Residential uses above and/or behind permitted non-residential uses are allowed in PBD, LB, CBD, MU, BD, CD, MS and MUN. There remains untapped capacity for new commercial development in the two Planned Business District zones, and in the Central Business District (CBD) and Mixed Use (MU) zones, where existing houses have not yet converted to commercial uses. Table 2.2 shows a summary of employment zones by acres within the city and its UGA, which is followed by a brief description of the various employment zoning districts.

TABLE 2.2 - EMPLOYMENT ZONING IN LAKE STEVENS UGA

EMPLOYMENT ZONE	ACRES	PERCENT OF CITY	PERCENT OF UNINCORPORATED UGA ¹
<u>General Industrial</u>	<u>94.39</u>	<u>1.64%</u>	<u>1.19%</u>
<u>General Industrial w/Development Agreement</u>	<u>7.02</u>	<u>0.12%</u>	<u>0.09%</u>
<u>Light Industrial</u>	<u>40.19</u>	<u>0.70%</u>	<u>0.51%</u>
<u>Central Business District</u>	<u>21.78</u>	<u>0.38%</u>	<u>0.27%</u>
<u>Planned Business District</u>	<u>43.83</u>	<u>0.76%</u>	<u>0.55%</u>
<u>Local Business</u>	<u>18.88</u>	<u>0.33%</u>	<u>0.24%</u>
<u>Mixed Use</u>	<u>14.98</u>	<u>0.26%</u>	<u>0.19%</u>
<u>Business District</u>	<u>104.07</u>	<u>1.81%</u>	<u>1.31%</u>
<u>Commercial District</u>	<u>222.54</u>	<u>3.84%</u>	<u>2.79%</u>
<u>Main Street District</u>	<u>32.78</u>	<u>0.57%</u>	<u>0.41%</u>
<u>Neighborhood Business</u>	<u>36.64</u>	<u>0.65%</u>	<u>0.47%</u>
<u>Mixed-Use Neighborhood</u>	<u>58.89</u>	<u>1.02%</u>	<u>0.74%</u>
<u>Heavy Industrial (Snohomish County Code)</u>	<u>62.35</u>	<u>1.08%</u>	<u>0.78%</u>
<u>Business Park (Snohomish County Code)</u>	<u>23.62</u>	<u>0.41%</u>	<u>0.30%</u>
Total	781.96	13.58%	9.83%
General Industrial	93.85	1.63%	1.18%
General Industrial w/Development Agreement	7.02	0.12%	0.09%
Light Industrial	40.19	0.70%	0.51%
Central Business District	21.78	0.38%	0.27%
Planned Business District	64.75	1.12%	0.81%

¹ Combined UGA (city and unincorporated UGA) total approximately 7,952 acres, city portion is 5,760 acres.



City Totals	161.43	1,954
Unincorporated UGA Employment	56.74	455
Lake Stevens UGA Total	218.17	2,410

DEVELOPMENT TRENDS

A look at development trends inside city limits is helpful to understand how current zoning affects future development potential inside the city and shapes the city’s growth strategy. A review of development trends also provides insight into growth potential outside city limits as the city contemplates annexation of unincorporated portions of the UGA. Figure 2.4 shows residential development activity in the city since 2012.

Residential

The current population target for the Lake Stevens UGA is 46,380. Under current zoning the city and unincorporated UGA should have a surplus population of nearly 509 people based on the buildable lands report. Large portions of the city have developed within the past several decades resulting in a relatively new housing stock. Much of the development within recently annexed areas of the city occurred while these areas were part of unincorporated Snohomish County. The present-day land use pattern within the city and its surrounding UGA remains predominantly single-family residential:

- Approximately 64 percent of land within city (not including HUR zoning district), and
- 61 percent of the entire UGA is zoned for single-family use.

Multifamily residential zones are located near the perimeter of the downtown Central Business District, along Grade Road to the north, along 16th Street NE to the south, and in and around Lake Stevens Center.

- The city has designated nearly 800 acres for high-density single-family and multifamily residential land uses, most of which is High Urban Residential.

The city has also designated several commercial and mixed-use zones that allow multifamily development associated with the underlying commercial use.

Since 2006, Lake Stevens has experienced a steady stream of residential construction, as ~~reflected~~ anticipated in the 2012 Buildable Lands Report.

- ~~• Between 2012 and early 2015 – 83 properties identified in the buildable lands report have had a change in development status resulting in the construction/completion of over 600 new single-family dwellings.~~
- ~~• Another 85 – 100 units should be completed by the end of 2015.~~
- ~~• Approximately 500 new lots are pending through subdivision.~~



TABLE 2.3 - RESIDENTIAL ZONING

	CITY ONLY		UNINCORPORATED UGA	
	Acres	Percent	Acres	Percent
Higher-Density Zoning	805.06 <u>784.88</u>	13. 97 <u>63</u> %	9.8	0.12%
Single-family Zoning	3,733.36 <u>3726.83</u>	64. 82 <u>70</u> %	1,165.7	14.65%

Approximately 14 percent of the city is zoned for higher-density residences while approximately ~~64~~5 percent is zoned for single-family residential uses. Areas zoned for higher-density residential development are found within designated growth centers, subareas and several areas outside of these centers, along SR 9 and Callow Road in the northern portion of the city. A smaller area zoned for multifamily residential uses occurs along Lundeen Parkway, approximate to the northwest tip of the lake. Snohomish County zoning applies to unincorporated areas within the Lake Stevens UGA. Approximately 0.12 percent of the unincorporated UGA is zoned for multifamily residential uses while approximately 15 percent of the area is zoned for single-family residential.

BUILDABLE LANDS ANALYSIS / GROWTH TARGETS

The annexation of lands through 2009 increased the amount of buildable land in the city. The city recognizes the importance of efficient planning and use of remaining lands to meet the population, employment, environmental and other objectives of growth management. The amount of land that is fully developable within the city limits is limited, with large portions of remaining land constrained by topography, critical areas and infrastructure needs. A vital community must find a balance between inevitable growth, a quality environment, good service to citizens and fiscal responsibility. The Land Use Plan is a key factor in developing this balance. Coordination between the Land Use Element and the Capital Facilities Element is essential to produce a Plan that can realistically be implemented. The Comprehensive Plan must ensure that infrastructure can support existing and new development.

Under the GMA, Snohomish County and its cities review and evaluate the adequacy of suitable residential, commercial and industrial land supplies inside the UGA for accommodating projected population and employment growth every five years. Regular updates to the buildable lands report ensure that communities continue to meet growth targets for the remaining portion of its current planning horizon.

Going into the 2007 buildable lands update, the Lake Stevens UGA had a population surplus and employment deficit of 264 jobs. These findings were generally consistent between Snohomish County’s analysis and the city’s independent analysis. The city’s independent



Local Business	18.88	0.33%	0.24%
Mixed Use	14.98	0.26%	0.19%
Business District	104.11	1.81%	1.31%
Commercial District	196.96	3.42%	2.48%
Main Street District	32.78	0.57%	0.41%
Neighborhood Business	37.75	0.65%	0.47%
Mixed Use Neighborhood	71.27	1.24%	0.90%
Heavy Industrial (Snohomish County Code)	62.35	0%	0.90%
Business Park (Snohomish County Code)	23.62	0%	0.47%
TOTAL	790.06	12.23%	10.23%

The three industrial zones – General Industrial (GI), Light Industrial (LI) and General Industrial with Development Agreement (GIDA), permit a range of uses including manufacturing, processing and equipment repair uses, as well as allowing indoor recreational uses, restaurants, storage, motor vehicle sales, and home occupations.

Other employment zones include Planned Business District (PBD), Local Business (LB), Central Business District (CBD), Mixed Use (MU), and Public/Semi-Public (P/SP). These zones allow a wide range of employment uses including sales and rental of goods, office, some manufacturing uses, and retail uses. The CBD zone allows two-family and multifamily residences.

New employment zones since adoption of the subarea plans include Business District (BD), Commercial District (CD), Neighborhood Business (NB), Main Street District (MS), and Mixed-Use Neighborhood (MUN). The BD zone is geared toward high-tech and other professional occupations. The CD zone allows the most intensive retail uses in the city, while the BD zone is geared toward retail needs of adjacent neighborhoods. The MS and MUN zones are mixed-use zones. With adoption of the Lake Stevens Center and 20th Street SE Corridor subarea plans, approximately 12.4 percent of the land within the city, or 10 percent of total UGA (city plus UGA) is zoned for commercial and employment uses.

Employment zones in the unincorporated UGA are found in the northeast portion of the city adjacent to the Hartford Industrial Center. It is assumed that similar city zoning would be applied once these areas are annexed into the city.

Residential Zoning Districts

Table 2.3 shows a summary of residential zones by acres within the city and in the unincorporated UGA. Single-family zones include Suburban Residential, Urban Residential, and Waterfront Residential. The higher-density residential zones include High-Urban Residential, Multi-family Residential, and MF Development Agreement.

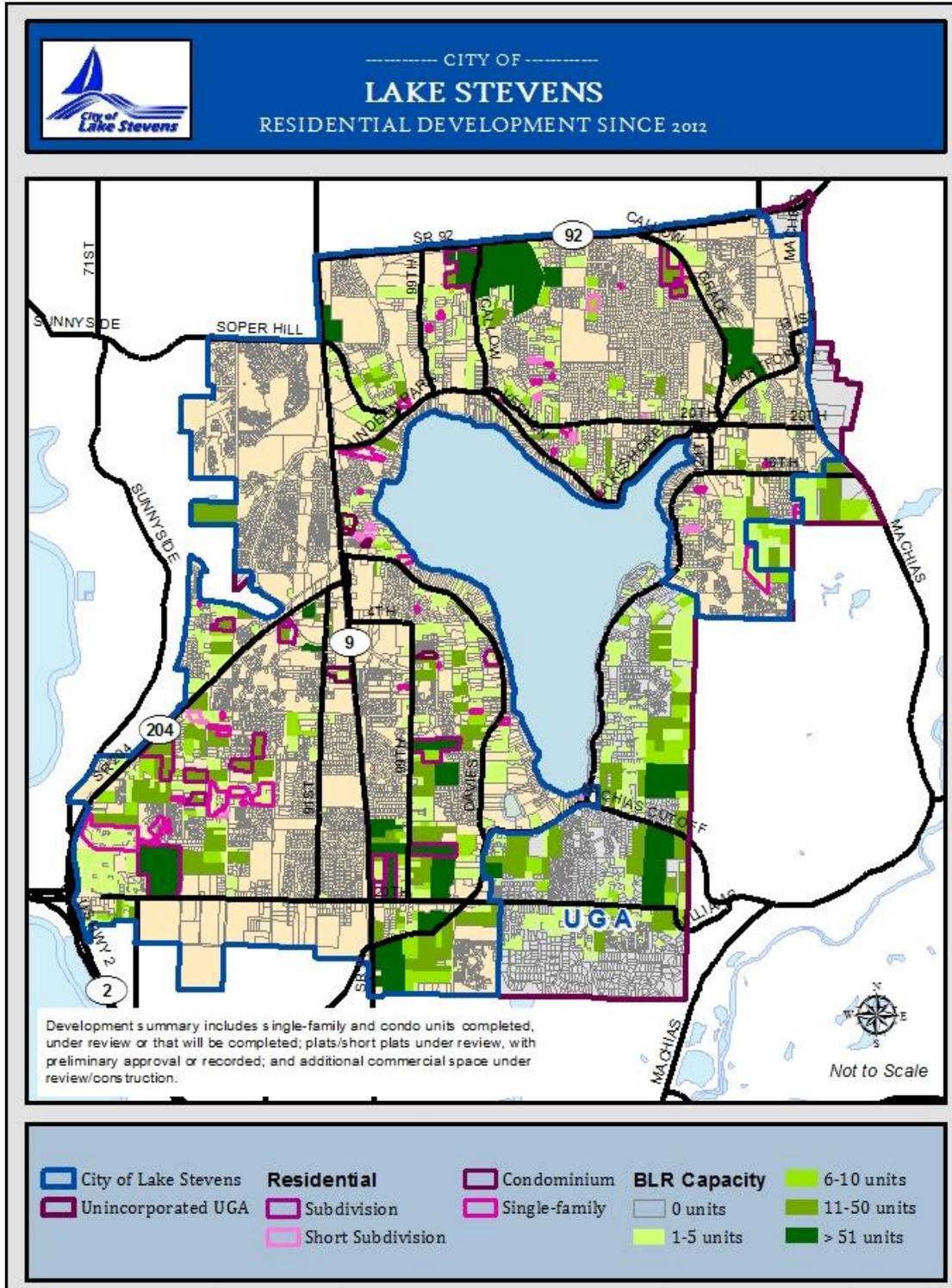


Figure 2.4 – Development Trends Map



Commercial

Lake Stevens has historically had one of the lowest job to household ratios compared to other Snohomish County cities. The city desired to increase the number of employment opportunities given the increasing size of its population and the need to maintain a sustainable and economically healthy community. The city continues to work to improve its house-to-employment ratio through the implementation of reasonable measures, development of subarea plans and its growth strategy. At present, the entire UGA has an employment growth target of 7,821 jobs by 2035. The 2012 BLR estimates a surplus of 1,373 jobs at build out based on a capacity of 7,988 jobs, which exceeds the growth target.

Commercial development has been modest in the city's commercially zoned districts. Downtown Lake Stevens and Lake Stevens Center continue to redevelop.

- ~~• Between 2012 and mid-2015, the city has approved approximately 29,000 square feet of new commercial space with identified tenants.~~
- ~~• The city has also approved four new mixed use building pads off 20th Street SE that will accommodate at least 47,000 square feet of ground floor commercial and residential uses.~~

There remains untapped capacity for new commercial development throughout the city, notably in the two Planned Business Districts, undeveloped or underdeveloped downtown properties, and properties located in the Lake Stevens Center and 20th Street SE Corridor.

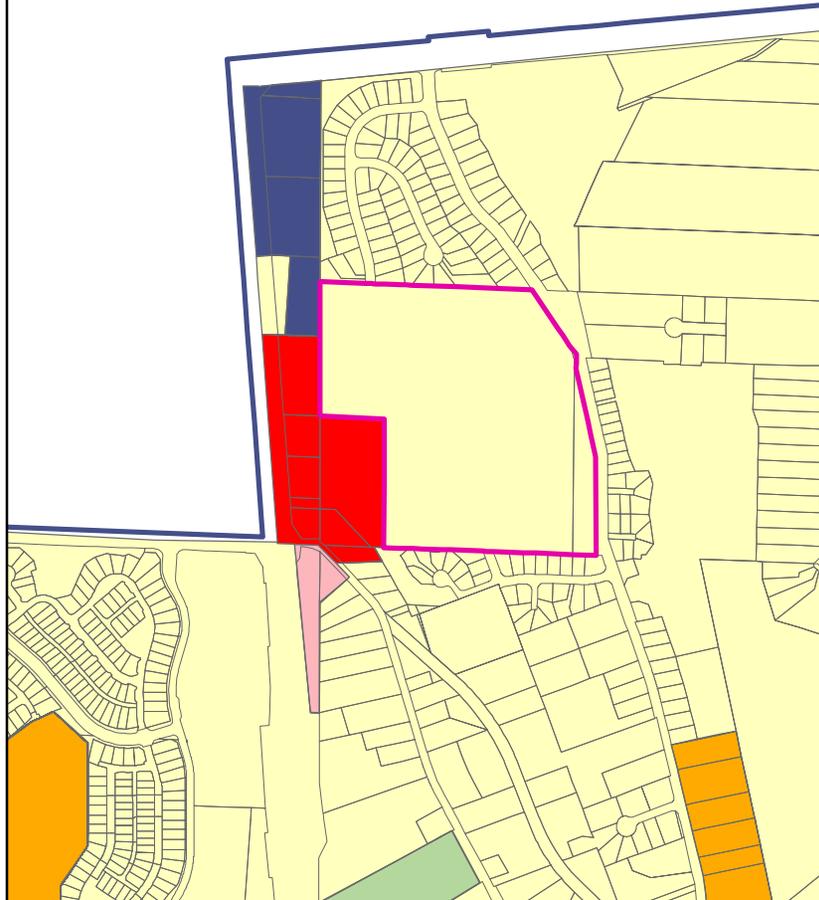
Industrial

The industrial zones remain largely underdeveloped. Much of the industrial activity has occurred on the individual sites or within existing buildings. New construction has been in the form of small additions or low-employment activities (e.g. self-storage, etc.).

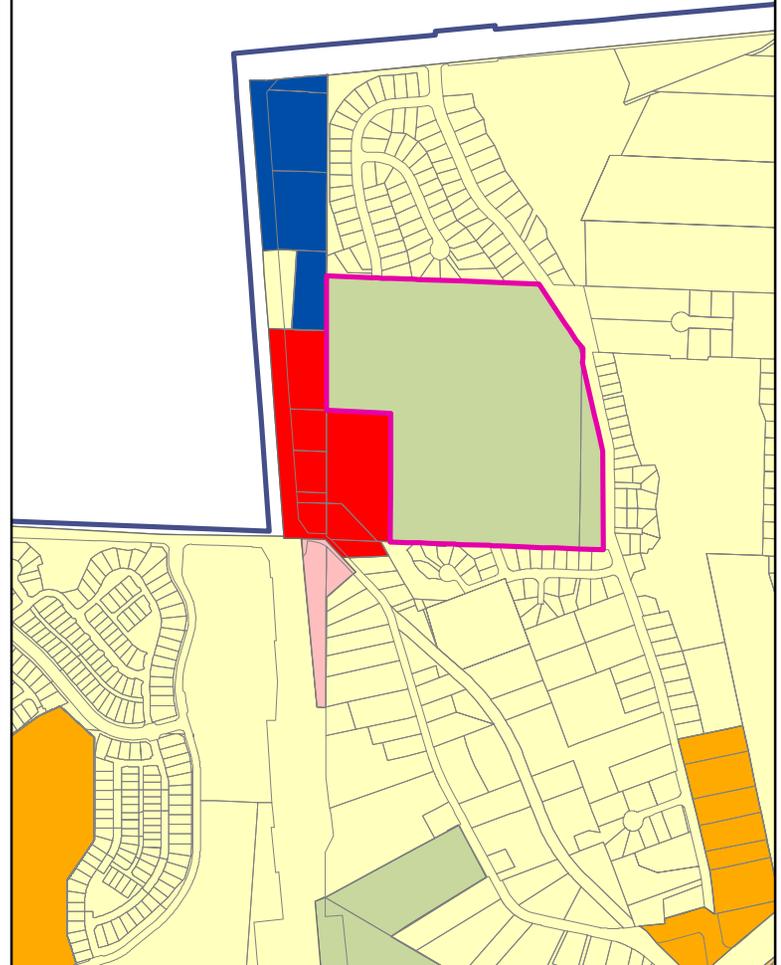
- ~~• Since the 2012 Buildable Lands Report, the city has approved two industrial projects adding 13 buildings and approximately 108,000 square feet of storage space.~~
- ~~• At present, just over 68 acres of buildable industrial land remains. Most of this land is in the Hartford Road industrial area in the northeastern part of the city.~~

The city added approximately 100 acres of employment-oriented zoning, as part of the subarea plans which remain available for development. For example, the new Business District is geared toward high-tech employment, manufacturing and professional offices and medical as principal uses. This zone should attract employers as the city continues to grow because of its central locations and availability of infrastructure.

Current Land Use



Proposed Land Use



School District Land Use Map Amendment

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

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

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

Date: February 2016





SEPA DETERMINATION OF NONSIGNIFICANCE

Issuance Date: July 22, 2016

Project Name (No.): Lake Stevens School District Comprehensive Plan Amendment and Rezone: Project No. LUA2015-0119 and Comprehensive Plan Docket 2016 Item No. M-1

Proponent: Lake Stevens School District #4

Applicants: Lake Stevens School District #4: Mr. Robb Stanton

Description of Proposal: The applicant has applied for a comprehensive plan designation change and concurrent rezone of two (2) parcels comprising approximately 38 acres located on the west side of Lake Drive and north of 28th Street NE. The project proponent has submitted a project narrative, completed environmental checklist, vicinity maps and a docket request packet demonstrating how the proposal meets the criteria of both Municipal Code (Title 14) and the Comprehensive Plan in support of their application for the map changes. The District proposes to change the land use designation on the two subject parcels from Medium Density Residential to Public/Semi-Public, with a concurrent rezone from High Urban Residential to Public/Semi-Public. The property directly to the north is zoned High Urban Residential and the properties to the south are zoned Suburban and Urban Residential. Properties west of the subject APN's are zoned Commercial District and General Industrial. A new elementary school and early learning center will be built on the site at the completion of the map amendment. A Mitigated Determination of Non-Significance threshold determination was issued pursuant to the School District's conditional use permit (CUP), permit number LUA2016-0001. The MDNS conditions include provisions for a suite of site-specific impacts, including but not limited to wetland mitigation, cultural resource management, roadway improvements, traffic analyses and a neighborhood communication plan. The applicant has also applied for commercial building permits (BLD2016-0378 and 0518) and construction plans (LUA2016-0092) for development of the new school and learning center on site.

Project Location: 9105 and 9203 29th Street NE, Lake Stevens, WA 98258 / Assessor Parcel Numbers (APN's): 2905010040100 and 29050100401400

Contact Person: Stacie Pratschner, Senior Planner

Phone: (425) 377-3219

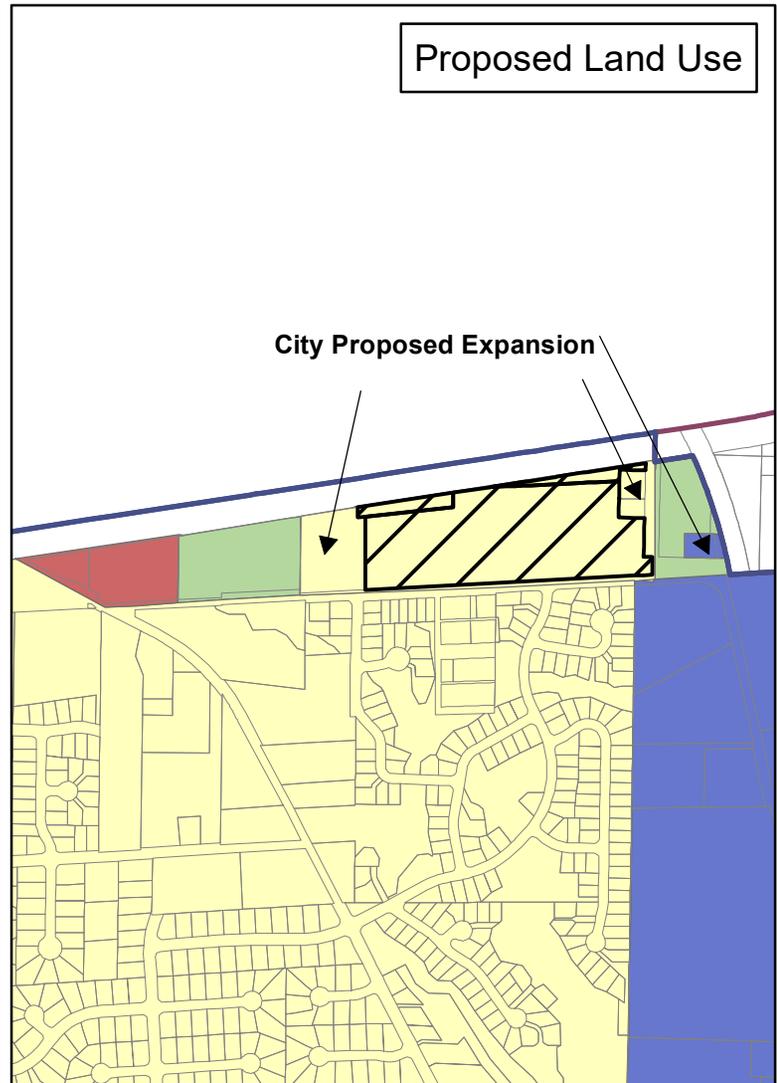
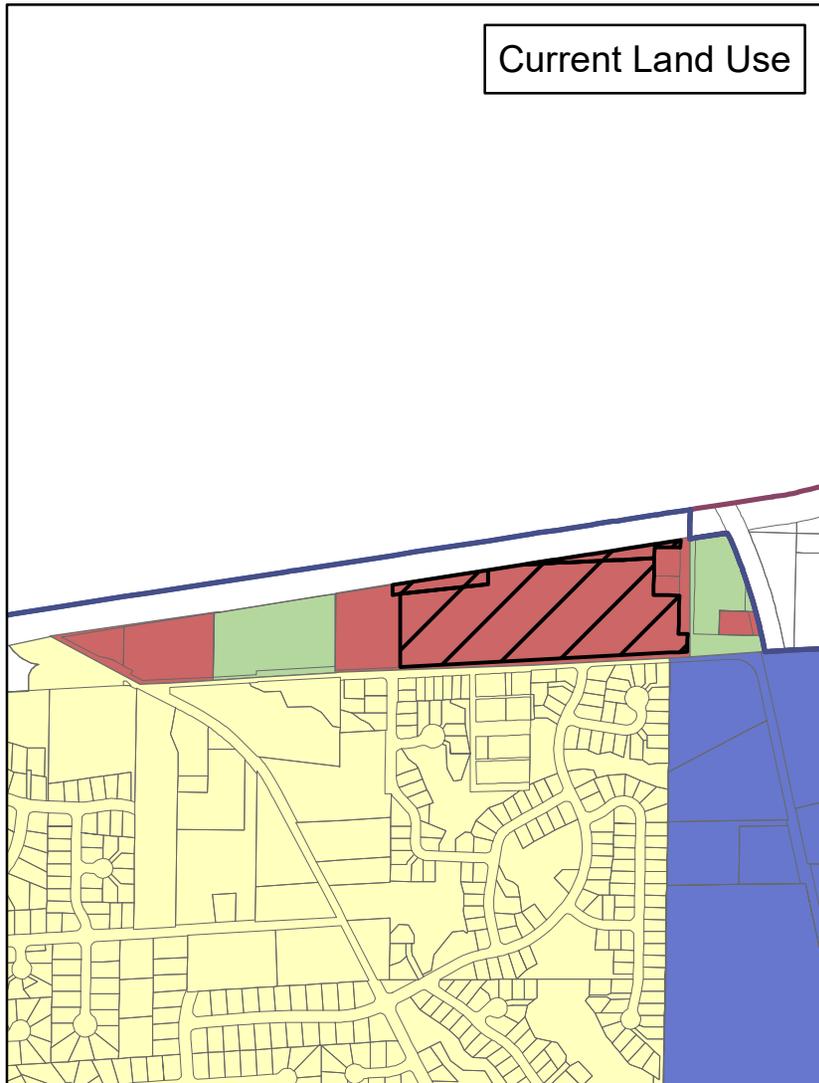
Threshold Determination: The City of Lake Stevens, acting as lead agency for this proposal has determined that the proposed non-project map amendment and concurrent rezone does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

SEPA Responsible Official:

Russ Wright, Community Development Director

Current Land Use

Proposed Land Use



City Proposed Expansion

Seattle Pacific Land Use Map Amendment

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



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

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

Date: June 2016



DETERMINATION OF NON-SIGNIFICANCE

Proposal: Hild (AKA The Refuge) Comprehensive Plan Amendment and Rezone – LUA2016-0007 and LUA2016-0008

Description of Proposal: The applicant, Seattle Pacific Homes, has applied for a comprehensive plan designation change and concurrent rezone for three parcels of approximately 15.5 acres located west of 127th Drive NE between Highway SR-92 and 36th Street NE. The proposal would change the land use designation from Planned Business District (PBD) to Medium Density Residential (MDR), and the zoning would change from Planned Business District (PBD) to High Urban Residential (HUR). The city is recommending that this proposed land use and zoning change be extended to the PBD-zoned parcels adjacent to the eastern and western boundaries of the project area, comprising approximately an additional 3.5 acres. The city will review all site-specific impacts related to the land use and zoning changes at the time of development. The proponent has submitted a project narrative, environmental checklist and traffic report in support of the proposed map changes.

Project Location: The west side of 127th Drive NE between SR-92 and 36th Street NE, Lake Stevens, WA 98258

Proponent: Brian Kalab on behalf of Seattle Pacific Homes

Lead Agency: City of Lake Stevens

Threshold Determination: The City of Lake Stevens, acting as lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

Issuance Date: July 20, 2016

SEPA Responsible Official:

Russell Wright, Community Development Director

Contact Person: Melissa Place, Senior Planner

Phone: 425-377-3229

Comments on the Threshold Determination: Interested parties may comment on this Threshold Determination, by submitting written comments to the Responsible Official at the address below by **August 3, 2016**. The Responsible Official may incorporate any substantial comments into the DNS. If the DNS is substantially modified, it will be reissued for further public review.

Appeals: Parties of Record may appeal this Determination of Non-Significance by submitting an appeal to City of Lake Stevens, P.O. Box 257, Lake Stevens, WA 98258, Attn: Planning and Community Development, no later than 5:00 PM, **August 3, 2016**. The appeal must be in writing, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code.

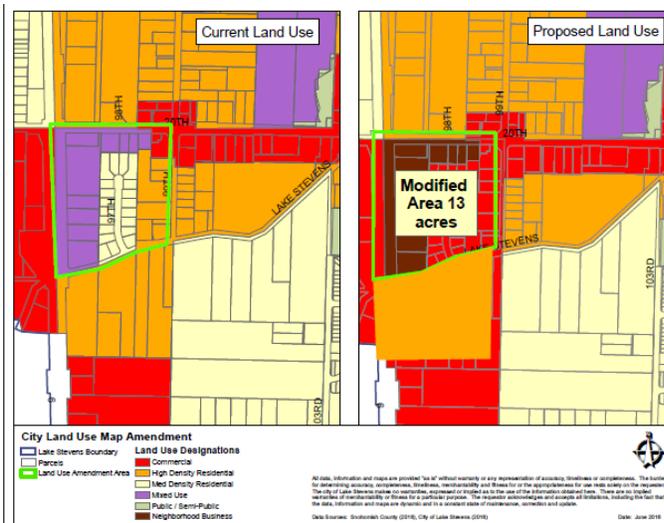
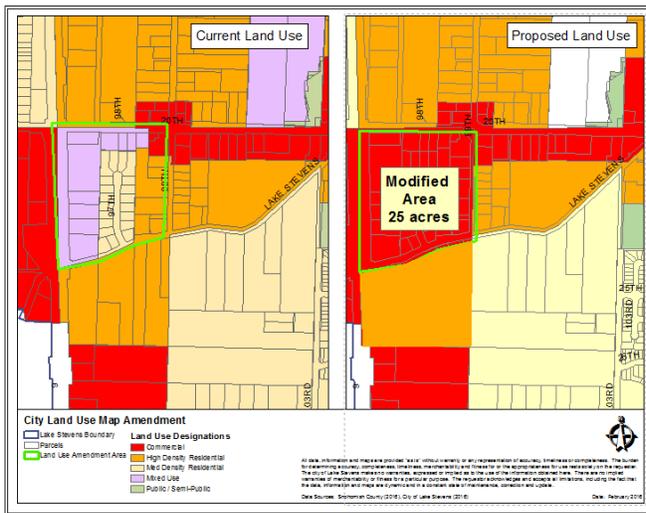


Exhibit 4



Chapter 5 – Parks, Recreation and Open Space Element

Capital Projects

An analysis of existing conditions and projected needs in the previous section highlighted the areas of concern and opportunities for Lake Stevens. The Capital Facilities Element contains a strategy for achievement of the city's goals in light of the existing conditions in the city and identified needs. Capital projects will be prioritized based on the survey result preferences, needs assessment, levels of service and relationship to economic development opportunities. The following list of different project types should be considered for inclusion in the Capital Facilities Element.

Planning Project No.1 – Cavalero Community Park Master Plan Joint Planning

Total Cost: ~~\$2,175,000~~ \$10,000

Start Date: ~~2016~~ 2014

Description: Coordinate with Snohomish County on its planning efforts for Cavalero Community Park to ensure it provides city preferred recreation amenities. Park master planning to be completed in 201~~6~~5. Development of initial phases to begin in 201~~7~~6.

Proposed Funding Sources: State, Local Contributions, Impact fees

Location: 20th Street SE and 79th Ave SE

Justification: This project would meet the identified preference for developing community level parks.

Planning Project No.2 Wayfinding Plan

Total Cost: \$20,000

Target Start Date: ~~2016-2017~~ 5

Description: Produce a park wayfinding program in conjunction with economic development efforts to create a standard package for locating parks and recreational facilities and identifying amenities throughout the community.

Proposed Funding Sources: Impact fees

Location: Citywide

Justification: A wayfinding program would be crucial to providing a uniform image and highlighting existing and proposed site improvements to support economic development.

Planning Project No.3 Trails, Paths and Pedestrian Facilities Master Plan

Total Cost: \$15,000

Target Start Date: 2015

Description: Master plan for trails, paths, and pedestrian facilities identifying appropriate connections and engineered details for various trail types with an emphasis on trail connections, the power line trail, and a path around the lake.



Chapter 5 – Parks, Recreation and Open Space Element

Proposed Funding Sources: Impact fees, Development

Location: Citywide

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Planning Project No.4 Downtown Open Space Master Plan

Total Cost: \$30,000

Target Start Date: 2017~~5~~

Description: Open space plan for various downtown open spaces including shoreline, wetland, and riparian areas. The plan would include environmental analysis, identify appropriate connections between areas, develop interpretive information and provide engineered details for boardwalks, viewing areas and signage.

Proposed Funding Sources: Impact fees, Grants

Location: Mill Cove Reserve, Grade Road Open Space, Wetlands between 16th Ave NE and 18th Ave NE

Justification: This project would meet the identified preference for balanced habitat protection and development of interpretive sites as an important component in the community parks, recreation and open space system.

Acquisition Project No.1 Lakeside Path Right-of-Way/Easement Acquisition

Total Cost: \$1,610,066

Phase 1 (Northern Section approximately 3,800 linear feet) – \$237,382

Phase 2 (Eastern Section approximately 3,600 linear feet) – \$222,684

Phase 3 (Western/Southern approximately 18,000 linear feet) – \$1,150,000

Target Start Date: 2015-2034

Description: Purchase rights-of-way/easements for walking paths around the lake.

Proposed Funding Sources: Local Contributions, Impact fees, Grants

Location: Road network around Lake Stevens

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Acquisition Project No.2 Neighborhood Park Acquisition

Total Cost: \$317,671

Phase 1 (Southwest Lake Stevens between 5 – 10 acres) – \$158,835

Phase 2 (Southeast Lake Stevens between 5 – 10 acres) – \$158,835



Chapter 5 – Parks, Recreation and Open Space Element

Target Start Date: 2019 - 2024

Description: Identify locations for and acquire lands for two neighborhood level parks in the southern part of the city. Acquisitions should include one park on each side of SR-9 to ensure equity of distribution.

Proposed Funding Sources: Impact fees

Location: Southern part of the city, near 20th Street SE

Justification: This project would meet the Level of Service standard for access and distribution of neighborhood level parks.

Acquisition Project No.3 Shoreline Acquisition

Total Cost: \$1 – 1.5 million

Target Start Date: 2014-2019

Description: Identify locations for and acquire shoreline property that can provide a balance mix of water related activities around Lake Stevens.

Proposed Funding Sources: Impact fees, Grants

Location: Lake Stevens

Justification: This project would meet the identified preference for acquisition and development of additional shoreline properties as an important part of the community parks, recreation and open space system.

Acquisition Project No.4 – Power Line Trail Right-of-Way/Easement Acquisition

Total Cost: \$838,200

Phase 1 (Northern Portion approximately 6,350 linear feet) – \$419,100

Phase 2 (Southern Portion approximately 6,350 linear feet) – \$419,100

Target Start Date: 2020-2025

Description: Purchase rights-of-way/easements for multi-use trails in the power line corridor.

Proposed Funding Sources: Impact fees, Grants

Location: Power line corridor in the western part of Lake Stevens

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Acquisition Project No. 5 – Frontier Heights Park Acquisition

Total Cost: \$190,000

Target Start Date: 2016-2017

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Chapter 5 – Parks, Recreation and Open Space Element

Description: [Acquire Frontier Heights from a private Homeowners Association and renovate existing facilities to increase safety standards.](#)

Proposed Funding Sources: [Park Impact Fees](#)

Location: [Adjacent to Frontier Circle East and west of SR-9.](#)

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Development Project No.1 – Complete Phases 1 and 2 of the Eagle Ridge Master Plan

Total Cost: \$911,922

Phase 1 – \$80,712

Phase 2 – \$271,205

Phase 3 – \$560,005

Target Start Date: 2015-2020

Description: Construct remaining improvements identified as Phase 1 improvements and then begin construction of Phase 2 and Phase 3 improvements identified in the Eagle Ridge Master Plan.

Proposed Funding Sources: Impact fees, Development

Location: Eagle Ridge Park

Justification: This project would meet the identified preference for developing community level parks.

Development Project No.2 Power Line Trail Construction

Total Cost: \$1,341,660

Phase 1 (Northern Segment construct approximately 6,350 linear feet) – \$699,960

Phase 2 (Southern Segment construct approximately 6,350 linear feet) – \$641,700

Target Start Date: ~~2017-2018~~ 2024

Description: Construct multi-use trail along utility corridor.

Proposed Funding Sources: Impact fees

Location: Power line corridor in the western part of Lake Stevens

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Improvement Project No.1 Hartford Road Walking Path/Trail Head

Total Cost: \$41,173

Target Start Date: 2014



Chapter 5 – Parks, Recreation and Open Space Element

Description: Improve the pedestrian pathway between Downtown Lake Stevens and the Centennial Trail along Hartford Drive NE and construct a new trailhead at the intersection of Hartford Road and 131st Ave NE.

Proposed Funding Sources: Mitigation, Grants

Location: Hartford Drive NE between 20th Street NE and 131st Ave NE

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Improvement Project No.2 – Catherine Creek and Centennial Woods Trail Improvements

Total Cost: \$15,206

Phase 1 (Catherine Creek approximately 4,460 linear feet) – \$11,097

Phase 2 (Centennial Woods approximately 1,127 linear feet) – \$4,110

Target Start Date: 2020

Description: Improve existing soft trails at Catherine Creek and Centennial Woods.

Proposed Funding Sources: Impact fees, Local Contribution

Location: Catherine Creek and Centennial Woods Parks

Justification: This project would meet the identified preference for developing safe walking paths and multi-use trails throughout the community.

Improvement Project No.3 – City Boat Launch Improvement

Total Cost: \$527,000

Target Start Date: 2017~~6~~

Description: Construction of a fully renovated boat launch along with development of associated amenities to modernize the site, improve public safety and enhance access for all users.

Proposed Funding Sources: Washington State Recreation and Conservation Office Grant and park mitigation

Location: Lake Stevens Town Center on the lake's North Cove off 17th Place NE

Justification: This project would meet the identified preference for improved boat launching facilities and increased site usability and safety for all boaters.

Improvement Project No. 4 – Lundeen Park Improvements

Total Cost: \$234,959

Target Start Date: 2016-2017



Chapter 5 – Parks, Recreation and Open Space Element

Description: [Establishing a civic office to be used as a visitor center for the city and Chamber of Commerce, the removal of approximately 40 trees to improve visibility and safety, promote healthy growth of crowded planting beds and to remove hazardous / unhealthy trees. Earthwork will be performed to provide access to the approximate 1600 square foot Visitor Center including providing ADA compliant access and creating eight new parking spaces. Future phases will include improvements to the parking lot, removal of approximately 70 additional hazardous / unhealthy trees, tree replacement and site restoration.](#)

Proposed Funding Sources:

Location: [10020 Lundeen Parkway, Lake Stevens, WA 98258](#)

Financing

Parks and recreation facilities users do not necessarily recognize political boundaries; therefore, it is imperative that jurisdictions plan for and provide recreation facilities to meet the needs of the community jointly. Recognizing this fact also allows a more efficient system to be established using scarce tax dollars to provide for the recreational needs of regional populations. For example, it is more efficient to build a swimming pool between two jurisdictions where demand exists than to build two separate pools three blocks from each other simply because each city feels that tax dollars should be spent in individual communities. The city should continue to place emphasis on a balanced, cooperative approach to parks and recreation planning.

In accordance with the Revised Code of Washington Sections 82.02.050 and 82.02.060, the city is to provide a balance between impact fees and other sources of public funds to meet its capital project needs. Revenues from property taxes, user fees (if imposed), sales taxes, real estate taxes, grants and other revenue sources need to be used to pay the proportionate share of the growth-generated capital facilities costs. Therefore, the city's commitment to improving the parks system is not solely reliant on impact fees.

Impact Fees

Once a LOS is adopted, impact fees may be assessed under GMA to ensure that levels of services are maintained as the population grows. It is required that impact fees be based on the LOS in place at the time of development. It is in the city's interest to ensure impact fees are current as allowed under GMA based upon the level of service established in this element. The amount that could be charged new development would be determined through a separate fee study.

General Revenues

Unlimited general obligation bonds may be submitted to voters for park and recreation purposes. These bonds require approval by at least 60% of the resident voters during an



Chapter 5 – Parks, Recreation and Open Space Element

election that has a turnout of at least 40% of those who voted in the last state general election. The bond must be repaid from a special levy which is not governed by the six percent statutory limitation on the property tax growth rate.

Grants

While the city has been successful in obtaining grants for parks, the lack of match has proved to be a constraint on obtaining even more grants. With a larger community, it is anticipated that the city's resources could be better leveraged with more and larger grants.

Special Revenue Funds

Conservation Futures: By state law, counties can elect to levy up to \$0.065 per \$1,000 of assessed valuation for all county properties to acquire shoreline or other open space lands. In 1997, the city obtained conservation future funds to purchase about 21 acres of open space lands contained in three parks.

Real Estate Excise Tax (REET): State law allows counties the option of imposing excise taxes on the sale of real estate. The tax may be imposed up to \$0.25 per \$1,000 in sale value to be used to finance capital facility developments, including the acquisition and development of park and recreational facilities.

Foundations

As another source of revenue the establishment of a foundation is being explored. The Parks Board and Arts Commission have agreed to look at developing a non-profit 501C Foundation that would provide the ability for people to make tax-exempt contributions that directly support parks and art activities.

Commented [KP1]: This foundation is in place-this paragraph could be updated.

GOALS AND POLICIES

An analysis of existing park, recreation and open space facilities along with community input provide the basis for establishing goals and policies within the Park Plan. The goals and policies provide guidelines and actions for achieving that Plan. Goals are broad intent statements that describe a desired outcome. Policies provide the framework for developing specific measurable actions.

GOAL 5.1 PROVIDE A HIGH-QUALITY, DIVERSIFIED PARKS, RECREATION AND OPEN SPACE SYSTEM THAT PROVIDES RECREATIONAL AND CULTURAL OPPORTUNITIES FOR ALL AGES AND INTEREST GROUPS.

Policies

5.1.1 Provide a system of multi-purpose neighborhood and community parks, throughout the community, accessible to all residents that meet the following levels of service:

Exhibit 5



Chapter 7 – Public Services and Utilities Element

The conference center provides a venue for conferences, retreats, and meetings for local government. It is also available as a rental for the public.

Lake Stevens Fire is the seventh busiest fire department in Snohomish County. In 2013, Lake Stevens Fire responded to 4,659 calls. Over the past five years, the Fire District has experienced an average annual increase in call volume of 1.5 percent. The Fire District currently maintains a minimum on-duty staffing of 11 firefighters 24 hours a day-365 days a year.

Through strategic planning the fire department is on course to increase the daily staffing level to 14 firefighters by year 2017. Lake Stevens Fire plans to construct an additional fire station for the year 2022.

In 2013, the Washington Surveying and Rating Bureau completed its evaluation of the fire protection capabilities for the city of Lake Stevens. This evaluation resulted in an improved protection class rating from Protection Class 5 to Protection Class 4.

Annually the Fire District performs fire code compliance activities, inspects commercial and public buildings for the city of Lake Stevens (381 in 2013) and reviews land use and building permits through the Fire Marshal's office.

Lake Stevens Fire and the city will continue to partner together to meet the fire protection and emergency medical services needs of the community. The city has adopted by reference the Lake Stevens Fire Capital Facilities Plan.

Lake Stevens School District

The Lake Stevens School District covers approximately 37 square miles, roughly following the boundaries of the Urban Growth Area, as well as areas outside the UGA and a small portion of the city of Marysville (see Figure 7.4).

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 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 four decades. Student enrollment in the School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between October 2008 and October 2013, student enrollment increased by seven percent.



Chapter 7 – Public Services and Utilities Element

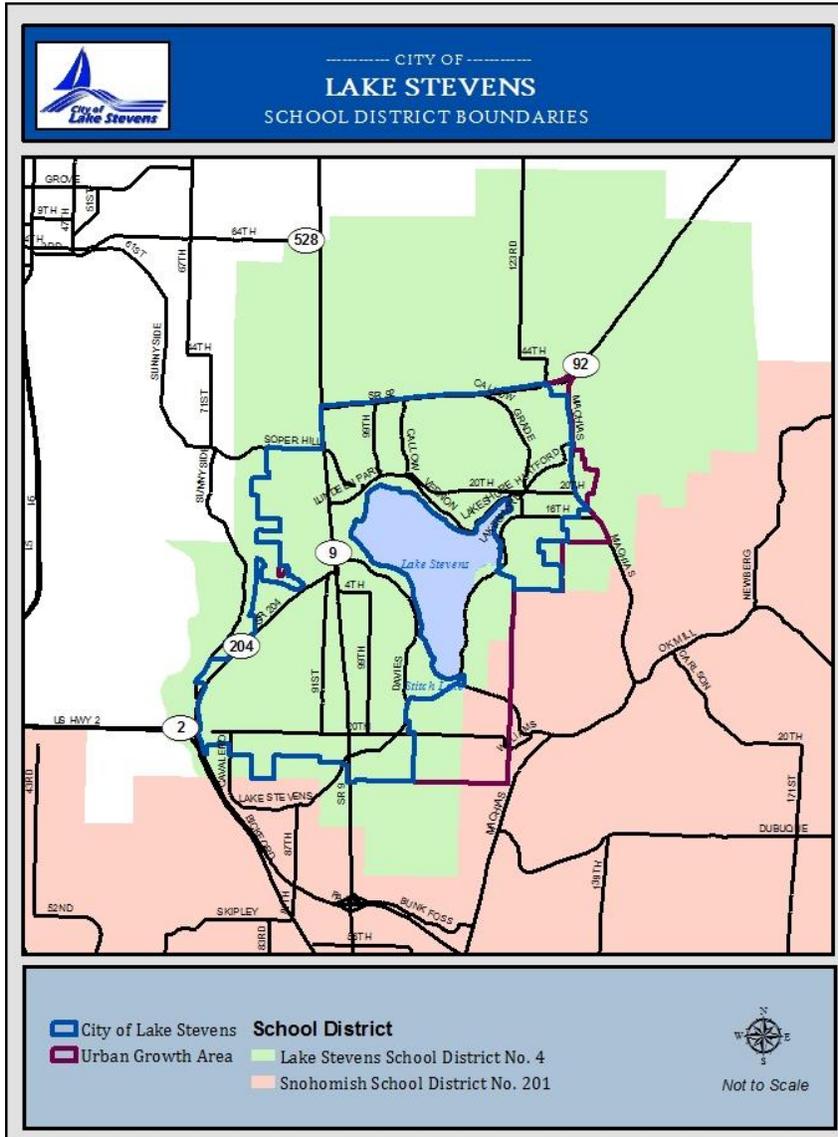


Figure 7.4 - School District Boundary



Chapter 7 – Public Services and Utilities Element

Overall, there was a two percent decline countywide during this period. The School District's October 2013 enrollment was 7,759 students, an increase of 1.6 percent over October of 2011. The School District has been, and is projected to continue to be, one of the fastest growing districts in Snohomish County, based on the Office of Financial Management population forecast. Population forecasts estimate the Lake Stevens UGA population will increase to 46,380 people in 2035. Likewise, the population within the Lake Stevens School District boundaries will rise from 41,238 in 2013 to over 61,000 in 2035.

The city has adopted by reference the current Lake Stevens School District No. 4 2014-2019 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 Snohomish County.

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Snohomish School District.

The Snohomish School District covers a small corner of the southeastern portion of the UGA, south of 4th Street NE and east of 115th Avenue SE, and serves residents south of the Lake Stevens School District. No Snohomish School District schools are currently located within the Lake Stevens UGA. The city will adopt the Snohomish School District's Capital Facilities Plan by reference into the Comprehensive Plan when the area served by the Snohomish School District is annexed into the city.

Snohomish County Health District

The city contracts with the Snohomish County Health District for public health services. The most common task the Health District performs in the Lake Stevens area is approving septic systems. Other responsibilities include food service inspections and issuing state permits for certain (potentially noxious) activities (e.g., septic sludge recycling, soil processing, etc.).

Solid Waste

Waste Management Northwest, Incorporated and Republic Services provide solid waste services within the city. Solid waste service is contracted out for a three-year period. Recycling is provided by East Snohomish County Association of Recycling Cities (ESCARC), contracting with Fiber International. ESCARC members are Monroe, Snohomish, Lake Stevens, Sultan, Granite Falls and Gold Bar. These cities pool resources to provide the capital facilities for lower cost recycling. The city receives curbside service from Bill's Disposal service, which is a division of Fiber International.

Natural Gas

Puget Sound Energy (PSE) provides natural gas service through a city franchise. PSE is the largest natural gas company in Washington serving approximately 770,000 customers in six



Chapter 9 – Capital Facilities

TABLE 9.1 – CAPITAL FACILITIES PROGRAM, 2015-2035

TABLE 9.1 – CAPITAL FACILITIES PROGRAM, 2015-2035 (Updated in 2016)								
TRANSPORTATION								
ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
SR9/SR204/System (SR9/204, 91 st /204, 4 th /SR9)	North of SR204	South of 4 th and West of 91 st	\$69,500	2015-2021		X		
Frontier Village Internal Access Rd	No Davies	4th St NE	\$6,265,000	>2021	X		X	X
N Davies/Vernon - RAB	Vernon Rd	-	\$150,000	>2021			X	X
N Davies/FV - RAB	north Frontier Village	-	\$150,000	>2021			X	X
93rd Ave NE (new)	Market	4th St NE	\$3,840,000	>2021	X	X	X	X
93rd Ave NE (existing)	Market	1st St SE	\$3,597,000	>2021	X	X	X	X
91st Ave NE/4th NE - Intersection	4th St NE	-	\$400,000	>2022	X	X	X	X
91st Ave NE	4th St NE	SR 204	\$751,500	>2021	X		X	X
91st Ave NE	SR 204	Vernon	\$351,000	2018-2019	X		X	X
91st Ave NE - Intersection	Vernon Rd	-	\$200,000	2018	X		X	X
Frontier Circle E	91st Ave NE	13th St NE	\$750,000	>2021	X		X	X
4th St NE	SR 9	93rd Ave NE (new)	\$315,000	>2021	X		X	X
4th St NE	93rd Ave NE (new)	94th Ave NE (Target)	\$522,000	>2021			X	X
4th St NE	94th Ave NE (Target)	99th Ave NE	\$864,000	>2021	X		X	X



Chapter 9 – Capital Facilities

99th Ave NE	Market	4th St NE	\$1,170,000	2019>2020	X		X	X
<u>4th St SE</u>	<u>91st Ave SE</u>	<u>SR-9</u>	<u>\$622,000</u>	<u>2017-2018</u>	<u>X</u>	<u>X</u>		
4th St NE	91st Ave NE	SR 204	\$7,578,460	>2021			X	X
90th Ave NE shop center road	4th Ave NE	Market	\$4,648,540	>2021			X	X
13th St NE (SR 204)	SR 9	93rd Ave NE (new)	\$195,500	>2021	X		X	X
Vernon Road	91st Ave NE	SR 9	\$935,000	2020	X		X	X
Lundeen/Vernon - Intersection	Vernon Rd	-	\$400,000	2021	X	X	X	X
91st Ave NE	4th St SE	Market	\$1,710,000	>2021	X	X	X	X
94th Ave NE (Target)	Market	4th St NE	\$2,937,000	>2021	X		X	X
2nd St NE Connector (Target)	94th Ave NE (Target)	99th Ave NE	\$191,000	>2021	X		X	X
20th St SE	83rd Ave SE	88th Ave SE	\$4,051,080	2015-2020	X	X	X	X
20th St SE/83rd SE - Intersection	83rd Ave SE	-	\$400,000	2015-2020	X	X	X	X
20th St SE	79th Ave SE	83rd Ave SE	\$2,864,400	2021-2026	X		X	X
20th St SE/79th SE - Intersection	79th Ave SE	-	\$300,000	>2021	X	X	X	X
20th St SE	73rd Ave SE	79th Ave SE	\$2,455,200	>2021	X	X	X	X
20th St SE/73rd SE - Intersection	73rd Ave SE	-	\$500,000	2015>2021			X	X
20th St SE	US 2	73rd Ave SE	\$2,557,500	>2021	X	X	X	X
24th St SE/73rd SE - Intersection	73rd Ave SE	-	\$800,000	2021-2022			X	X
24th St SE	73rd Ave SE	79th Ave SE	\$3,653,000	2021-2022			X	X



Chapter 9 – Capital Facilities

24th St SE/79th SE - Intersection	79th Ave SE	-	\$800,000	2021-2022			X	X
24th St SE	83rd Ave SE	87th Ave SE	\$5,278,000	>2021			X	X
24th St SE/83rd SE - Intersection	83rd Ave SE	-	\$800,000	>2021			X	X
24th St SE	SR 9	91st Ave SE	\$2,970,000	2016-2017			X	X
24th St SE/SR 9 - Intersection			\$3,500,000	>2021	X		X	X
20th St SE/SR 9 - Intersection			\$4,327,000	>2021	X		X	X
91st Ave SE	20th St SE	4th St SE	\$4,770,000	2019-2020	X	X	X	X
91st Ave SE	20th St SE	24th St SE	\$5,499,800	2019-2020			X	X
99th Ave SE	20th St SE	4th St SE	\$4,763,800	2021-2024	X	X	X	X
99th Ave SE	20th St SE	Lake Stevens Rd	\$5,507,800	2021-2024			X	X
83rd Ave SE	20th St SE	24th St SE	\$2,369,500	>2021			X	X
79th Ave SE	20th St SE	24th St SE	\$2,369,500	>2021			X	X
24th St SE	83rd Ave SE	79th Ave SE	\$1,728,300	>2021			X	X
S Lake Stevens Road	SR 9	18th Street SE	\$7,382,000	>2021			X	X
<u>S. Lake Stevens Road</u>	<u>S. Davies Road</u>	<u>Stitch Road</u>	<u>\$430,000</u>	<u>2017-2022</u>	<u>X</u>			
City Campus Rd (26th NE)	Intersection		\$4,105,221	>2021	X		X	X
20th St NE	Grade Rd	500' w of 123rd SE	\$1,500,257	>2021	X		X	X
123rd Ave NE	20th St NE	N Lakeshore Dr	\$1,263,630	>2021	X		X	X
20th St NE & Main Intersection	Intersection		\$1,112,004	2021-2024	X	X	X	X



Chapter 9 – Capital Facilities

North Lakeshore Dr	123rd Ave NE	550 west of 123rd NE	\$788,739	>2021	X	X	X	X
North Lakeshore Dr	123rd Ave NE	Main St NE	\$282,920	>2021	X		X	X
123rd Ave NE	N Lakeshore Dr	18th St NE	\$4,040,621	>2021			X	X
Main Street	20th St NE	17th St NE	\$1,274,558	>2021	X		X	X
19th St NE	Main St	125th Ave NE	\$2,649,804	>2021			X	X
18th St NE	123rd Ave NE	Main St NE	\$1,287,281	>2021			X	X
18th St NE	Main St	125th Ave NE	\$428,820	>2021	X		X	X
123rd Ave NE	18th St NE	17th St NE	\$1,094,300	>2021	X		X	X
18th Pl NE	123rd Ave NE	Main St NE	\$808,375	>2021	X		X	X
17th Pl NE	123rd Ave NE	180' west of 123rd NE	\$899,614	>2021	X		X	X
17th Pl NE	123rd Ave NE	Main St NE	\$938,474	>2021	X		X	X
Grade Road	20th St NE	SR 92	\$15,607,836	2021>2024	X	X	X	X
20th Street NE	east of Main St	Centennial Trail	\$1,284,475	>2021	X	X	X	X
SR 92 & Grade Rd RAB	Intersection		\$4,105,221	2020>2022	X	X	X	X
Lundeen Pkwy Corridor Ped Imp	Vernon Rd	99 th Ave NE	\$900,000	>2021	X		X	
Hartford Rd & Drainage Imp	Catherine Creek Crossing		\$700,000	>2021	X	X	X	
20 th Street NE Widening	Main St	111 th Dr NE	\$1,668,000	>2021	X		X	
30 th Street NE non-motorized	113rd Ave NE	Cedar Rd NE	\$540,000	>2021	X	X	X	
Mitchell Ro/Manning Road	200ft W of 116 th Dr NE	600 ft. E of 116 th Dr NE	\$360,000	>2021	X		X	X
117 th Avenue NE	20 th St NE	150 ft. S of 28 th St NE	\$1,932,000	>2021	X		X	X



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116th Avenue NE	20 th St NE	26 th St NE	\$1,900,000	>2021	X		X	
26th Street NE	115 th Ave NE	117 th Ave NE	\$280,000	>2021	X		X	
Mitchell Dr/118th Ave NE	N. Lakeshore Dr	20 th St NE	\$1,400,000	>2021	X		X	
131st Avenue NE	20 th St NE	Hartford Rd	\$1,489,000	>2021	X		X	
22nd Street NE	117 th Ave NE	123 rd Ave NE	\$768,000	>2021	X		X	
28th Street NE	Old Hartford Rd	N. Machias Rd	\$470,000	>2021	X		X	
32nd Street NE	118 th St NE	Grade Rd	\$545,000	>2021	X		X	X
East Lakeshore Drive – non motorized	Main St	7 th St NE	\$1,450,000	>2021	X	X	X	
Old Hartford Road	36 th St NE	Hartford Road	\$2,323,000	>2021	X		X	
36th Street NE	Grade Road	Old Hartford Road	\$2,340,000	>2021	X		X	
16th Street NE	Main St	134 th Ave NE	\$1,737,000	>2021	X		X	
SR 92 and 127th Ave NE RAB	Intersection		\$1,750,000	>2021		X		
SR 92 and Lake Dr Rechannelization	Intersection		\$200,000	2016		X		
S. Davies Rd and S Lake Stevens Rd	Intersection		\$800,000	>2021	X		X	X
<u>Cedar Road</u>	<u>Forest Road</u>	<u>29th St NE</u>	<u>\$2,273,000</u>	<u>2017-2022</u>	<u>X</u>	<u>X</u>		
<u>City-Wide Mini-RAB Intersection Improvements.</u>	<u>Various</u>		<u>\$900,000</u>	<u>2017-2022</u>	<u>X</u>	<u>X</u>		
<u>Soper Hill Road Intersection Improvements</u>	<u>83rd Ave NE</u>	<u>Soper Hill Road</u>	<u>\$750,000</u>	<u>2017-2022</u>	<u>X</u>		<u>X</u>	
<u>Soper Hill Road Intersection Improvements</u>	<u>87th Ave NE</u>	<u>Soper Hill Road</u>	<u>\$750,000</u>	<u>2017-2027</u>	<u>X</u>		<u>X</u>	
91st Street SE Pedestrian Improvements	8th Street NE	12 Street NE	\$610,000	2016-2018		X	X	



Chapter 9 – Capital Facilities

	12 Street NE	20 th Street SE	\$1,100,000	2016				
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Chapter 9 – Capital Facilities

TABLE 9.1 – CAPITAL IMPROVEMENTS, 2015 – 2035 (Updated in 2016)
FACILITIES

FACILITIES	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
City Hall/Civic Center			250,000,000	2018	X			
Public Works Shop/Pole Building			\$80,000	2018	X			
Regional Stormwater Pond (24 th St Area)			3,500,000	2018	X	X		

Table 9-1 – Capital Facilities Program, 2015-2035 (Updated in 2016)
PARKS*

PROJECT	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
Planning								
Cavalero Community Park Phase I Development (Partnership with Snohomish County)			\$2,175,000	2015-2017		X	X	
Wayfinding Plan			20,000	2017			X	
Trails, Paths and Pedestrian Facilities Master Plan			15,000	2015-2016			X	X
Downtown Open Space Master Plan			30,000	2020		X	X	
North Cove/Downtown Open Space Master Plan			80,000	2020		X	X	
Acquisition								



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Frontier Heights Park Acquisition			\$190,000	2016/2017	X			
Neighborhood Park Acquisition (near 20th Street SE)			317,671	>2021			X	
Lakeside Path Right-of-Way/Easement Acquisition (northern section)			237,382	>2021	X	X	X	
Lakeside Path Right-of-Way/Easement Acquisition (eastern section)			222,684	>2021	X	X		
Lakeside Path Right-of-Way/Easement Acquisition (southern portion)			1.15 million	>2021	X	X		
Shoreline Acquisition			1 – 1.5 million	>2021		X	X	
Power Line Trail Right-of-Way/Easement Acquisition			838,200	>2021		X	X	
Development								
Cavalero Community Park Phase 1 Development (Partnership with Snohomish County)			\$250,000	2016	X			
Complete Phase 1 of the Eagle Ridge Master Plan			72712	2016-2018			X	X
Complete Phase 2 of the Eagle Ridge Master Plan			271,205	>2021			X	X
Complete Phase 3 of the Eagle Ridge Master Plan			560,005	>2021			X	X
Power Line Trail Construction (northern segment)			699,600	>2021			X	
Power Line Trail Construction (southern segment)			641,700	>2021			X	
Improvements								
Hartford Road Walking Path/Trail Head			41,173	2016		X	X	
Catherine Creek and Centennial Woods Trail Improvements			15,206	2020	X		X	



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Boat Launch North Cove Park			544,000	2017-2019		X	X	
Lundeen Park			234,959	2016/2017				



Chapter 9 – Capital Facilities

TABLE 9.2 – 2015-2020 6-YEAR CAPITAL IMPROVEMENT PLAN

#	Projects	Total Project Costs	Schedule					
			2015	2016	2017	2018	2019	2020
ROAD PROJECTS								
R1	SR9/4 th NE Intersection	Incl. in R2	-	-	-	-	-	-
R2	SR9/SR204	\$ 69,500	\$ 500	\$ 2,000	\$ 3,000	\$ 8,000	\$ 9,000	\$ 30,000
R3	SR92 & Grade Rd RAB	\$ 4,106	-	-	-	-	-	\$ 1,436
R4	90 th Ave NE Connector	\$ 1,140	-	-	-	-	\$ 826	-
R5	91 st Ave NE (SR204-Vernon)	\$ 351	-	-	-	\$ 56	\$ 295	-
R6	SR92 & Lake Dr Re-channelization	\$ 200	-	-	-	\$ 200	-	-
R7	20 th St SE – Segment 1	\$ 4,981	-	\$ 625	\$ 885	-	\$ 1,389	\$ 2,084
R8	20 th St SE – Segment 2	\$ 3,971	-	-	-	-	-	\$ 100
R9	24 th St SE/79 th SE Intersection	\$ 2,970	-	\$ 992	\$ 1,979	-	-	-
R10	91 st Ave SE (20th St SE-4th St SE)	\$ 4,770	\$ 80	-	-	-	\$ 96	\$ 999
R11	91 st Ave SE (Market 4th St SE)	\$ 1,950	-	-	-	-	\$ 295	\$ 1,655
R12	99 th Ave NE (Market 4th St SE)	\$ 1,170	-	-	-	-	\$ 157	\$ 1,013
R13	20 th St NE & Main Intersection	\$ 1,112	-	-	-	-	-	\$ 12
R14	91 st Ave NE – Intersection	\$ 200	-	-	-	\$ 200	-	-
R15	North Davies Sidewalk	\$ 350	\$ 350	-	-	-	-	-
R16	Vernon Road (91st Ave NE SR9)	\$ 935	-	-	-	-	-	\$ 328
CAPTIAL ROAD PROJECT EXPENDITURES		\$ 97,706	\$ 930	\$ 3,617	\$ 5,864	\$ 8,456	\$ 12,058	\$ 37,627



Chapter 9 – Capital Facilities

REVENUE SOURCES								
-	Local (Mitigation, REET, Bonds, Loans)	\$ 9,491	\$ 430	\$ 938	\$ 1,661	\$ 264	\$ 1,774	\$ 4,424
-	Private Investment	-	-	\$ 200	\$ 400	\$ 100	\$ 400	\$ 800
-	Grants	-	-	\$ 479	\$ 803	\$ 92	\$ 884	\$ 2,403
-	Other Agencies	\$ 69,500	\$ 500	\$ 2,000	\$ 3,000	\$ 8,000	\$ 9,000	\$ 30,000
CAPTIAL ROAD PROJECT FUNDING		\$ 78,991	\$ 930	\$ 3,617	\$ 5,864	\$ 8,456	\$ 12,058	\$ 37,627
-								
FACILITY PROJECTS								
F1	City Hall/Civic Center	\$ 20,000	-	\$ 1,000	\$ 19,000	-	-	-
CAPTIAL FACILITY PROJECT EXPENDITURES		\$ 20,000	\$	\$ 1,000	\$ 19,000	\$	\$	\$
REVENUE SOURCES								
-	Local (Mitigation, REET, Bonds, Loans)	\$ 20,500	\$ 100	\$ 1,400	\$ 19,000	-	-	-
-	Private Investment	\$ 1,600	-	\$ 1,600	-	-	-	-
-	Grants	\$	-	-	-	-	-	-
-	Other Agencies	\$ (1,850)	\$ 150	\$ (2,000)	-	-	-	-
CAPTIAL FACILITIES PROJECT FUNDING		\$ 20,250	\$ 250	\$ 1,000	\$ 19,000	\$	\$	\$
-								
PARK PROJECTS								
P1	Cavalero Park Phase 1a	\$ 2,175	\$ 1,453	\$ 722	-	-	-	-
P2	Citywide Trail/Ped Facilities Master Plan	\$ 15	\$ 15	-	-	-	-	-
P3	Eagle Ridge Phase 1 Completion	\$ 80	-	\$ 40	\$ 40	-	-	-
P4	Boat Launch North Cove Park	\$ 544	-	\$ 544	-	-	-	-
P5	Hartford Road Walking Path	\$ 41	-	-	\$ 41	-	-	-



Chapter 9 – Capital Facilities

CAPTIAL PARK PROJECT EXPENDITURES		\$ 2,855	\$ 1,468	\$ 1,306	\$ 81	\$	\$	\$
REVENUE SOURCES								
-	Local (Mitigation, REET, Bonds, Loans)	\$ 600	\$ 515	\$ 45	\$ 40	-	-	-
-	Private Investment	\$ 5	\$ 5			-	-	-
-	Grants	\$ 1,710	\$ 500	\$ 1,169	\$ 41	-	-	-
-	Other Agencies	\$ 540	\$ 448	92	-	-	-	-
CAPTIAL PARK PROJECT FUNDING		\$ 2,855	\$ 1,468	\$ 1,306	\$ 81	\$	\$	\$



Chapter 9 – Capital Facilities

TABLE 9.2: 2015~~7~~ - 2020~~9~~ 6-YEAR CAPITAL IMPROVEMENT PLAN (To be updated in 2016)
(Amount in Thousands)

#	PROJECTS	TOTAL PROJECT COSTS	SCHEDULE					
			2015	2016	2017	2018	2019	2020
ROAD PROJECTS								
R1	SR9/4 th NE Intersection	Incl. in R2						
R2	SR9/SR204*	\$ 69,500	\$ 500	\$ 2,000	\$ 3,000	\$ 8,000	\$ 9,000	\$ 30,000
R3	SR92 & Grade Rd RAB	\$ 4,106						\$ 1,436
R4	90 th Ave NE Connector	\$ 1,140					\$ 826	
R5	91 st Ave NE (SR204-Vernon)	\$ 351				\$ 56	\$ 295	
R6	SR92 & Lake Dr Re-channelization	\$ 200				\$ 200		
R7	20 th St SE – Segment 1	\$ 4,981		\$ 625	\$ 885		\$ 1,389	\$ 2,084
R8	20 th St SE – Segment 2	\$ 3,971						\$ 100
R9	24 th St SE/79 th SE - Intersection	\$ 2,970		\$ 992	\$ 1,979			
R10	91 st Ave SE (20 th St SE-4 th St SE)	\$ 4,770	\$ 80				\$ 96	\$ 999
R11	91 st Ave SE (Market-4 th St SE)	\$ 1,950					\$ 295	\$ 1,655
R12	99 th Ave NE (Market-4 th St SE)	\$ 1,170					\$ 157	\$ 1,013
R13	20 th St NE & Main Intersection	\$ 1,112						\$ 12
R14	91 st Ave NE – Intersection	\$ 200				\$ 200		
R15	North Davies Sidewalk	\$ 350	\$ 350					
R16	Vernon Road (91 st Ave NE-SR9)	\$ 935						\$ 328



Chapter 9 – Capital Facilities

CAPTIAL ROAD PROJECT EXPENDITURES		\$ 97,706	\$ 930	\$ 3,617	\$ 5,864	\$ 8,456	\$ 12,058	\$ 37,627
REVENUE SOURCES								
	Local (Mitigation, REET, Bonds, Loans)	\$ 9,491	\$ 430	\$ 938	\$ 1,661	\$ 264	\$ 1,774	\$ 4,424
	Private Investment	\$ 1,900	\$ -	\$ 200	\$ 400	\$ 100	\$ 400	\$ 800
	Grants	\$ 4,661	\$ -	\$ 479	\$ 803	\$ 92	\$ 884	\$ 2,403
	Other Agencies*	\$ 69,500	\$ 500	\$ 2,000	\$ 3,000	\$ 8,000	\$ 9,000	\$ 30,000
CAPTIAL ROAD PROJECT FUNDING		\$ 85,552	\$ 930	\$ 3,617	\$ 5,864	\$ 8,456	\$ 12,058	\$ 37,627
FACILITY PROJECTS								
F1	City Hall/Civic Center	\$ 20,000		\$ 1,000	\$ 19,000			
CAPTIAL FACILITY PROJECT EXPENDITURES		\$ 20,000	\$ -	\$ 1,000	\$ 19,000	\$ -	\$ -	\$ -
REVENUE SOURCES								
	Local (Mitigation, REET, Bonds, Loans)	\$ 20,000		\$ 1,000	\$ 19,000			
	Private Investment	\$ -						
	Grants	\$ -						
	Other Agencies	\$ -		\$ -				
CAPTIAL FACILITIES PROJECT FUNDING		\$ 20,000		\$ 1,000	\$ 19,000	\$ -	\$ -	\$ -
PARK PROJECTS								
P1	Cavalero Park Phase 1a	\$ 2,175	\$ 1,453	\$ 722				



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P2	Citywide Trail/Ped Facilities Master Plan	\$ 15	\$ 15					
P3	Eagle Ridge Phase 1 Completion	\$ 80		\$ 40	\$ 40			
P4	Boat Launch North Cove Park	\$ 544		\$ 544				
P5	Hartford Road Walking Path	\$ 41			\$ 41			
CAPTIAL PARK PROJECT EXPENDITURES		\$ 2,855	\$ 1,468	\$ 1,306	\$ 81	\$ -	\$ -	\$ -
REVENUE SOURCES								
	Local (Mitigation, REET, Bonds, Loans)	\$ 600	\$ 515	\$ 45	\$ 40			
	Private Investment	\$ 5	\$ 5					
	Grants	\$ 1,710	\$ 500	\$ 1,169	\$ 41			
	Other Agencies	\$ 540	\$ 448	92				
TOTAL PROJECTS REVENUE SOURCES								
	Total Local	\$ 30,091	\$ 945	\$ 1,983	\$ 20,701	\$ 264	\$ 1,774	\$ 4,424
	Total Private Investment	\$ 1,905	\$ 5	\$ 200	\$ 400	\$ 100	\$ 400	\$ 800
	Total Grants	\$ 6,371	\$ 500	\$ 1,648	\$ 844	\$ 92	\$ 884	\$ 2,403
	Total Other Agencies	\$ 70,040	\$ 948	\$ 2,092	\$ 3,000	\$ 8,000	\$ 9,000	\$ 30,000



APPENDIX C

~~2007-2016~~ LAKE STEVENS SEWER DISTRICT

~~SANITARY SEWER~~ COMPREHENSIVE PLAN ~~AMENDMENT NO. 1~~

ADOPTED BY CITY OF LAKE STEVENS ORDINANCE NO. 835

PLAN CAN BE VIEWED OR PURCHASED AT
LAKE STEVENS SEWER DISTRICT
1106 VERNON ROAD, SUITE A, LAKE STEVENS, WA



APPENDIX F

201~~64~~-2019-2021 LAKE STEVENS SCHOOL DISTRICT NO. 4

CAPITAL FACILITIES PLAN

ADOPTED BY CITY OF LAKE STEVENS ORDINANCE NO. 927

PLAN CAN BE VIEWED AT
LAKE STEVENS SCHOOL DISTRICT
12309 22ND ST NE, LAKE STEVENS, WA