

### ***City of Lake Stevens Vision Statement***

*By 2030, we are a sustainable community around the lake with a vibrant economy, unsurpassed infrastructure and exceptional quality of life.*

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### **CITY COUNCIL REGULAR MEETING AGENDA**

**Lake Stevens School District Educational Service Center (Admin. Bldg.)**  
**12309 22<sup>nd</sup> Street NE, Lake Stevens**  
**Monday, December 10, 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:**

**CONSENT AGENDA:** \*A. Approve December 2012 vouchers. Barb  
\*B. Approve November 26, 2012 regular Council meeting Norma  
minutes.  
\*C. Authorize the Mayor to sign Amendment No. 2 to the Barb  
State Purchasing contract.  
\*D. Authorize the Mayor to sign two grant funding Mick  
agreements with the State Transportation Improvement  
Board.

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

- a. Approve
- b. Deny
- c. Continue

\*A. Public Hearing and consideration of first and final Russ/  
reading of Ordinance No. 886, extending the Becky  
moratorium temporarily restricting dispensaries and  
collective gardens relating to medical marijuana.  
\*B. Public Hearing and consideration of first and final Karen/  
reading of Ordinance No. 884, 2012 Comprehensive Becky  
Plan docket.

**Lake Stevens City Council Meeting**

**December 10, 2012**

**CLOSED RECORD  
PUBLIC HEARING:**

**PUBLIC HEARING FORMAT:**

1. Open Public Hearing
2. Staff presentation
3. Applicant's comments
4. Parties in interest comments
5. Applicant's rebuttal comments
6. Discussion by City Council
7. Closing comments from staff
8. Close Hearing
9. COUNCIL ACTION:
  - a. Approve
  - b. Deny
  - c. Continue

\*A. Closed Record Public Hearing in consideration of first and final reading of Ordinance No. 885, PUD rezone. Karen/  
Becky

**ACTION ITEMS:**

*A.	Authorize the Mayor to sign the Public Safety Testing agreement.	Steve
*B.	Authorize lease of Lundein Park office space to the Lake Stevens Chamber of Commerce.	Jan
*C.	Approve Professional Services agreement with Strategies 360 for SR 9 Coalition lobbying services.	Jan
*D.	Approve Interlocal agreement with multiple cities for SR 9 Coalition lobbying services.	Jan
*E.	Boards/Commissions appointment/reappointment.	Vern
*F.	Select City representative to the Snohomish Board of Health.	Vern

**DISCUSSION  
ITEMS:**

*A.	Phosphorus Management Plan.	Mick
#B.	Sewer District audit report.	Jan
*C.	Council Retreat follow up – 20 <sup>th</sup> Street SE Subarea Plan.	Jan
D.	Police Chief recruitment plan.	Jan

**COUNCIL PERSON'S  
BUSINESS:**

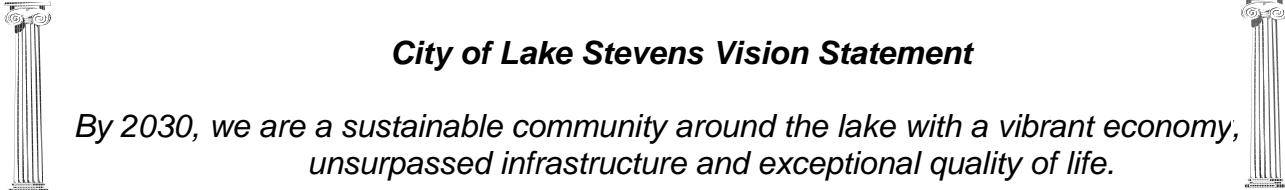
**MAYOR'S BUSINESS:**

**STAFF REPORTS:**

**INFORMATION  
ITEMS:**

**EXECUTIVE  
SESSION:**

A. Collective Bargaining.



### ***City of Lake Stevens Vision Statement***

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#### **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***



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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	<b>906564-906627</b>	<b>\$177,575.57</b>
Payroll Checks	<b>34406</b>	<b>\$2,380.98</b>
Claims	<b>34407-34473</b>	<b>\$92,938.25</b>
Electronic Funds Transfers	<b>529-536</b>	<b>\$141,062.62</b>
Void Checks		
Tax Deposit(s)	<b>11/30/2012</b>	<b>\$72,018.13</b>
Total Vouchers Approved:		<b>\$485,975.55</b>

**This 10th day of December 2012:**

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Mayor

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Councilmember

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Finance Director

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Councilmember

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Councilmember

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Councilmember



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## Direct Deposit Register

03-Dec-2012

Wells Fargo - AP

## Lake Stevens

### Direct Deposits to Accounts

<u>03-Dec-2012</u>	<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	529	Wells Fargo	121000248	4159656917
101	Assoc. Of Washington Cities	C	\$74,590.58	530	Wells Fargo	121000248	4159656917
9407	Department of Retirement (Pers	C	\$47,828.76	531	Wells Fargo	121000248	4159656917
9408	NATIONWIDE RETIREMENT SOL	C	\$1,123.25	532	Wells Fargo	121000248	4159656917
1418	Standard Insurance Company	C	\$4,694.06	533	Wells Fargo	121000248	4159656917
9405	Wash State Support Registry	C	\$402.46	534	Wells Fargo	121000248	4159656917
<b>Total:</b>			<b>\$130,395.25</b>		<b>Count:</b>		<b>6.00</b>

### *Direct Deposit Summary*

<i>Type</i>	<i>Count</i>	<i>Total</i>
C	6	\$130,395.25

### Pre-Note Transactions

## Direct Deposit Register

06-Dec-2012

Wells Fargo - AP

## Lake Stevens

### Direct Deposits to Accounts

06-Dec-2012	Vendor	Source	Amount	Draft#	Bank Name	Transit	Account
13027	DEPARTMENT OF LICENSING	C	\$414.00	535	Wells Fargo	123456789	123123123
9362	Department of Revenue	C	\$10,253.37	536	Wells Fargo	121000248	4159656917
Total:			\$10,667.37	Count:		2.00	

### *Direct Deposit Summary*

Type	Count	Total
C	2	\$10,667.37

### Pre-Note Transactions

## Detail Check Register

03-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
34407	03-Dec-12	13824	Wash Teamsters Welfare Trust	\$1,256.31	
12/12		Insurance Premiums		\$1,256.31	\$0.00
001010576802000		Parks - Benefits		\$48.86	
101016542002000		Street Fund - Benefits		\$537.42	
410016542402000		Storm Water - Benefits		\$670.03	
			<b>Total Of Checks:</b>		<b>\$1,256.31</b>

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
<b>34408</b>	<b>10-Dec-12</b>	<b>13328</b>	<b>ACES</b>		<b>\$1,022.00</b>
8971			Safety mtg:Ladder safety	\$329.00	\$0.00
			Admin. Safety program		\$77.64
001003517620000			safety program		\$146.08
101016517620000			safety program		\$105.28
410016517620000					
9006			Safety mtg Confined Space Emerge	\$693.00	\$0.00
001003517620000			Admin. Safety program		\$136.29
101016517620000			safety program		\$256.41
410016517620000			safety program		\$184.80
410016542404901			Storm Water - Staff Developmen		\$115.50
<b>34409</b>	<b>10-Dec-12</b>	<b>13599</b>	<b>Auto Additions Inc</b>		<b>\$360.03</b>
IN0007665			PT31/emergency light replacement/	\$360.03	\$0.00
001008521004800			Law Enforcement - Repair & Mai		\$360.03
<b>34410</b>	<b>10-Dec-12</b>	<b>13879</b>	<b>Avid Identifications Syst Inc</b>		<b>\$360.73</b>
319367			microchip reader	\$360.73	\$0.00
001008521003104			Law Enforcement-Operating Cost		\$360.73
<b>34411</b>	<b>10-Dec-12</b>	<b>174</b>	<b>Bills Blueprint</b>		<b>\$173.72</b>
465771			Printing	\$27.11	\$0.00
001007558004902			Planning - Printing and Bindin		\$27.11
466683			Laminating map	\$146.61	\$0.00
101016542660000			Street Fund - Snow & Ice Contr		\$146.61
<b>34412</b>	<b>10-Dec-12</b>	<b>11952</b>	<b>Carquest Auto Parts Store</b>		<b>\$23.37</b>
2421-183059			miniature lamp/Rain x	\$23.37	\$0.00
101016542004800			Street Fund - Repair & Mainten		\$23.37
<b>34413</b>	<b>10-Dec-12</b>	<b>13391</b>	<b>Cemex</b>		<b>\$200.49</b>
9424973181			Storm drainage project, 123rd Ave N	\$200.49	\$0.00
410016531503104			DOE-G1100060 SW Capacity Exp		\$200.49
<b>34414</b>	<b>10-Dec-12</b>	<b>13776</b>	<b>Chris L Griffen</b>		<b>\$300.00</b>
C9745L			Public Defender services	\$300.00	\$0.00
001013512800000			Court Appointed Attorney Fees		\$300.00
<b>34415</b>	<b>10-Dec-12</b>	<b>274</b>	<b>City of Everett</b>		<b>\$3,385.00</b>
I12003232			Animal control services	\$3,060.00	\$0.00
001008539004100			Code Enforcement - Professiona		\$3,060.00

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
I12003352		Lab analysis		\$325.00	\$0.00	\$325.00
410016531503104		DOE-G1100060 SW Capacity Exp		\$325.00		
<b>34416</b>	<b>10-Dec-12</b>	<b>276</b>	<b>City Of Lake Stevens</b>			<b>\$35.05</b>
1379		Retainage - New Chapter		\$35.05	\$0.00	\$35.05
001007558004100		Planning - Professional Servic		\$1.15		
001007559004100		Building Department - Professi		\$1.15		
001008521004100		Law Enforcement - Professional		\$20.10		
001013519904100		General Government - Professio		\$5.75		
001013555504100		Community Center - Cleaning		\$4.60		
101016542004100		Street Fund - Professional Ser		\$1.15		
410016542404101		Storm Water - Professional Ser		\$1.15		
<b>34417</b>	<b>10-Dec-12</b>	<b>13030</b>	<b>COMCAST</b>			<b>\$116.90</b>
11/12 0827887		Traffic signal monitoring		\$116.90	\$0.00	\$116.90
101016542640000		Street Fund - Traffic Control		\$116.90		
<b>34418</b>	<b>10-Dec-12</b>	<b>13030</b>	<b>COMCAST</b>			<b>\$81.90</b>
11/12 0808840		Internet - shop		\$81.90	\$0.00	\$81.90
101016542004200		Street Fund - Communications		\$40.95		
410016542404200		Storm Water - Communications		\$40.95		
<b>34419</b>	<b>10-Dec-12</b>	<b>13030</b>	<b>COMCAST</b>			<b>\$81.90</b>
11/12 0810218		Internet - Evidence Room		\$81.90	\$0.00	\$81.90
001008521004200		Law Enforcement - Communicatio		\$81.90		
<b>34420</b>	<b>10-Dec-12</b>	<b>13030</b>	<b>COMCAST</b>			<b>\$71.90</b>
11/12 0692756		Internet - Market PL Station		\$71.90	\$0.00	\$71.90
001008521004200		Law Enforcement - Communicatio		\$71.90		
<b>34421</b>	<b>10-Dec-12</b>	<b>13757</b>	<b>Comdata Corporation</b>			<b>\$9,397.82</b>
20173599		Fuel		\$6,225.55	\$0.00	\$6,225.55
001008521003200		Law Enforcement - Fuel		\$6,225.55		
20173600		Fuel		\$3,172.27	\$0.00	\$3,172.27
001007559003200		Building Department - Fuel		\$99.61		
101016542003200		Street Fund - Fuel		\$1,536.33		
410016542403200		Storm Water - Fuel		\$1,536.33		
<b>34422</b>	<b>10-Dec-12</b>	<b>322</b>	<b>Concrete NorWest</b>			<b>\$409.43</b>
844981		Install solar speed limit sign at Sunn		\$409.43	\$0.00	\$409.43
101016542640000		Street Fund - Traffic Control		\$409.43		
<b>34423</b>	<b>10-Dec-12</b>	<b>91</b>	<b>Corporate Office Supply</b>			<b>\$633.93</b>

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
134178i			toner and office supplies	\$205.00	\$0.00	\$205.00
001008521003100			Law Enforcement - Office Suppl		\$205.00	
134365i			Office Supplies	\$428.93	\$0.00	\$428.93
001007558003100			Planning - Office Supplies		\$428.93	
<b>34424</b>	<b>10-Dec-12</b>	<b>13782</b>	<b>Department of Revenue</b>			<b>\$148.64</b>
3109-2012-Qtr3			Credit Card Bank fees	\$148.64	\$0.00	\$148.64
001003514104901			City Clerk-Misc CC Fees (DOL)		\$148.64	
<b>34425</b>	<b>10-Dec-12</b>	<b>12800</b>	<b>DEPT OF CORRECTIONS</b>			<b>\$328.88</b>
MCC4591 1012			Work crew	\$328.88	\$0.00	\$328.88
101016542004800			Street Fund - Repair & Mainten		\$164.44	
410016542404800			Storm Water - Repairs & Maint.		\$164.44	
<b>34426</b>	<b>10-Dec-12</b>	<b>13226</b>	<b>Dept. Graphics</b>			<b>\$447.72</b>
5369			PT34 Grapics Removal (car going o	\$223.86	\$0.00	\$223.86
001008521004800			Law Enforcement - Repair & Mai		\$223.86	
5386			PT31 Graphics removal	\$223.86	\$0.00	\$223.86
001008521004800			Law Enforcement - Repair & Mai		\$223.86	
<b>34427</b>	<b>10-Dec-12</b>	<b>456</b>	<b>Dunlap Industrial Hardware</b>			<b>\$27.14</b>
1290953-01			Flashlight	\$27.14	\$0.00	\$27.14
410016542403103			Tools		\$27.14	
<b>34428</b>	<b>10-Dec-12</b>	<b>473</b>	<b>Electronic Business Machines</b>			<b>\$55.28</b>
801995			Copier maint	\$55.28	\$0.00	\$55.28
001007558004800			Planning - Repairs & Maint.		\$27.64	
101016542004800			Street Fund - Repair & Mainten		\$13.82	
410016542404800			Storm Water - Repairs & Maint.		\$13.82	
<b>34429</b>	<b>10-Dec-12</b>	<b>505</b>	<b>Everett Stamp Works</b>			<b>\$20.53</b>
7855			Nameplate Lorentzen	\$20.53	\$0.00	\$20.53
001001511603100			Legislative - Operating Costs		\$20.53	
<b>34430</b>	<b>10-Dec-12</b>	<b>13935</b>	<b>Everett Steel</b>			<b>\$144.46</b>
902			Fabricate a metal grate for snow plo	\$144.46	\$0.00	\$144.46
101016542660000			Street Fund - Snow & Ice Contr		\$144.46	
<b>34431</b>	<b>10-Dec-12</b>	<b>13907</b>	<b>Fastenal Company</b>			<b>\$1,259.57</b>
WAEV119552			Snow plow markers	\$66.41	\$0.00	\$66.41

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
101016542660000			Street Fund - Snow & Ice Contr	\$66.41		
WAEV119636			Two rubbers and one deflector for s	\$1,193.16	\$0.00	\$1,193.16
101016542660000			Street Fund - Snow & Ice Contr	\$1,193.16		
<b>34432</b>	<b>10-Dec-12</b>	<b>13764</b>	<b>Frontier</b>			<b>\$80.87</b>
11/12 42533408350116	Phone services			\$80.87	\$0.00	\$80.87
001013519904200			General Government - Communica	\$26.96		
101016542004200			Street Fund - Communications	\$26.95		
410016542404200			Storm Water - Communications	\$26.96		
<b>34433</b>	<b>10-Dec-12</b>	<b>12393</b>	<b>GLENS RENTAL SALES &amp; SERVICE</b>			<b>\$380.10</b>
S1882	Ride on Roller			\$543.00	\$0.00	\$543.00
101016542606400			Street Fund - Overlays	\$543.00		
S3052	Ride on Roller			(\$162.90)	\$0.00	(\$162.90)
101016542606400			Street Fund - Overlays	(\$162.90)		
<b>34434</b>	<b>10-Dec-12</b>	<b>13500</b>	<b>HB Jaeger Co LLC</b>			<b>\$2,602.14</b>
134051	Catch basin for 123rd Ave NE projec			\$499.56	\$0.00	\$499.56
410016531503104			DOE-G1100060 SW Capacity Exp	\$499.56		
134233	Callow Rd Storm Drain Project			\$2,102.58	\$0.00	\$2,102.58
410016542404800			Storm Water - Repairs & Maint.	\$2,102.58		
<b>34435</b>	<b>10-Dec-12</b>	<b>13509</b>	<b>Industrial Supply, Inc</b>			<b>\$122.88</b>
506703	Rake/Post hole digger			\$61.44	\$0.00	\$61.44
410016542403103	Tools			\$61.44		
506800	Rake/Post hole digger			\$61.44	\$0.00	\$61.44
001010576803100	Parks - Operating Costs			\$61.44		
<b>34436</b>	<b>10-Dec-12</b>	<b>13327</b>	<b>Jennifer Anderson</b>			<b>\$416.66</b>
Dec 2012	Dep Care reimb Dec 2012			\$416.66	\$0.00	\$416.66
001000281000000	Payroll Liabilities			\$416.66		
<b>34437</b>	<b>10-Dec-12</b>	<b>13239</b>	<b>Karen Watkins</b>			<b>\$12.00</b>
11/28/12	Parking			\$12.00	\$0.00	\$12.00
001007558004300	Planning - Travel & Mtgs			\$12.00		
<b>34438</b>	<b>10-Dec-12</b>	<b>13279</b>	<b>KCDA Purchasing Coop</b>			<b>\$94.92</b>
3635716	Toilet paper dispensers-stock			\$94.92	\$0.00	\$94.92

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001010576803100		Parks - Operating Costs		\$94.92	
<b>34439</b>	<b>10-Dec-12</b>	<b>13885</b>	<b>Lake Industries LLC</b>	<b>\$1,221.47</b>	
257985		sand for snow and ice		\$74.41	\$0.00
101016542660000		Street Fund - Snow & Ice Contr		\$74.41	
258040		sand for snow and ice		\$456.96	\$0.00
101016542660000		Street Fund - Snow & Ice Contr		\$456.96	
258051		sand for snow and ice		\$144.78	\$0.00
101016542660000		Street Fund - Snow & Ice Contr		\$144.78	
258183		Haul away storm drainage spoil mat		\$162.72	\$0.00
410016542404800		Storm Water - Repairs & Maint.		\$162.72	
258194		Haul away storm drainage spoil mat		\$82.60	\$0.00
410016542404800		Storm Water - Repairs & Maint.		\$82.60	
26515		Material for rebuilding bridge at 36th		\$180.00	\$0.00
101016595616440		36th Street Bridge Repair		\$180.00	
26521		Material for rebuilding bridge at 36th		\$60.00	\$0.00
101016595616440		36th Street Bridge Repair		\$60.00	
26527		Material for rebuilding bridge at 36th		\$60.00	\$0.00
101016595616440		36th Street Bridge Repair		\$60.00	
<b>34440</b>	<b>10-Dec-12</b>	<b>13885</b>	<b>Lake Industries LLC</b>	<b>\$245.25</b>	
16500		Material for rebuilding bridge at 36th		\$30.00	\$0.00
101016595616440		36th Street Bridge Repair		\$30.00	
258065		sand for snow and ice		\$35.25	\$0.00
101016542660000		Street Fund - Snow & Ice Contr		\$35.25	
26531		Material for rebuilding bridge at 36th		\$60.00	\$0.00
101016595616440		36th Street Bridge Repair		\$60.00	
26577		Haul away storm drainage spoil mat		\$60.00	\$0.00
410016542404800		Storm Water - Repairs & Maint.		\$60.00	
26581		Haul away storm drainage spoil mat		\$60.00	\$0.00

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
410016542404800			Storm Water - Repairs & Maint.	\$60.00		
<b>34441</b>	<b>10-Dec-12</b>	<b>11777</b>	<b>Lake Stevens Fire</b>			<b>\$95.00</b>
6631			Annual Inspection - City Hall	\$95.00	\$0.00	\$95.00
001013519903100			General Government - Operating		\$95.00	
<b>34442</b>	<b>10-Dec-12</b>	<b>852</b>	<b>Lake Stevens Journal</b>			<b>\$311.65</b>
2013			2013 subscription - City Hall	\$47.00	\$0.00	\$47.00
001013519903100			General Government - Operating		\$47.00	
78432			RFP for Janitorial Svcs	\$23.45	\$0.00	\$23.45
001013514304400			General Goverment - Advertisin		\$23.45	
78453			2012 Docket Comp Plan	\$60.30	\$0.00	\$60.30
001007558004400			Planning - Advertising		\$60.30	
78491			2012 Docket Comp Plan	\$60.30	\$0.00	\$60.30
001007558004400			Planning - Advertising		\$60.30	
78492			Public Hearing - Med Marijuana	\$46.90	\$0.00	\$46.90
001007558004400			Planning - Advertising		\$46.90	
78493			LS2011-9 PUD Cedar Rd Reservoir	\$73.70	\$0.00	\$73.70
001007558004400			Planning - Advertising		\$73.70	
<b>34443</b>	<b>10-Dec-12</b>	<b>12751</b>	<b>LAKE STEVENS POLICE GUILD</b>			<b>\$992.50</b>
11/30/12			Union dues	\$992.50	\$0.00	\$992.50
001000281000000			Payroll Liabilities		\$992.50	
<b>34444</b>	<b>10-Dec-12</b>	<b>12841</b>	<b>Law Offices of Weed, Graafstra</b>			<b>\$6,066.00</b>
107			Prof services	\$6,066.00	\$0.00	\$6,066.00
001005515204100			Legal - Professional Service		\$3,639.60	
101016542004100			Street Fund - Professional Ser		\$1,819.80	
410016542404101			Storm Water - Professional Ser		\$606.60	
<b>34445</b>	<b>10-Dec-12</b>	<b>12603</b>	<b>LES SCHWAB TIRE CENTER</b>			<b>\$600.79</b>
40200072607			Parts for PW14	\$600.79	\$0.00	\$600.79
101016542004800			Street Fund - Repair & Mainten		\$300.40	
410016542404800			Storm Water - Repairs & Maint.		\$300.39	
<b>34446</b>	<b>10-Dec-12</b>	<b>12215</b>	<b>LOWES COMPANIES</b>			<b>\$136.79</b>
911380			Window blinds and straps	\$51.42	\$0.00	\$51.42

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
001007558004800			Planning - Repairs & Maint.	\$25.71		
101016542004800			Street Fund - Repair & Mainten	\$25.71		
961935			Straps for exhaust fan	\$85.37	\$0.00	\$85.37
101016543504802			Facilities R&M (City Shop)	\$85.37		
<b>34447</b>	<b>10-Dec-12</b>	<b>13711</b>	<b>New Chapter Cleaning</b>			<b>\$665.95</b>
1379			Janitorial services	\$665.95	\$0.00	\$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		
<b>34448</b>	<b>10-Dec-12</b>	<b>1049</b>	<b>NORTH SOUND</b>			<b>\$16.38</b>
49543			Male Pipe swedge fitting	\$16.38	\$0.00	\$16.38
410016542404800			Storm Water - Repairs & Maint.	\$16.38		
<b>34449</b>	<b>10-Dec-12</b>	<b>1091</b>	<b>Office Of The State Treasurer</b>			<b>\$10,370.62</b>
11/2012			Nov 2012 State Court Fees	\$10,370.62	\$0.00	\$10,370.62
633008559005100			Building Department - State Bl	\$103.50		
633008589000003			Public Safety And Ed. (1986 As	\$4,860.60		
633008589000004			Public Safety And Education	\$2,995.11		
633008589000005			Judicial Information System-Ci	\$1,101.21		
633008589000008			Trauma Care	\$387.49		
633008589000009			school zone safety	\$67.71		
633008589000010			Public Safety Ed #3	\$123.21		
633008589000011			Auto Theft Prevention	\$536.91		
633008589000012			HWY Safety Act	\$34.21		
633008589000013			Death Inv Acct	\$24.07		
633008589000014			WSP Highway Acct	\$136.60		
<b>34450</b>	<b>10-Dec-12</b>	<b>13943</b>	<b>PartsMaster</b>			<b>\$93.94</b>
20629214			Wire/crimp & shrink connector	\$93.94	\$0.00	\$93.94
410016542403103			Tools	\$93.94		
<b>34451</b>	<b>10-Dec-12</b>	<b>13972</b>	<b>Pilchuck Rentals</b>			<b>\$103.17</b>
3899			Callow Storm drain project	\$103.17	\$0.00	\$103.17
410016542404800			Storm Water - Repairs & Maint.	\$103.17		
<b>34452</b>	<b>10-Dec-12</b>	<b>13304</b>	<b>Purchase Power</b>			<b>\$350.00</b>
11/12 01831977			Postage	\$350.00	\$0.00	\$350.00

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001007558004200			Planning - Communication	\$10.24	
001013519904200			General Government - Communica	\$332.96	
101016542004200			Street Fund - Communications	\$3.40	
410016542404200			Storm Water - Communications	\$3.40	
<b>34453</b>	<b>10-Dec-12</b>	<b>13152</b>	<b>Quest Technologies</b>		<b>\$363.53</b>
294941			Sound measuring device calibration	\$363.53	\$0.00 \$363.53
001008521004800			Law Enforcement - Repair & Mai	\$363.53	
<b>34454</b>	<b>10-Dec-12</b>	<b>11946</b>	<b>RANDY CELORI</b>		<b>\$447.38</b>
8/20-10/22/2012			Bal of Section 125 account	\$447.38	\$0.00 \$447.38
001000281000000			Payroll Liabilities	\$447.38	
<b>34455</b>	<b>10-Dec-12</b>	<b>9416</b>	<b>Rescue Towing</b>		<b>\$282.36</b>
13728			12-02806/Evidence Impound	\$282.36	\$0.00 \$282.36
001008521003104			Law Enforcement-Operating Cost	\$282.36	
<b>34456</b>	<b>10-Dec-12</b>	<b>1382</b>	<b>Snohomish County Public Works</b>		<b>\$14,664.81</b>
I000315902			Vehicle Repair	\$14,348.11	\$0.00 \$14,348.11
001008521004800			Law Enforcement - Repair & Mai	\$5,587.47	
101016542004800			Street Fund - Repair & Mainten	\$2,436.88	
520008521006400			Purchase Of Capital Equipment	\$6,323.76	
I000317305			Traffic light repair	\$316.70	\$0.00 \$316.70
101016542640000			Street Fund - Traffic Control	\$316.70	
<b>34457</b>	<b>10-Dec-12</b>	<b>12961</b>	<b>SNOHOMISH COUNTY PUD</b>		<b>\$13,015.31</b>
110597762			Utilities - electric	\$338.65	\$0.00 \$338.65
101016542630000			Street Fund - Street Lighting	\$338.65	
127183340			Utilities - electric	\$575.34	\$0.00 \$575.34
001013519904700			General Government - Utilities	\$575.34	
127183341			Utilities - electric	\$497.92	\$0.00 \$497.92
001013519904700			General Government - Utilities	\$497.92	
127183342			Utilities - electric	\$416.86	\$0.00 \$416.86
001013519904700			General Government - Utilities	\$416.86	
140335346			Utilities - electric	\$379.77	\$0.00 \$379.77
101016542630000			Street Fund - Street Lighting	\$379.77	
150267570			Utilities - electric	\$8,891.38	\$0.00 \$8,891.38

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
101016542630000			Street Fund - Street Lighting	\$8,891.38	
150267571			Utilities - electric	\$814.28	\$0.00
101016542630000			Street Fund - Street Lighting	\$814.28	
150267572			Utilities - electric	\$1,101.11	\$0.00
101016542630000			Street Fund - Street Lighting	\$1,101.11	
<b>34458</b>	<b>10-Dec-12</b>	<b>12961</b>	<b>SNOHOMISH COUNTY PUD</b>	<b>\$1,648.33</b>	
103966256			Utilities - electric	\$221.27	\$0.00
001013519904700			General Government - Utilities	\$221.27	
107276675			Utilities - electric	\$174.87	\$0.00
101016542630000			Street Fund - Street Lighting	\$174.87	
113910953			Utilities - electric	\$276.59	\$0.00
001010576804700			Parks - Utilities	\$276.59	
113910954			Utilities - electric	\$187.29	\$0.00
101016542630000			Street Fund - Street Lighting	\$187.29	
117226748			Utilities - electric	\$247.97	\$0.00
001010576804700			Parks - Utilities	\$82.66	
101016542004700			Street Fund - Utilities	\$82.66	
410016542404701			Storm Water Utilities	\$82.65	
117230468			Utilities - electric	\$156.52	\$0.00
101016542630000			Street Fund - Street Lighting	\$156.52	
117230469			Utilities - electric	\$173.32	\$0.00
101016542630000			Street Fund - Street Lighting	\$173.32	
120547747			Utilities - electric	\$210.50	\$0.00
410016542404700			Storm Water-Aerat. Utilities	\$210.50	
<b>34459</b>	<b>10-Dec-12</b>	<b>12961</b>	<b>SNOHOMISH COUNTY PUD</b>	<b>\$567.43</b>	
103966257			Utilities - electric	\$57.68	\$0.00
001013519904700			General Government - Utilities	\$57.68	
120553259			Utilities - electric	\$32.71	\$0.00
001010576804700			Parks - Utilities	\$32.71	

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
123865113			Utilities - electric	\$43.05	\$0.00
001010576804700			Parks - Utilities	\$14.35	
101016542004700			Street Fund - Utilities	\$14.35	
410016542404701			Storm Water Utilities	\$14.35	
130497207			Utilities - electric	\$117.17	\$0.00
001010575304901			Historical Museum	\$58.59	
001010575304905			Grimm House Expenses	\$58.58	
133791819			Utilities - electric	\$94.93	\$0.00
101016542630000			Street Fund - Street Lighting	\$94.93	
143651968			Utilities - electric	\$81.52	\$0.00
410016542404700			Storm Water-Aerat. Utilities	\$81.52	
146967899			Utilities - electric	\$42.12	\$0.00
101016542630000			Street Fund - Street Lighting	\$42.12	
150266450			Utilities - electric	\$98.25	\$0.00
001008521004700			Law Enforcement - Utilities	\$98.25	
<b>34460</b>	<b>10-Dec-12</b>	<b>12961</b>	<b>SNOHOMISH COUNTY PUD</b>		<b>\$86.64</b>
117232703			Utilities - electric	\$13.48	\$0.00
101016542630000			Street Fund - Street Lighting	\$13.48	
120546944			Utilities - electric	\$29.58	\$0.00
001010576804700			Parks - Utilities	\$29.58	
140332643			Utilities - electric	\$30.10	\$0.00
001008521004700			Law Enforcement - Utilities	\$30.10	
143645556			Utilities - electric	\$13.48	\$0.00
101016542630000			Street Fund - Street Lighting	\$13.48	
<b>34461</b>	<b>10-Dec-12</b>	<b>1388</b>	<b>Snohomish County Treasurer</b>		<b>\$207.23</b>
11/2012			Nov 2012 Crime Victims Comp	\$207.23	\$0.00
633008589000001			Crime Victims Compensation	\$207.23	
<b>34462</b>	<b>10-Dec-12</b>	<b>1430</b>	<b>Steuber Distributing Co.</b>		<b>\$565.76</b>
267473			200 lbs Casaron for overlay	\$565.76	\$0.00
101016542606400			Street Fund - Overlays	\$565.76	
<b>34463</b>	<b>10-Dec-12</b>	<b>13891</b>	<b>Tacoma Screw Products Inc</b>		<b>\$221.61</b>

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount		
30287972			Nitrile gloves	\$99.09	\$0.00	\$99.09
101016542002600			Street Fund - Clothing		\$99.09	
30289861			Black Nitrile Gloves	\$58.93	\$0.00	\$58.93
410016542402600			Storm Water-Clothing		\$58.93	
30289862			Safety Glasses	\$20.20	\$0.00	\$20.20
001010576803100			Parks - Operating Costs		\$20.20	
30292416			Tape measure	\$43.39	\$0.00	\$43.39
410016542403103			Tools		\$43.39	
<b>34464</b>	<b>10-Dec-12</b>	<b>11787</b>	<b>Teamsters Local No. 763</b>			<b>\$551.00</b>
11/30/12			Union dues	\$551.00	\$0.00	\$551.00
001000281000000			Payroll Liabilities		\$551.00	
<b>34465</b>	<b>10-Dec-12</b>	<b>13985</b>	<b>Tetra Tech Inc</b>			<b>\$3,899.10</b>
50623585			20th St sewer lift study Oct 2012	\$3,899.10	\$0.00	\$3,899.10
406080535204100			Sewer - Admin - Profession Srv		\$3,899.10	
<b>34466</b>	<b>10-Dec-12</b>	<b>1491</b>	<b>The Everett Herald</b>			<b>\$82.68</b>
1801589			LU2012-22 Livers Mini Storage	\$82.68	\$0.00	\$82.68
001007558004400			Planning - Advertising		\$82.68	
<b>34467</b>	<b>10-Dec-12</b>	<b>11788</b>	<b>United Way of Snohomish Co.</b>			<b>\$325.68</b>
11/30/12			Employee contributions	\$325.68	\$0.00	\$325.68
001000281000000			Payroll Liabilities		\$325.68	
<b>34468</b>	<b>10-Dec-12</b>	<b>13045</b>	<b>UPS</b>			<b>\$10.49</b>
74Y42462			Evidence shipping	\$10.49	\$0.00	\$10.49
001008521004200			Law Enforcement - Communicatio		\$10.49	
<b>34469</b>	<b>10-Dec-12</b>	<b>12158</b>	<b>VERIZON NORTHWEST</b>			<b>\$2,497.23</b>
1140496748			Wireless Phone charges	\$2,497.23	\$0.00	\$2,497.23

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001003511104200			Executive - Communication	\$85.71	
001003513104200			Administration-Communications	\$85.71	
001003514104200			City Clerks-Communications	\$32.54	
001003516104200			Human Resources-Communications	\$55.69	
001003518104200			IT Dept-Communications	\$111.38	
001007558004200			Planning - Communication	\$118.25	
001008521004200			Law Enforcement - Communicatio	\$1,462.31	
001010576804200			Parks - Communication	\$181.88	
101016542004200			Street Fund - Communications	\$181.88	
410016542404200			Storm Water - Communications	\$181.88	
<b>34470</b>	<b>10-Dec-12</b>	<b>1579</b>	<b>VILLAGE ACE HARDWARE</b>	<b>\$270.23</b>	
36135			Light bulbs	\$27.14	\$0.00
001010576803103			Parks-Lundeen-Operating Costs	\$27.14	
36208			Turtle wax	\$17.35	\$0.00
001008521004800			Law Enforcement - Repair & Mai	\$17.35	
36225			Fasteners	\$57.04	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$57.04	
36262			Cord/Car headlight bulb	\$23.33	\$0.00
001008521004800			Law Enforcement - Repair & Mai	\$23.33	
36273			Clip box/Mini light	\$50.97	\$0.00
001013519904800			General Government - Repair/Ma	\$50.97	
36292			Light bulbs/gloves	\$22.78	\$0.00
001013519904800			General Government - Repair/Ma	\$22.78	
36307			Light bulbs/key cut	\$44.48	\$0.00
001012572504800			Library - Repair & Maint.	\$44.48	
36314			Light Bulb	\$27.14	\$0.00
001008521004800			Law Enforcement - Repair & Mai	\$27.14	
<b>34471</b>	<b>10-Dec-12</b>	<b>1579</b>	<b>VILLAGE ACE HARDWARE</b>	<b>\$12.92</b>	
36167			Fasteners	\$1.28	\$0.00
101016542004800			Street Fund - Repair & Mainten	\$1.28	
36226			Premium S-Dry	\$11.64	\$0.00

## Detail Check Register

06-Dec-12

Lake Stevens

Check No	Check Date	VendorNo	Vendor	Check Amount	
001013519904800			General Government - Repair/Ma	\$11.64	
<b>34472</b>	<b>10-Dec-12</b>	<b>13055</b>	<b>WA State Dept of Enterprise</b>	<b>\$372.19</b>	
71848			letterheard and business cards	\$372.19	\$0.00
001008521003100			Law Enforcement - Office Suppl	\$372.19	
<b>34473</b>	<b>10-Dec-12</b>	<b>12845</b>	<b>ZACHOR &amp; THOMAS, INC. P.S.</b>	<b>\$7,524.56</b>	
611			Prosecutor services	\$7,524.56	\$0.00
001013515210000			Prosecutor fees	\$7,524.56	
<b>Total Of Checks:</b>				<b>\$91,681.94</b>	

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

Monday, November 26, 2012  
Lake Stevens School District Educational Service Center (Admin. Bldg.)  
12309 22<sup>nd</sup> 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 John Spencer

COUNCILMEMBERS ABSENT: Neal Dooley

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, Interim Police Chief Dan Lorentzen, and City Clerk/Admin. Asst. Norma Scott

OTHERS:

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**Excused Absence.** Councilmember Holder moved to excuse Neal seconded by Councilmember Tageant; motion carried unanimously. (6-0-0-1)

**Guest Business.** Sam Low 8409 4<sup>th</sup> Place SE, noticed on the check register the charge for ammunition – the rounds are 74 cents each, internet price is half that price, and 45 cents on the State contract. Mr. Low expressed support of the Police Department but should look into the ammunition cost.

Martin Reimers, 2919 127<sup>th</sup> Avenue NE, commented he lives behind the Industrial Zone. If medical marijuana was allowed, there would only be a 100 foot buffer. Mr. Reimer requested increasing the buffer in the Industrial Zone when located next to residential.

Bryan Allredge, 3221 127<sup>th</sup> Avenue NE, noted the following comments: drug enforcement in Washington State is still closing down marijuana businesses, it is still illegal, the law goes into effect December 2013, and is a waste of City money to do regulations now. Mr. Allredge provided written comments to the Council (attached).

**Consent Agenda.** Councilmember Daughtry moved to approve the consent agenda (A. Approve November 2012 vouchers [Payroll Direct Deposits 906508-906563 for \$127,005.05; Payroll Checks 343-46 for \$2,488.73; Claims 34347-34405 for \$109,164.06; Electronic Funds Transfers 524-528 for \$5,986.62; Tax Deposit 11.15.12 for \$45,934.32 for total vouchers approved of \$290,578.78]; B. Approve November 13, 2012 regular Council meeting minutes; and C. Support of regional priorities for Snohomish County – 2013 State Legislative agenda), seconded by Councilmember Tageant; motion carried unanimously. (6-0-0-1)

**Public Hearing in consideration of adoption of Ordinance No. 833, proposed 2013**

**Budget.** City Clerk Scott read the public hearing procedure. Finance Director/Treasurer Lowe noted the hearing can be continued to the next meeting. Ms. Lowe reviewed the following: Lake Stevens priority initiatives, 2013 budget focus, General Fund forecast, Revenue/Expenditure forecast, property tax levy, General Fund Revenue/Expenditures assumptions, capital /project requests, Public Works funds, and staffing level.

Lake Stevens City Council Regular Meeting Minutes

November 26, 2012

Public Comments. Sam Low, 8409 4<sup>th</sup> Place SE, questioned staffing levels. The Public Works Coordinator was under Planning and is now under Public Works. Finance Director/Treasurer Lowe responded the coordinator works for both departments.

Mr. Low questioned the General fund expenditures for 2013 – 2 weeks ago it was 3% and is now 4%. Finance Director/Treasurer Lowe responded it now includes severance pay. Mr. Low questioned the salary spreadsheet. Finance Director/Treasurer Lowe responded there was an error in the previous salary spreadsheet. Mr. Low commented the Street fund revenues were preliminary from two weeks ago. Finance Director/Treasurer Lowe responded the City just received grant revenue.

Councilmember Quigley briefly left the meeting.

MOTION: Councilmember Daughtry moved to close the public comments portion of the hearing, seconded by Councilmember Spencer; motion carried with Councilmember Quigley absent. (5-0-0-2)

MOTION: Councilmember Spencer moved to close the second public hearing on the proposed budget, seconded by Councilmember Holder; motion carried with Councilmember Quigley absent. (5-0-0-2)

Councilmember Quigley returned to the meeting.

MOTION: Councilmember Spencer moved to adopt the proposed 2013 Budget Ordinance 883 for City of Lake Stevens as presented this evening, seconded by Councilmember Tageant; motion carried unanimously. (6-0-0-1)

**Authorize the Mayor to sign the Clean Air Interlocal agreement with Puget Sound Clean Air Agency.** Planning Director Ableman noted this is a joint agreement to resolve odor issues. The agency will provide training to City employees in investigation of order complaints and will function as their agent. This has been successful with the City of Marysville. Currently are looking at training one Police Officer, Building Official and one Public Works employee.

MOTION: Councilmember Holder moved to authorize the Mayor to enter into interlocal agreement with Puget Sound Clean Air Agency for cooperative odor complaint investigation, seconded by Councilmember Daughtry; motion carried unanimously. (6-0-0-1)

**Adopt first and final reading of Ordinance No. 882, 2012 budget amendment.** Finance Director/Treasurer Lowe reviewed each of the fund changes. There were no changes since the November 13 presentation.

MOTION: Councilmember Tageant moved to adopt first and final reading of Ordinance No. 882, 2012 budget amendment, seconded by Councilmember Welch; motion carried unanimously. (6-0-0-1)

**Authorize the Mayor to sign the City Attorney retainer agreement with Weed, Graafstra and Benson Inc.** City Administrator Berg noted the agreement is for the same hours and dollar amount as last year. There was a proposed rate increase that was too late for the budget process so we should expect an increase in 2014. Their rate is under the market.

Lake Stevens City Council Regular Meeting Minutes

November 26, 2012

**MOTION:** Councilmember Spencer moved for approval of legal services contract, seconded by Councilmember Welch; motion carried unanimously. (6-0-0-1)

**City Police Services.** Mayor Little asked Council for their opinion on continuing City Police Services rather than contracting with the County. All Councilmembers were supportive of continuing City Police services.

City Administrator Berg commented that Councilmember Dooley expressed his interest in continuing with the Police Department.

**Chamber lease of Lundein Park office space.** Public Works Director/Engineer Monken reported the Chambers lease expires this January. They have expressed interest in leasing the Lundein Park office space. Some improvements are needed on the inside of the facility, which the tenants will make at their expense. The outside of the facility would be maintained by the City. The advantages to the lease are the Chamber would occupy the facility every day, serve as information center, assist in opening and closing restroom facilities and the Chamber would be more visible. The facility has power, heat and telephone services. It was the consensus of Council to move forward with negotiations.

**Council Person's Business:** Councilmembers reported on the following meetings: Tageant – Sewer Utility Subcommittee; Holder – Sewer Utility Subcommittee; Spencer – on December 10 agenda requested retreat follow up in particular the 20<sup>th</sup> St SE subarea; and Daughtry – attended Snohomish County Cities dinner and War Memorial Foundation meeting.

**Mayor's Business:** Mayor Little attended Snohomish County Cities dinner.

**Staff Reports:** Staff reported on the following meetings: Planning Director Ableman – set up a Shoreline Master Program meeting with Subcommittee members Tageant, Daughtry, and Spencer, new permitting system software is in full operation, and Park Board meeting tomorrow night; Public Works Director/Engineer Monken – Department of Emergency Management announced they expect more icing and snow this year; and Interim Police Chief Lorentzen – expressed appreciation for Council's support of the Police Department and will still prosecute current marijuana violations (only have a few cases).

**Adjourn.** Councilmember Spencer moved to adjourn at 8:46 p.m., seconded by Councilmember Welch; motion carried unanimously. (6-0-0-1)

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Vern Little, Mayor

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

November 26, 2012

Re.: Medical Marijuana / Cannabis Regulations

SUBMITTED AT MEETING OF

Nov / 26 / 2012

FOR PUBLIC RECORD

Dear City Council,

With Initiative 502 passed by voters Nov. 6, 2012 (to be certified Dec. 6) and to go into effect Dec. 9, many of the City's previous assumptions and draft proposals are now standing on old ground. I believe it's critical that we step back and take the marijuana issue very slowly, solicit a great deal input from the families adjacent to the proposed marijuana grow operations and think carefully about the consequences of going down this road.

First let's not forget, at this moment the federal government classifies cannabis as an illegal narcotic, regardless of what the Governor has asked for, or what the City of Lake Stevens zones for. Let me repeat, marijuana is an illegal narcotic and after the passage of I-502 the U.S. Department of Justice reaffirmed that their enforcement policies remain unchanged. Manufacturing a controlled substance is a felony. Interestingly enough, some of the interests whom have petitioned this council to grow marijuana in Lake Stevens, have had businesses shut down in other cities by the Drug Enforcement Agency.

Even setting the felony elephant aside, which we appear to be doing through our Draft Medical Cannabis Collective Gardens Regulations, it will be another full year (December 2013) before the Washington State Liquor Control Board decides how to license and regulate cannabis growers, processors and retailers. The current estimate is that rulemaking process will cost as much as \$17 million dollars. Clearly there are heavy legal issues we don't need to wade into or spend precious treasure on when the ground rules will remain unknowable for some time.

But again, setting aside the fact that it's an illegal narcotic, and setting aside the fact that state laws and regulations are about to be completely re-written, then litigated, there are plenty of additional questions we should be considering.

- Are we limiting this to Lake Stevens residents with "terminal or debilitating medical conditions" or can anyone from anywhere in Washington come to Lake Stevens to grow their pot? For example, folks from Seattle, Tacoma, Marysville, Everett or Granite Falls would all be welcome to come grow their pot here?
- If this is *really* about sick people with a "terminal or debilitating medical condition," do we actually envisage them tending to gardens drying and curing, or will their friends, children or "caregivers" be the pot growers?
- When we accept a grow-pot-note from a "health care professional," what type of professional must they be? A Doctor, Nurse, Medical Marijuana Dispensary Technician, Safeway pharmacist? How will we verify the "permission slip?"
- What plans are there to ensure the safety of children who attend Lake Stevens schools in the area? There are four schools 1 mile or less from the Hartford industrial zone; Pilchuck Elementary, Highland Elementary, North Lake Middle, and Lake Stevens High School. Of greatest concern, North Lake Middle School is located less than 1/2 mile from the industrial zone. The students at North Lake range in age from 11 to 13, and those living within a 1 mile radius of the school are not provided with bus transportation to or from school. Many of these students walk to school and an even greater number walk home or to childcare after school. Is the City planning on expanding bus service to ensure safe passage to and from school for the students living in the vicinity of the marijuana operations.
- With over 2000 strains of marijuana and as many growth cycles and yield profiles, 15 plants per "patient" could potentially be over a hundred pounds of pot per gardener, and well over 1000 pounds of pot per garden per year. Will there be any limits on the strains allowed to be grown or the number of plants harvested? If not, would that mean a grower could produce as much pot as possible (two harvests in 12 weeks), so long as only 15 plants were in the ground at any one time?
- As more grams are yielded per watt, what will be the max wattage allowed per "patient"? In other words, could each of the 10 growers in a collective deploy fifteen 1000w metal halide fixtures? How does that help LS in goal of reducing green house gas emissions? What about the sound of all those lights buzzing away and the strong odor?
- Will the harvested plants/buds be dried and cured onsite? What consideration has there been given to the smell of drying cannabis? This is a real concern when you factor that the residents adjacent to the Hartford Zone already suffer with the almost daily smell of raw human sewage.
- How severe will the penalties be for code infractions? How will they be inspected for and enforced? Will we issue permits to people with criminal records?

- In the May 02 2012 City Council Meeting Minutes Senior Planner Wright introduced the draft medical cannabis collective gardens regulations, "based on those of the City of Mukilteo." In the "Comparison of Medical Marijuana/Cannabis Regulations" exhibit 2 document included with the 10/08/2012 City Council Regular Agenda it lists the land use buffer for Mukilteo as 1,000 feet. However, the proposed buffer for Lake Stevens is only 100-500 feet. Why do we at a minimum cut that buffer in half, and at a maximum (as in the case of residential homes with children) cut the buffer by 90%? Specifically what criteria is the Planning Department and The Council using to propose 1000 feet vs. 100 feet? Is it risk based? What risks and how much does each hundred feet reduce that risk?
- Why did the planners propose giving the thousands of children in Lake Stevens a 500 foot buffer when they are standing in the playground at school, but only a 100 foot buffer when standing in their own yard?
- If The City believes that growing potentially thousands of pounds of marijuana behind the homes adjacent to the Hartford Zone is safe and good, why focus only on Hartford? If it's safe and good why not re-zone the Frontier Village area and the Old Town Center to grow the pot? If the council members believe that it is safe for my children and good for my neighborhood, I believe all neighborhoods in Lake Stevens should have the same opportunity for these little gardens. On the other hand, if the Council members believe there are risks and don't believe this is safe and good to set up next to their homes, why do they believe it is safe and good do so next to ours?
- As the marijuana lobby continues to campaign in Washington, introduce new measures and so forth, the marijuana farmers will in all likelihood push to turn gardens for terminal patients into dispensaries for recreational use. If you have the farm and the skills, why not cash in? What was first proposed as a humanitarian measure for the dying would now be a legal pot farm with customers, distribution and all the trappings of any other business. This council has already been petitioned aggressively and repeatedly by interests that essentially go from city to city hoping to find new locations to grow their drugs. This city is too compact, too many families with too many children to properly buffer out enough of the risks.
- I don't think we need to spend a great deal of time on the crime issue. Having buildings filled with super fun drying racks of "Big Buddha" or "Super Silver Haze" just a short stroll through the neighborhood away, break-ins and theft are inevitable. The same types will funnel through our neighborhoods looking for crimes of opportunity such as vehicles, unlocked back doors and so forth. God forbid a gun or other weapons are used so close to the beds where our children sleep. I'm quite sure a bullet can travel more than 500 feet, let alone 100 feet.

Respectfully,

Bryan Alldredge



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LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** December 10, 2012

**Subject:** State Purchasing Cooperative Agreement Amendment

**Contact Person/Department:** Barb Lowe/ Finance Director      **Budget Impact:** \$500

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**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

Authorize the Mayor to sign the State of Washington Intergovernmental Agreement Amendment No. 2, for State Purchasing Cooperative.

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**SUMMARY/BACKGROUND:**

State law encourages participation in purchasing cooperatives to eliminate the duplication of efforts; thereby saving tax payer dollars. The program allows the City to pay a pre-negotiated price on products that have already been put out to bid by the State. This eliminates the extra cost and effort that would be necessary to comply with State and Federal bid requirements. The City utilizes this program to make purchases whenever possible. Some items recently purchased through this program include vehicles, computers, and printers. Major purchases anticipated for 2013 include police vehicles.

The Department of Enterprise Services (DES) is currently in the process of reviewing and simplifying all agency rates. Changes will be made to the Washington State Purchasing Cooperative program on July 1, 2013 that will affect membership rates and procedures. In anticipation of these changes, membership as of January 1, 2013 will be for six months ending June 30, 2013. Membership costs will be half of the current annual rate for this six month period.

Information about membership changes after July 1, 2013 will be evaluated by staff once it becomes available.

This amendment extends the term of the current agreement and cooperative membership until June 30, 2013, at a cost of \$500 for the six month period.

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**APPLICABLE CITY POLICIES:** In accordance with Purchasing Policies, and the Revised Code of Washington (39.34), the City's legislative authority must agree to enter into the Intergovernmental Agreement for the purpose of participating in the State Purchasing Cooperative Program

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**BUDGET IMPACT:** \$500 – Included in adopted 2013 Budget

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**ATTACHMENTS:**

- Exhibit A: State Purchasing Cooperative ILA Amendment No. 2
- Exhibit B:
- Exhibit C:

**ASSIGNMENT OF INTERGOVERNMENTAL AGREEMENT**  
**Amendment Number 2**  
**to**  
**State of Washington Department of Enterprise Services**  
**Intergovernmental Agreement Number 2010-WPC-200**  
**for**  
**Master Contracts, Consulting and Oversight**  
**State Purchasing Cooperative**

**This Amendment Number 2 to Department of Enterprise Services Intergovernmental Agreement Number 2010-WPC-200** is made and entered by and between the State of Washington Department of Enterprise Services, hereinafter referred to as "DES", and City of Lake Stevens, hereinafter referred to as "COOPERATIVE MEMBER". The purpose of this Amendment is to extend the Intergovernmental Agreement between DES and COOPERATIVE MEMBER.

The Intergovernmental Agreement is hereby modified:

- 3) Term of this Agreement and Cooperative membership is extended six (6) months through **June 30, 2013**.

**17) PAYMENT and NOTICES:**

COOPERATIVE MEMBER six month fee is **\$500.00**.

**ALL OTHER TERMS AND CONDITIONS OF THE CONTRACT SHALL REMAIN IN FULL FORCE AND EFFECT.**

**IN WITNESS WHEREOF**, the parties have read this Amendment Number 2 to Intergovernmental Agreement 2010-WPC-200 in its entirety, agree to it and hereby assert that they have the authority to bind their respective parties to it.

Approved  
Department of Enterprise Services

Approved  
City of Lake Stevens

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SIGNATURE

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SIGNATURE

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Chris Cantrell  
PRINT OR TYPE NAME

DATE

DATE

---

Coop Program Coordinator  
TITLE

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TITLE



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** 10 December 12

**Subject:** Transportation Improvement Board Grants Funding Agreements

<b>Contact</b>	Mick Monken	<b>Budget Impact:</b>	\$104,232
<b>Person/Department:</b>	Public Works		<u>Local match</u>

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**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Authorize the Mayor to execute Transportation Improvement Board Funding Agreements for 20<sup>th</sup> Street NE Sidewalk and Grade Road Preservation Grants.

**SUMMARY/BACKGROUND:** The City had applied for two State grants through the Transportation Improvement Board (TIB) in August 2012 and was selected on both applications. The projects are the 20<sup>th</sup> Street NE Centennial Connection sidewalk and a pavement preservation of Grade Road from 20<sup>th</sup> Street NE to approximately 26<sup>th</sup> Street NE. The budget for 20<sup>th</sup> Street NE sidewalk is \$273,000 and for Grade Road it is \$239,883. Of this amount, the City's match is \$68,250 and \$35,982 respectively. This was included in the approved 2013 budget.

TIB requires an Agreement be executed with the City that outlines the conditions and terms of managing the funds awarded. Execution of this agreement is necessary for the City to receive funds. This agreement cannot be altered.

Once executed, TIB will process the agreement and allocate funds to the project. As is typical, the funds would become available in July 2013 for expenditure.

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**APPLICABLE CITY POLICIES:**

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**BUDGET IMPACT:** **\$68,250 from Sidewalk Reserve Fund and \$35,982 from Streets.**

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**ATTACHMENTS:**

- Exhibit A: Transportation Improvement Board and City Agreements (2)



City of Lake Stevens  
P-P-146(P01)-1  
20th Street NE  
Main Street to North Machias Road

STATE OF WASHINGTON  
TRANSPORTATION IMPROVEMENT BOARD  
AND  
City of Lake Stevens  
AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the 20th Street NE, Main Street to North Machias Road (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Lake Stevens, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

#### 1.0 PURPOSE

TIB hereby grants funds in the amount of \$204,750 for the project specified above, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW, title 479 WAC, and the terms and conditions listed below.

#### 2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT's Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

#### 3.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT's submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Project Funding Status Form
- b) Bid Authorization Form with plans and engineers estimate
- c) Award Updated Cost Estimate
- d) Bid Tabulations
- e) Contract Completion Updated Cost Estimate with final summary of quantities
- f) Project Accounting History

#### 4.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable



amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

## 5.0 TERM OF AGREEMENT

This Agreement shall be effective upon execution by TIB and shall continue through closeout of the grant or until terminated as provided herein, but shall not exceed 10 years unless amended by the Parties.

## 6.0 AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

## 7.0 ASSIGNMENT

The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.

## 8.0 GOVERNANCE & VENUE

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## 9.0 DEFAULT AND TERMINATION

### 9.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) In response to the notice, RECIPIENT shall provide a written response within 10 business days of receipt of TIB's notice of non-compliance, which should include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details.
- c) TIB will provide 30 days for RECIPIENT to make reasonable progress toward compliance pursuant to its plan to correct or implement its amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold further payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 9.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:



- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

### 9.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 9.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.

### 9.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

## 10.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 9. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

## 11.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060. If an increase is denied, the recipient shall be liable for costs incurred in excess of the grant amount. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the original ratio between TIB funds and total project costs.



## 12.0 INDEPENDENT CAPACITY

The RECIPIENT shall be deemed an independent contractor for all purposes and the employees of the RECIPIENT or any of its contractors, subcontractors, and employees thereof shall not in any manner be deemed employees of TIB.

## 13.0 INDEMNIFICATION AND HOLD HARMLESS

The PARTIES agree to the following:

Each of the PARTIES, shall protect, defend, indemnify, and save harmless the other PARTY, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from, that PARTY's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No PARTY will be required to indemnify, defend, or save harmless the other PARTY if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other PARTY. Where such claims, suits, or actions result from the concurrent negligence of the PARTIES, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a PARTY's own negligence. Each of the PARTIES agrees that its obligations under this subparagraph extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the PARTIES, by mutual negotiation, hereby waives, with respect to the other PARTY only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW. In any action to enforce the provisions of the Section, the prevailing PARTY shall be entitled to recover its reasonable attorney's fees and costs incurred from the other PARTY. The obligations of this Section shall survive termination of this Agreement.

## 14.0 DISPUTE RESOLUTION

- a) The PARTIES shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this AGREEMENT. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this AGREEMENT.
- b) Informal Resolution. The PARTIES shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the PARTIES are unable to resolve the dispute, the PARTIES shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The PARTIES shall share equally in the cost of the mediator.
- d) Each PARTY agrees to compromise to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The PARTIES agree that they shall have no right to seek relief in a court of law until and unless the Dispute Resolution process has been exhausted.



## 15.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

## 16.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

Approved as to Form  
Attorney General

By:

Signature on file

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Guy Bowman  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

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Signature of Chairman/Mayor

Date

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Executive Director

Date

---

Print Name

---

Print Name



City of Lake Stevens  
3-P-146(001)-1  
FY 2014 Arterial Preservation Project  
Multiple Locations

STATE OF WASHINGTON  
 TRANSPORTATION IMPROVEMENT BOARD  
 AND  
 City of Lake Stevens  
 AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the FY 2014 Arterial Preservation Project, Multiple Locations (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Lake Stevens, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

1.0 PURPOSE

TIB hereby grants funds in the amount of \$203,901 for the project specified above, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW, title 479 WAC, and the terms and conditions listed below.

2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT's Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

3.0 PROJECT DOCUMENTATION

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amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

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The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

Approved as to Form  
Attorney General

By:

Signature on file

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Guy Bowman  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

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Signature of Chairman/Mayor

Date

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Executive Director

Date

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Print Name

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Print Name



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LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** 12/10/12

**Subject:** Medical Marijuana / Cannabis Moratorium (Ordinance No. 886)

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

**Budget Impact:** none

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**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Hold a public hearing on Ordinance No. 886 amending Ordinances 858, 867 and 874 extending the moratorium prohibiting the establishment of medical marijuana / cannabis dispensaries and collective gardens for an additional six (6) months.

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**SUMMARY:**

Pursuant to RCW 36.70A.390, the Lake Stevens City Council adopted a six-month moratorium (Ordinance No. 874) June 25, 2012 temporarily restricting the establishment of medical marijuana / cannabis facilities and held a public hearing. Council extended the moratorium because of the legislative uncertainty surrounding medical cannabis; staff recommends that Council consider an additional six-month moratorium.

To remain compliant with RCW 36.70A.390 and extend the moratorium an additional public hearing is required. The scope of the public hearing is limited to public comment on the moratorium extension restricting the establishment of collective gardens and dispensaries. The larger issue related to the use of medical marijuana / cannabis is beyond the scope of this public hearing.

**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. The State Legislature recently passed amendments to Chapter 69.51A RCW (ESSB 5073), in part, to address the proliferation of medical cannabis dispensaries. The legislation adopted regulations related to the legal possession and distribution of medical cannabis by qualifying patients and designated providers. The Legislature envisioned that the regulations would include provisions for state licensing and distribution through dispensaries and collective gardens for medical cannabis. On April 29, 2011, Governor Gregoire issued a partial veto of ESSB 5073 based on legal opinion from the US Attorney's office that found portions of the bill would conflict with federal drug law and consequently puts producers and approving officials in jeopardy of prosecution. The Governor vetoed sections dealing with the state licensing of production and licensed dispensing of medical cannabis. This means dispensaries are illegal because the sale of cannabis is illegal and therefore cities cannot issue business licenses for them. Further, dispensaries cannot become "grandfathered"; as only legal uses can benefit from nonconforming use rights.

The codified portions of Chapter 69.51A RCW allow 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.

Since the codification of the new sections of Chapter 69.51A RCW, Washington State Governor Christine Gregoire and Rhode Island State Governor Lincoln Chafee 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.

Since the last moratorium extension, the state legislature did not modify current medical marijuana and there has been no change in the federal classification of marijuana. Additionally, Washington residents approved Initiative 502 decriminalizing the possession of marijuana. However, the initiative approving general use of marijuana will be legislated separately from the existing medical use of marijuana. I-502 does not make changes to current medical marijuana laws. The Liquor Control Board will develop rules for the production and distribution of marijuana for general use by December 2013.

It is the City's hope that the remaining legal issues related to medical cannabis are addressed statewide and federally, within this six-month moratorium. During the extension, staff will monitor legal issues and refine its draft zoning regulations related to collective gardens as needed. Long-term, the City could outright prohibit the formation of medical cannabis collective gardens, allow them with no regulations, or allow them with established zoning regulations. Zoning regulation may include:

- Limiting garden locations to certain zoning districts;
- Requiring gardens to be indoors;
- Requiring minimum spacing between gardens; and
- Requiring minimum distances from schools, daycares and other similar uses.

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

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**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.

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**ATTACHMENTS:**

1. Ordinance 886
2. Revised Schedule

**CITY OF LAKE STEVENS  
Lake Stevens, Washington**

**ORDINANCE NO. 886**

**AN INTERIM ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON, ADOPTING AN EXTENSION OF A MORATORIUM ON THE ESTABLISHMENT OF MEDICAL MARIJUANA/CANNABIS DISPENSARIES, COLLECTIVE GARDENS AND THE LICENSING AND PERMITTING THEREOF; DEFINING “MEDICAL MARIJUANA/CANNABIS DISPENSARY”; PROVIDING FOR A PUBLIC HEARING; ESTABLISHING AN EFFECTIVE DATE; AMENDING ORDINANCES NO. 858, NO. 867, AND NO 874; AND PROVIDING THAT THE EXTENDED MORATORIUM WILL EXPIRE SIX (6) MONTHS FROM THE DATE OF ADOPTION.**

**WHEREAS**, Initiative Measure No. 692, approved November 3, 1998, created an affirmative defense for “qualifying patients” to the charge of possession of marijuana/cannabis; and

**WHEREAS**, the initiative and current Chapter 69.51A RCW are clear that nothing in its provisions are to be “construed to supersede Washington state law prohibiting the acquisition, possession, manufacture, sale or use of marijuana/cannabis for non-medical purposes”; and

**WHEREAS**, the Washington State Department of Health opines that it is “not legal to buy or sell” medical marijuana/cannabis and further opines that “the law [Chapter 69.51.A RCW] does not allow dispensaries,” leaving enforcement to local officials; and

**WHEREAS**, the City Council finds that the sale of marijuana/cannabis, no matter how designated by dispensaries, is prohibited by federal and state law; and

**WHEREAS**, ESSB 5073 – Chapter 181, Laws of 2011 (“the bill”) was adopted with a partial veto of the Governor becomes effective July 22, 2011; and

**WHEREAS**, Governor Gregoire vetoed 36 of the 58 provisions of ESSB 5073 and this has created considerable uncertainties and ambiguities regarding the meaning and enforcement of the bill; and

**WHEREAS**, Section 404 of the bill effectively eliminates medical marijuana/cannabis dispensaries as a legally viable model of operation under State law; and

**WHEREAS**, Section 403 of the bill provides that qualifying patients may create and participate in collective gardens for the purpose of producing, processing, transporting and delivering cannabis for medical use subject to compliance with specific statutory conditions; and

**WHEREAS**, the City Council finds that the secondary impacts associated with marijuana/cannabis dispensaries and collective gardens include but are not limited to the invasion of the business, burglary and robbery associated with the cash and drugs maintained on the site; and

**WHEREAS**, pursuant to Section 1102 of the bill and under their general zoning and police powers cities are authorized to adopt and enforce zoning requirements, business licensing requirements, health and safety requirements and business taxes on the production, processing or dispensing of cannabis or cannabis products; and

**WHEREAS**, the City currently has no zoning, licensing, and/or permitting requirements and/or regulations that address the medical marijuana/cannabis collective gardens; and

**WHEREAS**, marijuana/cannabis remains a Schedule I drug under the federal Controlled Substances Act (“CSA”) and is considered by the federal authorities to be a drug with no medical value, and its manufacture, distribution and/or possession are a violation of federal law; and

**WHEREAS**, there appears to be a conflict between state and federal law concerning the legal status of marijuana/cannabis and its manufacture, distribution, use and possession; and

**WHEREAS**, on or about November 30, 2011, Washington State Governor Christine Gregoire and Rhode Island State Governor Lincoln Chaffee petitioned the United States Drug Enforcement Administration (DEA) to reclassify marijuana/cannabis as a Schedule II drug that has therapeutic value and that should be treated as a prescription drug; and

**WHEREAS**, this conflict between federal and state law was highlighted by a January 17, 2012 letter to the Clark County Board of Commissioners, Joseph T. Rannazzisi, Deputy Assistant Administrator, Office of Diversion Control, Drug Enforcement Administration, U.S. Department of Justice, stated that anyone “who knowingly carries out the marijuana activities contemplated by Washington state law, as well as anyone facilitates such activities, or conspires to commit such violations, is subject to criminal prosecution as provided in the [Controlled Substances Act]” (underlining added); and

**WHEREAS**, reclassification of marijuana/cannabis as a Schedule II drug by DEA would allow marijuana/cannabis to be prescribed by physicians with restrictions and dispensed by pharmacies, and would potentially eliminate the current legal and planning dilemma Lake Stevens and other Washington cities and towns are currently struggling with concerning regulation, permitting and licensing issues surrounding medical marijuana/cannabis; and

**WHEREAS**, Initiative 502 was approved by popular vote on November 6, 2012 and will take effect over the course of a year, beginning on December 6, 2012. Initiative 502 defined and distinguished marijuana from other parts of the cannabis plant, legalizing small amounts of marijuana-related products for most adults, to tax them, and designate the revenue for healthcare and substance-abuse prevention and education. Cannabis is still classified as a schedule I controlled substance under federal law and subject to federal prosecution under the doctrine of dual sovereignty. Possession by anyone younger than 21, possession of larger amounts, and the growing of unlicensed or unregulated marijuana remains illegal under state law; and

**WHEREAS**, on July 5, 2011, the City Council passed Ordinance No. 858 that imposed a six (6) month moratorium on the establishment of medical marijuana/cannabis dispensaries, collective gardens and the licensing and permitting thereof; and

**WHEREAS**, on January 09, 2012, the City Council passed Ordinance No. 867 that imposed an additional six (6) month moratorium on the establishment of medical marijuana/cannabis dispensaries, collective gardens and the licensing and permitting thereof, which expires on July 09, 2012; and

**WHEREAS**, on June 25, 2012, the City Council passed Ordinance No. 874 that imposed an additional six (6) month moratorium on the establishment of medical marijuana/cannabis dispensaries, collective gardens and the licensing and permitting thereof, which expires on December 25, 2012; and

**WHEREAS**, given the many complications, uncertainties and impacts that exist and that are described above, additional time is necessary to engage in a meaningful planning process related to the development of regulations that address zoning, licensing and/or permitting of medical marijuana/cannabis collective gardens and the impacts thereof; and

**WHEREAS**, a public hearing was held on December 10, 2012, before Lake Stevens City Council regarding an additional six (6) month moratorium concerning medical marijuana collective gardens and the licensing and permitting thereof; and

**WHEREAS**, the City Council finds it is in the best interest of the City of Lake Stevens and its citizens to extend the moratorium regarding the establishment of medical marijuana/cannabis collective gardens and the licensing and permitting thereof for an additional six (6) month period;

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

Section 1. The above "Whereas" clauses constitute findings of fact in support of the moratorium established by this Ordinance and said findings are fully incorporated into this Ordinance.

Section 2. Pursuant to the provisions of RCW 36.70A.390, the zoning moratorium established by Ordinance 858 in the City of Lake Stevens that prohibits licensing, permitting, establishment, maintenance or continuation of any use consisting of or including the sale, provision and/or dispensing of medical marijuana/cannabis to more than one person, the establishment of a medical marijuana/cannabis dispensary or creation of or participation in a medical marijuana/cannabis "collective garden" as referenced and defined in RCW 69.51A.085, is hereby extended for an additional six (6) month period from the date of adoption of this Ordinance, and the findings, terms and conditions of Ordinances No. 858, No. 867 and No. 874 and those set forth herein are incorporated herein by this reference, and Ordinances No. 858, No. 867 and No. 874 are hereby amended consistent herewith.

Section 3. "Medical marijuana/cannabis dispensary" is hereby defined as any person, business, corporation, partnership, joint venture, organization, association and/or other entity which: 1) sells, provides and/or otherwise dispenses marijuana/cannabis to more than one "qualifying patient" in any thirty (60) day period or to any person who does not meet the definition of "qualifying patient" under the terms of Chapter 69.51A RCW, and/or 2) maintains and/or possesses more than one sixty (60) day supply of marijuana/cannabis for one qualifying patient at any time. The receipt of cash or other legal tender in exchange for, contemporaneously with or immediately following the delivery of marijuana/cannabis to a qualifying patient shall be presumed to be a sale. Any person, business, corporation, partnership, joint venture, organization, association and/ or entity which sells, provides and/or otherwise dispenses marijuana/cannabis to more than one qualifying patient in any sixty (60) day period should be presumed to be a "medical marijuana/cannabis dispensary."

Section 4. Medical marijuana/cannabis dispensaries and collective gardens are hereby designated as prohibited uses in the City of Lake Stevens, and in accordance with the provisions of RCW 35A.82.020, no business license, permit, zoning or development approval shall be issued to be a medical marijuana/cannabis dispensary or collective garden.

Section 5. Ordinance to be Transmitted to Department. Pursuant to RCW 36.70A.106, a copy of this interim Ordinance shall be transmitted to the Washington State Department of Commerce.

Section 6. Severability. If any section, clause, and/or phrase of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity and/or unconstitutionality shall not affect the validity and/or constitutionality of any other section, clause and/or phrase of the Ordinance.

Section 7. Effective Date. This Ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title, PROVIDED, HOWEVER, that unless extended by the act of the Lake Stevens City Council, this Ordinance shall automatically expire six (6) months following its adoption.

**ADOPTED** by the City Council and **APPROVED** by the Mayor this 10<sup>th</sup> day of December 2012.

CITY OF LAKE STEVENS

By: \_\_\_\_\_  
Vern Little, Mayor

ATTEST/AUTHENTICATED:

By: \_\_\_\_\_  
Norma Scott, City Clerk/Admin. Asst.

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Grant K. Weed, City Attorney

Date of Publication: \_\_\_\_\_

Effective Date:

**City of Lake Stevens**  
**Revised Medical Marijuana Schedule**

<b>Moratorium / Code Amendment</b>							
ACTIVITY	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
Moratorium Expires	<b>12/25/2012</b>						<b>06/10/2013</b>
Research	<b>Compare draft amendments to Initiative 502</b>						
Draft Code Amendments	<b>Done</b>						
Revise Code Amendments				<b>03/2013</b>			
Draft Ordinances					<b>04/2013</b>		
Staff Review				<b>03/2013</b>			
Attorney Review					<b>04/2013</b>		
City Council Briefings & Workshops (B-briefing)				<b>03/2013</b>	<b>04/2013</b>		
Notice City Council Public Hearing in LSJ						<b>05/2013</b>	
City Council Public Hearing, 1 <sup>st</sup> Reading						<b>05/2013</b>	
City Council 2nd & Final Reading (2 <sup>nd</sup> PH if needed)							<b>06/2013</b>
Effective date							<b>06/2013</b>



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LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** December 10, 2012

**Subject:** 2012 Comprehensive Plan Amendments (2012 Docket) (LS2012-3) – Public Hearing

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

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**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** The recommendation is for the City Council to hold a Public Hearing on a first and final reading of ordinance No. 884 for the proposed Comprehensive Plan amendments on December 10, 2012. A Quasi-Judicial Closed Record Public Hearing for the PUD Rezone will occur immediately after the Docket Public Hearing.

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**SUMMARY:** Attached are one privately proposed map amendment and eight City proposed text amendments ratified by the City Council on October 8, 2012 (*Attachment A*). Most of the amendments are normal updates related to the Docket, related to the recently adopted subarea plans and associated documents including subarea capital facilities plans, and general updates due to changes in state regulations or requirements. The Planning Commission recommends approving all amendments (*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 subarea plans or Planned Actions, as was done earlier this year. This process is called the “Docket.” The Comprehensive Plan has a specified docket process to follow (pages 1-20 to 1-26). This year’s docket has one map amendment proposed by the Snohomish County Public Utility District No. 1 (PUD) and eight text amendments proposed by the City.

The proposed Comprehensive Plan amendments were sent to the Washington Department of Commerce on October 9, 2012 for the required 60-day review by State agencies (*Attachment C*). Addendum No. 5 to the Integrated 2005 Comprehensive Plan and Environmental Impact Statement was issued on October 12, 2012 (*Attachment D*). Adoption of Existing Environmental Document (DNS and SEPA Checklist) for the Lake Stevens School District Capital Facilities Plan was issued October 19, 2012 (*Attachment E*). No comments have been received to date.

RT-9 was an open item to allow the City Council to add any additional items to the Docket. During the Council Ratification Hearing, they added a Goal and Policy (6.12) to Chapter 6 Transportation Element related to the Traffic Impact Fee Program. This addition was added to the T-4 analysis form as it includes amendments to Chapter 6. There are a few additional changes to the proposed amendments from the ratification stage (**highlighted in yellow**) including additional changes to T-4 related to Transit LOS Standards with changes proposed by Community Transit, the changes to T-5 Chapter 7 related to the adoption of the Lake Stevens School District Capital Facilities Plan 2012-2017, and changes to T-6 Chapter 8 for updates to Tables 8-1, 8-3 and 8-6 related to adoption of the subarea plans and related subarea capital facilities plan.

**DISCUSSION:** The Comprehensive Plan establishes eight criteria listed on page 1- 24 to grant or deny a Plan amendment. The items on the ratified docket have been analyzed against the criteria to grant or deny an amendment. An analysis form for each proposed map and text amendment is in *Appendix A*. All proposals meet all requirements for granting the proposed amendments.

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

1. *The effect upon the physical, natural, economic, and/or social environments.*
2. *The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.*
3. *The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.*
4. *The quantity and location of land planned for the proposed land use type and density.*
5. *The effect, if any, upon other aspects of the Comprehensive Plan.*

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

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

Ordinance No. 884 adopting one map and eight text amendments is included in *Appendix F*.

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**APPLICABLE CITY POLICIES:** Chapter 14.16A LSMC, LSMC 14.16C.040, and Chapter 1 of the Comprehensive Plan establish procedures for amendments to the City's Comprehensive Plan.

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**BUDGET IMPACT:** No budget impact.

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**ATTACHMENTS:**

- A. Analysis Forms for One Map and Eight Text Amendments
- B. Planning Commission Recommendation Letter
- C. Letter from Washington State Department of Commerce dated October 10, 2012
- D. SEPA Addendum No. 5 to the Integrated 2005 Comprehensive Plan and EIS
- E. Adoption of Existing Environmental Document (DNS and SEPA Checklist) for the Lake Stevens School District Capital Facilities Plan
- F. Ordinance No. 884 (Attorney Approved as-to-form)



## Comprehensive Plan Docket 2012 Map Amendment

### Staff Summary for Grant or Denial M-1 PUD Decommissioned Water Reservoir Redesignation

<b>PROPERTY OWNER(S):</b> Public Utility District of Snohomish County No. 1	<b>PARCEL NUMBER(S)/ACREAGE/ PROPERTY LOCATION:</b> 00385500700400/1.16 acres/Cedar Road Reservoir Site, 2223 Cedar Road, Lake Stevens
<b>CONTACT:</b> Mark Flury	
<b>SUMMARY:</b> The proposal is for a map change 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).	
<b>DISCUSSION:</b> PUD would like to sell the property and are therefore requesting a redesignation to MDR with a concurrent rezone to UR, which is consistent with the properties to the north, west and south of the subject property.	

#### LAND USE DESIGNATION

<b>EXISTING:</b> Public/Semi-Public (P/SP)	<b>PROPOSED:</b> Applicant – Medium Density Residential (MDR) Staff – Medium Density Residential
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**GRANTING OR DENIAL OF AMENDMENTS** (Pg 1-25, Dec 2011 Final Comprehensive Plan)  
*For both City and privately-initiated amendments, the City shall take into consideration, but is not limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:*

- 1. The effect upon the physical, natural, economic, and/or social environments.**  
Redesignation of the 1.16 acre parcel from Public/Semi-Public to Medium Density Residential would have no effect upon the physical, natural, economic and/or social environments.
- 2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.**  
Redesignation of the parcel from P/SP to MDR is consistent with the parcels to the north, west, south and east and will therefore be compatible with adjacent and surrounding land uses and neighborhoods.
- 3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.**  
The parcel is located in an area with existing public facilities and services and has utilities on site.
- 4. The quantity and location of land planned for the proposed land use type and density.**  
The parcel proposed for redesignation is very small at 1.16 acres and will not affect area land use and density.
- 5. The effect, if any, upon other aspects of the Comprehensive Plan.**  
Redesignation of the parcel will have no other effects on the Comprehensive Plan.

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

1. The amendment must be consistent with the Growth Management Act and other applicable State laws.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. The amendment must be consistent with the applicable County-wide Planning Policies.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. The amendment can be accommodated by all applicable public services and facilities, including transportation.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

**ZONING – The Hearing Examiner will make a recommendation to Council on the rezone.**

<b>EXISTING:</b> Public/Semi-Public (P/SP)	<b>PROPOSED:</b> Applicant – Urban Residential (UR) Staff – Urban Residential (UR)
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**GRANT OR DENIAL OF REZONE SHALL BE BASED ON THE FOLLOWING CRITERIA**  
(LSMC 14.96.050)

**Consistent with the Lake Stevens Comprehensive Plan?**

Rezoning the proposed property from P/SP to UR is consistent with the Comprehensive Plan and the Land Use Map as the parcels to the north, west and south area currently zoned UR and the parcel to the east is zoned Suburban Residential.

**In compliance with Growth Management Act?**

Rezoning the proposed property from P/SP to UR is consistent with GMA.

**Advances public health, safety and welfare?**

Rezoning the proposed property from P/SP to UR advances the public health, safety and welfare of residents as the historical use as a water storage facility has not been in use since 1980-81 and the property has been vacant. Rezoning the parcel for resale will allow residential development to occur consistent with the surrounding neighborhood.

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

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

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





# Comprehensive Plan Docket 2012

## Text Amendment

### Staff Summary for Grant or Denial

### T-1 Chapter 1 Introduction

**LOCATION IN COMPREHENSIVE PLAN:** Chapter 1, pages 1-9, 1-16, 1-17, 1-21, and 1-27 to 1-28.

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

**DISCUSSION:** The proposed amendments add the 2012 docket process and reference the SEPA review for the 2012 Docket, updates the annexation section, and updates the annual plan amendment process based on changes to state code.

#### **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

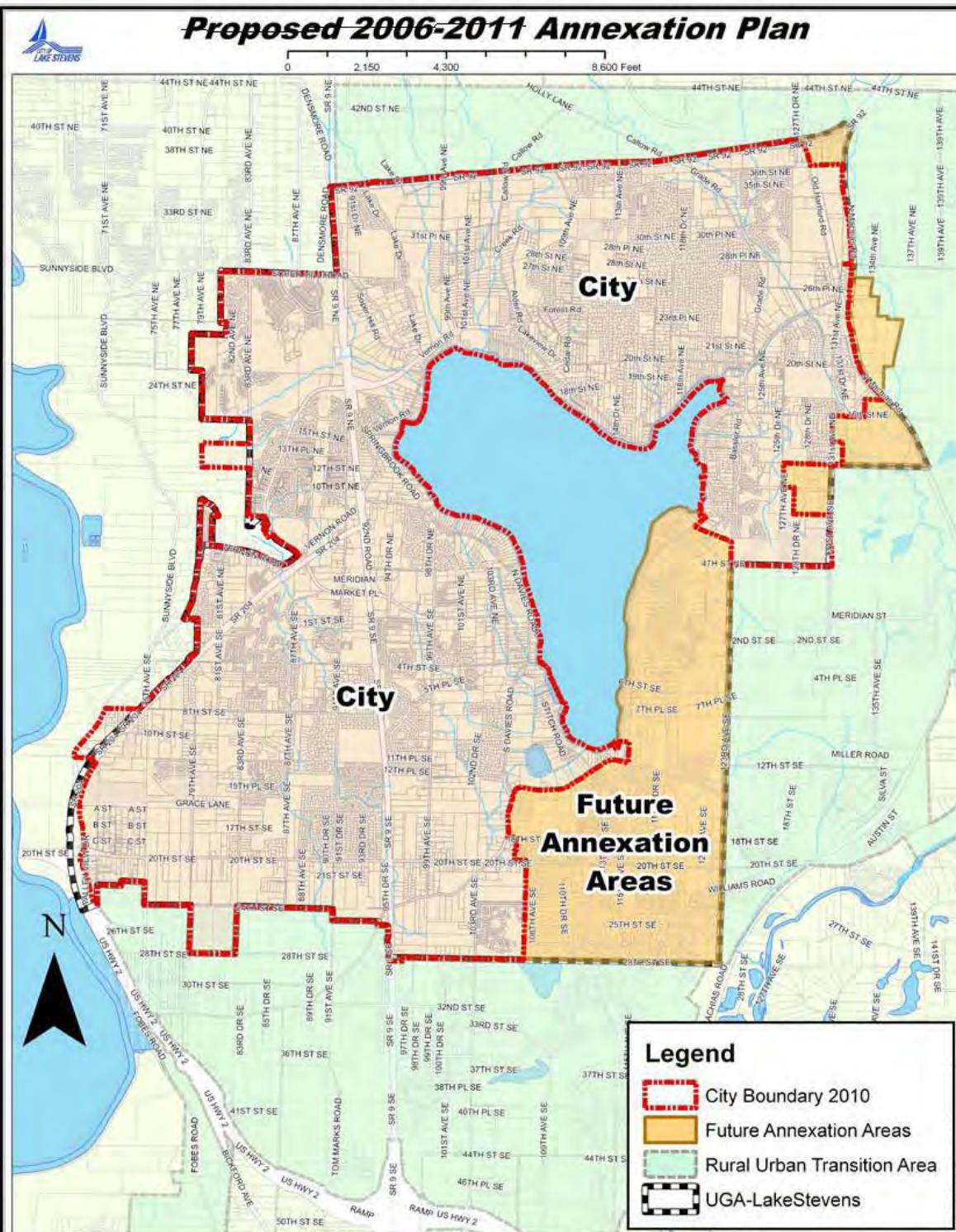
##### 2012 Adoption of Amendments

October 22	City Council Briefing
October 25	Hearing Examiner Public Hearing for Associated Rezone
November 7	Planning Commission Public Hearing
December 10	City Council Public Hearing & Adoption of Amendments & Rezone
December 24	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 2011)). 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 Lundein 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.))

**Page 1-27 to 1-28** – Add sentence to end of “Environmental Review” Section to reference Addendum #5 and Adoption of School District SEPA Determination in new Appendix L.

B. Environmental Review

A complete environmental review can be found in **Appendix A** of the Comprehensive Plan. Comments on the environmental analysis were gathered at the same time the overall Plan was circulated for public review. Adjustments were made based on comments received. The result is a Comprehensive Plan that responds to environmental goals of the community and complies with the State Environmental Policy Act. An addendum to the Final Environmental Impact Statement for the 2007 Docket was issued on November 16, 2007 and is included in **Appendix B**. An addendum to the Final Environmental Impact Statement for the 2008 Docket was issued on October 10, 2008 and is included in **Appendix G**. A Determination of Nonsignificance and Adoption of Existing Environmental Documents for the 2009 Docket was issued on March 25, 2009 and is included in **Appendix H**. An addendum to the Final Environmental Impact Statement for the 2009 revisions to the Capital Facilities Plan with amendment of the 2009 City Budget was issued on October 12, 2009 and is included in **Appendix I**. A Determination of Nonsignificance and Adoption of Existing Environmental Documents for the 2010 Docket was issued on July 7, 2010 and is included in **Appendix J**. Addendum No. 4 to the Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement for the 2011 Docket was issued on October 19, 2011 and is included in **Appendix K**. Addendum No. 5 to the Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement for the 2012 Docket was issued on October 12, 2012 and Adoption of Existing Environmental Documents for the Lake Stevens School District Capital Facilities Plan 2012-2017 was issued on October 19, 2012 and are included in **Appendix L**.

#### GRANTING OR DENIAL OF AMENDMENTS (Pg 1-25, Dec 2011 Final Comprehensive Plan)

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

1. **The effect upon the physical, natural, economic, and/or social environments.**  
The proposed amendments reference the docket process and associated environmental review, updates annexation information, and updates the annual plan amendment process, so will have no effect upon the physical, natural, economic, and/or social environments.
2. **The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.**  
The proposed amendments reference the docket process and associated environmental review,

updates annexation information, and updates the annual plan amendment process, so will have no impact to specific land uses or neighborhoods.
<b>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</b> The proposed amendments reference the docket process and associated environmental review, updates annexation information, and updates the annual plan amendment process, so will have no impact on public facilities and services.
<b>4. The quantity and location of land planned for the proposed land use type and density.</b> The proposed amendments reference the docket process and associated environmental review, updates annexation information, and updates the annual plan amendment process, so will have no effect on land use and density.
<b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b> The proposed amendments reference the docket process and associated environmental review, updates annexation information, and updates the annual plan amendment process, so will have no effect on other aspects of the Comprehensive Plan.

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

1. The amendment must be consistent with the Growth Management Act and other applicable State laws.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. The amendment must be consistent with the applicable County-wide Planning Policies.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. The amendment can be accommodated by all applicable public services and facilities, including transportation.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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



## Comprehensive Plan Docket 2012 Text Amendment

### Staff Summary for Grant or Denial T-2 Chapter 2 Description of the Planning Area

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

**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 Description of the Planning Area.

**DISCUSSION:** The proposed amendments update the population characteristics with 2010 Census data and employment information with economic analysis data from the recent subarea planning project.

#### 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 ~~((1.3))~~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))5.9%
\$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	3.1%
Median income (\$)	\$71,893
Mean income (\$)	\$85,591

Source: U.S. Census Bureau, 2010 Census((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. PSRC 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 trestle 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 commute 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>2.9%</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>	<u>1,346</u>	<u>19.4%</u>

**The Westward Commute and Lake Stevens Secondary Retail Market Area.** Thousands of employees routinely pass through Lake Stevens and the Highway 2 trestle 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 Stevens. 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.

#### **GRANTING OR DENIAL OF AMENDMENTS (Pg 1-25, Dec 2011 Final Comprehensive Plan)**

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

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

The proposed amendments update population and employment information with more recent data and have no effect upon the physical, natural, economic, and/or social environments.

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

The proposed amendments update population and employment information with more recent data, so will have no impact to specific land uses or neighborhoods.

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

The proposed amendments update population and employment information with more recent data, so will have a positive impact on planning for public facilities and services.

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

The proposed amendments update population and employment information with more recent data, so will have a positive impact on land use and density planning for the future.

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

The proposed amendments update population and employment information with more recent data, so will positively effect on other aspects of the Comprehensive Plan by providing a better baseline for planning.

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

1. The amendment must be consistent with the Growth Management Act and other applicable State laws.	<input checked="" type="checkbox"/> YES	NO
2. The amendment must be consistent with the applicable County-wide Planning Policies.	<input checked="" type="checkbox"/> YES	NO
3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.	<input checked="" type="checkbox"/> YES	NO
4. The amendment can be accommodated by all applicable public services and facilities, including transportation.	<input checked="" type="checkbox"/> YES	NO
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.	<input checked="" type="checkbox"/> YES	NO
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.	<input checked="" type="checkbox"/> YES	NO

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

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

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



## Comprehensive Plan Docket 2012 Text Amendment

### Staff Summary for Grant or Denial T-3 Chapter 4 Land Use Element

**LOCATION IN COMPREHENSIVE PLAN:** Chapter 4, pages 4-4 to 4-5, 4-11, 4-12, 4-13, 4-22 to 4-25, and 4-34.

**SUMMARY:** The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. Six amendments are proposed in Chapter 4 Land Use Element.

**DISCUSSION:** The proposed amendments update the Land Use Map, add description for Low Density Residential designation, better define flexible housing options in different zones, and update the Reasonable Measures table to reflect adoption of the subarea plans.

**PROPOSED CHANGES:**

*Pages 4-4 and 4-5 – remove reference to Figure 4.0b and remove Figure 4.0b Existing Land Use Map as Figure 4.1 is the City Land Use Map.*

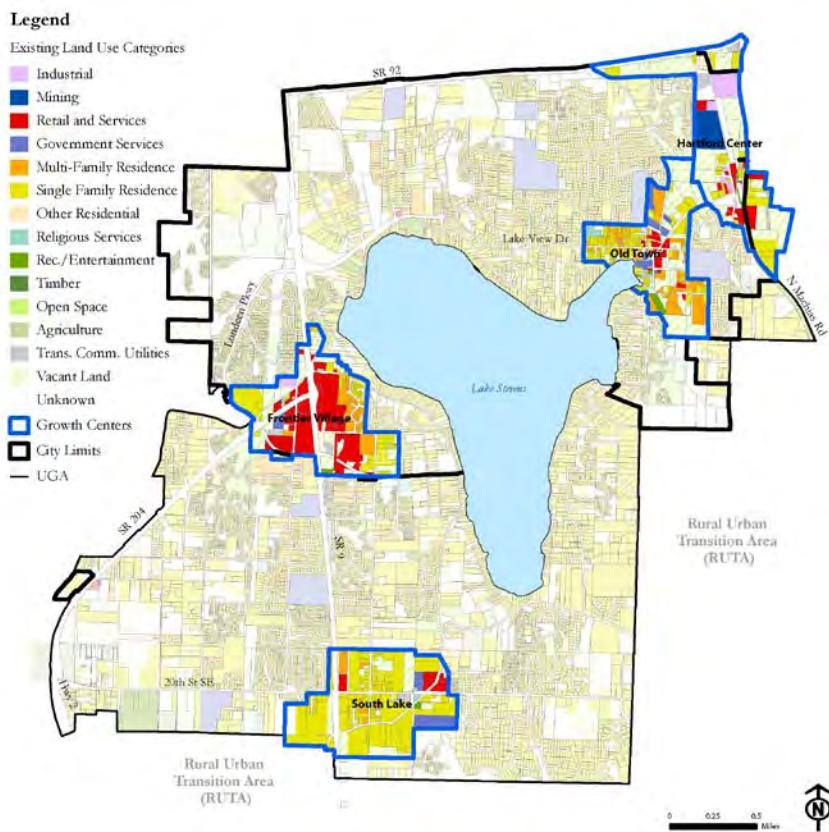
**Existing Land Use and Transportation Pattern**

The City of Lake Stevens consists of 3,392 acres situated on a gently sloping terrace rising east from the flood plain of the Snohomish River to the foothills of the Cascade Mountains. The City limits currently surround the north side of Lake Stevens, and ~~((by 2011 ))~~the City proposes to eventually annex the remainder of the Urban Growth Area (UGA) surrounding the Lake. Directly west of the city is the Snohomish River flood plain which consists of critical habitat areas and agricultural uses. To the east are largely forested lands with limited residential development. The area south of the current City boundaries and an unincorporated portion of the UGA is a patchwork of large-lot residences, small farms, and wooded areas with limited commercial areas.

The present-day land use pattern within the City and its surrounding UGA is predominantly single-family residential (approximately 72% of land area within City and UGA) with a dispersed and discontinuous street network. Multi-family residential uses are primarily confined to the perimeter of the Central Business District (Old Town), along Grade Road to the north, along 16<sup>th</sup> Street NE to the south, and in and around Frontier Village. 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. ~~((Figure 4.0b shows existing land use within the City and its unincorporated UGA.))~~

The City of Lake Stevens and its UGA are connected to the greater region by several regional highways. The local transportation system consists of a fairly dispersed network of roads. This type of road network is reflective of the suburban development pattern within the City and its surrounding area. SR 9 is the major north-south highway that transects the Lake Stevens UGA; extending northward to the Skagit County line and southward to SR 522. It connects to major east-west routes, including US 2, SR 92, SR 204, and 20<sup>th</sup> St SE/Hewitt Ave. US 2 is a major route that connects to the I-5 corridor and Everett to the west, and to points east. SR 92 is a Regional State Highway and serves as an east-west route that extends from SR 9 eastward to Granite Falls, and defines the northern boundary of the City. SR 204 is a Regional State Highway and serves as a connector between US 2 and SR 9. Machias Road is a major north-south collector extending north to SR 92 and south to US 2, and defining the City's eastern boundary and the eastern boundary of the RUTA south of the City. With the exception of these major routes and a limited number of arterial type

streets, the street pattern within the Lake Stevens UGA is largely discontinuous. This street pattern tends to concentrate traffic flows onto collector and arterial roads.



((Figure 4.0b – Existing Land Use Map))

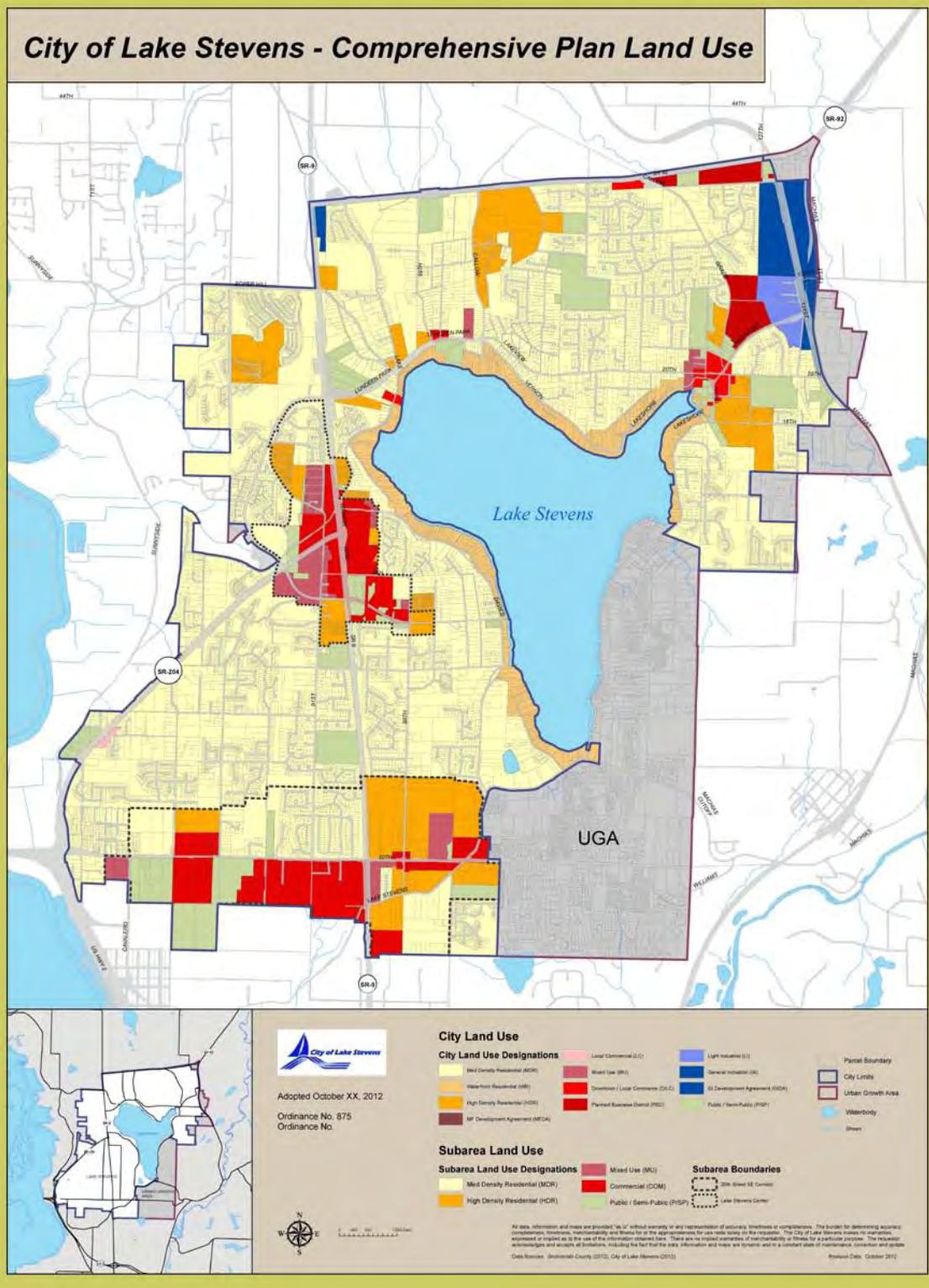
**Page 4-11 – add definition for Low Density Residential after Medium Density Residential**

Low Density Residential – Allows for single-family homes on large lots, with fewer than four units per acre. Buildings usually have fewer stories and are spaced farther apart with large setbacks to side boundaries and the street and large areas of private open space.

**Page 4-12 – replace Figure 4.1 City Land Use Map with updated map**

**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.



**Figure 4. – City Land Use Map**

**Pages 4-22 to 4-25 – update Table 4-3 Reasonable Measures to reflect adoption of the subarea plans and other previous code amendments including innovative housing.**

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

Measure	Adopted?	Applicability	Effectiveness/Potential
<b>MEASURES TO INCREASE RESIDENTIAL CAPACITY</b>			
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	<u>PRDs, 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. <del>((Recently t))</del> The PRD rules <del>((have been changed which ))</del> place <del>((s))</del> 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	<del>((In Process))</del> Yes	<u>All single family residential zones and in subareas</u>	<u>Innovative Housing Options - Cottage Housing is allowed in many residential and mixed use zones</u> <del>((code for 2009))</del> . Other innovative housing <u>types</u> to be reviewed (e.g., compact housing, etc.). <u>Subareas and Downtown will include infill and redevelopment.</u>

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.
<b>MEASURES TO INCREASE EMPLOYMENT CAPACITY</b>			
Economic Development Strategy	((In Process)) Yes	<u>Lake Stevens Center and 20<sup>th</sup> Street SE Corridor Subareas</u>	((A coordinated strategy with aggressive marketing and recruitment efforts may contribute to better utilization of employment capacity areas.)) 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.
Create Industrial Zones	Yes	General and Light Industrial Zones	Capacity exists. Largely undeveloped. Minimal potential for additional implementation due to lack of sewer infrastructure.
Zone by building type, not use	((No)) Yes, some	Current City zoning is based on use; adopted subarea plans include some regulation by building type ((which may be too broad in some cases and too limiting in other cases))	Minimal potential for implementation to significantly alter the growth strategy except within subareas ((unless considered as part of subarea planning)).
Brownfields Programs	No	<u>No known brownfields within the City</u>	

	Urban Centers/Villages	((In Process)) Yes	City adopted two subareas ((has defined Growth Centers)) 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)) 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. ))
	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.)) Included within subarea plans and Community Transit has identified 20 <sup>th</sup> Street SE as a transit emphasis corridor for future frequent service.
	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 2012/2013.</u>
	Adequate Public Facilities	Yes	Concurrency for parks, roads and sewer	GMA-based traffic impact mitigation fees adopted with the subarea plans.
	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.)) 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.
Identify and redevelop vacant buildings	No	Few vacant buildings within City and UGA	Minimal potential for additional implementation to significantly alter the growth strategy. Due to market conditions, some of the few vacant buildings have been redeveloped.
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.)) Subarea plans should bring much needed services to the City at Lake Stevens Center and along 20 <sup>th</sup> Street SE and additional planning to Downtown.))
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)) Yes	((No specific program adopted)) Processing Code and Planned Actions	((Unlikely that this measure would provide any significant contribution, as)) 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 in 2012 should provide specific requirements for submittal and minimize necessary review times.
<b>MEASURES TO MITIGATE IMPACTS OF DENSITY</b>			
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. Subarea Design Guidelines were adopted for development within the subareas using the Design Review Board and administrative review.

Urban Amenities for Increased Densities	Yes	PRDs and subareas ((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		<u>Provided basis of land use policies. Updated in 2006 Plan. Important part of subarea planning, downtown framework planning and shoreline planning.</u>
<b>OTHER MEASURES</b>			
Low Densities in Rural and Resource Lands	((No))N/A		
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 and GMA Traffic Impact Fees	((Too early. )) <u>Subarea planning included adoption of a subarea capital facilities plan and GMA traffic impact fees adopted.</u> 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.)) <u>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.</u>
Partner with non-governmental organizations to preserve natural resource lands	((No))In Process		<u>City in discussions with various organizations.</u>

**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 single-family homes on large lots, with fewer than four units per acre. Buildings usually have fewer stories and are spaced farther apart with large setbacks to side boundaries and the street and large areas of private open space.
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.

**GRANTING OR DENIAL OF AMENDMENTS (Pg 1-25, Dec 2011 Final Comprehensive Plan)**

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

- 1. The effect upon the physical, natural, economic, and/or social environments.**  
The proposed amendments update the Land Use Map, add definition for Low Density Residential designation, better define flexible housing options and update the Reasonable Measures table, so will have no effect upon the physical, natural, economic, and/or social environments.
- 2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.**  
The proposed amendments update the Land Use Map, add definition for Low Density Residential designation, better define flexible housing options and update the Reasonable Measures table, so will have no impact to specific land uses or neighborhoods.
- 3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.**  
The proposed amendments update the Land Use Map, add definition for Low Density Residential designation, better define flexible housing options and update the Reasonable Measures table, so will have a no impact on planning for public facilities and services.
- 4. The quantity and location of land planned for the proposed land use type and density.**  
The proposed amendments update the Land Use Map, add definition for Low Density Residential designation, better define flexible housing options and update the Reasonable Measures table, so will have a no impact on land use and density planning for the future.
- 5. The effect, if any, upon other aspects of the Comprehensive Plan.**  
The proposed amendments update the Land Use Map, add definition for Low Density Residential designation, better define flexible housing options and update the Reasonable Measures table, so will have no effect on other aspects of the Comprehensive Plan.

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

1. The amendment must be consistent with the Growth Management Act and other applicable State laws.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. The amendment must be consistent with the applicable County-wide Planning Policies.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. The amendment can be accommodated by all applicable public services and facilities, including transportation.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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



## Comprehensive Plan Docket 2012 Text Amendment

### Staff Summary for Grant or Denial T-4 Chapter 6 Transportation Element

**LOCATION IN COMPREHENSIVE PLAN:** Chapter 6, pages 6-11 and 6-12 to 6-15, 6-15, and 6-22.

**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 6 Transportation Element.

**DISCUSSION:** The proposed amendments update the Transit LOS Standards section identifying transit emphasis corridors, the future needs and alternative section, and Policy 6.1.1, and add a new Goal 6.12 and Policies related to adoption of the subarea plans and traffic impact fee program.

#### **PROPOSED CHANGES:**

*Page 6-11 – add language to Transit LOS Standards section that SR9 and 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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.*

#### **FUTURE NEEDS AND ALTERNATIVES**

##### **Analysis of Needed Capacity Improvements**

After completing the inventory of existing capacity the City of Lake Stevens has decided that LOS C or better at peak hour traffic in residential areas and LOS ((D))E along arterials and collectors in other areas ((in the central business district ))at peak hour are reasonable and achievable standard for all arterial roadways except within subareas. The Level of Service for the subareas has been modified from an intersection LOS Standard “C” or “E” to a system LOS Standard “E” for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.

All of the City's roadways currently provide this LOS or better. However, the City must plan necessary roadway improvements to increase the capacity of certain roadways, or develop a plan to prevent deterioration of the LOS below the standard. Also, design standards as described above will be used to evaluate all other roadways in the City's planning area.

All roadway segments, except for a portion of Main Street, are expected to meet the adopted levels of

service at the 2010 horizon. Main Street between North Lakeshore Drive and 18th Street NE is projected to deteriorate to LOS F within 10 to 20 years. A traffic analysis study by William Popp Associates predicts that the link will have a peak hourly volume of 1090 vehicles in 20 years and a volume/capacity ratio of 1.09. In order to attain LOS D at peak hour the volume/capacity ratio needs to be reduced to less than or equal to 0.90. This can be accomplished by decreasing the volume on Main Street to 900 vehicles during the peak PM hour, or increasing the capacity of the link to 1220 vehicles per hour. In other words, the capacity needs to be increased by at least 130 vehicles per hour, or 190 vehicles need to use an alternative route.

The Subareas Capital Facilities Plan includes a future needs analysis for the Lake Stevens Center Subarea and the 20<sup>th</sup> Street SE Corridor Subarea. Needed transportation projects are divided into two tiers: Tier A projects are high priority projects that provide additional capacity and help meet the system-wide LOS, and Tier B projects typically help improve traffic capacity and circulation, expand non-motorized facilities, and reconstruct roads to match the specific cross sections in the subarea plans.

### **Analysis of Needed Safety Improvements**

Accident frequency data for the past five years was obtained from the Washington Department of Transportation District Office, County Sheriff's Office, and from the City's Police Department records. The intersection of 28th Street NE and Hartford-Machias Road was identified as high accident frequency area. This location was examined to determine what improvements, if any, would alleviate the accident hazards. The improvements considered to alleviate this hazard included improved sight distance, and a flashing beacon. The needed improvement is relatively small and requires an expenditure of less than \$10,000. However, this intersection is in the jurisdiction of Snohomish County. The City will attempt to work with the County to see that some action is taken to alleviate this accident condition.

No other high accident frequency areas were identified within the City which have not been corrected. Efforts are taken to correct potential safety concern areas before they result in serious accidents, rather than requiring a certain number of accidents or deaths before a situation is corrected.

16th Street NE between 127th Avenue NE and 131st Avenue NE has been identified as an area requiring realignment. Currently, signage and road markings are used to direct drivers through an area of curves and varying widths. At the posted speed of 25 miles per hour this should not be a safety concern. However, not all traffic moves at that speed, and 16th Street NE is proposed to be upgraded to a collector arterial in the future. This will require correction, and is proposed for inclusion in the Capital Facilities Element.

Because the "fixes" are generally cost less than \$10,000, improvements to high accident frequency locations will generally be included in the City's Annual Budget.

### **Analysis of Projected Transportation Needs**

#### **Future Roadway Needs**

In determining projected roadway needs the City attempted to plan for the projected transportation volumes in a cost-effective manner that would not leave the City with under- or over- used capacity. In the distant past, roadways have been under built for the use they receive. However, in the 1970-80's many residential streets included wide lanes for fast moving traffic; but many of these are now considered overbuilt for residential neighborhoods. These roads are costly to build and maintain and use up valuable land. Narrower roads could provide routine and emergency access in most residential neighborhoods and will use less paving materials, lower maintenance costs, reduce surface water run-off, and maintain more vegetation.

However, it is anticipated that a major north south arterial will be needed on the east side of the lake to take traffic off of East Lake Stevens Road, which cannot be upgraded as much as would be necessary to take all the traffic anticipated. A new arterial is envisioned for 131st Ave NE to Machias Cutoff.

#### **Future Pedestrian/Bicycle Trail Needs**

Providing trails to connect residential areas with other parts of the city is a high priority for the City. The addition of bicycle lanes and pedestrian routes is also a primary goal in the transportation program. Walkways and existing and proposed trails are shown in Figure 5.1.

Providing continuity in a pedestrian and bicycle system can result in greater comfort and ease for its users. The City is striving to create a fully integrated system for non-motorized transportation, yet recognizes the

need to prioritize locations where it expects heavy use, such as routes connecting residential areas to recreational facilities (including the Centennial Trail) and schools.

A primary part of the transportation plan for the City is to direct major motor vehicle through-traffic away from the lake shore streets, and encouragement of bicycle and pedestrian circulation along these routes. The reclassification of 131st Avenue NE to a minor arterial south of 16th Street NE should help remove traffic from East Lakeshore Drive. To the north, the further improvement of Grade Road is expected to encourage traffic to take SR 92 and Grade Road to enter the City and decrease the impact upon North Lakeshore Drive and, to some extent, 20th Street NE.

The Lake Stevens Center Subarea Plan and the 20<sup>th</sup> Street SE Corridor Subarea Plan both include the inclusion of sidewalks on many existing and future streets, some trail streets with a large paved trail on one side of the street, and the development of a trail along the power line between the two subareas.

### **Transportation Improvement Plan**

The Transportation Improvement Plan (TIP) is the result of an iterative process that balances the goals of all comprehensive plan elements. The TIP contains both funded and unfunded projects. Maintaining a list of priority projects helps the City to monitor needs and to pursue funding sources.

The policies in the Transportation Element have been prepared recognizing that not all projects in the TIP can be considered in the Capital Facilities Element at this time. Financial planning for transportation must use the same process as the financial planning for other capital facilities. However, the timing and funding for transportation are restricted by the concurrency requirement and the binding nature of LOS standards. The City is required to create a six year financing plan for both transportation and capital facilities with reviews and amendments annually. In addition, the City is required to provide such transportation services concurrently with new development.

The City will use the annual updated Six-Year Transportation Improvement Program to re-evaluate the priorities and timing of projects. Projects are completed and priorities change throughout the planning period. It may be necessary to update the TIP more than once a year. Also, the TIP update process may not coincide with the yearly comprehensive plan update process. Therefore, the TIP is not included in the Comprehensive Plan, but is an important associated document. The most recently approved TIP is included in Appendix F; however it is not adopted as part of this Comprehensive Plan.

### **Air Quality and Transportation**

Considering the location of the City of Lake Stevens east of the major north-south corridor, Interstate 5, the air quality is less of a concern than for cities along the major freeways. However, State Route 9 runs through the west side of the City with high volumes of traffic and congestion during commute times. In addition, State Route 2 is located to the south of the current UGA.

As population increases, so does traffic volumes and vehicle emissions. Air quality gains can be made through the reduction in automobile use and the increase in mass transit use. However, the location of Lake Stevens off the major transportation corridors limits the provision of mass transit.

Air pollution contributes to water pollution when rainwater picks up air pollutants and runs off into local creeks, streams and Lake Stevens. Tree preservation is an integral part of protecting air quality. Trees improve air quality by intercepting particles and removing gaseous pollutants. These pollutants include nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), carbon monoxide (CO), and particulate matter. Therefore, the City should take a lead role in reducing transportation-related air quality impacts to protect Lake Stevens' water quality.

### ***Page 6-15 – update Policy 6.1.1 relating to a change in LOS within subareas for consistency with adopted Subarea Adoption Package.***

#### **Policies**

6.1.1 For traffic levels of service, the City adopts LOS C or better at peak hour traffic for residential areas and LOS ((D))E along arterials and collectors in other areas((in the central business district)) at peak hour((for all arterial roadways)). As part of the subarea plans, the Level of Service for the

subareas has been modified from an intersection LOS Standard "C" or "E" to a system LOS Standard "E" for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.

**Page 6-22 - Staff proposal to add goal and policies related to Traffic Impact Fee Program.**

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

**GRANTING OR DENIAL OF AMENDMENTS (Pg 1-25, Dec 2011 Final Comprehensive Plan)**

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

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

<p>The proposed amendments update the Transit LOS Standards section, the future needs and alternative section, and Policy 6.1.1, and add a new Goal 6.12 and Policies related to adoption of the subarea plans and traffic impact fee program, so will have no effect upon the physical, natural, economic, and/or social environments.</p>	
<p><b>2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.</b></p> <p>The proposed amendments update the Transit LOS Standards section, the future needs and alternative section, and Policy 6.1.1, and add a new Goal 6.12 and Policies related to adoption of the subarea plans and traffic impact fee program, so will have no impact to specific land uses or neighborhoods.</p>	
<p><b>3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.</b></p> <p>The proposed amendments update the Transit LOS Standards section, the future needs and alternative section, and Policy 6.1.1, and add a new Goal 6.12 and Policies related to adoption of the subarea plans and traffic impact fee program, so will have some positive impacts on planning for public facilities and services.</p>	
<p><b>4. The quantity and location of land planned for the proposed land use type and density.</b></p> <p>The proposed amendments update the Transit LOS Standards section, the future needs and alternative section, and Policy 6.1.1, and add a new Goal 6.12 and Policies related to adoption of the subarea plans and traffic impact fee program, so will have no impact on land use and density planning for the future.</p>	
<p><b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b></p> <p>The proposed amendments update the Transit LOS Standards section, the future needs and alternative section, and Policy 6.1.1, and add a new Goal 6.12 and Policies related to adoption of the subarea plans and traffic impact fee program, so will have no effect on other aspects of the Comprehensive Plan.</p>	

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

1. The amendment must be consistent with the Growth Management Act and other applicable State laws.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. The amendment must be consistent with the applicable County-wide Planning Policies.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. The amendment can be accommodated by all applicable public services and facilities, including transportation.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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



## Comprehensive Plan Docket 2012 Text Amendment

Staff Summary for Grant or Denial

### T-5 Chapter 7 Utilities & Public Services & Facilities Element

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

**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.

**DISCUSSION:** The proposed amendments update the Sewer Service section to show completion of the new sewer treatment facility, update the Lake Stevens School District section for consistency with the recently adopted School District Capital Facilities Plan for 2012-2017, add a section for the Snohomish School District, and add reference to the Public Utilities District of Snohomish County No. 1 approved water plan.

#### **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 has greater capacity, contains more modern technology, should 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 SR 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 and add section on the Snohomish School District.***

### **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 4<sup>th</sup> Street NE and east of 115<sup>th</sup> 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, 20((09))11 enrollment was ((7,795))8.051 students, increasing ((2.8))3.4 percent over 200((7))9. 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 201((5))7 is projected to be 8,((348))777 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 201((0))2-201((5))7 CFP is \$4,((532))692 for single family homes and \$((3,035))2,915 for multi-family construction units. If the discount was not adopted, the ((City)) school district would collect \$9,((064))383 per single family units and \$((6,070))5,830 for multi-family units.

**Snohomish School District.** The Snohomish School District covers a small corner of the southeastern portion of the Urban Growth Area, and serves residents south of the Lake Stevens School District. 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.

#### GRANTING OR DENIAL OF AMENDMENTS (Pg 1-25, Dec 2011 Final Comprehensive Plan)

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

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

The proposed amendments update the Sewer Service section to show completion of the new sewer treatment facility, update the Lake Stevens School District section for consistency with the recently adopted Capital Facilities Plan for 2012-2017, add a section for the Snohomish School District, and add reference to the Public Utilities District of Snohomish County No. 1 approved water plan, so will have no effect upon the physical, natural, economic, and/or social environments.

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

The proposed amendments update the Sewer Service section to show completion of the new sewer treatment facility, update the Lake Stevens School District section for consistency with the recently adopted Capital Facilities Plan for 2012-2017, add a section for the Snohomish School District, and add reference to the Public Utilities District of Snohomish County No. 1 approved water plan, so will have no impact to specific land uses or neighborhoods.

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

The proposed amendments update the Sewer Service section to show completion of the new sewer treatment facility, update the Lake Stevens School District section for consistency with the recently adopted Capital Facilities Plan for 2012-2017, add a section for the Snohomish School District, and add reference to the Public Utilities District of Snohomish County No. 1 approved water plan, so will have positive impacts on planning for public facilities and services with the updated information.

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

The proposed amendments update the Sewer Service section to show completion of the new sewer treatment facility, update the Lake Stevens School District section for consistency with the recently

adopted Capital Facilities Plan for 2012-2017, add a section for the Snohomish School District, and add reference to the Public Utilities District of Snohomish County No. 1 approved water plan, so will have a no impact on land use and density planning for the future.
<b>5. The effect, if any, upon other aspects of the Comprehensive Plan.</b> The proposed amendments update the Sewer Service section to show completion of the new sewer treatment facility, update the Lake Stevens School District section for consistency with the recently adopted Capital Facilities Plan for 2012-2017, add a section for the Snohomish School District, and add reference to the Public Utilities District of Snohomish County No. 1 approved water plan, so will have no effect on other aspects of the Comprehensive Plan.

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

1. The amendment must be consistent with the Growth Management Act and other applicable State laws.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. The amendment must be consistent with the applicable County-wide Planning Policies.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. The amendment can be accommodated by all applicable public services and facilities, including transportation.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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



## Comprehensive Plan Docket 2012 Text Amendment

### Staff Summary for Grant or Denial T-6 Chapter 8 Capital Facilities Element

**LOCATION IN COMPREHENSIVE PLAN:** Chapter 8, pages 8-5 to 8-9 and 8-21.

**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 8 Capital Facilities Element.

**DISCUSSION:** The proposed amendments update Capital Facilities Program by adding a new figure showing publically-owned facilities, updating Table 8-1 and associated language referencing the recently adopted Subarea Capital Facilities Plan and updating tables 8-3 and 8-6 relating to City resources and revenues.

#### **PROPOSED CHANGES:**

**Pages 8-5 to 8-9 – modify Tables 8-1 and 8-3 and reference the recently adopted Subarea Capital Facilities Plan and adding a new Figure 8-1 Public Facilities. The new Table 8-1 is attached to this analysis form and will be placed at the end of Chapter 8 in the Comprehensive Plan.**

#### Inventory and Analysis

##### **Capital Facilities Program**

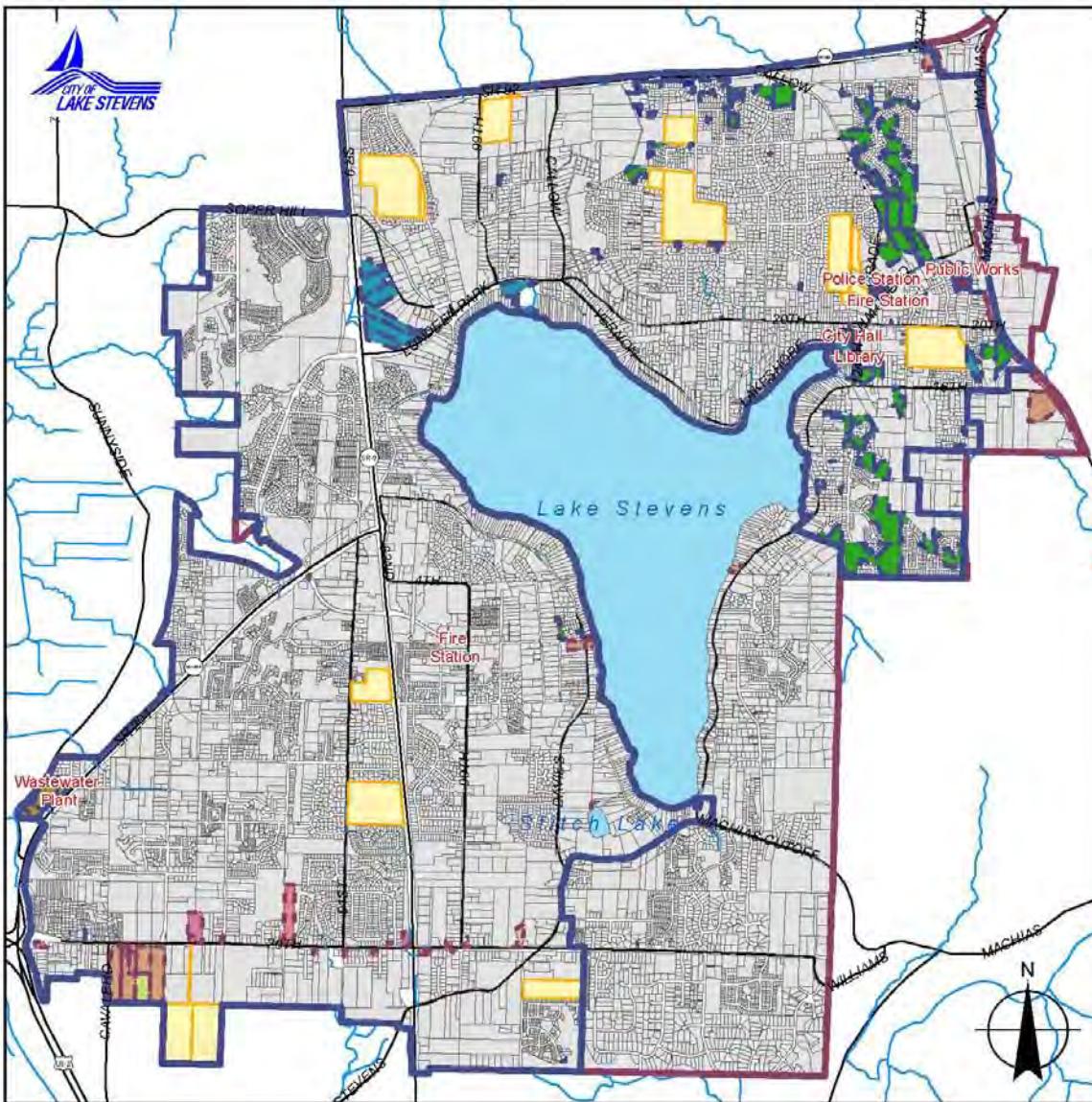
This Capital Facilities Element is concerned with needed improvements which are of relatively large scale, are generally non-recurring high cost, and may require multi-year financing. The list of improvements focuses on major projects, leaving smaller improvements (less than \$10,000) to be addressed in the annual budget. Figure 8-1 identifies the location of publically-owned facilities, which may be included in the capital facilities plan. Smaller facilities such as traffic signals and drainage ponds are not included on the map.

The Capital Facilities Program within this element is a six-year financing plan for capital expenditures to be incurred on a year by year basis. It is based on priority improvements taking into account, the forecasted revenue over the next six years from various sources. The six-year plan uses the long range 2025 Plan as a key factor in setting these priorities.

It sets forth priorities for capital projects which the jurisdiction plans to undertake and presents estimates of the resources needed to finance them. The first year of the Capital Facilities Program will be converted to the annual capital budget, while the remaining five-year program will provide for long term planning. Only the expenditures and appropriations in the annual budget represent financial commitments.

##### **Definition of Capital Improvement**

For the purposes of capital facility planning, “capital improvements” are major projects, activities, or maintenance, costing over \$10,000, requiring the expenditure of public funds over and above annual operating expenses. They have a life expectancy of more than ten years and result in an addition to the City’s fixed assets and/or extend the life of the existing capital infrastructure. The cost estimates may include design, engineering efforts, permitting, environmental analysis, land acquisition, construction, major maintenance, site improvements, energy conservation projects, landscaping, initial furnishings, and equipment. Capital improvements do not include equipment or the City’s rolling stock, nor does it include the capital expenditures of private or non-public organizations.



NOTE: Some of the county facilities shown along 20th Street SE have or will be transferred to the city.

All information and maps are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, and timeliness, merchantability and fitness for or the appropriateness of use rests solely on the requestor. The City of Lake Stevens makes no warranties, express or implied as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular use. 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 (2012), City of Lake Stevens (2012) - October 2012

## Projection of Capital Facility Needs

### **Identified Needs**

All public facility needs have been identified in the other elements of this Plan. Through the process of developing this Capital Facilities Element the financial feasibility of the other elements has been ensured. The other Plan elements describe the location and capacity of any facilities available through December 31, 2011, and analyze the need for increased capacity from 2006- 2011. The capital improvements needed to satisfy future and existing substandard development and maintain adopted level of service standards are identified and listed in Tables 8.1 and 8.2 and includes project from the adopted Subarea Capital Facilities Plan, which was adopted by Council on September 24, 2012, which provides a detailed discussion and list of infrastructure needs and projects in the subareas.

Tables 8.1 and 8.2 which include the adopted Subarea Capital Facilities Plan provide a brief description of each of the capital improvement projects with an estimate of the total project costs. The year indicates when the projects must be completed in order to maintain the adopted level of service standards for the respective facilities. Capital improvement projects have been identified for transportation, parks and recreation, government, and stormwater drainage facility improvements. Facilities for wastewater, potable water, fire protection, schools, and solid waste are contained in district and agency plans, coordinated with, but independent of the City's Comprehensive Plan.

### **Prioritization of Capital Facilities**

The capital improvement needs listed in Tables 8.1 (attached to the end of the chapter) and 8.2 that includes the projects found in the adopted Subarea Capital Facilities Plan were developed by the City staff based on community-wide input and the other elements of this ((2006))Comprehensive Plan. The following criteria were applied informally in developing the final listing of proposed projects.

- Economic Considerations: Potential for Financing, Impact on Future Operating Budgets, Timeliness of Opportunity, Benefit to Economy and Tax Base
- Service Considerations: Safety, Health, and Welfare Factors, Environmental Impact, Affect on Quality of Service
- Feasibility Considerations: Legal Mandates, Citizen Support, Staff Availability
- Consistency Considerations: Goals and Objectives in Other Elements of this Plan, Linkage to Other Planned Projects, Plans of Other Jurisdictions, County-Wide Planning Policies

Cost estimates in this element are presented in 2012((06)) dollars and were derived from various federal and state documents, published cost estimates, records of past expenditures, and information from private contractors.

**((Table 8-1—Schedule of Funded Improvements, 2012—2-020**

**Subject Project Funding Source Cost Year (Attached)**

Subject	Project	Funding Source	Cost	Year
Streets	20 <sup>th</sup> Street SE Phase II—US 2 to 91 <sup>st</sup> Avenue SE	Federal/State/ REET/ Developer contribution	\$13,000,000	2015-2020
Streets	Street & Sidewalk Construction 20th—Centennial Trail	CDBG/REET	\$350,000	2016
Streets	Sidewalks to Mt. Pilchuck Elementary and North Creek Middle School	DOT/ Developer contributions	\$1,500,000	2016
Streets	Street & Sidewalk Construction	CDBG/REET/ developer	\$1,000,000	2015

	16th, 18th & 127th	contributions		
Sidewalks	Sidewalk Construction 116th & 117th	Street fund/ developer contributions	\$4,000,000	2016
Public Facilities	City Hall/ Civic Center	Bond Issue	\$20,000,000	2015
Parks	Eagle Ridge Park Master Plan Improvements—Phase I	Developer contributions./ Grants	\$150,000	2015

))

**Table 8-2 – Unfunded Improvements**

Subject	Project	Cost (Thousands)	Potential/Proposed Funding Source
Parks	Eagle Ridge Park Master Plan Improvements Phase II	\$271	P&R District
Parks	Eagle Ridge Park Master Plan Improvements Phase III	\$395	P&R District
Parks	Athletic Park (Land)	\$1,100	P&R District
Parks	Resource Park (Land)	\$528	P&R District
Parks	Trails	\$320	P&R District
Parks	Support Facility	\$500	P&R District
Parks	Community Center	\$1,200	P&R District
Parks	Basketball, uncovered	\$855	P&R District
Parks	Basketball, covered	\$1,200	P&R District
Parks	Volleyball	\$15	P&R District
Parks	Tennis, lighted	\$685	P&R District
Parks	Tennis, unlighted	\$190	P&R District
Parks	Football	\$1,205	P&R District
Parks	Soccer	\$250	P&R District
Parks	Baseball/Softball	\$7,265	P&R District
Parks	Jogging	\$0	P&R District
Parks	Picnic	\$460	P&R District
Parks	Swimming Beach	\$750	P&R District
Parks	Fishing	\$0	P&R District
Parks	Boat Launch	\$500	P&R District
Parks	Camping, Vehicle	\$0	P&R District
Parks	Camping, Tent	\$0	P&R District
Parks	Walking, Park	\$140	P&R District
Parks	Horseback Riding	\$15	P&R District
Storm	Walker Hill Road ditch rockling	\$5	Storm Fund
Storm	East Lakeshore	\$500	Storm Fund
Storm	Hartford Drive	\$200	Storm Fund
Storm	Walker Hill & Grade Road	\$400	Storm Fund
Storm	Drainage - Grade Road Culvert	\$200	Storm Fund
Storm	North Lakeshore	\$300	Storm Fund
Storm	Bio Swale - Industrial District	\$750	Storm Fund
Storm	Lundeen Creek - Various Improvements	\$100,000	Storm Fund

**Future Needs and Alternatives****Current Revenue Sources**

The largest single source of non-restricted revenue for the City is the *ad valorem* property tax, which generally

accounts for ((4))20 to ((4))28 percent of City revenue. The City's assessment for this tax is usually set at the maximum rate. Table 8.3 depicts the distribution of revenue sources for the City.

**Table 8-3 – Source of Existing City Resources, Average ((2003—2007))2010-2011**

Source	Percentage of Total Resources
<u>((Non-revenue</u>	<u>19%))</u>
Other Taxes	<u>26((17))%</u>
Property Tax	<u>((4))24%</u>
Sales Tax	<u>15((2))%</u>
<u>Intergovernmental ((Interfund</u>	
<u>Transfers/Loans))</u>	<u>12%</u>
<u>Charges for Goods and Services</u>	<u>10((4))%</u>
<u>Nonrevenues((Other Intergovernmental))</u>	<u>7((6))%</u>
<u>Licenses((/)) and Permits</u>	<u>3((4))%</u>
<u>((Miscellaneous</u>	<u>3%))</u>
<u>Fines and Penalties((Forfeiture))</u>	<u>2%</u>
<u>Miscellaneous((Grants))</u>	<u>1((0))%</u>
<b>TOTAL</b>	<b>100%</b>

**Page 8-21 – replace Table 8-6 Revenue Projections Affecting Capital Improvements.**

**Table 8-6 – Revenue Projections Affecting Capital Improvements (Thousands)**

(( Funds	2006	2007	2008	2009	2010	2011
General Fund	3,100	5,185	6,845	6,339	6,362	6,516
<b>Total General</b>	<b>3,100</b>	<b>5,185</b>	<b>6,845</b>	<b>6,339</b>	<b>6,362</b>	<b>6,516</b>
Street Fund	850	1,080	1,155	1,229	1,253	1,278
<b>Tot. Transp.</b>	<b>850</b>	<b>1,080</b>	<b>1,155</b>	<b>1,229</b>	<b>1,253</b>	<b>1,278</b>
Storm Water	-	-	-	-	-	-
Mgmt. Fund	250	540	558	529	590	597
<b>Tot. Proprietary</b>	<b>250</b>	<b>540</b>	<b>558</b>	<b>529</b>	<b>590</b>	<b>597</b>
CIP-Devlop.	-	-	-	-	-	-
Contribution	118	305	411	5	5	5
REET 1 & 2	380	450	495	450	450	450
<b>Tot. Cap. Proj.</b>	<b>498</b>	<b>755</b>	<b>606</b>	<b>455</b>	<b>455</b>	<b>455</b>
<b>Grand Totals</b>	<b>4,698</b>	<b>7,560</b>	<b>9,164</b>	<b>8,552</b>	<b>8,660</b>	<b>8,846))</b>

<u>Funds</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
General Fund	1,026	500	500	500	500	500
<b>Total General</b>	<b>1,026</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>
Street Fund	381	293	276	234	199	153
<b>Total Transportation</b>	<b>381</b>	<b>293</b>	<b>276</b>	<b>234</b>	<b>199</b>	<b>153</b>
Storm Water Mgmt	170	89	81	32	0	0
<b>Total. Proprietary</b>	<b>170</b>	<b>89</b>	<b>81</b>	<b>32</b>	<b>0</b>	<b>0</b>
<u>CIP-Development</u>						
Contributions	1,121	550	232	206	99	29
REET	237	124	132	0	169	178
<b>Total Capital Projects</b>	<b>1,358</b>	<b>674</b>	<b>364</b>	<b>206</b>	<b>268</b>	<b>207</b>
<b>Grand Totals</b>	<b>2,935</b>	<b>1,556</b>	<b>1,221</b>	<b>972</b>	<b>967</b>	<b>860</b>

#### GRANTING OR DENIAL OF AMENDMENTS (Pg 1-25, Dec 2011 Final Comprehensive Plan)

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

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

The proposed amendments update Capital Facilities Program by adding a new figure showing city-owned facilities, replacing Table 8-1 and related text based on the recently adopted subarea plans, and updating tables 8-3 and 8-6 relating to City resources and revenues, so will have no effect upon the physical, natural, economic, and/or social environments.

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

The proposed amendments update Capital Facilities Program by adding a new figure showing city-owned facilities, replacing Table 8-1 and related text based on the recently adopted subarea plans, and updating tables 8-3 and 8-6 relating to City resources and revenues, so will have no impact to specific land uses or neighborhoods.

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

The proposed amendments update Capital Facilities Program by adding a new figure showing city-owned facilities, replacing Table 8-1 and related text based on the recently adopted subarea plans, and updating tables 8-3 and 8-6 relating to City resources and revenues, so will have no direct impacts on planning for public facilities and services; however, they do provide notice of planned future facility needs and expenditures.

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

The proposed amendments update Capital Facilities Program by adding a new figure showing city-owned facilities, replacing Table 8-1 and related text based on the recently adopted subarea plans, and updating tables 8-3 and 8-6 relating to City resources and revenues, so will have a no impact on land use and density planning for the future.

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

The proposed amendments update Capital Facilities Program by adding a new figure showing city-owned facilities, replacing Table 8-1 and related text based on the recently adopted subarea plans, and updating tables 8-3 and 8-6 relating to City resources and revenues, so will have no effect on other aspects of the Comprehensive Plan.

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

1. The amendment must be consistent with the Growth Management Act and other applicable State laws.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. The amendment must be consistent with the applicable County-wide Planning Policies.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. The amendment can be accommodated by all applicable public services and facilities, including transportation.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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

Table 8-1 – Capital Improvements, 2012 – 2032

TRANSPORTATION

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
91st Ave NE/SR 204 - RTP	SR 204	200' north	\$337,000	2013-2015	X	X	X	X
91st Ave NE/SR 204 - RTP	SR 204	300' south	\$454,100	2013-2015	X	X	X	X
SR 9/4th NE - Intersection	4th St NE	-	\$1,200,000	2015	X		X	X
90th Ave NE Connector	SR 204	Vernon	\$1,140,000	2016			X	X
Frontier Village Internal Access Rd	No Davies	4th St NE	\$6,265,000	>2018	X		X	X
N Davies/Vernon - RAB	Vernon Rd	-	\$150,000	>2018			X	X
N Davies/FV - RAB	north Frontier Village	-	\$150,000	>2018			X	X
93rd Ave NE (new)	Market	4th St NE	\$3,840,000	>2018	X	X	X	X
93rd Ave NE (existing)	Market	1st St SE	\$3,597,000	>2018	X	X	X	X
91st Ave NE/4th NE - Intersection	4th St NE	-	\$400,000	2016>2018	X	X	X	X
91st Ave NE	4th St NE	SR 204	\$751,500	>2018	X		X	X
91st Ave NE	SR 204	Vernon	\$351,000	2016	X		X	X
91st Ave NE - Intersection	Vernon Rd	-	\$200,000	2016>2018	X		X	X
Frontier Circle E	91st Ave NE	13th St NE	\$750,000	>2018	X		X	X

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
4th St NE	SR 9	93rd Ave NE (new)	\$315,000	>2018	X		X	X
4th St NE	93rd Ave NE (new)	94th Ave NE (Target)	\$522,000	>2018			X	X
4th St NE	94th Ave NE (Target)	99th Ave NE	\$864,000	>2018	X		X	X
99th Ave NE	Market	4th St NE	\$1,170,000	2015>2018	X		X	X
4th St NE	91st Ave NE	SR 204	\$7,578,460	2015>2018			X	X
90th Ave NE shop center road	4th Ave NE	Market	\$4,648,540	>2018			X	X
13th St NE (SR 204)	SR 9	93rd Ave NE (new)	\$195,500	>2018	X		X	X
Vernon Road	91st Ave NE	SR 9	\$935,000	2017>2018	X		X	X
Lundeen/Vernon - Intersection	Vernon Rd	-	\$400,000	2016>2018	X	X	X	X
91st Ave NE	4th St SE	Market	\$1,710,000	>2018	X	X	X	X
94th Ave NE (Target)	Market	4th St NE	\$2,937,000	>2018	X		X	X
2nd St NE Connector (Target)	94th Ave NE (Target)	99th Ave NE	\$191,000	>2018	X		X	X
20th St SE	83rd Ave SE	88th Ave SE	\$4,051,080	2013>2018	X	X	X	X
20th St SE/83rd SE - Intersection	83rd Ave SE	-	\$400,000	2013>2018	X	X	X	X
20th St SE	79th Ave SE	83rd Ave SE	\$2,864,400	2013>2018	X		X	X
20th St SE/79th SE - Intersection	79th Ave SE	-	\$300,000	2013>2018	X	X	X	X
20th St SE	73rd Ave SE	79th Ave SE	\$2,455,200	2013>2018	X	X	X	X

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
20th St SE/73rd SE - Intersection	73rd Ave SE	-	\$500,000	2013>2018			X	X
20th St SE	US 2	73rd Ave SE	\$2,557,500	2013>2018	X	X	X	X
24th St SE/73rd SE - Intersection	73rd Ave SE	-	\$800,000	2013>2018			X	X
24th St SE	73rd Ave SE	79th Ave SE	\$3,653,000	2013>2018			X	X
24th St SE/79th SE - Intersection	79th Ave SE	-	\$800,000	2013>2018			X	X
24th St SE	83rd Ave SE	87th Ave SE	\$5,278,000	2013>2018			X	X
24th St SE/83rd SE - Intersection	83rd Ave SE	-	\$800,000	2013>2018			X	X
24th St SE	SR 9	91st Ave SE	\$2,970,000	2013>2018			X	X
24th St SE/SR 9 - Intersection			\$3,500,000	>2018	X		X	X
20th St SE/SR 9 - Intersection			\$4,327,000	>2018	X		X	X
91st Ave SE	20th St SE	4th St SE	\$4,770,000	2014>2018	X	X	X	X
91st Ave SE	20th St SE	24th St SE	\$5,499,800	2014>2018			X	X
99th Ave SE	20th St SE	4th St SE	\$4,763,800	2015>2018	X	X	X	X
99th Ave SE	20th St SE	Lake Stevens Rd	\$5,507,800	2015>2018			X	X
83rd Ave SE	20th St SE	24th St SE	\$2,369,500	>2018			X	X
79th Ave SE	20th St SE	24th St SE	\$2,369,500	>2018			X	X
24th St SE	83rd Ave SE	79th Ave SE	\$1,728,300	>2018			X	X

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
S Lake Stevens	SR 9	18th Street SE	\$7,382,000	>2018			X	X
City Campus Rd (26th NE)	Intersection		\$4,105,221	>2018	X		X	X
20th St NE	Grade Rd	500' w of 123rd SE	\$1,500,257	>2018	X		X	X
123rd Ave NE	20th St NE	N Lakeshore Dr	\$1,263,630	>2018	X		X	X
20th St NE & Main Intersection	Intersection		\$1,112,004	2015>2018	X	X	X	X
North Lakeshore Dr	123rd Ave NE	550 west of 123rd NE	\$788,739	>2018	X	X	X	X
North Lakeshore Dr	123rd Ave NE	Main St NE	\$282,920	>2018	X		X	X
123rd Ave NE	N Lakeshore Dr	18th St NE	\$4,040,621	>2018			X	X
Main Street	20th St NE	17th St NE	\$1,274,558	>2018	X		X	X
19th St NE	Main St	125th Ave NE	\$2,649,804	>2018			X	X
18th St NE	123rd Ave NE	Main St NE	\$1,287,281	>2018			X	X
18th St NE	Main St	125th Ave NE	\$428,820	>2018	X		X	X
123rd Ave NE	18th St NE	17th St NE	\$1,094,300	>2018	X		X	X
18th Pl NE	123rd Ave NE	Main St NE	\$808,375	>2018	X		X	X
17th Pl NE	123rd Ave NE	180' west of 123rd NE	\$899,614	>2018	X		X	X
17th Pl NE	123rd Ave NE	Main St NE	\$938,474	>2018	X		X	X
Grade Road	20th St NE	SR 92	\$15,607,836	2015>2018	X	X	X	X

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
20th Street NE	east of Main St	Centennial Trail	\$1,284,475	2013>2018	X	X	X	X
SR 92 & Grade Rd RAB	Intersection		\$4,105,221	2017>2018	X	X	X	X
SR 92 & 113 <sup>th</sup> Ave NE RAB	Intersection		\$1,400,000	2013		X		
SR 92 & 99 <sup>th</sup> Ave NE RAB	Intersection		\$1,600,000	2013		X		
Lundeen Prkwy Corridor Ped Imp	Vernon Rd	99 <sup>th</sup> Ave NE	\$900,000	>2018	X		X	
Hardford Rd & Drainage Imp	Catherine Creek Crossing		\$700,000	>2018	X	X	X	
20 <sup>th</sup> Street NE Widening	Main St	111 <sup>th</sup> Dr NE	\$1,668,000	>2018	X		X	
30 <sup>th</sup> Street NE non motorized	113rd Ave NE	Cedar Rd NE	\$540,000	>2018	X	X	X	
Mitchell Ro/Manning Road	200ft W of 116 <sup>th</sup> Dr NE	600 ft E of 116 <sup>th</sup> Dr NE	\$360,000	>2018	X		X	X
117 <sup>th</sup> Avenue NE	20 <sup>th</sup> St NE	150 ft S of 28 <sup>th</sup> St NE	\$1,932,000	>2018	X		X	X
116 <sup>th</sup> Avenue NE	20 <sup>th</sup> St NE	26 <sup>th</sup> St NE	\$1,900,000	>2018	X		X	
26 <sup>th</sup> Street NE	115 <sup>th</sup> Ave NE	117 <sup>th</sup> Ave NE	\$280,000	>2018	X		X	
Mitchell Dr/118 <sup>th</sup> Ave NE	N. Lakeshore Dr	20 <sup>th</sup> St NE	\$1,400,000	>2018	X		X	
131 <sup>st</sup> Avenue NE	20 <sup>th</sup> St NE	Hartford Rd	\$1,489,000	>2018	X		X	
22 <sup>nd</sup> Street NE	117 <sup>th</sup> Ave NE	123 <sup>rd</sup> Ave NE	\$768,000	>2018	X		X	
28 <sup>th</sup> Street NE	Old Hartford Rd	N. Machias Rd	\$470,000	>2018	X		X	
32 <sup>nd</sup> Street NE	118 <sup>th</sup> St NE	Grade Rd	\$545,000	>2018	X		X	X

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
East Lakeshore Drive – non motorized	Main St	7 <sup>th</sup> St NE	\$1,450,000	>2018	X	X	X	
Old Hartford Road	36 <sup>th</sup> St NE	Hartford Road	\$2,323,000	>2018	X		X	
36 <sup>th</sup> Street NE	Grade Road	Old Hartford Road	\$2,340,000	>2018	X		X	
16 <sup>th</sup> Street NE	Main St	134 <sup>th</sup> Ave NE	\$1,737,000	>2018	X		X	
SR 92 and 127 <sup>th</sup> Ave NE RAB	Intersection		\$1,750,000	>2018		X		
SR 92 and Lake Dr Re-channelization	Intersection		\$200,000	2016		X		
S. Davie Rd and S Lake Stevens Rd	Intersection		\$800,000	>2018	X		X	X

PROJECT	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
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**FACILITIES**

City Hall/Civic Center	20,000,000	2015	X
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**PARKS**

Eagle Ridge Park Master Plan Improvements – Phase I	159,000	2015	X	X
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# Comprehensive Plan Docket 2012

## Text Amendment

### Staff Summary for Grant or Denial

### T-7 Appendices

**LOCATION IN COMPREHENSIVE PLAN:** Appendix L is a new appendix to be added.

**SUMMARY:** The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. One amendment is proposed to the Appendices.

**DISCUSSION:** The proposed amendment adds the 2012 Docket SEPA review documents as Appendix L.

**PROPOSED CHANGES:** Add as Appendix L the SEPA Addendum No. 5 and the Adoption of Existing Environmental Document notice. The new Appendix L is attached to this analysis sheet.

#### GRANTING OR DENIAL OF AMENDMENTS (Pg 1-25, Dec 2011 Final Comprehensive Plan)

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

- 1. The effect upon the physical, natural, economic, and/or social environments.**  
The proposed amendments add the SEPA documents as Appendix L, so will have no effect upon the physical, natural, economic, and/or social environments.
- 2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.**  
The proposed amendments add the SEPA documents as Appendix L, so will have no impact to specific land uses or neighborhoods.
- 3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.**  
The proposed amendments add the SEPA documents as Appendix L, so will have no direct impacts on planning for public facilities and services.
- 4. The quantity and location of land planned for the proposed land use type and density.**  
The proposed amendments add the SEPA documents as Appendix L, so will have a no impact on land use and density planning for the future.
- 5. The effect, if any, upon other aspects of the Comprehensive Plan.**  
The proposed amendments add the SEPA documents as Appendix L, so will have no effect on other aspects of the Comprehensive Plan.

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

1. The amendment must be consistent with the Growth Management Act and other applicable State laws.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. The amendment must be consistent with the applicable County-wide Planning Policies.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

4. The amendment can be accommodated by all applicable public services and facilities, including transportation.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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



## Comprehensive Plan Docket 2012 Text Amendment

### Staff Summary for Grant or Denial T-8 Cover, Footers and Table of Contents

**LOCATION IN COMPREHENSIVE PLAN:** Cover, footers and table of contents.

**SUMMARY:** The proposal is for text changes to the Comprehensive Plan as part of the 2012 Comprehensive Plan amendments. The amendments are to update the cover and footers with the date of adoption and update the table of contents.

**DISCUSSION:** The proposed amendment updates the cover, footers and table of contents

**PROPOSED CHANGES:** The amendments are to update the cover and footers with the date of adoption and update the table of contents.

#### GRANTING OR DENIAL OF AMENDMENTS (Pg 1-25, Dec 2011 Final Comprehensive Plan)

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

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

The proposed amendments to update the cover and footers with the date of adoption and update the table of contents will have no effect upon the physical, natural, economic, and/or social environments.

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

The proposed amendments to update the cover and footers with the date of adoption and update the table of contents will have no impact to specific land uses or neighborhoods.

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

The proposed amendments to update the cover and footers with the date of adoption and update the table of contents will have no direct impacts on planning for public facilities and services.

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

The proposed amendments to update the cover and footers with the date of adoption and update the table of contents will have a no impact on land use and density planning for the future.

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

The proposed amendments to update the cover and footers with the date of adoption and update the table of contents will have no effect on other aspects of the Comprehensive Plan.

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

1. The amendment must be consistent with the Growth Management Act and other applicable State laws.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. The amendment must be consistent with the applicable County-wide Planning Policies.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. The amendment must not be in conflict with the Community Vision or other	

goals, policies, and provisions of the Comprehensive Plan.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. The amendment can be accommodated by all applicable public services and facilities, including transportation.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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



November 7, 2012

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

**SUBJECT: PLANNING COMMISSION RECOMMENDATION  
2012 Comprehensive Plan Amendments (LS2012-3)**

Dear Council President Spencer and Council Members:

The Lake Stevens Planning Commission held a public hearing on Wednesday, November 7, 2012 to consider one privately proposed map amendment and eight City proposed Comprehensive Plan text amendments as part of the yearly docket cycle.

**Commissioners in attendance** were Chair Linda Hoult, Commissioners Gary Petershagen, Janice Huxford, and Dean Franz. Vice Chair Sammie Thurber, Commissioners Pamela Barnett and Jennifer Davis were absent.

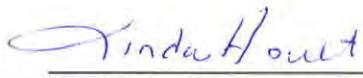
Planning and Community Development staff presented the proposed map and text amendments and answered the Commission's questions. Staff presented an overview of criteria required to be met for a comprehensive plan amendment to be granted. No public testimony was given. Commissioners discussed the amendments and identified a correction to Table 2-4 in Amendment T-2 and recognized additional work to the Parks and Storm Capital Improvement Project List 8-4 in Amendment Sheet T-6 should be updated. Staff indicated that this was expected to occur over the next year.

**PLANNING COMMISSION RECOMMENDATION**

**MOTION** – Commissioner Petershagen made a motion, seconded by Commissioner Franz to recommend to Council approval of one map and eight text Comprehensive Plan amendments as presented by staff with one correction; motion carried unanimously (4-0-0-3). The Planning Commission is also forwarding their support and recommendation to update the Parks and Storm Unfunded Capital Improvement Table in 8-2 Amendment Sheet T-6 in the near future.

Respectfully submitted,

Lake Stevens Planning Commission

  
\_\_\_\_\_  
Linda Hoult, Chair

  
\_\_\_\_\_  
Gary Petershagen, Commissioner



## STATE OF WASHINGTON

## DEPARTMENT OF COMMERCE

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

October 10, 2012

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

Dear Ms. Watkins:

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

**City of Lake Stevens - Proposed material for 2012 comprehensive plan. These materials were received on October 09, 2012 and processed with the Material ID # 18544.**

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

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

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

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

Sincerely,

Review Team  
Growth Management Services

## **ADDENDUM NO. 5**

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

**Adoption of Text Revisions to  
Chapter 1 Introduction, Chapter 2 Description of the Planning  
Area, Chapter 4 Land Use Element, Chapter 6 Transportation  
Element, Chapter 7 Utilities & Public Services & Facilities  
Element, Chapter 8 Capital Facilities Element, and  
Appendices  
With The 2012 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: October 12, 2012**



October 12, 2012

Dear Reader and Interested Citizen:

Addendum #5 to the City of Lake Stevens Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement (FEIS), issued July 17, 2006, has been prepared by the Department of Planning and Community Development.

This addendum provides additional environmental information for the proposed adoption of the following text amendments:

- Addition of 2012 adoption process and environmental review, update annexation plan and exceptions to annual plan amendment process in Chapter 1 Introduction;
- Update population characteristics with 2010 Census data and update employment information with more recent data in Chapter 2 Description of the Planning Area;
- Update land use map with one redesignation (with associated rezone), add descriptions for new land use designations, revise current land use descriptions, and update reasonable measures table in Chapter 4 Land Use Element;
- Update Figure 6-1, add language regarding Transit LOS standards, update future needs and policy 6.1.1 for consistency with recently adopted subareas, and add traffic impact fee program goal and policies to Chapter 6 Transportation Element;
- Update various chapter tables for consistency with adopted subareas in Chapter 8 Capital Facilities Element; and
- Add Appendix L as SEPA Addendum No. 5 and update cover and table of contents.

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

Review of the proposed amendments will occur at a Planning Commission public hearing on November 7, 2012 and City Council public hearing on December 10, 2012.

We invite you to comment on the proposed text revisions during the City review process. Comments regarding the proposed comprehensive plan amendments may be submitted orally during each hearing or in writing any time prior to the hearing by sending them to City Hall, attn: Karen Watkins, PO Box 257, Lake Stevens, WA 98258, or by email at [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov).

If you have any questions, please contact Karen Watkins at (425) 377-3221 or [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov).

Sincerely,

Rebecca Ableman  
Planning Director

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS****Fact Sheet****Proposed  
Non-Project Action:**

The proposed non-project action is the adoption by the Lake Stevens City Council of one privately proposed map amendment with associated rezone and nine City-proposed text revisions to the City of Lake Stevens Comprehensive Plan as part of the 2012 Docket: Chapter 1 Introduction, Chapter 2 Description of the Planning Area, Chapter 4 Land Use Element, Chapter 6 Transportation Element, Chapter 8 Capital Facilities Element, and the Appendices. The GMA requirements contained in Chapter 36.70A RCW are applicable to these plans.

**Description of Proposal:**

The 2012 Docket contains nine text revisions to the City of Lake Stevens Comprehensive Plan Amendments:

- Addition of 2012 adoption process and environmental review, update annexation plan and exceptions to annual plan amendment process in Chapter 1 Introduction;
- Update population characteristics with 2010 Census data and update employment information with more recent data in Chapter 2 Description of the Planning Area;
- Update land use map with one redesignation (with associated rezone), add descriptions for new land use designations, revise current land use descriptions, and update reasonable measures table in Chapter 4 Land Use Element;
- Update Figure 6-1, add language regarding Transit LOS standards, update future needs and policy 6.1.1 for consistency with recently adopted subareas, and add traffic impact fee program goal and policies to Chapter 6 Transportation Element;
- Update various chapter tables for consistency with adopted subareas in Chapter 8 Capital Facilities Element; and
- Add Appendix L as SEPA Addendum No. 5 and update cover and table of contents.

RCW 36.70A.130 allows amendments to the Comprehensive Plan once per year with some exceptions. The current proposal is the 2012 Comprehensive Plan Docket.

**Purpose of the FEIS  
Addendum:**

The purpose of this addendum is to add information and analysis relating to the programmatic city action of adopting minor amendments to six chapters and the appendices of the Comprehensive Plan. This information expands upon previously identified significant impacts of the alternatives to the city's Integrated 2005 Comprehensive Plan (July 2006) and FEIS (July 17, 2006), as addended, but does not substantially change the analysis. The city has already considered the impacts of the proposed programmatic actions analyzed in this Addendum in the FEIS document. No additional significant impacts beyond those identified in the FEIS are expected to occur. Revisions to the proposal may be considered during the public hearing process. 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 being 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 following adopted environmental document meets the City of Lake Stevens' environmental review needs for the current proposal: 2012 Comprehensive Plan Docket.

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

**Location of Proposal:** City of Lake Stevens and Lake Stevens Urban Growth Area

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

**Required Approvals:** Adoption of text amendments granted by Lake Stevens City Council

**Circulation:** This Addendum is being sent to all recipients of the previously issued Final EIS and other interested parties.

**Comment:** No comment period is required for this addendum.

**Contact Person:** Karen Watkins, Principal Planner  
(425) 377-3221 or [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov)

**Date of Issuance:** October 12, 2012

**Responsible Official:** Signature   
Rebecca Ableman, Planning Director

**Public Hearing:** The Planning Commission will hold a public hearing on the proposed Comprehensive Plan text amendment on November 7, 2012. Following receipt of a recommendation from the Planning Commission, the City Council will also hold a public hearing on December 10, 2012 before taking final action.

**Documents:** The Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement, as addended, and detailed information and analysis are available for viewing or purchase at the City Planning Department. Electronic copies of the existing Plan and FEIS may be purchased for \$10.00 per CD. The City website also has a copy of the current plan and FEIS at [www.lakestevenswa.gov](http://www.lakestevenswa.gov).

**SEPA Distribution List****Federal Agencies**

Natural Resource Conservation Service  
NOAA Fisheries  
U.S. Army Corps of Engineers  
U.S. Environmental Protection Agency  
U.S. Fish and Wildlife Service

**NOAA Northwest Regional Office**

Office of Archeology and Historical Preservation  
Parks and Recreation Commission  
U.S. Army Corps of Engineers, Seattle District  
Department of Agriculture  
Washington State Energy Office

**State Agencies**

Department of Corrections  
Department of Ecology  
Department of Fish and Wildlife  
Department of Health  
Department of Natural Resources  
Department of Social and Health Services  
Department of Transportation  
Environmental Protection Agency  
Department of Community Trade and Economic Development  
National Marine Fisheries

**Regional Agencies**

Community Transit  
Economic Development of Snohomish County  
Puget Sound Air Pollution Control Agency  
Puget Sound Water Quality Authority  
Regional Transit Authority

**Local Government, Tribes, Utilities**

City of Arlington  
City of Everett  
City of Marysville  
Snohomish County

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

Muckleshoot Indian Tribe  
Snoqualmie Tribe  
Stillaguamish Tribe  
Tulalip Tribes  
Tulalip Housing Authority  
Comcast  
Verizon  
Drainage District No. 8  
Lake Stevens Fire Department  
Lake Stevens Historical Society  
Lake Stevens Police Department  
Lake Stevens School District  
Lake Stevens Sewer District  
Marysville School District  
Snohomish School District  
Puget Sound Energy  
Snohomish County Fire District #8  
Snohomish County Fire Marshall  
Snohomish Health District  
Snohomish County Parks and Recreation  
Snohomish PUD No. 1  
Snohomish County Sheriff  
Waste Management NW

Libraries  
Lake Stevens Library

Organizations and Interest Groups  
Earth Share of WA  
Lake Stevens Chamber of Commerce  
Interagency Commission on Outdoor Recreation  
Master Builders of King & Snohomish Counties  
Pilchuck Audubon Society  
Puget Sound Action Team  
Puget Sound Regional Council  
Snohomish County Association of Realtors, Inc.  
Puget Sound Water Quality Action Team

Newspapers  
Lake Stevens Journal  
Seattle Post Intelligencer  
The Arlington Times  
The Everett Herald  
The Seattle Times

**Purpose of the Proposal**

The Proposed Action is the adoption of the 2012 Docket including one private map amendment and nine text amendments to the City of Lake Stevens GMA Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). Statutory requirements of GMA allow amendments to a Comprehensive Plan "no more frequently than once per year" (RCW 36.70A.130(2)(a)) except when in specific circumstances.

**SEPA Procedures and Public Involvement****Purpose of the Addendum**

The purpose of this Addendum is to add analyses and information about a proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-600(4)(c)). The proposed revision does not introduce new significant impacts from those identified in the FEIS. The City of Lake Stevens is issuing this addendum to the FEIS for the purpose of supplying additional information about the proposals and their impacts beyond those contained in the FEIS. This Addendum should assist the public and agency decision-makers in considering the granting or denial of the proposed text amendment to the Comprehensive Plan.

**Programmatic Analysis**

This Addendum is for the 2012 Comprehensive Plan Docket. The adoption of comprehensive plans, or other long-range planning activities, is classified by SEPA as a non-project (i.e., programmatic) action. A non-project action is defined as an action that is broader than a single site-specific project, and involves decisions on policies, plans or programs. A SEPA document for a non-project proposal does not require site-specific analyses; instead the Addendum discusses additional analysis and information appropriate to the scope of the non-project proposal and to the level of planning for the proposal (WAC 197-11-442).

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS****Phased Review**

SEPA encourages the use of phased environmental review to focus on issues that are ready for decision, and to exclude from consideration issues already decided or not yet ready for decision-making (WAC 197-11-060 (5)). Phased review is appropriate where the sequence of a proposal is from a programmatic document, such as an EIS addressing a comprehensive plan, to other documents that are narrower in scope, such as for a site-specific, project-level analysis. The City of Lake Stevens is using phased review, as authorized by SEPA, in its environmental review of growth management planning actions. The analysis in this Addendum will be used to review the environmental impacts of the proposed Comprehensive Plan Amendment proposals and other related actions, including rezones.

**Public Comment**

No comment period is required for the Addendum. The following public participation is scheduled as part of the 2012 Docket to gain public input:

- Planning Commission Public Hearing – November 7, 2012
- City Council Briefing – November 13 or 26, 2012
- City Council Public Hearing – December 10, 2012

**Proposed Action, Alternatives, and Objectives****Proposed Action**

The proposed action is the granting or denial of one map amendment and nine text amendments to the City of Lake Stevens Comprehensive Plan. The proposed amendments are provided below using strikeouts and underlines for the text amendments. Each chapter amendments will be treated as a separate alternative because each proposal is reviewed individually and a determination is made on the granting or denial of each proposal by the Planning Commission and City Council.

**Objectives of the Proposal**

The principal objective of the proposed map and text amendments is to update the Comprehensive Plan based on new information.

**Matrix of Impacts and Mitigation Measures**

In order to retain consistency in the description and analysis of impacts, this Addendum is using a similar matrix of impacts. Only additional information or analysis not covered in the FEIS matrix, but required for the map and text amendments, is included on the attached matrix.

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

**This is a summary of the proposed amendments to the City of Lake Stevens Comprehensive Plan for the 2012 Docket. During the review and discussion of these amendments, there could be minor revisions or additions before final adoption by the City Council.**

**MAP AMENDMENT**

The private proposal is to redesignate a 1.16 acre parcel from Public/Semi-Public (P/SP) to Medium Density Residential (MDR) concurrently with a site-specific rezone from Public/Semi-Public (P/SP) to Urban Residential (UR). The site was used as a water storage facility until decommissioning in 1980-81. The rezone will be reviewed by the Hearing Examiner on October 25, 2012 with a recommendation to Council for final review and decision on December 10, 2012 concurrently with 2012 Docket.

**TEXT AMENDMENTS****COVER, FOOTERS AND TABLE OF CONTENTS**

**Cover and footers to be updated with month and year of amendments. Table of Contents to be updated with changes to sections, tables, figures and appendices.**

**CHAPTER 1 - INTRODUCTION**

***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**

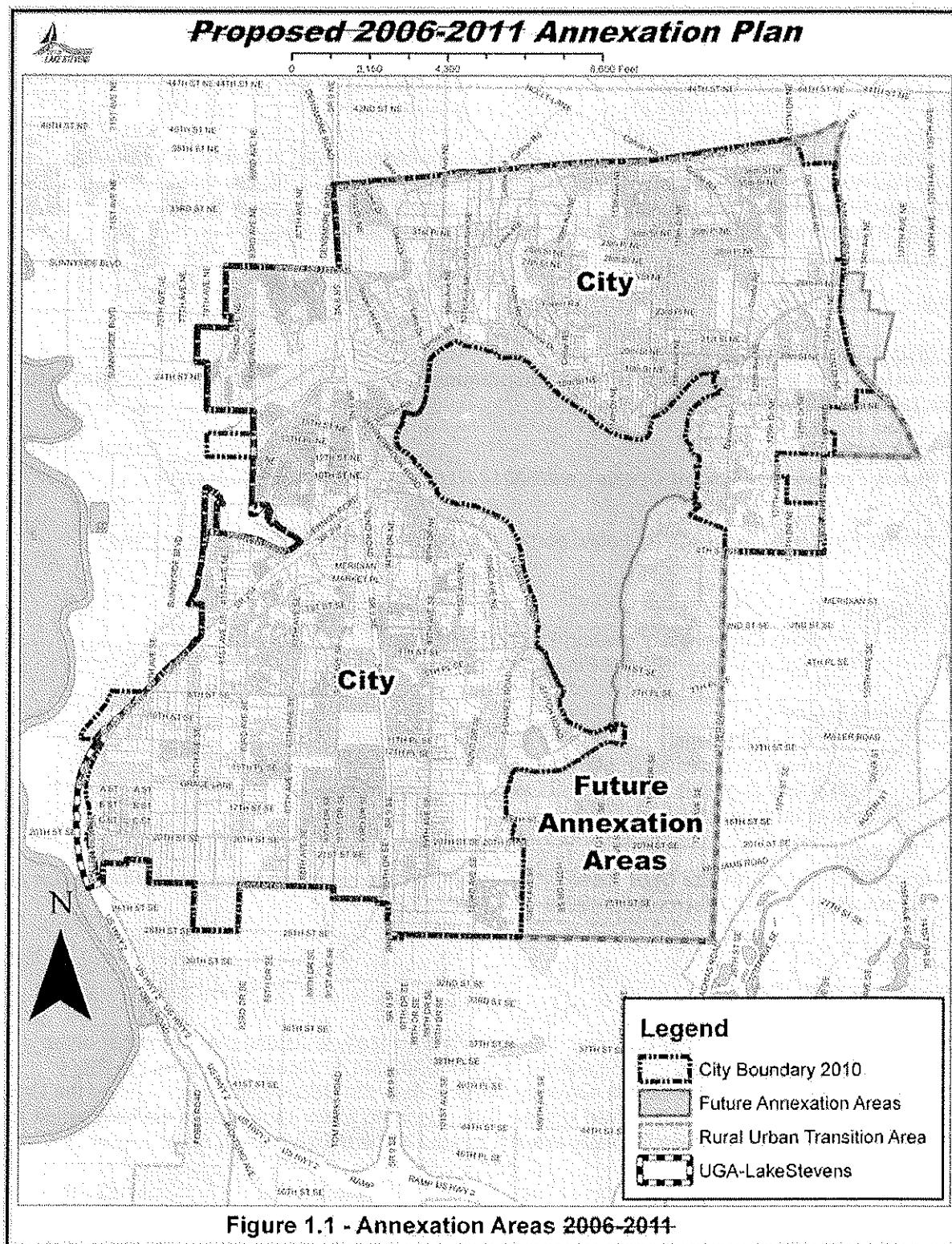
October 22	City Council Briefing
November 7	Planning Commission Public Hearing
November 26	City Council Public Hearing & Adoption of Amendments
December XX	Amendments Effective

***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 2011)). 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 Lundein Parkway are still located in the Urban Growth Area.

ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS



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

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

**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.))

**Modify the “Environmental Review” language on page 1-27 and 1-28 to include a new appendix for 2012 environmental documentation:**

**B. Environmental Review**

A complete environmental review can be found in **Appendix A** of the Comprehensive Plan. Comments on the environmental analysis were gathered at the same time the overall Plan was circulated for public review. Adjustments were made based on comments received. The result is a Comprehensive Plan that responds to environmental goals of the community and complies with the State Environmental Policy Act. An addendum to the Final Environmental Impact Statement for the 2007 Docket was issued on November 16, 2007 and is included in **Appendix B**. An addendum to the Final Environmental Impact Statement for the 2008 Docket was issued on October 10, 2008 and is included in **Appendix G**. A Determination of Nonsignificance and Adoption of Existing Environmental Documents for the 2009 Docket was issued on March 25, 2009 and is included in **Appendix H**. An addendum to the Final Environmental Impact Statement for the 2009 revisions to the Capital Facilities Plan with amendment of the 2009 City Budget was issued on October 12, 2009 and is included in **Appendix I**. A Determination of Nonsignificance and Adoption of Existing Environmental Documents for the 2010 Docket was issued on July 7, 2010 and is included in **Appendix J**. Addendum No. 4 to the Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement for the 2011 Docket was issued on October 19, 2011 and is included in **Appendix K**. Addendum No. 5 to the Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement for the 2012 Docket was issued on October 12, 2012 and is included in **Appendix L**.

**CHAPTER 2 – DESCRIPTION OF THE PLANNING AREA**

*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

## ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN &amp; FEIS

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 ((1.3)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. PSRC 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.

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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 trestle 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**

CITY	NUMBER	SHARE
<u>Everett</u>	1,242	17.9%
<u>Seattle</u>	925	13.3%
<u>Lake Stevens</u>	604	8.7%
<u>Bellevue</u>	318	4.6%
<u>Marysville</u>	199	23.9%
<u>Lynnwood</u>	195	2.8%
<u>Redmond</u>	190	2.7%
<u>Bothell</u>	172	2.5%
<u>Snohomish</u>	153	2.2%
<u>Monroe</u>	142	2.0%
<u>All Other Locations</u>	1,346	19.4%

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**The Westward Commute and Lake Stevens Secondary Retail Market Area.** Thousands of employees routinely pass through Lake Stevens and the Highway 2 trestle 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.

### CHAPTER 4 – LAND USE ELEMENT

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

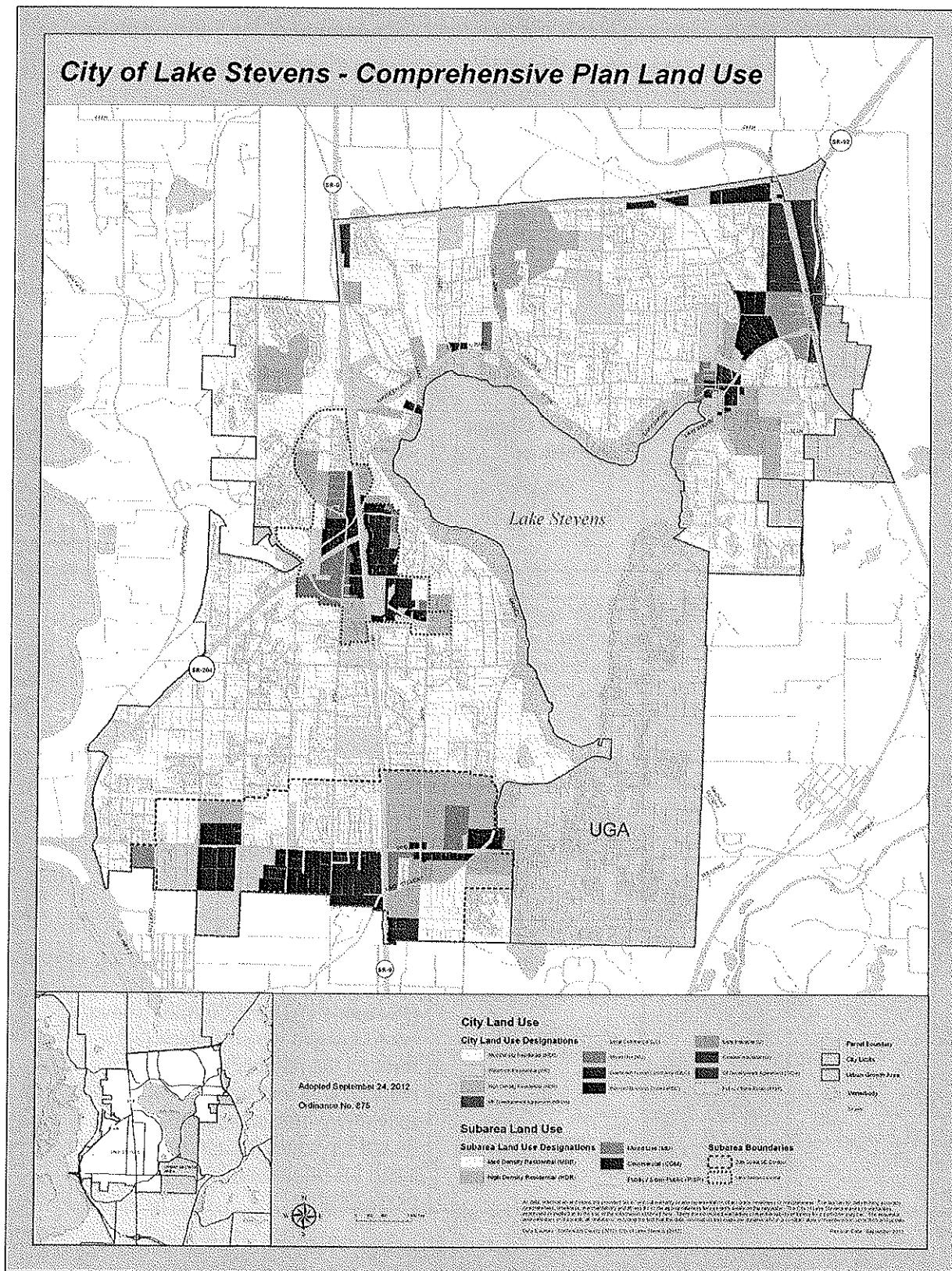
*Page 4-11 – add description for Low Density Residential after Medium Density Residential*

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.

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**Figure 4.0b Existing Land Use Map**

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

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
<b>MEASURES TO INCREASE RESIDENTIAL CAPACITY</b>			
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	<u>PRDs, 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. <del>(Recently t) The PRD rules ((have been changed which )) place((s)) a limit on the number and size of reduced area lots within a PRD. Innovative housing options usually do not have lots, but are similar to small lot single-family developments.</del>

Measure	Adopted?	Applicability	Effectiveness/Potential
Encourage Infill and Redevelopment	In Process	All single family residential zones	Innovative Housing Options - Cottage Housing is allowed in many residential and mixed use zones((code for 2009)). 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 <sup>th</sup> Street SE Corridor Subareas	((A coordinated strategy with aggressive marketing and recruitment efforts may contribute to better utilization of employment capacity areas.))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.
Create Industrial Zones	Yes	General and Light Industrial Zones	Capacity exists. Largely undeveloped. Minimal potential for additional implementation due to lack of sewer infrastructure.
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		

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Measure	Adopted?	Applicability	Effectiveness/Potential
Urban Centers/Villages	((In Process)) Yes	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)) 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. ))
Allow Mixed Uses	Yes	CBD, PBD and MU <u>zones and within the subareas</u>	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.)) Included within subarea plans and Community Transit has identified 20 <sup>th</sup> Street SE as a transit emphasis corridor for future frequent service.
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.)) Downtown framework plan approved in 2012 with subarea plan completed in 2013.
Adequate Public Facilities	Yes	Concurrency for parks, roads and sewer	GMA-based traffic impact mitigation fees adopted with the subarea plans.
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		Annexation plan adopted for eventual "One Community Around the Lake" in the future.

Measure	Adopted?	Applicability	Effectiveness/Potential
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.)) 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.
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.)) Subarea plans should bring much needed services to the City at Lake Stevens Center and along 20 <sup>th</sup> Street SE.
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)) Yes	((No specific program adopted)) Processing Code and Planned Actions	((Unlikely that this measure would provide any significant contribution, as)) 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.
<b>MEASURES TO MITIGATE IMPACTS OF DENSITY</b>			
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. Subarea Design Guidelines were adopted for development within the subarea using the Design Review Board and administrative review.

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Measure	Adopted?	Applicability	Effectiveness/Potential
Urban Amenities for Increased Densities	Yes	PRDs and subareas ((plats are required to provide additional amenity))	PRD plats are required to provide additional amenity. Subarea plans allow for increased floor area ratios with a menu of amenity options.
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>
<b>OTHER MEASURES</b>			
Low Densities in Rural and Resource Lands	((No))N/A		
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.

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### CHAPTER 6 – TRANSPORTATION ELEMENT

*Page 6-11 – add language to Transit LOS Standards section that SR9 and 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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.*

### FUTURE NEEDS AND ALTERNATIVES

#### Analysis of Needed Capacity Improvements

After completing the inventory of existing capacity the City of Lake Stevens has decided that LOS C or better at peak hour traffic in residential areas and LOS ((D))E along arterials and collectors in other areas ((in the central business district ))at peak hour are reasonable and achievable standard for all arterial roadways except within subareas. The Level of Service for the subareas has been modified from an intersection LOS Standard "C" or "E" to a system LOS Standard "E" for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.

All of the City's roadways currently provide this LOS or better. However, the City must plan necessary roadway improvements to increase the capacity of certain roadways, or develop a plan to prevent deterioration of the LOS below the standard. Also, design standards as described above will be used to evaluate all other roadways in the City's planning area.

All roadway segments, except for a portion of Main Street, are expected to meet the adopted levels of service at the 2010 horizon. Main Street between North Lakeshore Drive and 18th Street NE is projected to deteriorate to LOS F within 10 to 20 years. A traffic analysis study by William Popp Associates predicts that the link will have a peak hourly volume of 1090 vehicles in 20 years and a volume/capacity ratio of 1.09. In order to attain LOS D at peak hour the volume/capacity ratio needs to be reduced to less than or equal to 0.90. This can be accomplished by decreasing the volume on Main Street to 900 vehicles during the peak PM hour, or increasing the capacity of the link to 1220 vehicles per hour. In other words, the capacity needs to be increased by at least 130 vehicles per hour, or 190 vehicles need to use an alternative route.

The Subareas Capital Facilities Plan includes a future needs analysis for the Lake Stevens Center Subarea and the 20<sup>th</sup> Street SE Corridor Subarea. Needed transportation projects are divided into two tiers: Tier A projects are high priority projects that provide additional capacity and help meet the system-wide LOS, and Tier B projects typically help improve traffic capacity and circulation, expand non-motorized facilities, and reconstruct roads to match the specific cross sections in the subarea plans.

#### Analysis of Needed Safety Improvements

Accident frequency data for the past five years was obtained from the Washington Department of Transportation District Office, County Sheriff's Office, and from the City's Police Department records. The intersection of 28th Street NE and Hartford-Machias Road was identified as high accident frequency area. This location was examined to determine what improvements, if any, would alleviate the accident hazards. The improvements considered to alleviate this hazard included improved sight distance, and a flashing beacon. The needed improvement is relatively small and requires an expenditure of less than \$10,000. However, this intersection is in the jurisdiction of Snohomish County. The City will

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attempt to work with the County to see that some action is taken to alleviate this accident condition.

No other high accident frequency areas were identified within the City which have not been corrected. Efforts are taken to correct potential safety concern areas before they result in serious accidents, rather than requiring a certain number of accidents or deaths before a situation is corrected.

16th Street NE between 127th Avenue NE and 131st Avenue NE has been identified as an area requiring realignment. Currently, signage and road markings are used to direct drivers through an area of curves and varying widths. At the posted speed of 25 miles per hour this should not be a safety concern. However, not all traffic moves at that speed, and 16th Street NE is proposed to be upgraded to a collector arterial in the future. This will require correction, and is proposed for inclusion in the Capital Facilities Element.

Because the "fixes" are generally cost less than \$10,000, improvements to high accident frequency locations will generally be included in the City's Annual Budget.

### **Analysis of Projected Transportation Needs**

#### **Future Roadway Needs**

In determining projected roadway needs the City attempted to plan for the projected transportation volumes in a cost-effective manner that would not leave the City with under- or over- used capacity. In the distant past, roadways have been under built for the use they receive. However, in the 1970-80's many residential streets included wide lanes for fast moving traffic; but many of these are now considered overbuilt for residential neighborhoods. These roads are costly to build and maintain and use up valuable land. Narrower roads could provide routine and emergency access in most residential neighborhoods and will use less paving materials, lower maintenance costs, reduce surface water run-off, and maintain more vegetation.

However, it is anticipated that a major north south arterial will be needed on the east side of the lake to take traffic off of East Lake Stevens Road, which cannot be upgraded as much as would be necessary to take all the traffic anticipated. A new arterial is envisioned for 131st Ave NE to Machias Cutoff.

#### **Future Pedestrian/Bicycle Trail Needs**

Providing trails to connect residential areas with other parts of the city is a high priority for the City. The addition of bicycle lanes and pedestrian routes is also a primary goal in the transportation program. Walkways and existing and proposed trails are shown in Figure 5.1.

Providing continuity in a pedestrian and bicycle system can result in greater comfort and ease for its users. The City is striving to create a fully integrated system for non-motorized transportation, yet recognizes the need to prioritize locations where it expects heavy use, such as routes connecting residential areas to recreational facilities (including the Centennial Trail) and schools.

A primary part of the transportation plan for the City is to direct major motor vehicle through-traffic away from the lake shore streets, and encouragement of bicycle and pedestrian circulation along these routes. The reclassification of 131st Avenue NE to a minor arterial south of 16th Street NE should help remove traffic from East Lakeshore Drive. To the north, the further improvement of Grade Road is expected to encourage traffic to take SR 92 and Grade Road to enter the City and decrease the impact upon North Lakeshore Drive and, to some extent, 20th Street NE.

The Lake Stevens Center Subarea Plan and the 20<sup>th</sup> Street SE Corridor Subarea Plan both include the inclusion of sidewalks on many existing and future streets, some trail streets with a large paved trail on one side of the street, and the development of a trail along the power line between the two subareas.

#### **Transportation Improvement Plan**

The Transportation Improvement Plan (TIP) is the result of an iterative process that balances the goals of all comprehensive plan elements. The TIP contains both funded and unfunded projects. Maintaining a list of priority projects helps the City to monitor needs and to pursue funding sources.

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The policies in the Transportation Element have been prepared recognizing that not all projects in the TIP can be considered in the Capital Facilities Element at this time. Financial planning for transportation must use the same process as the financial planning for other capital facilities. However, the timing and funding for transportation are restricted by the concurrency requirement and the binding nature of LOS standards. The City is required to create a six year financing plan for both transportation and capital facilities with reviews and amendments annually. In addition, the City is required to provide such transportation services concurrently with new development.

The City will use the annual updated Six-Year Transportation Improvement Program to re-evaluate the priorities and timing of projects. Projects are completed and priorities change throughout the planning period. It may be necessary to update the TIP more than once a year. Also, the TIP update process may not coincide with the yearly comprehensive plan update process. Therefore, the TIP is not included in the Comprehensive Plan, but is an important associated document. The most recently approved TIP is included in Appendix F; however it is not adopted as part of this Comprehensive Plan.

**Air Quality and Transportation**

Considering the location of the City of Lake Stevens east of the major north-south corridor, Interstate 5, the air quality is less of a concern than for cities along the major freeways. However, State Route 9 runs through the west side of the City with high volumes of traffic and congestion during commute times. In addition, State Route 2 is located to the south of the current UGA.

As population increases, so does traffic volumes and vehicle emissions. Air quality gains can be made through the reduction in automobile use and the increase in mass transit use. However, the location of Lake Stevens off the major transportation corridors limits the provision of mass transit.

Air pollution contributes to water pollution when rainwater picks up air pollutants and runs off into local creeks, streams and Lake Stevens. Tree preservation is an integral part of protecting air quality. Trees improve air quality by intercepting particles and removing gaseous pollutants. These pollutants include nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), carbon monoxide (CO), and particulate matter. Therefore, the City should take a lead role in reducing transportation-related air quality impacts to protect Lake Stevens' water quality.

***Page 6-15 – update Policy 6.1.1 relating to a change in LOS within subareas for consistency with adopted Subarea Adoption Package.***

**Policies**

6.1.1 For traffic levels of service, the City adopts LOS C or better at peak hour traffic for residential areas and LOS (D) E along arterials and collectors in other areas((in the central business district)) at peak hour((for all arterial roadways)). As part of the subarea plans, the Level of Service for the subareas has been modified from an intersection LOS Standard "C" or "E" to a system LOS Standard "E" for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.

***Page 6-22 - Staff proposal to add goal and policy related to Traffic Impact Fee Program.***

**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.

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

## **CHAPTER 7 – UTILITIES & PUBLIC SERVICES & FACILITIES ELEMENT**

*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 SR 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 and add section on the Snohomish School District.***

### **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 4<sup>th</sup> Street NE and east of 115<sup>th</sup> 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, 20((09))11 enrollment was ((7,795))8,051 students, increasing ((2.8))3.4 percent over 200((7))9. 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 201((5))7 is projected to be 8,((348))777 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 201((0))2-201((5))7 CFP is \$4,((532))692 for single family homes and \$((3,035))2,915 for multi-family construction units. If the discount was not adopted, the City would collect \$9,((064))383 per single family units and \$((6,070))5,830 for multi-family units.

**Snohomish School District.** The Snohomish School District covers a small corner of the southeastern portion of the Urban Growth Area, and serves residents south of the Lake Stevens School District. 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.***

## ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

### 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.

### CHAPTER 8 – CAPITAL FACILITIES ELEMENT

Page 8-7, Table 8-1 Schedule of Funded Improvements table below will be updated with some of the projects identified in the Subareas Capital Facilities Plan:

Subject	Project	Funding Source	Cost	Year
Streets	20 <sup>th</sup> Street SE Phase II – US 2 to 91 <sup>st</sup> Avenue SE	Federal/State/REE T/Developer contribution	\$13,000,000	2015-2020
Streets	Street & Sidewalk Construction 20th - Centennial Trail	CDBG/REET	\$350,000	2016
Streets	Sidewalks to Mt. Pilchuck Elementary and North Creek Middle School	DOT/ Developer contributions	\$1,500,000	2016
Streets	Street & Sidewalk Construction 16th, 18th & 127th	CDBG/REET/ developer contributions	\$1,000,000	2015
Sidewalks Public Facilities	Sidewalk Construction 116th & 117th	Street fund/ developer contrib.	\$4,000,000	2016
	City Hall/ Civic Center	Bond Issue	\$20,000,000	2010
Parks	Eagle Ridge Park Master Plan Improvements – Phase I	Developer contributions./ Grants	\$159,000	2015

ATTACHMENT ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

Page 8-9, Table 8-3 Source of Existing City Resources, Average 2003-2007 will be updated:

Source	Percentage of total Resources
Non -revenue	19%
Other Taxes	17%
Property Tax	14%
Sales Tax	12%
Interfund Transfers/Loans	12%
Charges for Services	11%
Other Intergovernmental	6%
Licenses/Permits	4%
Miscellaneous	3%
Fines and Forfeiture	2%
Grants	0%
<b>TOTAL</b>	<b>100%</b>

Page 8-21, Table 8-6 Revenue Projections Affecting Capital Improvements (Thousands) will be updated:

Funds	2006	2007	2008	2009	2010	2011
General Fund	3,100	5,185	6,845	6,339	6,362	6,516
<b>Total</b>						
<b>General</b>	<b>3,100</b>	<b>5,185</b>	<b>6,845</b>	<b>6,339</b>	<b>6,362</b>	<b>6,516</b>
Street Fund	850	1,080	1,155	1,229	1,253	1,278
<b>Tot. Transp.</b>	<b>850</b>	<b>1,080</b>	<b>1,155</b>	<b>1,229</b>	<b>1,253</b>	<b>1,278</b>
Storm Water						
Mgmt. Fund	250	540	558	529	590	597
<b>Tot.</b>						
<b>Proprietary</b>	<b>250</b>	<b>540</b>	<b>558</b>	<b>529</b>	<b>590</b>	<b>597</b>
CIP-Develop.						
Contribution	118	305	111	5	5	5
REET 1 & 2	380	450	495	450	450	450
<b>Tot. Cap.</b>						
<b>Proj.</b>	<b>498</b>	<b>755</b>	<b>606</b>	<b>455</b>	<b>455</b>	<b>455</b>
<b>Grand Totals</b>	<b>4,698</b>	<b>7,560</b>	<b>9,164</b>	<b>8,552</b>	<b>8,660</b>	<b>8,846</b>

APPENDICES

Add new Appendix L – (SEPA Environmental Documents for 2012 Docket) To be issued in October 2012

## **Matrix of Impacts and Mitigation Measures for 2011 Comprehensive Plan Docket Amendments**

Environmental Topic	Distinguishing Impacts of the Alternatives
<b>Earth, Air Quality, Water Quality, Plants and Animals</b>	Map and text amendments will have no impact on these environmental resources.
<b>Noise</b>	Map and text amendments will have no impact on these environmental resources.
<b>Land Use</b>	Map and text amendments will have no impact on these environmental resources.
<b>Relationship to Plans and Policies</b>	Map and text amendments will have no impact on the overall Plan and Policies and are consistent with GMA.
<b>Population and Employment</b>	Map and text amendments will have no impact on these environmental resources.
<b>Housing</b>	Map and text amendments will have no impact on these environmental resources.
<b>Cultural Resources</b>	No specific impacts from the proposed map and text amendments.
<b>Transportation</b>	The proposed transportation projects proposed for addition to the Capital Facilities Plan will benefit the city transportation network and is an addition to the capital facilities plan; however, the addition of the map and text amendments will not affect the overall provision of transportation or capital facilities.
<b>Parks and Recreation; Fire, Police and Court Services; Libraries and Schools</b>	Map and text amendments will have no impact on these environmental resources.
<b>Water Supply; Sanitary Sewer; Storm Sewer; Solid Waste; Utilities (Electricity, Natural Gas, Telecommunications, Electromagnetic Fields)</b>	The proposed utility projects proposed for addition to the Capital Facilities Plan will benefit the utility network and is an addition to the capital facilities plan; however, the addition of the map and text amendments will not affect demand on utilities and public services and facilities.

**ADOPTION OF EXISTING  
ENVIRONMENTAL DOCUMENT****Adoption of the School District Capital Facilities Plan 2012-2017 with  
Comprehensive Plan Amendments (2012 Docket)**

**Description of current proposal:** The proposed action is the adoption of the Lake Stevens School District No. 4 – Capital Facilities Plan 2010-2015 in order to update the Comprehensive Plan Capital Facilities Element (Chapter 7) and update school impact mitigation fees as part of the 2012 Docket. The Lake Stevens School District adopted the Capital Facilities Plan in August 2012 with Snohomish County Planning Commission review September 25, 2012. Snohomish County Council will adopt the plan with their 2011 budget in November 2010. The City of Lake Stevens City Council will hold a public hearing on school plans on October 31, 2012 and adopt the plan concurrently with the County 2013 budget in November 2012. The plan includes projections for use of existing educational facilities and quantifies capital facility needs with a proposal to change school impact mitigation fees (increase of \$162/single-family home and decrease of \$123 for multi-family units) to support future facility needs.

**Proponent:** City of Lake Stevens, Washington

**Location of current proposal:** City of Lake Stevens, Urban Growth Area and Lake Stevens School District

**Title of documents being adopted:** Determination of Non-Significance – Lake Stevens School District No. 4 Capital Facilities Plan 2012-2017 & SEPA Checklist. A SEPA Addendum No. 5 was issued on October 12, 2012 for the 2012 Docket, excluding the adoption of the School District Capital Facility Plan, which included previous environmental review and threshold determination.

**Agency that prepared documents being adopted:** Lake Stevens School District, Lake Stevens, Washington

**Date adopted document was prepared:** Checklist (June 18, 2012), DNS (June 19, 2012)

**Description of documents (or portion) being adopted:** The DNS and SEPA checklist are for the adoption of the Lake Stevens School District Capital Facilities Plan, 2012-2017. This Capital Facilities Plan has been developed in accordance with requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards, and uses six-year and 15-year enrollment projections to quantify capital facility need for years 2012-2017.

**If the documents being adopted has been challenged (WAC 197-11-630), please describe:** No challenge occurred.

**The documents are available to be read at (place/time):** City of Lake Stevens, Planning and Community Development Department, 1812 Main Street, Lake Stevens, WA; Monday – Friday, 8:00 am to 5:00 pm.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

**Name of agency adopting document:** City of Lake Stevens, Washington

**Contact person, if other than responsible official:** Karen Watkins, Principal Planner  
**Phone:** 425-377-3221

**Responsible official:** Rebecca Ableman, Planning Director

**Phone:** 425-377-3229

**Address:** P.O. Box 257, Lake Stevens, WA 98258

**Date:**

*October 19, 2012*

**Signature:**



*Rebecca Ableman*

Rebecca Ableman, Planning Director

**WAC 197-11-970 Determination of non-significance (DNS)****DETERMINATION OF NON-SIGNIFICANCE****Lake Stevens School District No. 4  
Capital Facilities Plan**

**DESCRIPTION OF PROPOSAL:** The proposed action is the adoption of the Lake Stevens School District No. 4 Capital Facilities Plan, 2012-2017. This Capital Facilities Plan has been developed in accordance with requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards, and uses six-year and 15-year enrollment projections to quantify capital facility needs for years 2012-2027.

**PROPOSER:** Lake Stevens School District No. 4

**LOCATION OF PROPOSAL:** Lake Stevens School District No. 4  
Snohomish County, Washington

**LEAD AGENCY:** Lake Stevens School District No. 4

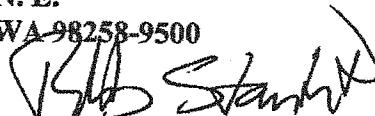
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information 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 15 days from the date below. Comments must be submitted to the Responsible Official, Lake Stevens School District, 12309-22<sup>nd</sup> St. N. E., Lake Stevens, Washington 98258-9500 by July 3, 2012.

**RESPONSIBLE OFFICIAL:** Robb Stanton                    **PHONE:** 425 335-1506

**POSITION/TITLE:** Director of Operations Services

**ADDRESS:** Lake Stevens School District No. 4  
12309-22<sup>nd</sup> St. N. E.  
Lake Stevens, WA 98258-9500

**DATE:** June 19, 2012    **SIGNATURE:** 

**PUBLISH:** The Herald                                    June 19, 2012 & June 26, 2012  
Lake Stevens Journal                                    June 27, 2012

There is no agency appeal.

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## **LAKE STEVENS SCHOOL DISTRICT NO. 4 ENVIRONMENTAL CHECKLIST**

### **Adoption of Capital Facilities Plan 2012-2017**

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*Prepared by*

**SHOCKEY PLANNING GROUP, Inc.**  
*for*  
**Lake Stevens School District No. 4**

*Proposal*

**Adoption of Capital Facilities Plan 2012-2017  
Lake Stevens School District No. 4**

*Proponent*

**Lake Stevens School District No. 4**  
**Robb Stanton**  
12309 22<sup>nd</sup> Street NE  
Lake Stevens, Washington 98258  
Phone: (425) 335-1506

*Project Representative*

**SHOCKEY PLANNING GROUP, INC.**  
**Reid H. Shockey, AICP**  
2716 Colby Avenue  
Everett, Washington 98201  
Phone: (425) 258-9308

**June 2012**

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### Appendices

Appendix A – Supplemental Sheet for Nonproject Actions

Appendix B – 2012-2017 Capital Facilities Plan

## ENVIRONMENTAL CHECKLIST

### A. BACKGROUND

1. Name of proposed project, if applicable: Adoption of Capital Facilities Plan, 2012-2017
2. Name of applicant: Lake Stevens School District No. 4
3. Address and phone number of applicant and contact person:

**Applicant Contact:** **Lake Stevens School District No. 4**  
**Attn.: Robb Stanton**  
12309 22nd St. N.E  
Lake Stevens, WA 98258  
Phone: (425) 335-1506  
Email: [rstanton@lkstevens.wednet.edu](mailto:rstanton@lkstevens.wednet.edu)

**Project Representative:** **Shockey Planning Group, Inc.**  
**Attn.: Reid H. Shockey, AICP**  
2716 Colby Avenue  
Everett, WA 98201  
Phone: (425) 258-9308  
Email: [rshockey@shockeyplanning.com](mailto:rshockey@shockeyplanning.com)

4. Date checklist prepared:
5. Agency requesting checklist: Lead agency for environmental review and SEPA compliance is the Lake Stevens School District No 4.
6. Proposed timing or Schedule (including phasing, if applicable):

The Lake Stevens School District's Capital Facilities Plan, 2012-2017, is scheduled to be adopted by the Lake Stevens School Board August 8, 2012.

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

The Capital Facilities Plan identifies school construction projects to accommodate un-housed students in the Lake Stevens School District through 2017. The Capital Facilities Plan will be updated at least bi-annually. Changes in actual enrollment and in enrollment projections will be used to recalculate facility needs. As noted above, project-specific environmental review will be undertaken at the time of construction on the identified projects and future projects.

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

- Snohomish County General Policy Plan
- City of Lake Stevens Comprehensive Plan

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

Following adoption of the Capital Facilities Plan, it is anticipated that it will be incorporated into the comprehensive plans for Snohomish County and the City of Lake Stevens.

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

Individual proposed projects may require various governmental approvals, and each project would be reviewed at the project-specific level. The District would obtain any of the required approvals.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next fifteen years, with a more detailed schedule and financing program for capital improvements over the next six years (2012-2017).

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

The Lake Stevens School District is located six miles east of downtown Everett, and encompasses all of the City of Lake Stevens as well as portions of unincorporated

Snohomish County and a small portion of the City of Marysville. The District is located south of the Marysville School District and north of the Snohomish School District.

## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

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

The Lake Stevens School District is comprised of a variety of topographic features and landforms. Specific topographic and landform characteristics of the sites of proposed individual projects included in the CFP have been or would be described during project-level environmental review.

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

Specific slope characteristics at sites of the proposed individual projects included in the CFP have been or would be identified during project-level environmental review.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Specific soil types and their characteristics at the sites of the proposed individual projects included in the CFP have been or would be identified during project-level environmental review.

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

Specific soil types and properties have been or would be analyzed on the sites of the proposed individual projects included in the CFP, at the time of project-level environmental review. Any limitations or necessary mitigation would be identified during project-level environmental review.

e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

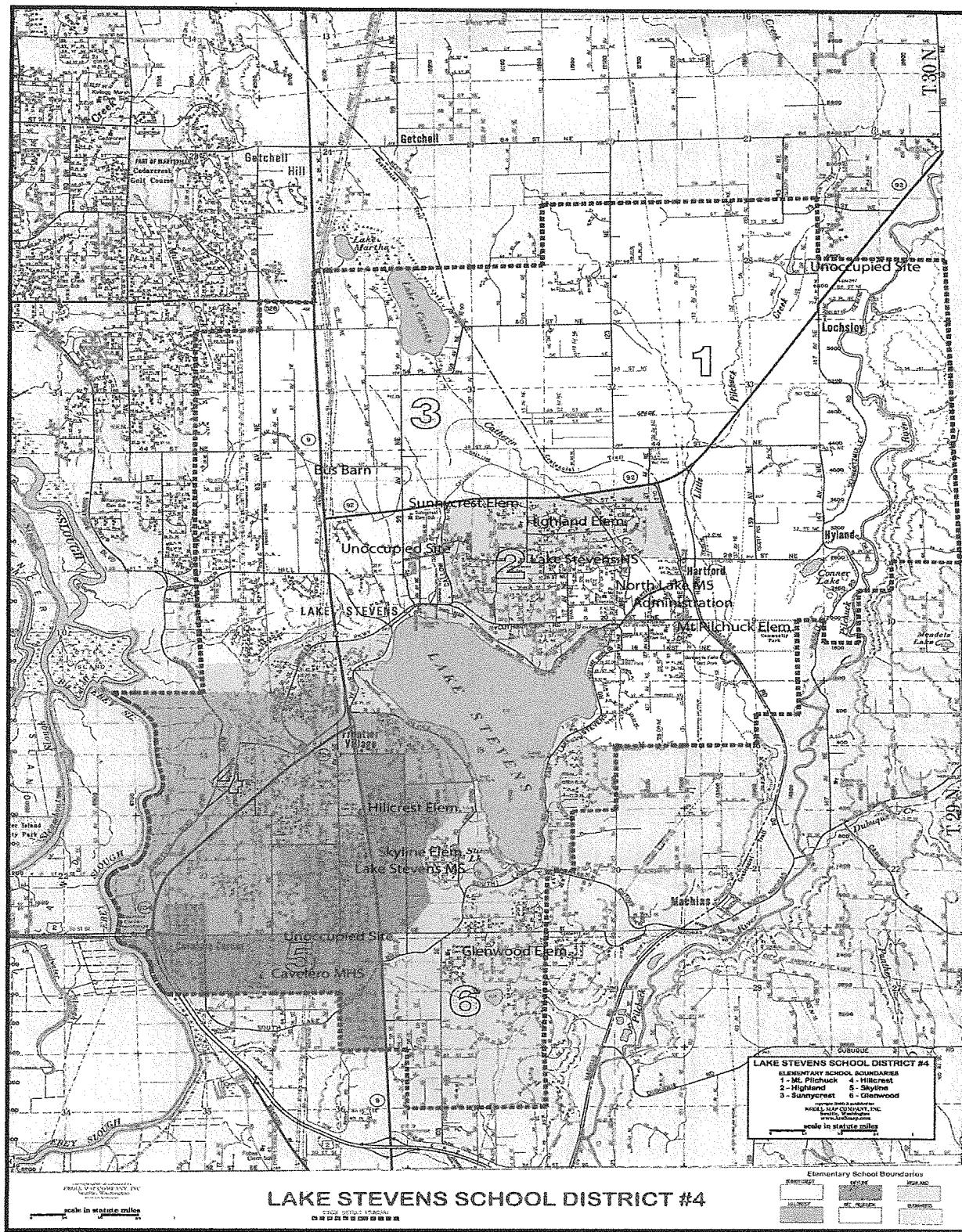
Individual projects included in the CFP have been or would be subject to local jurisdictional project approval and environmental review, at the time of application.

Proposed grading activities as well as quantity, type, source and purpose of such activities would be addressed at that time. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

Erosion could occur during the construction of projects proposed in the CFP. Individual projects would be subject to the local project review process. Potential erosion impacts would be addressed on a site-specific basis during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

Figure 1 - Map of School Facilities



**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Individual projects included in the CFP have been or would be subject to Lake Stevens, Marysville or County project approval and environmental review, at the time of application.

Proposed grading activities as well as quantity, type, source and purpose of such activities would be addressed at that time. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

Erosion could occur during the construction of projects proposed in the CFP. Individual projects would be subject to the local project review process. Potential erosion impacts would be addressed on a site-specific basis during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

The renovations and new school facilities proposed in the CFP would result in the increase of impervious surfaces. The amount of impervious surface constructed would vary by individual project. Impervious surface quantities proposed to be constructed at each of the individual projects would be subject to project-level environmental review as well as the local project review process. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

Measures to control and reduce erosion impacts would be assessed and implemented in accordance with individual jurisdictional requirements. Erosion control and reduction measures have been or would be determined during project-level environmental review and requirements of the permitting jurisdiction would be met.

**2. AIR**

**a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Various air emissions may result from the projects proposed in the CFP. The majority of emissions would be construction related and temporary. The air-quality impacts of specific projects have been or would be evaluated during project-level environmental review. For greater detail please see *Appendix A – Supplemental Sheet for Nonproject Actions*.

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

Any off-site sources of emissions or odor that may affect individual projects included in the CFP would be addressed during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

The individual projects in the CFP would be subject to site-specific environmental review, and also subject to individual jurisdiction local project review processes. The District would be required to comply with all applicable clean air regulations and permit requirements. Proposed air quality measures, specific to individual projects would be identified during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact. For greater detail please refer to *Appendix A - Supplemental Sheet for Nonproject Actions*.

### 3. WATER

**a. Surface:**

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

The Lake Stevens School District is characterized by a variety of surface water bodies. The individual water bodies that are in close proximity to proposed projects included in the CFP have been or would be identified during project-level environmental review. When necessary, detailed studies of surface water regimes and flow patterns would be conducted, and the findings of such studies would be incorporated into the site designs of the individual projects. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

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

The proposed projects included in the CFP could require work within 200 feet of the surface waters located in the Lake Stevens School District. All local project

approval requirements would be satisfied and evaluated at project-specific environmental review.

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

Specific information in regard to quantities and placement of fill or dredge material, resulting from the proposed projects contained in the CFP, would be provided during project-specific environmental review. All applicable local regulations regarding quantity and placement of dredge and fill material would be satisfied for all of the individual projects. All projects would be subject to local project review processes. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

Any surface water withdrawals or diversions made in connection with the proposed projects outlined in the CFP would be addressed during project-specific environmental review.

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

If any of the projects proposed in the CFP are located in a floodplain area, then they would be required to meet all applicable regulations addressing flood hazard areas through project-specific environmental review.

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

Waste material disposal methods required for specific projects included in the CFP would be addressed during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact. For greater detail please see *Appendix A - Supplemental Sheet for Nonproject Actions*.

**b. Ground:**

**1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Individual projects proposed by the CFP may withdraw or discharge to groundwater resources. Any potential impacts on groundwater resources would be identified during project-specific environmental review. Each project is

subject to local jurisdiction regulations regarding groundwater resources and would be compliant with such regulations. For more detail please see *Appendix A - Supplemental Sheet for Nonproject Actions*.

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

Discharges of waste material associated with proposed individual projects included in the CFP would be addressed during project-specific environmental review.

**c. Water Runoff (including storm water):**

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

Individual projects included in the CFP may have various effects on stormwater runoff quantities and rates. These effects would be identified during project-specific environmental review. All proposed projects would be subject to local stormwater regulations and would be compliant as such.

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

The impacts of specific projects included in the CFP on potential ground or surface water discharges would be addressed during project-specific environmental review. Each project would be subject to all applicable regulations regarding discharges to ground or surface water. For greater detail please see *Appendix A - Supplemental Sheet for Nonproject Actions*.

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

Proposed measures to reduce or control surface runoff attributable to the individual projects included in the CFP would be addressed during project-specific environmental review. All jurisdictional regulation requirements would be satisfied.

**4. PLANTS**

**a. Check or circle types of vegetation found on the site:**

deciduous tree: alder, maple, aspen, other: \_\_\_\_\_

evergreen tree: fir, cedar, pine, other: \_\_\_\_\_

shrubs

grass pasture crop or grain wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other: \_\_\_\_\_ other types of vegetation: domestic vegetation

A variety of plant communities exist within the Lake Stevens School District boundaries. Vegetation types located at specific project sites included in the CFP would be identified during project-specific environmental review. Any potential wet soil plants would be identified at the project specific environmental review.

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

Some of the projects proposed in the CFP may require removal or alteration of vegetation. The specific alterations to vegetation on the sites of individual projects would be identified during project-specific environmental analysis.

**c. List threatened or endangered species known to be on or near the site, if any:**

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP have been or would be identified during project-specific environmental analysis. The proposed projects would be compliant with all applicable regulations regarding threatened and endangered species.

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

Proposed landscaping and other measures to preserve or enhance vegetation on the sites included in the CFP would be identified during project-specific environmental review. All projects would be subject to local jurisdiction project review, and the landscaping requirements implied therein.

**5. ANIMALS**

**a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_

mammals: deer, bear, elk, beaver, other: \_\_\_\_\_

fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

A wide variety of wildlife exists in the Lake Stevens School District. Inventories of existing species observed on the proposed sites included in the CFP would be conducted during project-level environmental review.

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

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP would be identified during project-level environmental review. The proposed projects would be compliant with all regulations regarding threatened and endangered species.

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

Impacts on migration routes by the proposed projects included in the CFP have been or would be identified during project-level environmental review.

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

Measures to preserve or enhance wildlife would be identified and determined during project-level environmental analysis.

**6. ENERGY AND NATURAL RESOURCES**

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

The State Board of Education requires a life cycle cost analysis be conducted for all heating, lighting, and insulation systems, prior to permitting of specific school projects. The identification of project energy needs has been or would be done during project-specific environmental review.

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

The impacts of proposed projects included in the CFP, on the use of solar energy by adjacent properties, have been or would be identified during project-specific environmental review.

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

Projects included in the CFP have been or would be required to complete a life cycle cost analysis. Other conservation measures have been or would be identified during project-specific environmental review.

**7. ENVIRONMENTAL HEALTH**

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

For a detailed discussion, see *Appendix A - Supplemental Sheet for Nonproject Actions*.

**1) Describe special emergency services that might be required.**

Special emergency services have been or would be identified during project-specific environmental review. For greater detail, see *Appendix A - Supplemental Sheet for Nonproject Actions*.

**2) Proposed measures to reduce or control environmental health hazards, if any:**

Safety procedures and programs are part of the school's emergency programs for both existing and proposed school facilities. Projects included in the CFP would comply with all current codes, regulations, and rules. Individual projects have been or would be subject to environmental review, and the local project approval process.

**b. Noise**

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

Various noise sources exist within the Lake Stevens School District boundaries. The specific noise sources that may affect individual projects included in the CFP have been or would be identified during project-specific environmental review.

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

Short-term noise impacts associated with construction would exist for future projects included in the CFP. Long-term noise impacts associated with individual projects included in the CFP have been or would be identified through project-specific environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact. See *Appendix A - Supplemental Sheet for Nonproject Actions*.

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

Mitigation measures to reduce or control project-generated noise impacts have been or would be analyzed during project-specific environmental review. All projects would be subject to all applicable regulations regarding noise and would be compliant as such.

**8. LAND AND SHORELINE USE****a. What is the current use of the site and adjacent properties?**

There are various land uses throughout the District's boundaries. Schools are a common feature in local neighborhoods. Specific land use designations that apply to individual sites included in the CFP would be identified during project-specific environmental review.

**b. Has the site been used for agriculture? If so, describe.**

Existing school sites have not recently been used for agriculture. A historical review would be conducted for proposed sites, in conjunction with project-specific environmental review.

**c. Describe any structures on the site.**

A brief description of existing school facilities is included in Section 4 of the CFP. Proposed structures, located on the proposed sites, have been or would be described in detail during the project-specific environmental review. See *2012-2017 Capital Facilities Plan*.

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

The remodeling and renovation of school structures may involve demolition of existing structures; any potential demolition would be reviewed for hazardous material removal. Any demolition of structures has been or would be identified during project-specific environmental review.

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

Projects in the Lake Stevens School District are, and would be, located in various zoning classifications under applicable local zoning codes. Current zoning classifications, at the time of project application, would be identified at the time of project-specific environmental review.

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

Projects included in the CFP are located within various Comprehensive Plan designations. Comprehensive plan designations would be identified at the time of project-specific environmental review.

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

Shoreline master program designations of the proposed project sites included in the CFP have been or would be identified during project-specific environmental review.

**h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

Any environmentally sensitive areas located on District project sites have been or would be identified during the project-specific environmental review.

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

Current employment in the District as of June, 2012 is as follows;

- Certificated 418
- Administrators 23
- Non Represented 41
- Classified 377

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

Any displacement of people caused by the projects proposed in the CFP has been or would be identified during project-specific environmental review.

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

Projects included in the CFP would be subject to project-specific environmental review and local approval, when appropriate. Proposed mitigating measures would be identified at that time.

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

The CFP is intended to identify facilities needed to accommodate student population growth anticipated by the land use elements of the County, Everett and Mill Creek's Comprehensive Plans. Under the GMA, these jurisdictions are required to reassess the land use element of their comprehensive plans, if probable funding falls short of meeting existing needs. Reassessment undertaken is to ensure that the land use element, capital facilities plan elements and financing plan are coordinated and consistent.

The compatibility of the specific projects included in the CFP with existing uses and plans has been or would be assessed as part of the comprehensive planning process, and during project-specific environmental review, when appropriate.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following elements:

- Future enrollment forecasts for each grade span (elementary, middle and high).
- An inventory of existing facilities owned by the District.
- A forecast of the future facility needs for capital facilities and school sites, distinguishing between existing and projected deficiencies.

- The proposed capacities of expanded or new capital facilities.
- A financing program (minimum 6-year planning horizon).
- A schedule of impact fees (proposed), and support data.

In developing this CFP, the plan performance criteria of Appendix F of the Snohomish County General Policy Plan were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. In addition, District generated data derived through statistically reliable methodologies was used. The information is consistent with the State Office of Financial Management (OFM) population forecasts used in the General Policy Plan.
- The CFP complies with the provisions of RCW 36.70A (Growth Management Act) and RCW 82.02.
- The calculation methodology for impact fees meets the conditions and tests of RCW 82.02. The District proposes the use of impact fees for funding its capital projects and facilities. In future CFP updates, the District intends to update alternative funding sources in the event that impact fees are not available due to action by the State, County or the cities within their district boundaries.
- The district has available three major sources of project financing: bonds, state match funds and school impact fees. Bonds are typically used to fund construction of new schools and require a 60% voter approval. They are then retired through property taxes. State match funds come from the common school construction fund. Bonds are sold on behalf of the funds then retired from revenues acquired predominantly from the sale of renewable resources from State school loans set aside by Enabling Act of 1889. To qualify, schools must meet state-established criteria of need. School impact fees are usually collected by the permitting agency at the time building permits are issued.

Housing projects in the Cities of Marysville and Lake Stevens and unincorporated Snohomish County are required to mitigate impacts to the District by voluntary mitigation agreements based on the anticipated impacts of each specific project.

## 9. HOUSING

### a. Approximately how many units would be provided, if any?

No housing units would be provided in connection with the completion of the projects included in the CFP.

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

The impacts of the projects proposed in the CFP on existing housing units have been or would be identified at the time of project-specific environmental analysis.

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

Measures to reduce or control any housing impacts caused by the projects included in the CFP have been or would be addressed during project-specific environmental review.

## 10. AESTHETICS

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

The design elements of the projects included in the CFP have been or would be addressed during project-specific environmental review.

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

The aesthetic impacts of the projects included in the CFP have been or would be identified during project-specific environmental review.

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

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the CFP have been or would be identified on a project-specific basis. Jurisdictional design requirements would be satisfied during project review.

## 11. LIGHT AND GLARE

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

The light or glare impacts of the projects included in the CFP have been or would be identified during project-specific environmental review.

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

The light or glare impacts of the projects included in the CFP have been or would be identified during project-specific environmental review when appropriate.

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

Off-site sources (such as land use generators and traffic) of light or glare that may affect projects included in the CFP have been or would be identified during project-specific environmental review, when appropriate.

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

Proposed measures to reduce or control light and glare impacts have been or would be identified during project-specific environmental review.

## 12. RECREATION

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

There are numerous formal and informal recreational facilities within the Lake Stevens School District. These include facilities both on and in the vicinity of District facilities.

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

The recreational impacts of the projects included in the CFP have been or would be addressed during project-specific environmental review. The proposed projects included in the CFP, once completed, may enhance recreational opportunities and uses that exist on school sites.

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

Recreational impacts of the projects included in the CFP have been or would be subject to mitigation during project-specific environmental review. School sites provide opportunities for public use throughout the District's boundaries.

## 13. HISTORIC AND CULTURAL PRESERVATION

**a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

There are no known places or objects listed on or proposed for such registers on the sites of the projects included in the CFP. The existence of historic and cultural resources on or next to the proposed sites included in the CFP has been or would be identified in more detail during project-specific environmental review.

**b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?**

An inventory of historical sites at or near the sites of the projects included in the CFP has been or would be developed during project-specific environmental review.

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

If any landmarks or evidence of historic, archaeological, scientific, or cultural importance were to be discovered during project-specific review, the State Historic Preservation Officer would be contacted.

## 14. TRANSPORTATION

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

The impact on public streets and highways of the individual projects included in the CFP has been or would be identified during project-specific environmental review.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the CFP and public transit has been or would be identified during project-specific environmental review. The District does provide school bus service to their facilities, and the need for service has or would be evaluated during project-specific review. Transit facilities are located throughout the District's boundaries.

c. How many parking spaces would the completed project have? How many would the project eliminate?

An inventory of parking spaces located at the sites of the projects included in the CFP, and the impacts of specific projects on parking availability, has been or would be conducted during project-specific environmental review.

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

The need for new streets or roads, or improvements to existing streets or roads has been or would be addressed during project-specific environmental review.

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

Use of water, rail or air transportation has been or would be addressed during project-specific environmental review, when appropriate.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The traffic impacts of the projects included in the CFP have been or would be addressed during project-specific environmental review.

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

The mitigation of traffic impacts associated with the projects included in the CFP has been or would be addressed during project-specific environmental review. Identified mitigation would be consistent with the local permitting jurisdiction requirements for transportation mitigation and concurrency.

## 15. PUBLIC SERVICES

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

The District does not anticipate that the projects identified in the CFP would substantially increase the need for public services. Actual needs would be evaluated at project-specific environmental review.

The CFP is intended to provide the District, Snohomish County, the City of Everett, Mill Creek, and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service through the year 2015. It also provides a more detailed schedule and financing program for capital improvements over the six-year period 2012-2017. The capital facilities financing plan is outlined in the CFP (page 6-3). Funding sources include General Obligation Bonds, State Match Funds, and School Impact Fees. See *Appendix B - 2012-2017 Capital Facilities Plan*.

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

New school facilities would be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems. Other measures to reduce or control impacts to public services would be identified at the project-specific level of environmental review.

## 16. UTILITIES

a. **Circle utilities currently available at the site:**  electricity,  natural gas,  water,  refuse service,  telephone, sanitary sewer, septic system, other:

Electricity, natural gas, water, refuse service, and telephone are available at the sites of the projects proposed in the CFP. Sanitary sewer utilities are either available at the sites, or the District would apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites have been or would be addressed in more detail during project-specific environmental review.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Utility revisions and construction have been or would be identified during project-specific environmental review when appropriate.

## C. SIGNATURE

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

Signature: R. L. Steckley

Date submitted: 6/18/2012

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## Appendix A

### Supplemental Sheet for Nonproject Actions

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#### D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

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

The Capital Facilities Plan (CFP) identifies school facilities to be constructed, renovated, and remodeled. There would be some environmental impacts associated with these activities. Additional impervious surfaces, such as roofs, parking lots, sidewalks, access roads, and playgrounds could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school construction equipment could result in air emissions. The projects included in the CFP most likely would not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generation equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presence of additional students on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

**Proposed measures to avoid or reduce such increases are:**

Proposed measures to mitigate any such increases described above have been or would be addressed during project-specific environmental review. Stormwater detention and runoff would meet all applicable County, State and/or local requirements, and may be subject to National Pollutant Discharge Elimination System (“NPDES”) permitting requirements. Discharges to air would meet applicable air pollution control requirements. Any fuel storage would be done in accordance with all applicable regulations.

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

The projects included in the CFP may require clearing plants off of the building sites and a loss of animal habitat. Because some sites for the remodeling and renovation projects included in the CFP are already developed, lost habitat resulting from these projects should be minimal. These impacts have been or would be addressed in more detail during project-specific environmental review. This would include researching the State register for any threatened or endangered species that may exist on a school site or in the vicinity.

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

Specific measures to protect and conserve plants, animals, fish, and birds have been or would be identified during project-specific environmental review. The District would work directly with the permitting agency to minimize impacts and potentially provide mitigation measures for plants and animals. All applicable regulations would be satisfied. The District has incorporated many ecological programs into their curriculum.

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

The construction of the projects included in the CFP would require the consumption of energy. The consumption would be related to short-term construction impacts as well as projects at completion.

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

The projects included in the CFP would be constructed in accordance with applicable energy efficiency standards. This would also include the completion of the life-cycle cost analysis, as required by the State Board of Education.

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

The CFP and proposed individual projects would analyze these potential impacts on a project-specific level.

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

Appropriate measures to protect environmentally sensitive areas have been or would be implemented through the process of project-specific environmental review. Updates of this CFP would be coordinated with permitting agencies as part of the GMA process. One of the purposes of the GMA is to protect environmentally

sensitive areas. The District's facilities planning process is part of the overall growth management planning process. Environmentally sensitive resources are more likely to be protected, with the extent of the District's CFP process. Future projects would comply with permitting regulations regarding environmentally sensitive areas.

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

The CFP would not have any impact on land or shoreline uses that are incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the CFP, or the projects contained therein, would directly affect land and shoreline uses in the area served by the District.

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

No measures to avoid or reduce land use impacts resulting from the CFP, or the projects included, are proposed at this time. To the extent the District's facilities planning process is part of the overall growth management planning process, land use impacts or conflicts should be minimized.

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

The proposal should not create substantial new demands for transportation. The projects included in the CFP may create an increase in traffic near District facilities. The construction of the facilities included in the CFP may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer and electric utilities. None of these impacts is likely to be significant. The impacts on transportation, public services and utilities of the projects included in the CFP would be addressed during project-level environmental review.

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

Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with, as well as a review of concurrency requirements.

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

The CFP would not conflict with any laws or requirements for the protection of the environment. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy

the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

**CITY OF LAKE STEVENS**  
**Lake Stevens, Washington**  
**ORDINANCE NO. 884**

**AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON AMENDING THE COMPREHENSIVE PLAN, ORDINANCES NO. 726 AND 739, AS AMENDED, AND TITLE 14 LSMC, BY APPROVING THE 2012 DOCKET: ONE PRIVATELY INITIATED MAP AMENDMENT (#M-1 PUD DECOMMISSIONED WATER RESERVOIR REDESIGNATION) AND EIGHT CITY INITIATED TEXT AMENDMENT REQUESTS #T-1 (CHAPTER 1 INTRODUCTION), #T-2 (CHAPTER 2 DESCRIPTION OF THE PLANNING AREA), #T-3 (CHAPTER 4 LAND USE ELEMENT), #T-4 (CHAPTER 6 TRANSPORTATION ELEMENT), #T-5 (CHAPTER 7 UTILITIES & PUBLIC SERVICES & FACILITIES ELEMENT), #T-6 (CHAPTER 8 CAPITAL FACILITIES ELEMENT), #T-7 (APPENDICES), AND #T-8 (COVER, FOOTERS AND TABLE OF CONTENTS), WHICH AMEND THE COMPREHENSIVE PLAN LAND USE MAP, TEXT AND FIGURES PURSUANT TO THE CITY'S ANNUAL COMPREHENSIVE PLAN AMENDMENT AND UPDATE PROCESS.**

**WHEREAS**, as one of the cities in Snohomish County, the City of Lake Stevens is required under RCW 36.70A.130(4)(a) to review and, if needed, revise its Comprehensive Plan and development regulations to ensure the plan and regulations comply with the Growth Management Act, Ch. 36.70A RCW; and

**WHEREAS**, on July 27, 2006, the Lake Stevens City Council enacted Ordinance No. 726 adopting an updated Comprehensive Plan for the City of Lake Stevens, and on November 27, 2006, enacted Ordinance No. 739 adopting Comprehensive Plan provisions consistent with the incomplete provisions adopted in Ordinance No. 726; and

**WHEREAS**, the Growth Management Act allows jurisdictions to amend comprehensive plans once a year, except in those situations enumerated in RCW 36.70A.130(2)(a); and

**WHEREAS**, the 2012 Comprehensive Plan amendments (2012 Docket) include one Privately Initiated Map Amendment Request and eight City Initiated Text Amendment Requests, which propose to revise the Comprehensive Plan land use map, text and figures; and

**WHEREAS**, pursuant to RCW 36.70A.130 all of the Comprehensive Plan amendments set forth in this ordinance were considered concurrently so the cumulative effect of the proposals could be ascertained; and

**WHEREAS**, on October 12, 2012, the City issued a State Environmental Policy Act (SEPA) Addendum No. 5 to the Integrated 2005 Comprehensive Plan and Environmental Impact Statement; and

**WHEREAS**, on October 19, 2012, the City issued an Adoption of Existing Environmental Document (DNS and SEPA Checklist) for the Lake Stevens School District Facilities Plan; and

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

**WHEREAS**, on October 9, 2012, the City submitted the proposed 2012 Comprehensive Plan land use map, text and figure amendments to the Washington State Department of Commerce for its 60-day review and received documentation of completion of the procedural requirement; and

**WHEREAS**, the proposed land use map amendment requires a concurrent rezone with a separate quasi-judicial review and approval process; and

**WHEREAS**, the Lake Stevens Hearing Examiner held a Quasi-Judicial Open Record Public Hearing on the proposed site-specific PUD Decommissioned Water Reservoir Rezone required by the proposed redesignation of the parcel with a recommendation to Council for rezone to be adopted separately in Ordinance No. 885 after a Council Quasi-Judicial Closed Record Public Hearing; and

**WHEREAS**, the Lake Stevens Planning Commission, after review of the proposed 2012 Comprehensive Plan land use map, text and figure amendments, held duly noticed public hearing on November 7, 2012, and all public testimony was given full consideration; and

**WHEREAS**, on December 10, 2012, the Lake Stevens City Council reviewed the Planning Commission's recommendation relating to the proposed 2012 Comprehensive Plan land use map, text and figure amendments and held a duly noticed public hearing, and all public testimony has been given full consideration.

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

**Section 1.** The City Council hereby finds that 2012 Privately Initiated Land Use Map Amendment and City Initiated Text Amendments in this Ordinance meet the necessary criteria for approval of amendments to the Comprehensive Plan, in that:

1. The Amendments are consistent with the Growth Management Act and other applicable State laws;
2. The Amendments are consistent with the applicable County-wide Planning Policies;
3. The Amendments are consistent with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan;
4. The Amendments can be accommodated by all applicable and available public services and facilities, including transportation;
5. The Amendments will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, and/or residents; and
6. The Amendments will result in long-term benefits to the community as a whole, and are in the best interest of the community.

**Section 2.** The amendments shall be included with the Comprehensive Plan filed in the office of the Planning and Community Development Department and shall be available for public inspection.

**Section 3.** The City Council hereby amends the Comprehensive Plan and Ordinances No. 726 and 739, as amended, by adopting 2012 Privately Initiated Land Use Map Amendment Request #M-1, which updates the Official Land Use Map by amending the land use designation on Parcel No. 00385500700400 (2223 Cedar Road, Lake Stevens) from Public/Semi-Public to Medium Density Residential. A concurrent site-specific rezone from Public/Semi-Public to Urban Residential is also required, but is part of a separate quasi-judicial public hearing and ordinance.

**Section 4.** The City Council hereby amends the Comprehensive Plan and Ordinances No. 726 and 739, as amended, by adopting 2012 City Initiated Text Amendment Request #T-1 (Chapter 1 Introduction) which updates the Docket Process summary on page 1-9 for the 2012 amendments, updates the Annexation Plan section and Figure 1.1 on pages 1-16 and 1-17 to remove references to original 6-year plan, updates the Plan Amendment Process for consistency with RCW 36.70A.130(2)(a) on page 1-21, and updates the Environmental Review section with the 2012 environmental process on pages 1-27 to 1-28, of the Comprehensive Plan, as set forth below:

***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

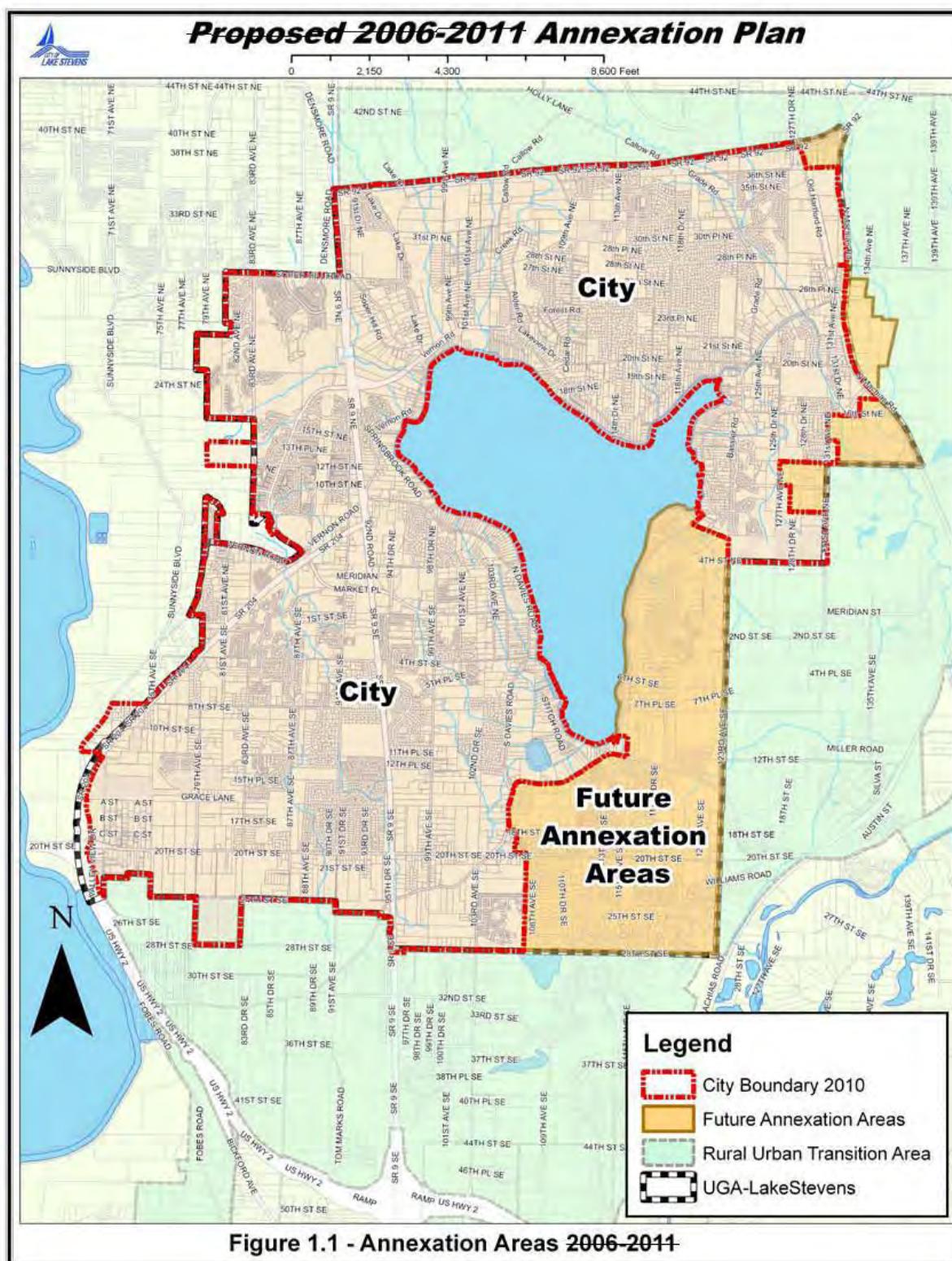
**2012 Adoption of Amendments**

October 22	City Council Briefing
October 25	Hearing Examiner Public Hearing for Associated Rezone
November 7	Planning Commission Public Hearing
December 10	City Council Public Hearing & Adoption of Amendments & Rezone
December 24	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 2011~~). 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 Lundein 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.))

***Page 1-27 to 1-28 – Add sentence to end of “Environmental Review” Section to reference Addendum #5 and Adoption of School District SEPA Determination in new Appendix L.***

B. Environmental Review

A complete environmental review can be found in ***Appendix A*** of the Comprehensive Plan. Comments on the environmental analysis were gathered at the same time the overall Plan was circulated for public review. Adjustments were made based on comments received. The result is a Comprehensive Plan that responds to environmental goals of the community and complies with the State Environmental Policy Act. An addendum to the Final Environmental Impact Statement for the 2007 Docket was issued on November 16, 2007 and is included in ***Appendix B***. An addendum to the Final Environmental Impact Statement for the 2008 Docket was issued on October 10, 2008 and is included in ***Appendix G***. A Determination of Nonsignificance and Adoption of Existing Environmental Documents for the 2009 Docket was issued on March 25, 2009 and is included in ***Appendix H***. An addendum to the Final Environmental Impact Statement for the 2009 revisions to the Capital Facilities Plan with amendment of the 2009 City Budget was issued on October 12, 2009 and is included in ***Appendix I***. A Determination of Nonsignificance and Adoption of Existing Environmental Documents for the 2010 Docket was issued on July 7, 2010 and is included in ***Appendix J***. Addendum No. 4 to the Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement for the 2011 Docket was issued on October 19, 2011 and is included in ***Appendix K***. Addendum No. 5 to the Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement for the 2012 Docket was issued on October 12, 2012 and Adoption of Existing Environmental Documents for the Lake Stevens School District Capital Facilities Plan 2012-2017 was issued on October 19, 2012 and are included in ***Appendix L***.

**Section 5.** The City Council hereby amends the Comprehensive Plan and Ordinances No. 726 and 739, as amended, by adopting 2012 City Initiated Text Amendment Request #T-2 (Chapter 2 Description of the Planning Area), which amends the chapter by updating the Population Characteristics on pages 2-4 to 2-7

consistent with 2010 Census data and, updating the Employment section with more recent data on page 2-15, of the Comprehensive Plan by adopting the amendments set forth below:

***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**

<b>Residence in 1995</b>	<b>Percent of Persons in Different Residence in 2000</b>
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 ~~((1.3))~~ 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)) <u>4.6%</u>
\$10,000-14,999	((1.8)) <u>2.4%</u>
\$15,000-24,999	((5)) <u>4.0%</u>
\$25,000-34,999	((7.8)) <u>5.9%</u>
\$35,000-49,999	((11.7)) <u>13.8%</u>
\$50,000-74,999	((3)) <u>22.7%</u>
\$75,000-99,999	((19.0)) <u>21.7%</u>
\$100,000-\$149,9099((+))	16.5%
\$150,000-\$199,999	5.3%
\$200,000 or more	3.1%
Median income (\$)	\$71,893
Mean income (\$)	\$85,591

Source: U.S. Census Bureau, 2010 Census((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. PSRC 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 trestle 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 commute 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**

CITY	NUMBER	SHARE
<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>2.9%</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>
<b>All Other Locations</b>	<b>1,346</b>	<b>19.4%</b>

**The Westward Commute and Lake Stevens Secondary Retail Market Area.** Thousands of employees routinely pass through Lake Stevens and the Highway 2 trestle 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 Stevens. 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.

**Section 6.** The City Council hereby amends the Comprehensive Plan and Ordinances No. 726 and 739, as amended, by adopting 2012 City Initiated Text Amendment Request #T-3 (Chapter 4 Land Use Element), which amends the chapter to remove Figure 4.0b and reference to it on pages 4-4 and 4-5, add definition for Low Density Residential on Page 4-11, replace Figure 4.1 City Land Use Map with updated map on page 4-12, revise language on page 4-13 to better reflect flexible housing options in different zones, update Table 4-3 Reasonable Measures on pages 4-22 to 4-25 to reflect adoption of the subarea plans other previous code amendments, and add Low Density Residential description on page 4-34, of the Comprehensive Plan by adopting the amendments set forth below:

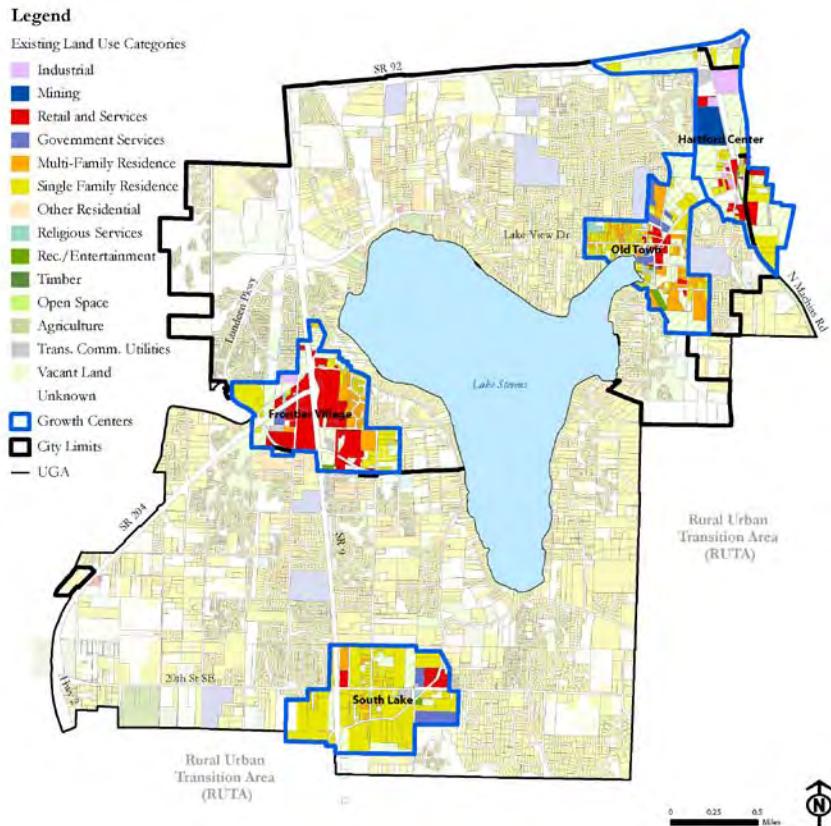
*Pages 4-4 and 4-5 – remove reference to Figure 4.0b and remove Figure 4.0b Existing Land Use Map as Figure 4.1 is the City Land Use Map.*

#### **Existing Land Use and Transportation Pattern**

The City of Lake Stevens consists of 3,392 acres situated on a gently sloping terrace rising east from the flood plain of the Snohomish River to the foothills of the Cascade Mountains. The City limits currently surround the north side of Lake Stevens, and ~~(by 2011 )~~ the City proposes to eventually annex the remainder of the Urban Growth Area (UGA) surrounding the Lake. Directly west of the city is the Snohomish River flood plain which consists of critical habitat areas and agricultural uses. To the east are largely forested lands with limited residential development. The area south of the current City boundaries and an unincorporated portion of the UGA is a patchwork of large-lot residences, small farms, and wooded areas with limited commercial areas.

The present-day land use pattern within the City and its surrounding UGA is predominantly single-family residential (approximately 72% of land area within City and UGA) with a dispersed and discontinuous street network. Multi-family residential uses are primarily confined to the perimeter of the Central Business District (Old Town), along Grade Road to the north, along 16<sup>th</sup> Street NE to the south, and in and around Frontier Village. 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. ~~((Figure 4.0b shows existing land use within the City and its unincorporated UGA.))~~

The City of Lake Stevens and its UGA are connected to the greater region by several regional highways. The local transportation system consists of a fairly dispersed network of roads. This type of road network is reflective of the suburban development pattern within the City and its surrounding area. SR 9 is the major north-south highway that transects the Lake Stevens UGA; extending northward to the Skagit County line and southward to SR 522. It connects to major east-west routes, including US 2, SR 92, SR 204, and 20<sup>th</sup> St SE/Hewitt Ave. US 2 is a major route that connects to the I-5 corridor and Everett to the west, and to points east. SR 92 is a Regional State Highway and serves as an east-west route that extends from SR 9 eastward to Granite Falls, and defines the northern boundary of the City. SR 204 is a Regional State Highway and serves as a connector between US 2 and SR 9. Machias Road is a major north-south collector extending north to SR 92 and south to US 2, and defining the City's eastern boundary and the eastern boundary of the RUTA south of the City. With the exception of these major routes and a limited number of arterial type streets, the street pattern within the Lake Stevens UGA is largely discontinuous. This street pattern tends to concentrate traffic flows onto collector and arterial roads.



**((Figure 4.0b – Existing Land Use Map))**

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

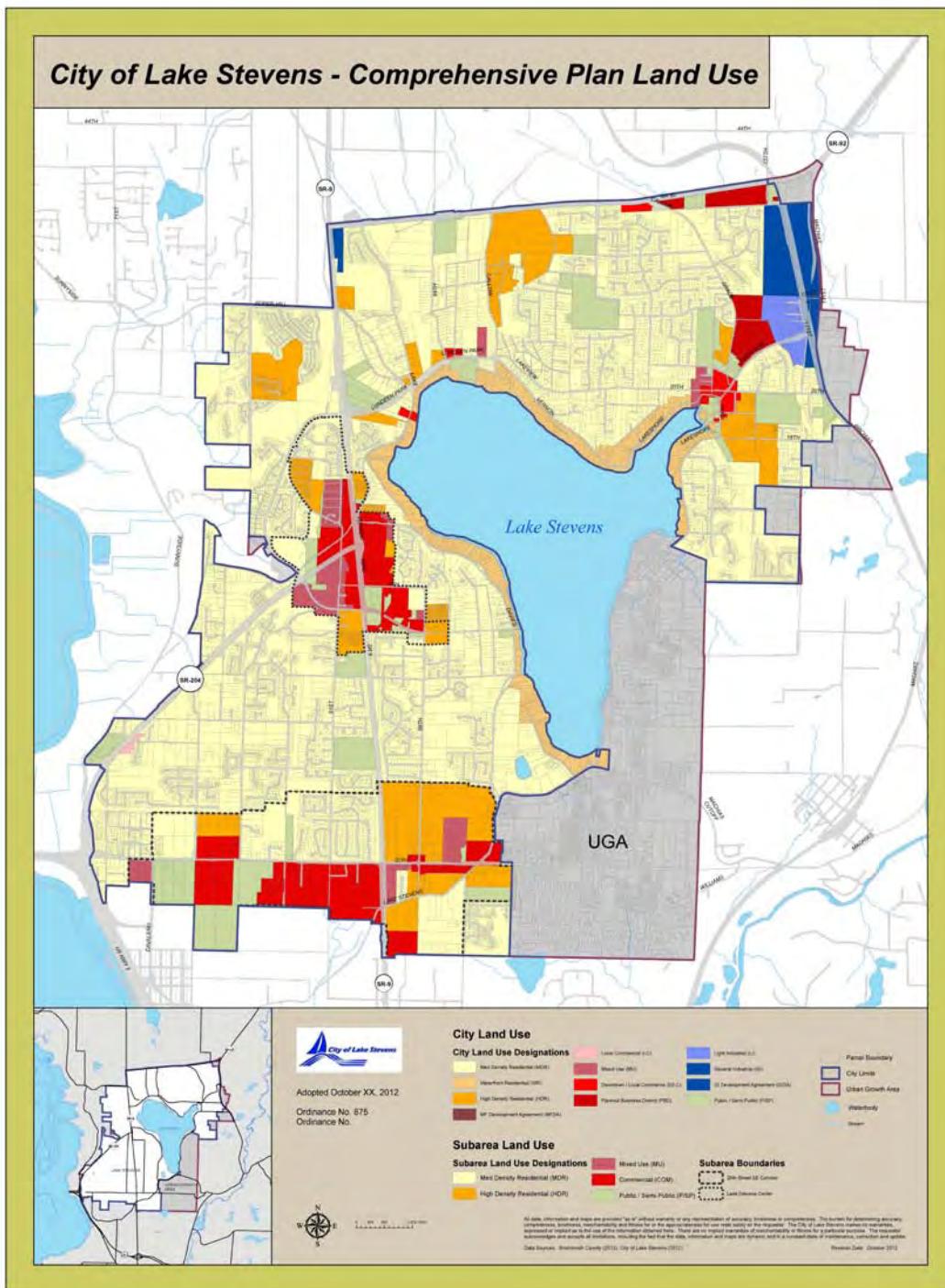
Low Density Residential – Allows for single-family homes on large lots, with fewer than four units per acre. Buildings usually have fewer stories and are spaced farther apart with large setbacks to side boundaries and the street and large areas of private open space.

**Page 4-12 – replace Figure 4.1 City Land Use Map with updated map.**

**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.



**Figure 4. - City Land Use Map**

**Pages 4-22 to 4-25 – update Table 4-3 Reasonable Measures to reflect adoption of the subarea plans and other previous code amendments including innovative housing.**

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

Measure	Adopted?	Applicability	Effectiveness/Potential
<b>MEASURES TO INCREASE RESIDENTIAL CAPACITY</b>			
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	<u>PRDs, 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. <del>((Recently t))</del> The PRD rules <del>((have been changed which ))</del> place <del>((s))</del> 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>

Measure	Adopted?	Applicability	Effectiveness/Potential
Encourage Infill and Redevelopment	((In Process))Yes	All single family residential zones <u>and in subareas</u>	Innovative Housing Options - Cottage Housing <u>is allowed in many residential and mixed use zones</u> ((code for 2009)). Other innovative housing <u>types</u> to be reviewed (e.g., compact housing, etc.). <u>Subareas and Downtown will include infill and redevelopment.</u>
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))Yes	<u>Lake Stevens Center and 20<sup>th</sup> Street SE Corridor Subareas</u>	((A coordinated strategy with aggressive marketing and recruitment efforts may contribute to better utilization of employment capacity areas.))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.
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))Yes, some	Current City zoning is based on use; <u>adopted subarea plans include some regulation by building type</u> ((which may be too broad in some cases and too limiting in other cases))	Minimal potential for implementation to significantly alter the growth strategy <u>except within subareas</u> ((unless considered as part of subarea planning)).
Brownfields Programs	No	<u>No known brownfields within the City</u>	

Measure	Adopted?	Applicability	Effectiveness/Potential
Urban Centers/Villages	((In Process)) Yes	City adopted two subareas ((has defined Growth Centers)) 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)) 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. ))
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.)) Included within subarea plans and Community Transit has identified 20th Street SE as a transit emphasis corridor for future frequent service.
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.)) Downtown framework plan approved in 2012/2013.
Adequate Public Facilities	Yes	Concurrency for parks, roads and sewer	GMA-based traffic impact mitigation fees adopted with the subarea plans.
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		Annexation plan adopted for eventual "One Community Around the Lake" in the future.

Measure	Adopted?	Applicability	Effectiveness/Potential
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. <u>Due to market conditions, some of the few vacant buildings have been redeveloped.</u>
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)) <u>Subareas</u>	((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 20<sup>th</sup> Street SE and additional planning to Downtown.</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)) Yes	((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 in 2012 should provide specific requirements for submittal and minimize necessary review times.</u>
<b>MEASURES TO MITIGATE IMPACTS OF DENSITY</b>			
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 subareas using the Design Review Board and administrative review.</u>

Measure	Adopted?	Applicability	Effectiveness/Potential
Urban Amenities for Increased Densities	Yes	PRDs and subareas ((plats are required to provide additional amenity))	PRD plats are required to provide additional amenity. Subarea plans allow for increased floor area ratios with a menu of amenity options.
Community Visioning	Yes		Provided basis of land use policies. Updated in 2006 Plan. Important part of subarea planning, downtown framework planning and shoreline planning.
<b>OTHER MEASURES</b>			
Low Densities in Rural and Resource Lands	((No))N/A		
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 and GMA Traffic Impact Fees	((Too early.))Subarea planning included adoption of a subarea capital facilities plan and GMA traffic impact fees adopted. 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))In Process		City in discussions with various organizations.

**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 single-family homes on large lots, with fewer than four units per acre. Buildings usually have fewer stories and are spaced farther apart with large setbacks to side boundaries and the street and large areas of private open space.
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.

**Section 7.** The City Council hereby amends the Comprehensive Plan and Ordinances No. 726 and 739, as amended, by adopting 2012 City Initiated Text Amendment Request #T-4 (Chapter 6 Transportation Element), which amends the chapter to add language to Transit LOS Standards for designated transit emphasis corridors on page 6-11, updates the Future Needs and Alternatives section on pages 6-12 to 6-15 for consistency with adopted Subarea Adoption Package, update Policy 6.1.1 on page 6-15 for consistency with adopted Subarea Adoption Package, and add new goal and policies related to the Traffic Impact Fee Program on Page 6-22, of the Comprehensive Plan by adopting the amendments set forth below:

***Page 6-11 – add language to “Transit LOS Standards” section that SR9 and 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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.***

### **FUTURE NEEDS AND ALTERNATIVES**

#### **Analysis of Needed Capacity Improvements**

After completing the inventory of existing capacity the City of Lake Stevens has decided that LOS C or better at peak hour traffic in residential areas and LOS (D)E along arterials and collectors in other areas (in the central business district ) at peak hour are reasonable and achievable standard for all arterial roadways except within subareas. The Level of Service for the subareas has been modified from an intersection LOS Standard “C” or “E” to a system LOS Standard “E” for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.

All of the City's roadways currently provide this LOS or better. However, the City must plan necessary roadway improvements to increase the capacity of certain roadways, or develop a plan to prevent deterioration of the LOS below the standard. Also, design standards as described above will be used to evaluate all other roadways in the City's planning area.

All roadway segments, except for a portion of Main Street, are expected to meet the adopted levels of service at the 2010 horizon. Main Street between North Lakeshore Drive and 18th Street NE is projected to deteriorate to LOS F within 10 to 20 years. A traffic analysis study by William Popp Associates predicts that the link will have a peak hourly volume of 1090 vehicles in 20 years and a volume/capacity ratio of 1.09. In order to attain LOS D at peak hour the volume/capacity ratio needs to be reduced to less than or equal to 0.90. This can be accomplished by decreasing the volume on Main Street to 900 vehicles during the peak PM hour, or increasing the capacity of the link to 1220 vehicles per hour. In other words, the capacity needs to be increased by at least 130 vehicles per hour, or 190 vehicles need to use an alternative route.

The Subareas Capital Facilities Plan includes a future needs analysis for the Lake Stevens Center Subarea and the 20<sup>th</sup> Street SE Corridor Subarea. Needed transportation projects are divided into two tiers: Tier A projects are high priority projects that provide additional capacity and help meet the system-wide LOS, and Tier B projects typically help improve traffic capacity and circulation, expand non-motorized facilities, and reconstruct roads to match the specific cross sections in the subarea plans.

### **Analysis of Needed Safety Improvements**

Accident frequency data for the past five years was obtained from the Washington Department of Transportation District Office, County Sheriff's Office, and from the City's Police Department records. The intersection of 28th Street NE and Hartford-Machias Road was identified as high accident frequency area. This location was examined to determine what improvements, if any, would alleviate the accident hazards. The improvements considered to alleviate this hazard included improved sight distance, and a flashing beacon. The needed improvement is relatively small and requires an expenditure of less than \$10,000. However, this intersection is in the jurisdiction of Snohomish County. The City will attempt to work with the County to see that some action is taken to alleviate this accident condition.

No other high accident frequency areas were identified within the City which have not been corrected. Efforts are taken to correct potential safety concern areas before they result in serious accidents, rather than requiring a certain number of accidents or deaths before a situation is corrected.

16th Street NE between 127th Avenue NE and 131st Avenue NE has been identified as an area requiring realignment. Currently, signage and road markings are used to direct drivers through an area of curves and varying widths. At the posted speed of 25 miles per hour this should not be a safety concern. However, not all traffic moves at that speed, and 16th Street NE is proposed to be upgraded to a collector arterial in the future. This will require correction, and is proposed for inclusion in the Capital Facilities Element.

Because the "fixes" are generally cost less than \$10,000, improvements to high accident frequency locations will generally be included in the City's Annual Budget.

### **Analysis of Projected Transportation Needs**

#### **Future Roadway Needs**

In determining projected roadway needs the City attempted to plan for the projected transportation volumes in a cost-effective manner that would not leave the City with under- or over- used capacity. In the distant past, roadways have been under built for the use they receive. However, in the 1970-80's many residential streets included wide lanes for fast moving traffic; but many of these are now considered overbuilt for residential neighborhoods. These roads are costly to build and maintain and use up valuable land. Narrower roads could provide routine and emergency access in most residential neighborhoods and will use less paving materials, lower maintenance costs, reduce surface water run-off, and maintain more vegetation.

However, it is anticipated that a major north south arterial will be needed on the east side of the lake to take traffic off of East Lake Stevens Road, which cannot be upgraded as much as would be necessary to take all the traffic anticipated. A new arterial is envisioned for 131st Ave NE to Machias Cutoff.

#### **Future Pedestrian/Bicycle Trail Needs**

Providing trails to connect residential areas with other parts of the city is a high priority for the City. The addition of bicycle lanes and pedestrian routes is also a primary goal in the transportation program. Walkways and existing and proposed trails are shown in Figure 5.1.

Providing continuity in a pedestrian and bicycle system can result in greater comfort and ease for its users. The City is striving to create a fully integrated system for non-motorized transportation, yet recognizes the

need to prioritize locations where it expects heavy use, such as routes connecting residential areas to recreational facilities (including the Centennial Trail) and schools.

A primary part of the transportation plan for the City is to direct major motor vehicle through-traffic away from the lake shore streets, and encouragement of bicycle and pedestrian circulation along these routes. The reclassification of 131st Avenue NE to a minor arterial south of 16th Street NE should help remove traffic from East Lakeshore Drive. To the north, the further improvement of Grade Road is expected to encourage traffic to take SR 92 and Grade Road to enter the City and decrease the impact upon North Lakeshore Drive and, to some extent, 20th Street NE.

The Lake Stevens Center Subarea Plan and the 20<sup>th</sup> Street SE Corridor Subarea Plan both include the inclusion of sidewalks on many existing and future streets, some trail streets with a large paved trail on one side of the street, and the development of a trail along the power line between the two subareas.

### **Transportation Improvement Plan**

The Transportation Improvement Plan (TIP) is the result of an iterative process that balances the goals of all comprehensive plan elements. The TIP contains both funded and unfunded projects. Maintaining a list of priority projects helps the City to monitor needs and to pursue funding sources.

The policies in the Transportation Element have been prepared recognizing that not all projects in the TIP can be considered in the Capital Facilities Element at this time. Financial planning for transportation must use the same process as the financial planning for other capital facilities. However, the timing and funding for transportation are restricted by the concurrency requirement and the binding nature of LOS standards. The City is required to create a six year financing plan for both transportation and capital facilities with reviews and amendments annually. In addition, the City is required to provide such transportation services concurrently with new development.

The City will use the annual updated Six-Year Transportation Improvement Program to re-evaluate the priorities and timing of projects. Projects are completed and priorities change throughout the planning period. It may be necessary to update the TIP more than once a year. Also, the TIP update process may not coincide with the yearly comprehensive plan update process. Therefore, the TIP is not included in the Comprehensive Plan, but is an important associated document. The most recently approved TIP is included in Appendix F; however it is not adopted as part of this Comprehensive Plan.

### **Air Quality and Transportation**

Considering the location of the City of Lake Stevens east of the major north-south corridor, Interstate 5, the air quality is less of a concern than for cities along the major freeways. However, State Route 9 runs through the west side of the City with high volumes of traffic and congestion during commute times. In addition, State Route 2 is located to the south of the current UGA.

As population increases, so does traffic volumes and vehicle emissions. Air quality gains can be made through the reduction in automobile use and the increase in mass transit use. However, the location of Lake Stevens off the major transportation corridors limits the provision of mass transit.

Air pollution contributes to water pollution when rainwater picks up air pollutants and runs off into local creeks, streams and Lake Stevens. Tree preservation is an integral part of protecting air quality. Trees improve air quality by intercepting particles and removing gaseous pollutants. These pollutants include nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), carbon monoxide (CO), and particulate matter. Therefore, the City should take a lead role in reducing transportation-related air quality impacts to protect Lake Stevens' water quality.

*Page 6-15 – update Policy 6.1.1 relating to a change in LOS within subareas for consistency with adopted Subarea Adoption Package.*

Policies

6.1.1 For traffic levels of service, the City adopts LOS C or better at peak hour traffic for residential areas and LOS ((D))E along arterials and collectors in other areas((in the central business district)) at peak hour((for all arterial roadways)). As part of the subarea plans, the Level of Service for the subareas has been modified from an intersection LOS Standard "C" or "E" to a system LOS Standard "E" for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.

*Page 6-22 - Staff proposal to add goal and policies related to Traffic Impact Fee Program.*

**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 Facilities 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 adjustments may

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

**Section 8.** The City Council hereby amends the Comprehensive Plan and Ordinances No. 726 and 739, as amended, by adopting 2012 City Initiated Text Amendment Request #T-5 (Chapter 7 Utilities & Public Services & Facilities Element), which updates the Sewer Service section to show completion of the new sewer treatment facility on Page 7-5, adopt the most recent Lake Stevens School District Capital Facilities Plan for 2012-2017 and add a section of the Snohomish School District on pages 7-6 to 7-10, and add references to the Public Utilities District No. 1 approved water plan on page 7-12, of the Comprehensive Plan by adopting the amendments set forth below:

*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 has greater capacity, contains more modern technology, should 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 SR 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 and add section on the Snohomish School District.*

**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 4<sup>th</sup> Street NE and east of 115<sup>th</sup> 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, Sunncrest, 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, 20<sup>09</sup> enrollment was 7,795 students, increasing 3.4 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 2012-2015 CFP is \$4,532 for single family homes and \$3,035 for multi-family construction units. If the discount was not adopted, the City school district 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, and serves residents south of the Lake Stevens School District. 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 Ordinance No. 884 – 2012 Comprehensive Plan – Map & Text Amendments

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.

**Section 9.** The City Council hereby amends the Comprehensive Plan and Ordinances No. 726 and 739, as amended, by adopting 2012 City Initiated Text Amendment Request #T-6 (Chapter 8 Capital Facilities Element), which amends the chapter by revising Table 8-1, 8-2 and 8-3 on pages 8-5 to 8-9, moving Table 8-1 in Exhibit A to the end of Chapter 8, adding a new Figure 8-1 Public Facilities, and referencing the recently adopted Subarea Capital Facilities Plan; and replacing Table-6 Revenue Projections Affecting Capital Improvements on page 8-21, of the Comprehensive Plan by adopting the amendments set forth below and Table 8-1 as set forth in the attached and incorporated **Exhibit A:**

*Pages 8-5 to 8-9 – modify Tables 8-1 and 8-3 and reference the recently adopted Subarea Capital Facilities Plan and adding a new Figure 8-1 Public Facilities. The new Table 8-1 is attached and will be placed at the end of Chapter 8 in the Comprehensive Plan.*

### **Inventory and Analysis**

#### **Capital Facilities Program**

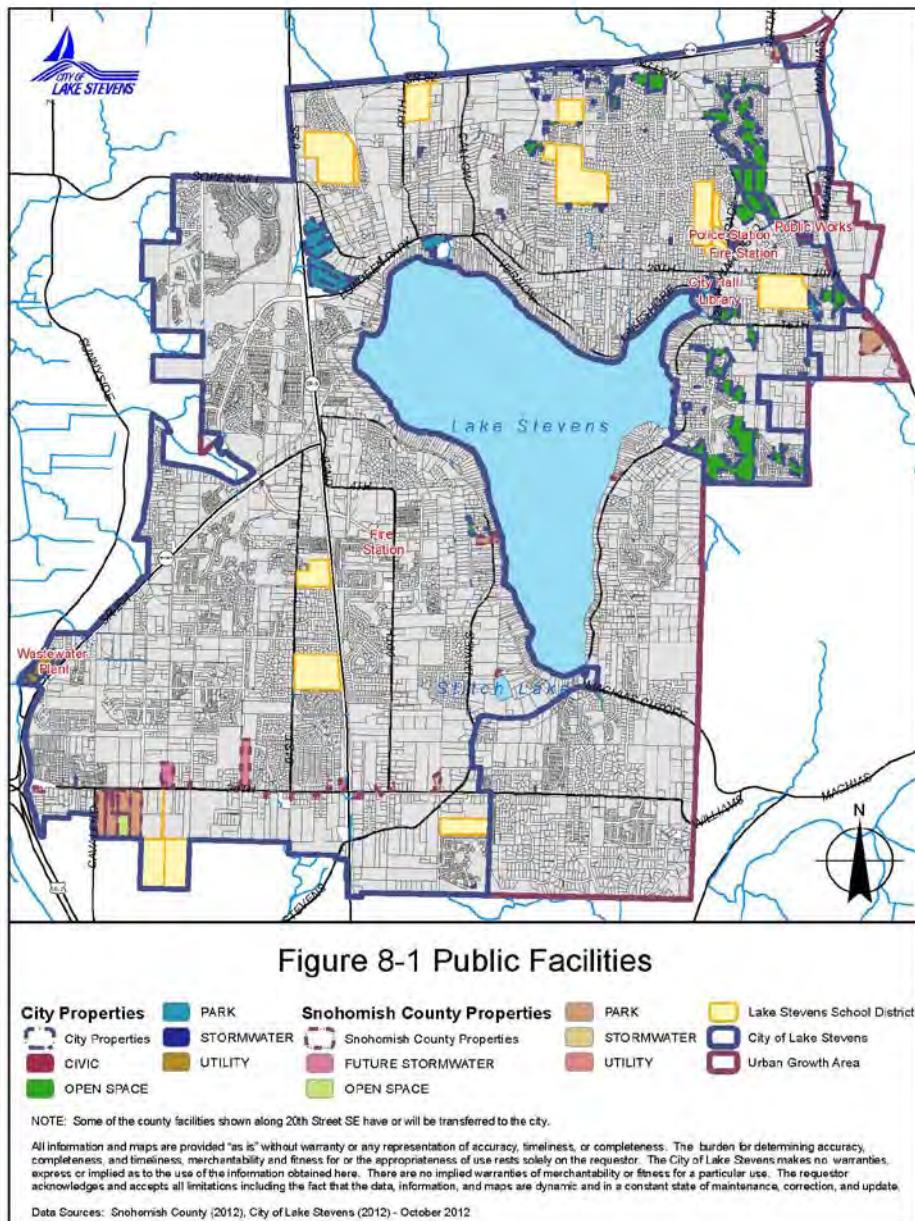
This Capital Facilities Element is concerned with needed improvements which are of relatively large scale, are generally non-recurring high cost, and may require multi-year financing. The list of improvements focuses on major projects, leaving smaller improvements (less than \$10,000) to be addressed in the annual budget. Figure 8-1 identifies the location of publically-owned facilities, which may be included in the capital facilities plan. Smaller facilities such as traffic signals and drainage ponds are not included on the map.

The Capital Facilities Program within this element is a six-year financing plan for capital expenditures to be incurred on a year by year basis. It is based on priority improvements taking into account, the forecasted revenue over the next six years from various sources. The six-year plan uses the long range 2025 Plan as a key factor in setting these priorities.

It sets forth priorities for capital projects which the jurisdiction plans to undertake and presents estimates of the resources needed to finance them. The first year of the Capital Facilities Program will be converted to the annual capital budget, while the remaining five-year program will provide for long term planning. Only the expenditures and appropriations in the annual budget represent financial commitments.

### Definition of Capital Improvement

For the purposes of capital facility planning, "capital improvements" are major projects, activities, or maintenance, costing over \$10,000, requiring the expenditure of public funds over and above annual operating expenses. They have a life expectancy of more than ten years and



result in an addition to the City's fixed assets and/or extend the life of the existing capital infrastructure. The cost estimates may include design, engineering efforts, permitting, environmental analysis, land acquisition, construction, major maintenance, site improvements, energy conservation projects, landscaping, initial furnishings, and equipment. Capital improvements do not include equipment or the City's rolling stock, nor does it include the capital expenditures of private or non-public organizations.

### **Projection of Capital Facility Needs**

#### **Identified Needs**

All public facility needs have been identified in the other elements of this Plan. Through the process of developing this Capital Facilities Element the financial feasibility of the other elements has been ensured. The other Plan elements describe the location and capacity of any facilities available through December 31, 2011, and analyze the need for increased capacity from 2006- 2011. The capital improvements needed to satisfy future and existing substandard development and maintain adopted level of service standards are identified and listed in Tables 8.1 and 8.2 and includes project from the adopted Subarea Capital Facilities Plan, which was adopted by Council on September 24, 2012, which provides a detailed discussion and list of infrastructure needs and projects in the subareas.

Tables 8.1 and 8.2 which include the adopted Subarea Capital Facilities Plan provide a brief description of each of the capital improvement projects with an estimate of the total project costs. The year indicates when the projects must be completed in order to maintain the adopted level of service standards for the respective facilities. Capital improvement projects have been identified for transportation, parks and recreation, government, and stormwater drainage facility improvements. Facilities for wastewater, potable water, fire protection, schools, and solid waste are contained in district and agency plans, coordinated with, but independent of the City's Comprehensive Plan.

#### **Prioritization of Capital Facilities**

The capital improvement needs listed in Tables 8.1 (attached to the end of the chapter) and 8.2 that includes the projects found in the adopted Subarea Capital Facilities Plan were developed by the City staff based on community-wide input and the other elements of this ((2006-))Comprehensive Plan. The following criteria were applied informally in developing the final listing of proposed projects.

- Economic Considerations: Potential for Financing, Impact on Future Operating Budgets, Timeliness of Opportunity, Benefit to Economy and Tax Base
- Service Considerations: Safety, Health, and Welfare Factors, Environmental Impact, Affect on Quality of Service
- Feasibility Considerations: Legal Mandates, Citizen Support, Staff Availability
- Consistency Considerations: Goals and Objectives in Other Elements of this Plan, Linkage to Other Planned Projects, Plans of Other Jurisdictions, County-Wide Planning Policies

Cost estimates in this element are presented in 2012 $((06))$  dollars and were derived from various federal and state documents, published cost estimates, records of past expenditures, and information from private contractors.

**(Table 8-1 – Schedule of Funded Improvements, 2012 – 2020)****Subject Project Funding Source Cost Year (Attached)**

Subject	Project	Funding Source	Cost	Year
Streets	20 <sup>th</sup> Street SE Phase II – US 2 to 91 <sup>st</sup> Avenue SE	Federal/State/ REET/ Developer contribution	\$13,000,000	2015-2020
Streets	Street & Sidewalk Construction 20th – Centennial Trail	CDBG/REET	\$350,000	2016
Streets	Sidewalks to Mt. Pilchuck Elementary and North Creek Middle School	DOT/ Developer contributions	\$1,500,000	2016
Streets	Street & Sidewalk Construction 16th, 18th & 127th	CDBG/REET/ developer contributions	\$1,000,000	2015
Sidewalks	Sidewalk Construction 116th & 117th	Street fund/ developer contributions	\$4,000,000	2016
Public Facilities	City Hall/ Civic Center	Bond Issue	\$20,000,000	2015
Parks	Eagle Ridge Park Master Plan Improvements – Phase I	Developer contributions./ Grants	\$159,000	2015
		————))		

**Table 8-2 – Unfunded Improvements**

Subject	Project	Cost (Thousands)	Potential/Proposed Funding Source
Parks	Eagle Ridge Park Master Plan Improvements Phase II	\$271	P&R District
Parks	Eagle Ridge Park Master Plan Improvements Phase III	\$395	P&R District
Parks	Athletic Park (Land)	\$1,100	P&R District
Parks	Resource Park (Land)	\$528	P&R District
Parks	Trails	\$320	P&R District
Parks	Support Facility	\$500	P&R District
Parks	Community Center	\$1,200	P&R District
Parks	Basketball, uncovered	\$855	P&R District
Parks	Basketball, covered	\$1,200	P&R District
Parks	Volleyball	\$15	P&R District
Parks	Tennis, lighted	\$685	P&R District
Parks	Tennis, unlighted	\$190	P&R District
Parks	Football	\$1,205	P&R District
Parks	Soccer	\$250	P&R District
Parks	Baseball/Softball	\$7,265	P&R District
Parks	Jogging	\$0	P&R District
Parks	Picnic	\$460	P&R District
Parks	Swimming Beach	\$750	P&R District
Parks	Fishing	\$0	P&R District
Parks	Boat Launch	\$500	P&R District
Parks	Camping, Vehicle	\$0	P&R District
Parks	Camping, Tent	\$0	P&R District
Parks	Walking, Park	\$140	P&R District
Parks	Horseback Riding	\$15	P&R District
Storm	Walker Hill Road ditch rocking	\$5	Storm Fund
Storm	East Lakeshore	\$500	Storm Fund
Storm	Hartford Drive	\$200	Storm Fund
Storm	Walker Hill & Grade Road	\$400	Storm Fund
Storm	Drainage - Grade Road Culvert	\$200	Storm Fund
Storm	North Lakeshore	\$300	Storm Fund
Storm	Bio Swale - Industrial District	\$750	Storm Fund
Storm	Lundeen Creek - Various Improvements	\$100,000	Storm Fund

**Future Needs and Alternatives****Current Revenue Sources**

The largest single source of non-restricted revenue for the City is the *ad valorem* property tax, which generally accounts for ((1))20 to ((1))28% of City revenue. The City's assessment for this tax is usually set at the maximum rate. Table 8.3 depicts the distribution of revenue sources for the City.

**Table 8-3 – Source of Existing City Resources, Average ((2003 – 2007))2010-2011**

Source	Percentage of Total Resources
((Non-revenue	19%)
Other Taxes	26((17))%
Property Tax	((1))24%
Sales Tax	15((2))%
<u>Intergovernmental</u> ((Interfund Transfers/Loans))	12%
Charges for Goods and Services	10((1))%
<u>Nonrevenues</u> ((Other Intergovernmental))	7((6))%
Licenses((7)) and Permits	3((4))%
((Miscellaneous	3%)
Fines and Penalties((Forfeiture))	2%
<u>Miscellaneous</u> ((Grants))	1((0))%
<b>TOTAL</b>	<b>100%</b>

*Page 8-21 – replace Table 8-6 Revenue Projections Affecting Capital Improvements.*

**Table 8-6 – Revenue Projections Affecting Capital Improvements (Thousands)**

(( Funds	2006	2007	2008	2009	2010	2011
General Fund	3,100	5,185	6,845	6,339	6,362	6,516
<b>Total General</b>	<b>3,100</b>	<b>5,185</b>	<b>6,845</b>	<b>6,339</b>	<b>6,362</b>	<b>6,516</b>
Street Fund	850	1,080	1,155	1,229	1,253	1,278
<b>Tot. Transp.</b>	<b>850</b>	<b>1,080</b>	<b>1,155</b>	<b>1,229</b>	<b>1,253</b>	<b>1,278</b>
Storm Water	-	-	-	-	-	-
Mgmt. Fund	250	540	558	529	590	597
<b>Tot. Proprietary</b>	<b>250</b>	<b>540</b>	<b>558</b>	<b>529</b>	<b>590</b>	<b>597</b>
GIP Devlop.	-	-	-	-	-	-
Contribution	118	305	111	5	5	5
REET 1 & 2	380	450	495	450	450	450
<b>Tot. Cap. Proj.</b>	<b>498</b>	<b>755</b>	<b>606</b>	<b>455</b>	<b>455</b>	<b>455</b>
<b>Grand Totals</b>	<b>4,698</b>	<b>7,560</b>	<b>9,164</b>	<b>8,552</b>	<b>8,660</b>	<b>8,846))</b>

<b>Funds</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
General Fund	1,026	500	500	500	500	500
<b>Total General</b>	<b>1,026</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>
Street Fund	381	293	276	234	199	153
<b>Total Transportation</b>	<b>381</b>	<b>293</b>	<b>276</b>	<b>234</b>	<b>199</b>	<b>153</b>
Storm Water Mgmt	170	89	81	32	0	0
<b>Total Proprietary</b>	<b>170</b>	<b>89</b>	<b>81</b>	<b>32</b>	<b>0</b>	<b>0</b>
CIP-Development Contributions	1,121	550	232	206	99	29
REET	237	124	132	0	169	178
<b>Total Capital Projects</b>	<b>1,358</b>	<b>674</b>	<b>364</b>	<b>206</b>	<b>268</b>	<b>207</b>
<b>Grand Totals</b>	<b>2,935</b>	<b>1,556</b>	<b>1,221</b>	<b>972</b>	<b>967</b>	<b>860</b>

**Section 10.** The City Council hereby amends the Comprehensive Plan and Ordinances No. 726 and 739, as amended, by adopting 2012 City Initiated Text Amendment Request #T-7 (Appendices), to add a new Appendix with the SEPA Addendum No. 5 of the Integrated 2005 Comprehensive Plan and Environmental Impact Statement and the Adoption of Existing Environmental Document for the Lake Stevens School District 2012-2017 Capital Facilities Plan as set forth in the attached and incorporated **Exhibit B**.

**Section 11.** The City Council hereby amends the Comprehensive Plan and Ordinances No. 726 and 739, as amended, by adopting 2012 City Initiated Text Amendment Request #T-8 (Cover, Footers and Table of Contents), to update the Cover, Footers and Table of Contents, of the Comprehensive Plan, by adopting the amendments required after making amendments in Sections 3 through 10 of this ordinance.

**Section 12.** Severability. If any section, clause, phrase, or term of this ordinance is held for any reason to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance, and the remaining portions shall be in full force and effect.

**Section 13.** Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five days after the date of publication.

PASSED by the City Council of the City of Lake Stevens this 10th day of December, 2012.

\_\_\_\_\_  
Vern Little, Mayor

ATTEST/AUTHENTICATION:

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

APPROVED AS TO FORM:

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Grant K. Weed, City Attorney

First Reading:

Published:

Effective Date:

## EXHIBIT A

Table 8 -1 – Capital Improvements, 2012-2032

Table 8-1 – Capital Improvements, 2012 – 2032  
TRANSPORTATION

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
91st Ave NE/SR 204 - RTP	SR 204	200' north	\$337,000	2013-2015	X	X	X	X
91st Ave NE/SR 204 - RTP	SR 204	300' south	\$454,100	2013-2015	X	X	X	X
SR 9/4th NE - Intersection	4th St NE	-	\$1,200,000	2015	X		X	X
90th Ave NE Connector	SR 204	Vernon	\$1,140,000	2016			X	X
Frontier Village Internal Access Rd	No Davies	4th St NE	\$6,265,000	>2018	X		X	X
N Davies/Vernon - RAB	Vernon Rd	-	\$150,000	>2018			X	X
N Davies/FV - RAB	north Frontier Village	-	\$150,000	>2018			X	X
93rd Ave NE (new)	Market	4th St NE	\$3,840,000	>2018	X	X	X	X
93rd Ave NE (existing)	Market	1st St SE	\$3,597,000	>2018	X	X	X	X
91st Ave NE/4th NE - Intersection	4th St NE	-	\$400,000	2016>2018	X	X	X	X
91st Ave NE	4th St NE	SR 204	\$751,500	>2018	X		X	X
91st Ave NE	SR 204	Vernon	\$351,000	2016	X		X	X
91st Ave NE - Intersection	Vernon Rd	-	\$200,000	2016>2018	X		X	X
Frontier Circle E	91st Ave NE	13th St NE	\$750,000	>2018	X		X	X
4th St NE	SR 9	93rd Ave NE (new)	\$315,000	>2018	X		X	X
4th St NE	93rd Ave NE (new)	94th Ave NE (Target)	\$522,000	>2018			X	X

Table 8-1 – Capital Improvements, 2012 – 2032  
TRANSPORTATION

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
4th St NE	94th Ave NE (Target)	99th Ave NE	\$864,000	>2018	X		X	X
99th Ave NE	Market	4th St NE	\$1,170,000	2015>2018	X		X	X
4th St NE	91st Ave NE	SR 204	\$7,578,460	2015>2018			X	X
90th Ave NE shop center road	4th Ave NE	Market	\$4,648,540	>2018			X	X
13th St NE (SR 204)	SR 9	93rd Ave NE (new)	\$195,500	>2018	X		X	X
Vernon Road	91st Ave NE	SR 9	\$935,000	2017>2018	X		X	X
Lundeen/Vernon - Intersection	Vernon Rd	-	\$400,000	2016>2018	X	X	X	X
91st Ave NE	4th St SE	Market	\$1,710,000	>2018	X	X	X	X
94th Ave NE (Target)	Market	4th St NE	\$2,937,000	>2018	X		X	X
2nd St NE Connector (Target)	94th Ave NE (Target)	99th Ave NE	\$191,000	>2018	X		X	X
20th St SE	83rd Ave SE	88th Ave SE	\$4,051,080	2013>2018	X	X	X	X
20th St SE/83rd SE - Intersection	83rd Ave SE	-	\$400,000	2013>2018	X	X	X	X
20th St SE	79th Ave SE	83rd Ave SE	\$2,864,400	2013>2018	X		X	X
20th St SE/79th SE - Intersection	79th Ave SE	-	\$300,000	2013>2018	X	X	X	X
20th St SE	73rd Ave SE	79th Ave SE	\$2,455,200	2013>2018	X	X	X	X

Table 8-1 – Capital Improvements, 2012 – 2032  
TRANSPORTATION

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
20th St SE/73rd SE - Intersection	73rd Ave SE	-	\$500,000	2013>2018			X	X
20th St SE	US 2	73rd Ave SE	\$2,557,500	2013>2018	X	X	X	X
24th St SE/73rd SE - Intersection	73rd Ave SE	-	\$800,000	2013>2018			X	X
24th St SE	73rd Ave SE	79th Ave SE	\$3,653,000	2013>2018			X	X
24th St SE/79th SE - Intersection	79th Ave SE	-	\$800,000	2013>2018			X	X
24th St SE	83rd Ave SE	87th Ave SE	\$5,278,000	2013>2018			X	X
24th St SE/83rd SE - Intersection	83rd Ave SE	-	\$800,000	2013>2018			X	X
24th St SE	SR 9	91st Ave SE	\$2,970,000	2013>2018			X	X
24th St SE/SR 9 - Intersection			\$3,500,000	>2018	X		X	X
20th St SE/SR 9 - Intersection			\$4,327,000	>2018	X		X	X
91st Ave SE	20th St SE	4th St SE	\$4,770,000	2014>2018	X	X	X	X
91st Ave SE	20th St SE	24th St SE	\$5,499,800	2014>2018			X	X
99th Ave SE	20th St SE	4th St SE	\$4,763,800	2015>2018	X	X	X	X
99th Ave SE	20th St SE	Lake Stevens Rd	\$5,507,800	2015>2018			X	X
83rd Ave SE	20th St SE	24th St SE	\$2,369,500	>2018			X	X
79th Ave SE	20th St SE	24th St SE	\$2,369,500	>2018			X	X

Table 8-1 – Capital Improvements, 2012 – 2032  
TRANSPORTATION

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
24th St SE	83rd Ave SE	79th Ave SE	\$1,728,300	>2018			X	X
S Lake Stevens	SR 9	18th Street SE	\$7,382,000	>2018			X	X
City Campus Rd (26th NE)	Intersection		\$4,105,221	>2018	X		X	X
20th St NE	Grade Rd	500' w of 123rd SE	\$1,500,257	>2018	X		X	X
123rd Ave NE	20th St NE	N Lakeshore Dr	\$1,263,630	>2018	X		X	X
20th St NE & Main Intersection	Intersection		\$1,112,004	2015>2018	X	X	X	X
North Lakeshore Dr	123rd Ave NE	550 west of 123rd NE	\$788,739	>2018	X	X	X	X
North Lakeshore Dr	123rd Ave NE	Main St NE	\$282,920	>2018	X		X	X
123rd Ave NE	N Lakeshore Dr	18th St NE	\$4,040,621	>2018			X	X
Main Street	20th St NE	17th St NE	\$1,274,558	>2018	X		X	X
19th St NE	Main St	125th Ave NE	\$2,649,804	>2018			X	X
18th St NE	123rd Ave NE	Main St NE	\$1,287,281	>2018			X	X
18th St NE	Main St	125th Ave NE	\$428,820	>2018	X		X	X
123rd Ave NE	18th St NE	17th St NE	\$1,094,300	>2018	X		X	X
18th Pl NE	123rd Ave NE	Main St NE	\$808,375	>2018	X		X	X
17th Pl NE	123rd Ave NE	180' west of 123rd NE	\$899,614	>2018	X		X	X

Table 8-1 – Capital Improvements, 2012 – 2032  
TRANSPORTATION

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
17th Pl NE	123rd Ave NE	Main St NE	\$938,474	>2018	X		X	X
Grade Road	20th St NE	SR 92	\$15,607,836	2015>2018	X	X	X	X
20th Street NE	east of Main St	Centennial Trail	\$1,284,475	2013>2018	X	X	X	X
SR 92 & Grade Rd RAB	Intersection		\$4,105,221	2017>2018	X	X	X	X
SR 92 & 113 <sup>th</sup> Ave NE RAB	Intersection		\$1,400,000	2013		X		
SR 92 & 99 <sup>th</sup> Ave NE RAB	Intersection		\$1,600,000	2013		X		
Lundeen Prkwy Corridor Ped Imp	Vernon Rd	99 <sup>th</sup> Ave NE	\$900,000	>2018	X		X	
Hartford Rd & Drainage Imp	Catherine Creek Crossing		\$700,000	>2018	X	X	X	
20 <sup>th</sup> Street NE Widening	Main St	111 <sup>th</sup> Dr NE	\$1,668,000	>2018	X		X	
30 <sup>th</sup> Street NE non motorized	113rd Ave NE	Cedar Rd NE	\$540,000	>2018	X	X	X	
Mitchell Ro/Manning Road	200ft W of 116 <sup>th</sup> Dr NE	600 ft E of 116 <sup>th</sup> Dr NE	\$360,000	>2018	X		X	X
117 <sup>th</sup> Avenue NE	20 <sup>th</sup> St NE	150 ft S of 28 <sup>th</sup> St NE	\$1,932,000	>2018	X		X	X
116 <sup>th</sup> Avenue NE	20 <sup>th</sup> St NE	26 <sup>th</sup> St NE	\$1,900,000	>2018	X		X	
26 <sup>th</sup> Street NE	115 <sup>th</sup> Ave NE	117 <sup>th</sup> Ave NE	\$280,000	>2018	X		X	
Mitchell Dr/118 <sup>th</sup> Ave NE	N. Lakeshore Dr	20 <sup>th</sup> St NE	\$1,400,000	>2018	X		X	

Table 8-1 – Capital Improvements, 2012 – 2032  
TRANSPORTATION

ROAD	FROM	TO	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
131 <sup>st</sup> Avenue NE	20 <sup>th</sup> St NE	Hartford Rd	\$1,489,000	>2018	X		X	
22 <sup>nd</sup> Street NE	117 <sup>th</sup> Ave NE	123 <sup>rd</sup> Ave NE	\$768,000	>2018	X		X	
28 <sup>th</sup> Street NE	Old Hartford Rd	N. Machias Rd	\$470,000	>2018	X		X	
32 <sup>nd</sup> Street NE	118 <sup>th</sup> St NE	Grade Rd	\$545,000	>2018	X		X	X
East Lakeshore Drive – non motorized	Main St	7 <sup>th</sup> St NE	\$1,450,000	>2018	X	X	X	
Old Hartford Road	36 <sup>th</sup> St NE	Hartford Road	\$2,323,000	>2018	X		X	
36 <sup>th</sup> Street NE	Grade Road	Old Hartford Road	\$2,340,000	>2018	X		X	
16 <sup>th</sup> Street NE	Main St	134 <sup>th</sup> Ave NE	\$1,737,000	>2018	X		X	
SR 92 and 127 <sup>th</sup> Ave NE RAB	Intersection		\$1,750,000	>2018			X	
SR 92 and Lake Dr Re-channelization	Intersection		\$200,000	2016			X	
S. Davie Rd and S Lake Stevens Rd	Intersection		\$800,000	>2018	X		X	X

PROJECT	COST	YEAR/S	Local	State/Fed	Mitigation	Dev Imp
<b>Table 8-1 – Capital Improvements, 2012 – 2032</b>						
<b><u>FACILITIES</u></b>						
City Hall/Civic Center	20,000,000	2015		X		
<b>Table 8-1 – Capital Improvements, 2012 – 2032</b>						
<b><u>PARKS</u></b>						
Eagle Ridge Park Master Plan Improvements – Phase I	159,000	2015		X	X	

**EXHIBIT B**

**APPENDIX L**  
**ADDENDUM NO. 5 TO INTEGRATED 2005 COMPREHENSIVE PLAN**  
**& FEIS AND ADOPTION OF EXISTING ENVIRONMENTAL**  
**DOCUMENT FOR LAKE STEVENS SCHOOL DISTRICT 2012-2017**  
**CAPITAL FACILITIES PLAN**

## **ADDENDUM NO. 5**

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

**Adoption of Text Revisions to  
Chapter 1 Introduction, Chapter 2 Description of the Planning  
Area, Chapter 4 Land Use Element, Chapter 6 Transportation  
Element, Chapter 7 Utilities & Public Services & Facilities  
Element, Chapter 8 Capital Facilities Element, and  
Appendices  
With The 2012 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: October 12, 2012**



October 12, 2012

Dear Reader and Interested Citizen:

Addendum #5 to the City of Lake Stevens Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement (FEIS), issued July 17, 2006, has been prepared by the Department of Planning and Community Development.

This addendum provides additional environmental information for the proposed adoption of the following text amendments:

- Addition of 2012 adoption process and environmental review, update annexation plan and exceptions to annual plan amendment process in Chapter 1 Introduction;
- Update population characteristics with 2010 Census data and update employment information with more recent data in Chapter 2 Description of the Planning Area;
- Update land use map with one redesignation (with associated rezone), add descriptions for new land use designations, revise current land use descriptions, and update reasonable measures table in Chapter 4 Land Use Element;
- Update Figure 6-1, add language regarding Transit LOS standards, update future needs and policy 6.1.1 for consistency with recently adopted subareas, and add traffic impact fee program goal and policies to Chapter 6 Transportation Element;
- Update various chapter tables for consistency with adopted subareas in Chapter 8 Capital Facilities Element; and
- Add Appendix L as SEPA Addendum No. 5 and update cover and table of contents.

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

Review of the proposed amendments will occur at a Planning Commission public hearing on November 7, 2012 and City Council public hearing on December 10, 2012.

We invite you to comment on the proposed text revisions during the City review process. Comments regarding the proposed comprehensive plan amendments may be submitted orally during each hearing or in writing any time prior to the hearing by sending them to City Hall, attn: Karen Watkins, PO Box 257, Lake Stevens, WA 98258, or by email at [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov).

If you have any questions, please contact Karen Watkins at (425) 377-3221 or [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov).

Sincerely,

Rebecca Ableman  
Planning Director

## ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

### Fact Sheet

**Proposed  
Non-Project Action:**

The proposed non-project action is the adoption by the Lake Stevens City Council of one privately proposed map amendment with associated rezone and nine City-proposed text revisions to the City of Lake Stevens Comprehensive Plan as part of the 2012 Docket: Chapter 1 Introduction, Chapter 2 Description of the Planning Area, Chapter 4 Land Use Element, Chapter 6 Transportation Element, Chapter 8 Capital Facilities Element, and the Appendices. The GMA requirements contained in Chapter 36.70A RCW are applicable to these plans.

**Description of Proposal:**

The 2012 Docket contains nine text revisions to the City of Lake Stevens Comprehensive Plan Amendments:

- Addition of 2012 adoption process and environmental review, update annexation plan and exceptions to annual plan amendment process in Chapter 1 Introduction;
- Update population characteristics with 2010 Census data and update employment information with more recent data in Chapter 2 Description of the Planning Area;
- Update land use map with one redesignation (with associated rezone), add descriptions for new land use designations, revise current land use descriptions, and update reasonable measures table in Chapter 4 Land Use Element;
- Update Figure 6-1, add language regarding Transit LOS standards, update future needs and policy 6.1.1 for consistency with recently adopted subareas, and add traffic impact fee program goal and policies to Chapter 6 Transportation Element;
- Update various chapter tables for consistency with adopted subareas in Chapter 8 Capital Facilities Element; and
- Add Appendix L as SEPA Addendum No. 5 and update cover and table of contents.

RCW 36.70A.130 allows amendments to the Comprehensive Plan once per year with some exceptions. The current proposal is the 2012 Comprehensive Plan Docket.

**Purpose of the FEIS  
Addendum:**

The purpose of this addendum is to add information and analysis relating to the programmatic city action of adopting minor amendments to six chapters and the appendices of the Comprehensive Plan. This information expands upon previously identified significant impacts of the alternatives to the city's Integrated 2005 Comprehensive Plan (July 2006) and FEIS (July 17, 2006), as addended, but does not substantially change the analysis. The city has already considered the impacts of the proposed programmatic actions analyzed in this Addendum in the FEIS document. No additional significant impacts beyond those identified in the FEIS are expected to occur. Revisions to the proposal may be considered during the public hearing process. 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 being 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 following adopted environmental document meets the City of Lake Stevens' environmental review needs for the current proposal: 2012 Comprehensive Plan Docket.

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

**Location of Proposal:** City of Lake Stevens and Lake Stevens Urban Growth Area

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

**Required Approvals:** Adoption of text amendments granted by Lake Stevens City Council

**Circulation:** This Addendum is being sent to all recipients of the previously issued Final EIS and other interested parties.

**Comment:** No comment period is required for this addendum.

**Contact Person:** Karen Watkins, Principal Planner  
(425) 377-3221 or [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov)

**Date of Issuance:** October 12, 2012

**Responsible Official:** Signature   
Rebecca Ableman, Planning Director

**Public Hearing:** The Planning Commission will hold a public hearing on the proposed Comprehensive Plan text amendment on November 7, 2012. Following receipt of a recommendation from the Planning Commission, the City Council will also hold a public hearing on December 10, 2012 before taking final action.

**Documents:** The Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement, as addended, and detailed information and analysis are available for viewing or purchase at the City Planning Department. Electronic copies of the existing Plan and FEIS may be purchased for \$10.00 per CD. The City website also has a copy of the current plan and FEIS at [www.lakestevenswa.gov](http://www.lakestevenswa.gov).

**SEPA Distribution List****Federal Agencies**

Natural Resource Conservation Service  
NOAA Fisheries  
U.S. Army Corps of Engineers  
U.S. Environmental Protection Agency  
U.S. Fish and Wildlife Service

**NOAA Northwest Regional Office**

Office of Archeology and Historical Preservation  
Parks and Recreation Commission  
U.S. Army Corps of Engineers, Seattle District  
Department of Agriculture  
Washington State Energy Office

**State Agencies**

Department of Corrections  
Department of Ecology  
Department of Fish and Wildlife  
Department of Health  
Department of Natural Resources  
Department of Social and Health Services  
Department of Transportation  
Environmental Protection Agency  
Department of Community Trade and Economic Development  
National Marine Fisheries

**Regional Agencies**

Community Transit  
Economic Development of Snohomish County  
Puget Sound Air Pollution Control Agency  
Puget Sound Water Quality Authority  
Regional Transit Authority

**Local Government, Tribes, Utilities**

City of Arlington  
City of Everett  
City of Marysville  
Snohomish County

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

Muckleshoot Indian Tribe  
Snoqualmie Tribe  
Stillaguamish Tribe  
Tulalip Tribes  
Tulalip Housing Authority  
Comcast  
Verizon  
Drainage District No. 8  
Lake Stevens Fire Department  
Lake Stevens Historical Society  
Lake Stevens Police Department  
Lake Stevens School District  
Lake Stevens Sewer District  
Marysville School District  
Snohomish School District  
Puget Sound Energy  
Snohomish County Fire District #8  
Snohomish County Fire Marshall  
Snohomish Health District  
Snohomish County Parks and Recreation  
Snohomish PUD No. 1  
Snohomish County Sheriff  
Waste Management NW

Libraries  
Lake Stevens Library

Organizations and Interest Groups  
Earth Share of WA  
Lake Stevens Chamber of Commerce  
Interagency Commission on Outdoor Recreation  
Master Builders of King & Snohomish Counties  
Pilchuck Audubon Society  
Puget Sound Action Team  
Puget Sound Regional Council  
Snohomish County Association of Realtors, Inc.  
Puget Sound Water Quality Action Team

Newspapers  
Lake Stevens Journal  
Seattle Post Intelligencer  
The Arlington Times  
The Everett Herald  
The Seattle Times

**Purpose of the Proposal**

The Proposed Action is the adoption of the 2012 Docket including one private map amendment and nine text amendments to the City of Lake Stevens GMA Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). Statutory requirements of GMA allow amendments to a Comprehensive Plan "no more frequently than once per year" (RCW 36.70A.130(2)(a)) except when in specific circumstances.

**SEPA Procedures and Public Involvement****Purpose of the Addendum**

The purpose of this Addendum is to add analyses and information about a proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-600(4)(c)). The proposed revision does not introduce new significant impacts from those identified in the FEIS. The City of Lake Stevens is issuing this addendum to the FEIS for the purpose of supplying additional information about the proposals and their impacts beyond those contained in the FEIS. This Addendum should assist the public and agency decision-makers in considering the granting or denial of the proposed text amendment to the Comprehensive Plan.

**Programmatic Analysis**

This Addendum is for the 2012 Comprehensive Plan Docket. The adoption of comprehensive plans, or other long-range planning activities, is classified by SEPA as a non-project (i.e., programmatic) action. A non-project action is defined as an action that is broader than a single site-specific project, and involves decisions on policies, plans or programs. A SEPA document for a non-project proposal does not require site-specific analyses; instead the Addendum discusses additional analysis and information appropriate to the scope of the non-project proposal and to the level of planning for the proposal (WAC 197-11-442).

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS****Phased Review**

SEPA encourages the use of phased environmental review to focus on issues that are ready for decision, and to exclude from consideration issues already decided or not yet ready for decision-making (WAC 197-11-060 (5)). Phased review is appropriate where the sequence of a proposal is from a programmatic document, such as an EIS addressing a comprehensive plan, to other documents that are narrower in scope, such as for a site-specific, project-level analysis. The City of Lake Stevens is using phased review, as authorized by SEPA, in its environmental review of growth management planning actions. The analysis in this Addendum will be used to review the environmental impacts of the proposed Comprehensive Plan Amendment proposals and other related actions, including rezones.

**Public Comment**

No comment period is required for the Addendum. The following public participation is scheduled as part of the 2012 Docket to gain public input:

- Planning Commission Public Hearing – November 7, 2012
- City Council Briefing – November 13 or 26, 2012
- City Council Public Hearing – December 10, 2012

**Proposed Action, Alternatives, and Objectives****Proposed Action**

The proposed action is the granting or denial of one map amendment and nine text amendments to the City of Lake Stevens Comprehensive Plan. The proposed amendments are provided below using strikeouts and underlines for the text amendments. Each chapter amendments will be treated as a separate alternative because each proposal is reviewed individually and a determination is made on the granting or denial of each proposal by the Planning Commission and City Council.

**Objectives of the Proposal**

The principal objective of the proposed map and text amendments is to update the Comprehensive Plan based on new information.

**Matrix of Impacts and Mitigation Measures**

In order to retain consistency in the description and analysis of impacts, this Addendum is using a similar matrix of impacts. Only additional information or analysis not covered in the FEIS matrix, but required for the map and text amendments, is included on the attached matrix.

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

**This is a summary of the proposed amendments to the City of Lake Stevens Comprehensive Plan for the 2012 Docket. During the review and discussion of these amendments, there could be minor revisions or additions before final adoption by the City Council.**

**MAP AMENDMENT**

The private proposal is to redesignate a 1.16 acre parcel from Public/Semi-Public (P/SP) to Medium Density Residential (MDR) concurrently with a site-specific rezone from Public/Semi-Public (P/SP) to Urban Residential (UR). The site was used as a water storage facility until decommissioning in 1980-81. The rezone will be reviewed by the Hearing Examiner on October 25, 2012 with a recommendation to Council for final review and decision on December 10, 2012 concurrently with 2012 Docket.

**TEXT AMENDMENTS****COVER, FOOTERS AND TABLE OF CONTENTS**

**Cover and footers to be updated with month and year of amendments. Table of Contents to be updated with changes to sections, tables, figures and appendices.**

**CHAPTER 1 - INTRODUCTION**

***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

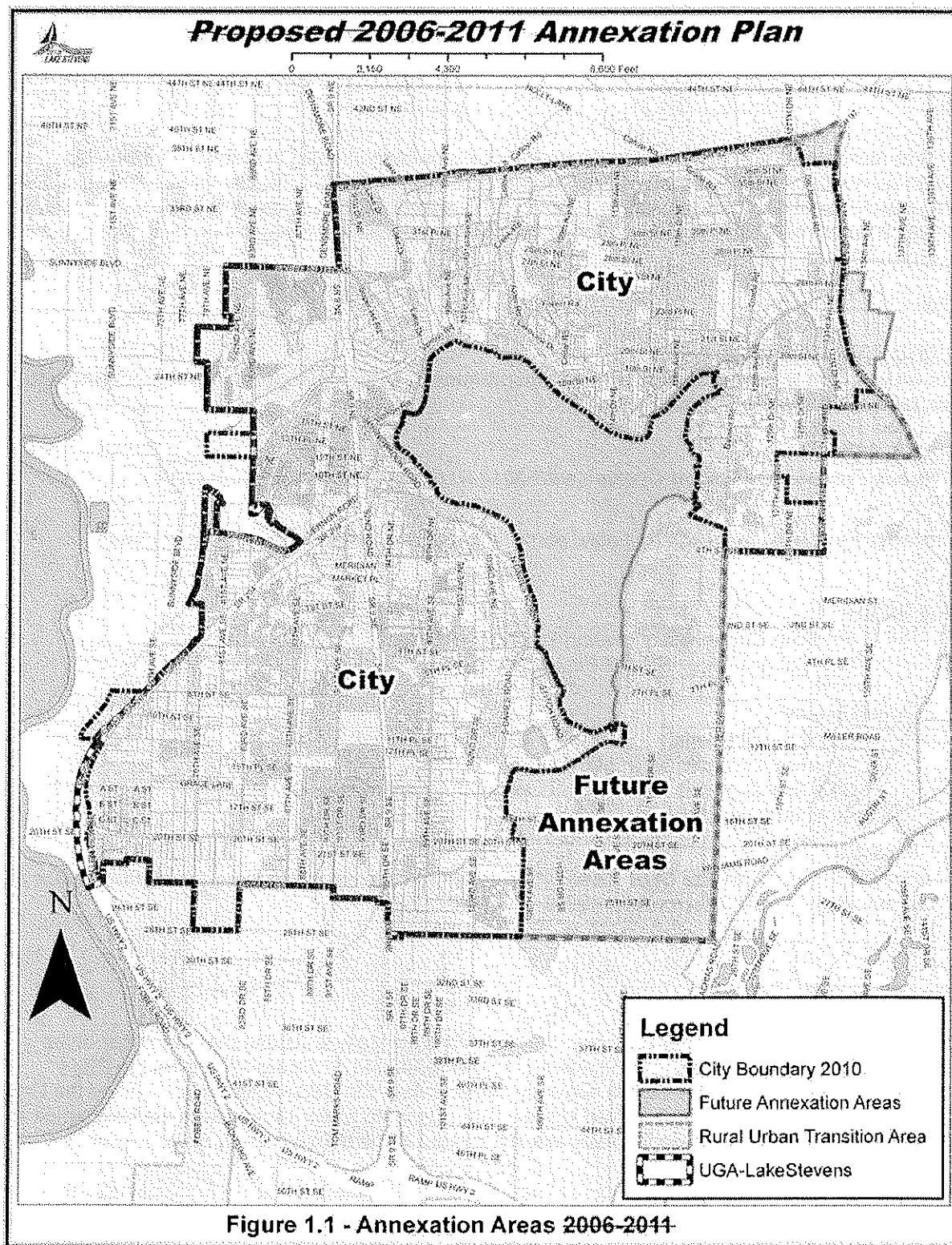
***Pages 1-16 & 1-17 – update “5. Lake Stevens UGA Annexation Plan” to remove references to original 6-year plan to be more general and modify Figure 1-1 to remove dates “2006-2011”.***

**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 2011)). 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 Lundein Parkway are still located in the Urban Growth Area.

**ATTACHMENT F**

## **ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**



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

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

**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.))

**Modify the “Environmental Review” language on page 1-27 and 1-28 to include a new appendix for 2012 environmental documentation:**

**B. Environmental Review**

A complete environmental review can be found in **Appendix A** of the Comprehensive Plan. Comments on the environmental analysis were gathered at the same time the overall Plan was circulated for public review. Adjustments were made based on comments received. The result is a Comprehensive Plan that responds to environmental goals of the community and complies with the State Environmental Policy Act. An addendum to the Final Environmental Impact Statement for the 2007 Docket was issued on November 16, 2007 and is included in **Appendix B**. An addendum to the Final Environmental Impact Statement for the 2008 Docket was issued on October 10, 2008 and is included in **Appendix G**. A Determination of Nonsignificance and Adoption of Existing Environmental Documents for the 2009 Docket was issued on March 25, 2009 and is included in **Appendix H**. An addendum to the Final Environmental Impact Statement for the 2009 revisions to the Capital Facilities Plan with amendment of the 2009 City Budget was issued on October 12, 2009 and is included in **Appendix I**. A Determination of Nonsignificance and Adoption of Existing Environmental Documents for the 2010 Docket was issued on July 7, 2010 and is included in **Appendix J**. Addendum No. 4 to the Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement for the 2011 Docket was issued on October 19, 2011 and is included in **Appendix K**. Addendum No. 5 to the Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement for the 2012 Docket was issued on October 12, 2012 and is included in **Appendix L**.

**CHAPTER 2 – DESCRIPTION OF THE PLANNING AREA**

*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

## ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN &amp; FEIS

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 ((1.3)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. PSRC 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 trestle 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>	<u>1,346</u>	<u>19.4%</u>

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

**The Westward Commute and Lake Stevens Secondary Retail Market Area.** Thousands of employees routinely pass through Lake Stevens and the Highway 2 trestle 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.

**CHAPTER 4 – LAND USE ELEMENT**

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

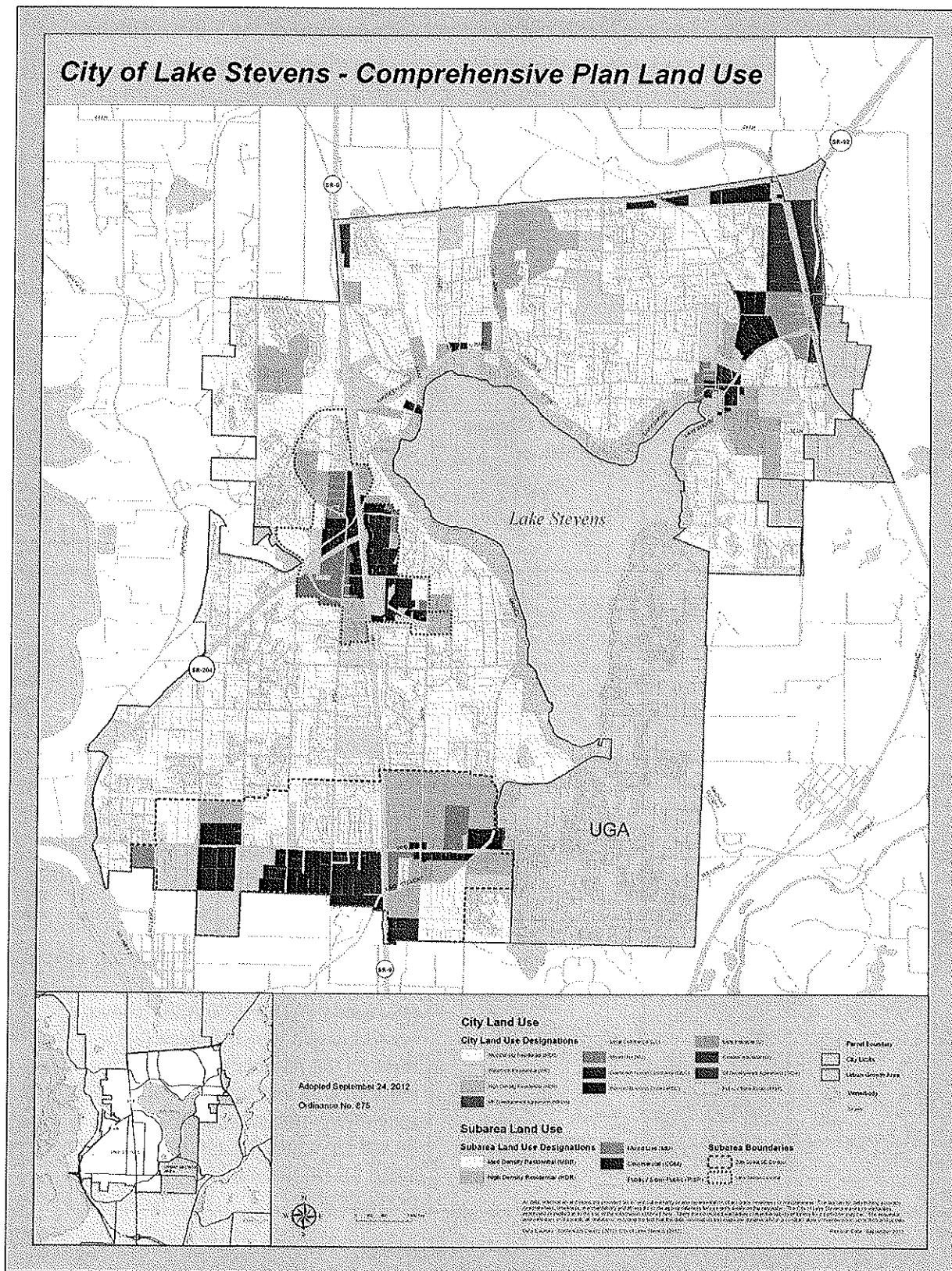
*Page 4-11 – add description for Low Density Residential after Medium Density Residential*

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.

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**Figure 4.0b Existing Land Use Map**

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

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
<b>MEASURES TO INCREASE RESIDENTIAL CAPACITY</b>			
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	<u>PRDs, 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. <del>(Recently t) The PRD rules ((have been changed which )) place((s)) a limit on the number and size of reduced area lots within a PRD. Innovative housing options usually do not have lots, but are similar to small lot single-family developments.</del>

ATTACHMENT ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

Measure	Adopted?	Applicability	Effectiveness/Potential
Encourage Infill and Redevelopment	In Process	All single family residential zones	Innovative Housing Options - Cottage Housing is allowed in many residential and mixed use zones((code for 2009)). 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 <sup>th</sup> Street SE Corridor Subareas	((A coordinated strategy with aggressive marketing and recruitment efforts may contribute to better utilization of employment capacity areas.))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.
Create Industrial Zones	Yes	General and Light Industrial Zones	Capacity exists. Largely undeveloped. Minimal potential for additional implementation due to lack of sewer infrastructure.
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		

**ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

Measure	Adopted?	Applicability	Effectiveness/Potential
Urban Centers/Villages	((In Process)) Yes	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)) 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. ))
Allow Mixed Uses	Yes	CBD, PBD and MU <u>zones and within the subareas</u>	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.)) Included within subarea plans and Community Transit has identified 20 <sup>th</sup> Street SE as a transit emphasis corridor for future frequent service.
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.)) Downtown framework plan approved in 2012 with subarea plan completed in 2013.
Adequate Public Facilities	Yes	Concurrency for parks, roads and sewer	GMA-based traffic impact mitigation fees adopted with the subarea plans.
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		Annexation plan adopted for eventual "One Community Around the Lake" in the future.

Measure	Adopted?	Applicability	Effectiveness/Potential
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.)) 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.
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.)) Subarea plans should bring much needed services to the City at Lake Stevens Center and along 20 <sup>th</sup> Street SE.
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)) Yes	((No specific program adopted)) Processing Code and Planned Actions	((Unlikely that this measure would provide any significant contribution, as)) 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.
<b>MEASURES TO MITIGATE IMPACTS OF DENSITY</b>			
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. Subarea Design Guidelines were adopted for development within the subarea using the Design Review Board and administrative review.

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Measure	Adopted?	Applicability	Effectiveness/Potential
Urban Amenities for Increased Densities	Yes	PRDs and subareas ((plats are required to provide additional amenity))	PRD plats are required to provide additional amenity. Subarea plans allow for increased floor area ratios with a menu of amenity options.
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>
<b>OTHER MEASURES</b>			
Low Densities in Rural and Resource Lands	((No))N/A		
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.

## ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

### CHAPTER 6 – TRANSPORTATION ELEMENT

*Page 6-11 – add language to Transit LOS Standards section that SR9 and 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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.*

### FUTURE NEEDS AND ALTERNATIVES

#### **Analysis of Needed Capacity Improvements**

After completing the inventory of existing capacity the City of Lake Stevens has decided that LOS C or better at peak hour traffic in residential areas and LOS ((D))E along arterials and collectors in other areas ((in the central business district ))at peak hour are reasonable and achievable standard for all arterial roadways except within subareas. The Level of Service for the subareas has been modified from an intersection LOS Standard "C" or "E" to a system LOS Standard "E" for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.

All of the City's roadways currently provide this LOS or better. However, the City must plan necessary roadway improvements to increase the capacity of certain roadways, or develop a plan to prevent deterioration of the LOS below the standard. Also, design standards as described above will be used to evaluate all other roadways in the City's planning area.

All roadway segments, except for a portion of Main Street, are expected to meet the adopted levels of service at the 2010 horizon. Main Street between North Lakeshore Drive and 18th Street NE is projected to deteriorate to LOS F within 10 to 20 years. A traffic analysis study by William Popp Associates predicts that the link will have a peak hourly volume of 1090 vehicles in 20 years and a volume/capacity ratio of 1.09. In order to attain LOS D at peak hour the volume/capacity ratio needs to be reduced to less than or equal to 0.90. This can be accomplished by decreasing the volume on Main Street to 900 vehicles during the peak PM hour, or increasing the capacity of the link to 1220 vehicles per hour. In other words, the capacity needs to be increased by at least 130 vehicles per hour, or 190 vehicles need to use an alternative route.

The Subareas Capital Facilities Plan includes a future needs analysis for the Lake Stevens Center Subarea and the 20<sup>th</sup> Street SE Corridor Subarea. Needed transportation projects are divided into two tiers: Tier A projects are high priority projects that provide additional capacity and help meet the system-wide LOS, and Tier B projects typically help improve traffic capacity and circulation, expand non-motorized facilities, and reconstruct roads to match the specific cross sections in the subarea plans.

#### **Analysis of Needed Safety Improvements**

Accident frequency data for the past five years was obtained from the Washington Department of Transportation District Office, County Sheriff's Office, and from the City's Police Department records. The intersection of 28th Street NE and Hartford-Machias Road was identified as high accident frequency area. This location was examined to determine what improvements, if any, would alleviate the accident hazards. The improvements considered to alleviate this hazard included improved sight distance, and a flashing beacon. The needed improvement is relatively small and requires an expenditure of less than \$10,000. However, this intersection is in the jurisdiction of Snohomish County. The City will

## **ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

attempt to work with the County to see that some action is taken to alleviate this accident condition.

No other high accident frequency areas were identified within the City which have not been corrected. Efforts are taken to correct potential safety concern areas before they result in serious accidents, rather than requiring a certain number of accidents or deaths before a situation is corrected.

16th Street NE between 127th Avenue NE and 131st Avenue NE has been identified as an area requiring realignment. Currently, signage and road markings are used to direct drivers through an area of curves and varying widths. At the posted speed of 25 miles per hour this should not be a safety concern. However, not all traffic moves at that speed, and 16th Street NE is proposed to be upgraded to a collector arterial in the future. This will require correction, and is proposed for inclusion in the Capital Facilities Element.

Because the "fixes" are generally cost less than \$10,000, improvements to high accident frequency locations will generally be included in the City's Annual Budget.

### **Analysis of Projected Transportation Needs**

#### **Future Roadway Needs**

In determining projected roadway needs the City attempted to plan for the projected transportation volumes in a cost-effective manner that would not leave the City with under- or over- used capacity. In the distant past, roadways have been under built for the use they receive. However, in the 1970-80's many residential streets included wide lanes for fast moving traffic; but many of these are now considered overbuilt for residential neighborhoods. These roads are costly to build and maintain and use up valuable land. Narrower roads could provide routine and emergency access in most residential neighborhoods and will use less paving materials, lower maintenance costs, reduce surface water run-off, and maintain more vegetation.

However, it is anticipated that a major north south arterial will be needed on the east side of the lake to take traffic off of East Lake Stevens Road, which cannot be upgraded as much as would be necessary to take all the traffic anticipated. A new arterial is envisioned for 131st Ave NE to Machias Cutoff.

#### **Future Pedestrian/Bicycle Trail Needs**

Providing trails to connect residential areas with other parts of the city is a high priority for the City. The addition of bicycle lanes and pedestrian routes is also a primary goal in the transportation program. Walkways and existing and proposed trails are shown in Figure 5.1.

Providing continuity in a pedestrian and bicycle system can result in greater comfort and ease for its users. The City is striving to create a fully integrated system for non-motorized transportation, yet recognizes the need to prioritize locations where it expects heavy use, such as routes connecting residential areas to recreational facilities (including the Centennial Trail) and schools.

A primary part of the transportation plan for the City is to direct major motor vehicle through-traffic away from the lake shore streets, and encouragement of bicycle and pedestrian circulation along these routes. The reclassification of 131st Avenue NE to a minor arterial south of 16th Street NE should help remove traffic from East Lakeshore Drive. To the north, the further improvement of Grade Road is expected to encourage traffic to take SR 92 and Grade Road to enter the City and decrease the impact upon North Lakeshore Drive and, to some extent, 20th Street NE.

The Lake Stevens Center Subarea Plan and the 20<sup>th</sup> Street SE Corridor Subarea Plan both include the inclusion of sidewalks on many existing and future streets, some trail streets with a large paved trail on one side of the street, and the development of a trail along the power line between the two subareas.

#### **Transportation Improvement Plan**

The Transportation Improvement Plan (TIP) is the result of an iterative process that balances the goals of all comprehensive plan elements. The TIP contains both funded and unfunded projects. Maintaining a list of priority projects helps the City to monitor needs and to pursue funding sources.

ATTACHMENT **ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

The policies in the Transportation Element have been prepared recognizing that not all projects in the TIP can be considered in the Capital Facilities Element at this time. Financial planning for transportation must use the same process as the financial planning for other capital facilities. However, the timing and funding for transportation are restricted by the concurrency requirement and the binding nature of LOS standards. The City is required to create a six year financing plan for both transportation and capital facilities with reviews and amendments annually. In addition, the City is required to provide such transportation services concurrently with new development.

The City will use the annual updated Six-Year Transportation Improvement Program to re-evaluate the priorities and timing of projects. Projects are completed and priorities change throughout the planning period. It may be necessary to update the TIP more than once a year. Also, the TIP update process may not coincide with the yearly comprehensive plan update process. Therefore, the TIP is not included in the Comprehensive Plan, but is an important associated document. The most recently approved TIP is included in Appendix F; however it is not adopted as part of this Comprehensive Plan.

**Air Quality and Transportation**

Considering the location of the City of Lake Stevens east of the major north-south corridor, Interstate 5, the air quality is less of a concern than for cities along the major freeways. However, State Route 9 runs through the west side of the City with high volumes of traffic and congestion during commute times. In addition, State Route 2 is located to the south of the current UGA.

As population increases, so does traffic volumes and vehicle emissions. Air quality gains can be made through the reduction in automobile use and the increase in mass transit use. However, the location of Lake Stevens off the major transportation corridors limits the provision of mass transit.

Air pollution contributes to water pollution when rainwater picks up air pollutants and runs off into local creeks, streams and Lake Stevens. Tree preservation is an integral part of protecting air quality. Trees improve air quality by intercepting particles and removing gaseous pollutants. These pollutants include nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), carbon monoxide (CO), and particulate matter. Therefore, the City should take a lead role in reducing transportation-related air quality impacts to protect Lake Stevens' water quality.

***Page 6-15 – update Policy 6.1.1 relating to a change in LOS within subareas for consistency with adopted Subarea Adoption Package.***

**Policies**

6.1.1 For traffic levels of service, the City adopts LOS C or better at peak hour traffic for residential areas and LOS (D) E along arterials and collectors in other areas((in the central business district)) at peak hour((for all arterial roadways)). As part of the subarea plans, the Level of Service for the subareas has been modified from an intersection LOS Standard "C" or "E" to a system LOS Standard "E" for each subarea. The system would consist of key intersections and connecting roads servicing each subarea. Under this approach, the LOS analysis would take the accumulative average LOS from intersections within the transportation network, while excluding intersections with State Route facilities.

***Page 6-22 - Staff proposal to add goal and policy related to Traffic Impact Fee Program.***

**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.

## ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

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

## **CHAPTER 7 – UTILITIES & PUBLIC SERVICES & FACILITIES ELEMENT**

*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 SR 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.

ATTACHMENT F **ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS**

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 and add section on the Snohomish School District.***

**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 4<sup>th</sup> Street NE and east of 115<sup>th</sup> 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, 20((09))11 enrollment was ((7,795))8,051 students, increasing ((2.8))3.4 percent over 200((7))9. 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 201((5))7 is projected to be 8,((348))777 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 201((0))2-201((5))7 CFP is \$4,((532))692 for single family homes and \$((3,035))2,915 for multi-family construction units. If the discount was not adopted, the City would collect \$9,((064))383 per single family units and \$((6,070))5,830 for multi-family units.

**Snohomish School District.** The Snohomish School District covers a small corner of the southeastern portion of the Urban Growth Area, and serves residents south of the Lake Stevens School District. 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.***

## ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

### 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.

### CHAPTER 8 – CAPITAL FACILITIES ELEMENT

Page 8-7, Table 8-1 Schedule of Funded Improvements table below will be updated with some of the projects identified in the Subareas Capital Facilities Plan:

Subject	Project	Funding Source	Cost	Year
Streets	20 <sup>th</sup> Street SE Phase II – US 2 to 91 <sup>st</sup> Avenue SE	Federal/State/REE T/Developer contribution	\$13,000,000	2015-2020
Streets	Street & Sidewalk Construction 20th - Centennial Trail	CDBG/REET	\$350,000	2016
Streets	Sidewalks to Mt. Pilchuck Elementary and North Creek Middle School	DOT/ Developer contributions	\$1,500,000	2016
Streets	Street & Sidewalk Construction 16th, 18th & 127th	CDBG/REET/ developer contributions	\$1,000,000	2015
Sidewalks Public Facilities	Sidewalk Construction 116th & 117th	Street fund/ developer contrib.	\$4,000,000	2016
	City Hall/ Civic Center	Bond Issue	\$20,000,000	2010
Parks	Eagle Ridge Park Master Plan Improvements – Phase I	Developer contributions./ Grants	\$159,000	2015

ATTACHMENT 5 ADDENDUM #5 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS

Page 8-9, Table 8-3 Source of Existing City Resources, Average 2003-2007 will be updated:

Source	Percentage of total Resources
Non -revenue	19%
Other Taxes	17%
Property Tax	14%
Sales Tax	12%
Interfund Transfers/Loans	12%
Charges for Services	11%
Other Intergovernmental	6%
Licenses/Permits	4%
Miscellaneous	3%
Fines and Forfeiture	2%
Grants	0%
<b>TOTAL</b>	<b>100%</b>

Page 8-21, Table 8-6 Revenue Projections Affecting Capital Improvements (Thousands) will be updated:

Funds	2006	2007	2008	2009	2010	2011
General Fund	3,100	5,185	6,845	6,339	6,362	6,516
<b>Total</b>						
<b>General</b>	<b>3,100</b>	<b>5,185</b>	<b>6,845</b>	<b>6,339</b>	<b>6,362</b>	<b>6,516</b>
Street Fund	850	1,080	1,155	1,229	1,253	1,278
<b>Tot. Transp.</b>	<b>850</b>	<b>1,080</b>	<b>1,155</b>	<b>1,229</b>	<b>1,253</b>	<b>1,278</b>
Storm Water						
Mgmt. Fund	250	540	558	529	590	597
<b>Tot.</b>						
<b>Proprietary</b>	<b>250</b>	<b>540</b>	<b>558</b>	<b>529</b>	<b>590</b>	<b>597</b>
CIP-Develop.						
Contribution	118	305	111	5	5	5
REET 1 & 2	380	450	495	450	450	450
<b>Tot. Cap.</b>						
<b>Proj.</b>	<b>498</b>	<b>755</b>	<b>606</b>	<b>455</b>	<b>455</b>	<b>455</b>
<b>Grand Totals</b>	<b>4,698</b>	<b>7,560</b>	<b>9,164</b>	<b>8,552</b>	<b>8,660</b>	<b>8,846</b>

APPENDICES

Add new Appendix L – (SEPA Environmental Documents for 2012 Docket) To be issued in October 2012

## Matrix of Impacts and Mitigation Measures for 2011 Comprehensive Plan Docket Amendments

Environmental Topic	Distinguishing Impacts of the Alternatives
<b>Earth, Air Quality, Water Quality, Plants and Animals</b>	Map and text amendments will have no impact on these environmental resources.
<b>Noise</b>	Map and text amendments will have no impact on these environmental resources.
<b>Land Use</b>	Map and text amendments will have no impact on these environmental resources.
<b>Relationship to Plans and Policies</b>	Map and text amendments will have no impact on the overall Plan and Policies and are consistent with GMA.
<b>Population and Employment</b>	Map and text amendments will have no impact on these environmental resources.
<b>Housing</b>	Map and text amendments will have no impact on these environmental resources.
<b>Cultural Resources</b>	No specific impacts from the proposed map and text amendments.
<b>Transportation</b>	The proposed transportation projects proposed for addition to the Capital Facilities Plan will benefit the city transportation network and is an addition to the capital facilities plan; however, the addition of the map and text amendments will not affect the overall provision of transportation or capital facilities.
<b>Parks and Recreation; Fire, Police and Court Services; Libraries and Schools</b>	Map and text amendments will have no impact on these environmental resources.
<b>Water Supply; Sanitary Sewer; Storm Sewer; Solid Waste; Utilities (Electricity, Natural Gas, Telecommunications, Electromagnetic Fields)</b>	The proposed utility projects proposed for addition to the Capital Facilities Plan will benefit the utility network and is an addition to the capital facilities plan; however, the addition of the map and text amendments will not affect demand on utilities and public services and facilities.



## ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

### Adoption of the School District Capital Facilities Plan 2012-2017 with Comprehensive Plan Amendments (2012 Docket)

**Description of current proposal:** The proposed action is the adoption of the Lake Stevens School District No. 4 – Capital Facilities Plan 2010-2015 in order to update the Comprehensive Plan Capital Facilities Element (Chapter 7) and update school impact mitigation fees as part of the 2012 Docket. The Lake Stevens School District adopted the Capital Facilities Plan in August 2012 with Snohomish County Planning Commission review September 25, 2012. Snohomish County Council will adopt the plan with their 2011 budget in November 2010. The City of Lake Stevens City Council will hold a public hearing on school plans on October 31, 2012 and adopt the plan concurrently with the County 2013 budget in November 2012. The plan includes projections for use of existing educational facilities and quantifies capital facility needs with a proposal to change school impact mitigation fees (increase of \$162/single-family home and decrease of \$123 for multi-family units) to support future facility needs.

**Proponent:** City of Lake Stevens, Washington

**Location of current proposal:** City of Lake Stevens, Urban Growth Area and Lake Stevens School District

**Title of documents being adopted:** Determination of Non-Significance – Lake Stevens School District No. 4 Capital Facilities Plan 2012-2017 & SEPA Checklist. A SEPA Addendum No. 5 was issued on October 12, 2012 for the 2012 Docket, excluding the adoption of the School District Capital Facility Plan, which included previous environmental review and threshold determination.

**Agency that prepared documents being adopted:** Lake Stevens School District, Lake Stevens, Washington

**Date adopted document was prepared:** Checklist (June 18, 2012), DNS (June 19, 2012)

**Description of documents (or portion) being adopted:** The DNS and SEPA checklist are for the adoption of the Lake Stevens School District Capital Facilities Plan, 2012-2017. This Capital Facilities Plan has been developed in accordance with requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards, and uses six-year and 15-year enrollment projections to quantify capital facility need for years 2012-2017.

**If the documents being adopted has been challenged (WAC 197-11-630), please describe:** No challenge occurred.

**The documents are available to be read at (place/time):** City of Lake Stevens, Planning and Community Development Department, 1812 Main Street, Lake Stevens, WA; Monday – Friday, 8:00 am to 5:00 pm.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

**Name of agency adopting document:** City of Lake Stevens, Washington

**Contact person, if other than responsible official:** Karen Watkins, Principal Planner  
**Phone:** 425-377-3221

**Responsible official:** Rebecca Ableman, Planning Director

**Phone:** 425-377-3229

**Address:** P.O. Box 257, Lake Stevens, WA 98258

**Date:**

*October 19, 2012*

**Signature:**



*Rebecca Ableman*

Rebecca Ableman, Planning Director

## WAC 197-11-970 Determination of non-significance (DNS)

## DETERMINATION OF NON-SIGNIFICANCE

## **Lake Stevens School District No. 4 Capital Facilities Plan**

**DESCRIPTION OF PROPOSAL:** The proposed action is the adoption of the Lake Stevens School District No. 4 Capital Facilities Plan, 2012-2017. This Capital Facilities Plan has been developed in accordance with requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards, and uses six-year and 15-year enrollment projections to quantify capital facility needs for years 2012-2027.

**PROPOSER:** Lake Stevens School District No. 4

**LOCATION OF PROPOSAL:** Lake Stevens School District No. 4  
Snohomish County, Washington

**LEAD AGENCY:** Lake Stevens School District No. 4

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an 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 15 days from the date below. Comments must be submitted to the Responsible Official, Lake Stevens School District, 12309-22<sup>nd</sup> St. N. E., Lake Stevens, Washington 98258-9500 by July 3, 2012.

**RESPONSIBLE OFFICIAL:** Robb Stanton **PHONE:** 425 335-1506

**POSITION/TITLE:** Director of Operations Services

**ADDRESS:** Lake Stevens School District No. 4  
12309-22<sup>nd</sup> St. N. E.  
Lake Stevens, WA 98258-9500

**DATE:** June 19, 2012 **SIGNATURE:** 

**PUBLISH:** The Herald June 19, 2012 & June 26, 2012  
Lake Stevens Journal June 27, 2012

There is no agency appeal.

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## **LAKE STEVENS SCHOOL DISTRICT NO. 4 ENVIRONMENTAL CHECKLIST**

### **Adoption of Capital Facilities Plan 2012-2017**

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*Prepared by*

**SHOCKEY PLANNING GROUP, Inc.**  
*for*  
**Lake Stevens School District No. 4**

*Proposal*

**Adoption of Capital Facilities Plan 2012-2017  
Lake Stevens School District No. 4**

*Proponent*

**Lake Stevens School District No. 4**  
**Robb Stanton**  
12309 22<sup>nd</sup> Street NE  
Lake Stevens, Washington 98258  
Phone: (425) 335-1506

*Project Representative*

**SHOCKEY PLANNING GROUP, INC.**  
**Reid H. Shockey, AICP**  
2716 Colby Avenue  
Everett, Washington 98201  
Phone: (425) 258-9308

**June 2012**

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### Appendices

Appendix A – Supplemental Sheet for Nonproject Actions

Appendix B – 2012-2017 Capital Facilities Plan

## ENVIRONMENTAL CHECKLIST

### A. BACKGROUND

1. Name of proposed project, if applicable: Adoption of Capital Facilities Plan, 2012-2017

2. Name of applicant: Lake Stevens School District No. 4

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

**Applicant Contact:** Lake Stevens School District No. 4  
**Attn.:** Robb Stanton  
12309 22nd St. N.E  
Lake Stevens, WA 98258  
Phone: (425) 335-1506  
Email: [rstanton@lkstevens.wednet.edu](mailto:rstanton@lkstevens.wednet.edu)

**Project Representative:** Shockey Planning Group, Inc.  
**Attn.:** Reid H. Shockey, AICP  
2716 Colby Avenue  
Everett, WA 98201  
Phone: (425) 258-9308  
Email: [rshockey@shockeyplanning.com](mailto:rshockey@shockeyplanning.com)

4. Date checklist prepared:

5. Agency requesting checklist: Lead agency for environmental review and SEPA compliance is the Lake Stevens School District No 4.

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

The Lake Stevens School District's Capital Facilities Plan, 2012-2017, is scheduled to be adopted by the Lake Stevens School Board August 8, 2012.

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

The Capital Facilities Plan identifies school construction projects to accommodate un-housed students in the Lake Stevens School District through 2017. The Capital Facilities Plan will be updated at least bi-annually. Changes in actual enrollment and in enrollment projections will be used to recalculate facility needs. As noted above, project-specific environmental review will be undertaken at the time of construction on the identified projects and future projects.

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

- Snohomish County General Policy Plan
- City of Lake Stevens Comprehensive Plan

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

Following adoption of the Capital Facilities Plan, it is anticipated that it will be incorporated into the comprehensive plans for Snohomish County and the City of Lake Stevens.

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

Individual proposed projects may require various governmental approvals, and each project would be reviewed at the project-specific level. The District would obtain any of the required approvals.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next fifteen years, with a more detailed schedule and financing program for capital improvements over the next six years (2012-2017).

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

The Lake Stevens School District is located six miles east of downtown Everett, and encompasses all of the City of Lake Stevens as well as portions of unincorporated

Snohomish County and a small portion of the City of Marysville. The District is located south of the Marysville School District and north of the Snohomish School District.

## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

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

The Lake Stevens School District is comprised of a variety of topographic features and landforms. Specific topographic and landform characteristics of the sites of proposed individual projects included in the CFP have been or would be described during project-level environmental review.

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

Specific slope characteristics at sites of the proposed individual projects included in the CFP have been or would be identified during project-level environmental review.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Specific soil types and their characteristics at the sites of the proposed individual projects included in the CFP have been or would be identified during project-level environmental review.

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

Specific soil types and properties have been or would be analyzed on the sites of the proposed individual projects included in the CFP, at the time of project-level environmental review. Any limitations or necessary mitigation would be identified during project-level environmental review.

e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

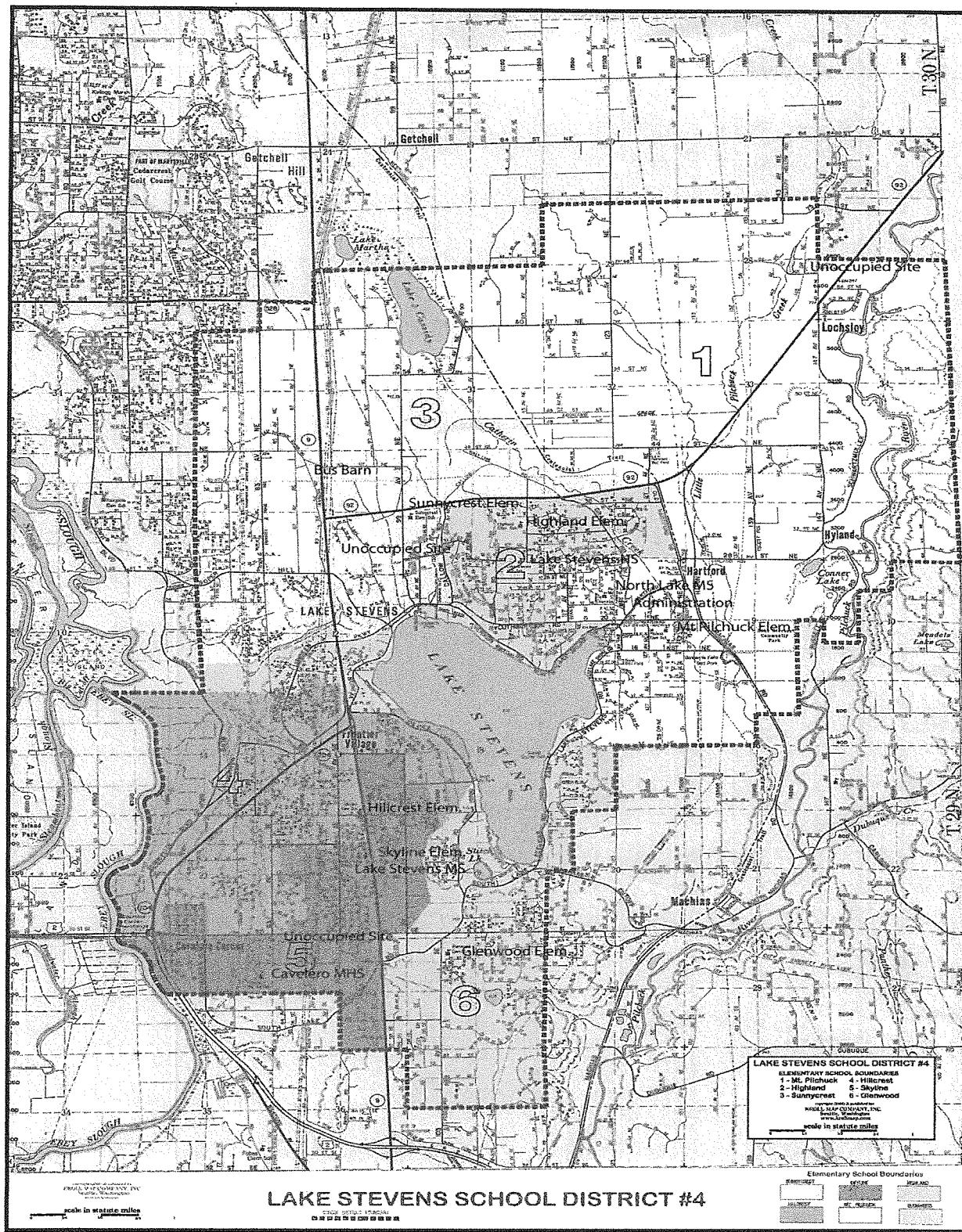
Individual projects included in the CFP have been or would be subject to local jurisdictional project approval and environmental review, at the time of application.

Proposed grading activities as well as quantity, type, source and purpose of such activities would be addressed at that time. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

Erosion could occur during the construction of projects proposed in the CFP. Individual projects would be subject to the local project review process. Potential erosion impacts would be addressed on a site-specific basis during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

Figure 1 - Map of School Facilities



**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Individual projects included in the CFP have been or would be subject to Lake Stevens, Marysville or County project approval and environmental review, at the time of application.

Proposed grading activities as well as quantity, type, source and purpose of such activities would be addressed at that time. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

Erosion could occur during the construction of projects proposed in the CFP. Individual projects would be subject to the local project review process. Potential erosion impacts would be addressed on a site-specific basis during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

The renovations and new school facilities proposed in the CFP would result in the increase of impervious surfaces. The amount of impervious surface constructed would vary by individual project. Impervious surface quantities proposed to be constructed at each of the individual projects would be subject to project-level environmental review as well as the local project review process. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

Measures to control and reduce erosion impacts would be assessed and implemented in accordance with individual jurisdictional requirements. Erosion control and reduction measures have been or would be determined during project-level environmental review and requirements of the permitting jurisdiction would be met.

**2. AIR**

**a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Various air emissions may result from the projects proposed in the CFP. The majority of emissions would be construction related and temporary. The air-quality impacts of specific projects have been or would be evaluated during project-level environmental review. For greater detail please see *Appendix A – Supplemental Sheet for Nonproject Actions*.

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

Any off-site sources of emissions or odor that may affect individual projects included in the CFP would be addressed during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

The individual projects in the CFP would be subject to site-specific environmental review, and also subject to individual jurisdiction local project review processes. The District would be required to comply with all applicable clean air regulations and permit requirements. Proposed air quality measures, specific to individual projects would be identified during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact. For greater detail please refer to *Appendix A - Supplemental Sheet for Nonproject Actions*.

### 3. WATER

**a. Surface:**

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

The Lake Stevens School District is characterized by a variety of surface water bodies. The individual water bodies that are in close proximity to proposed projects included in the CFP have been or would be identified during project-level environmental review. When necessary, detailed studies of surface water regimes and flow patterns would be conducted, and the findings of such studies would be incorporated into the site designs of the individual projects. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

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

The proposed projects included in the CFP could require work within 200 feet of the surface waters located in the Lake Stevens School District. All local project

approval requirements would be satisfied and evaluated at project-specific environmental review.

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

Specific information in regard to quantities and placement of fill or dredge material, resulting from the proposed projects contained in the CFP, would be provided during project-specific environmental review. All applicable local regulations regarding quantity and placement of dredge and fill material would be satisfied for all of the individual projects. All projects would be subject to local project review processes. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

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

Any surface water withdrawals or diversions made in connection with the proposed projects outlined in the CFP would be addressed during project-specific environmental review.

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

If any of the projects proposed in the CFP are located in a floodplain area, then they would be required to meet all applicable regulations addressing flood hazard areas through project-specific environmental review.

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

Waste material disposal methods required for specific projects included in the CFP would be addressed during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact. For greater detail please see *Appendix A - Supplemental Sheet for Nonproject Actions*.

**b. Ground:**

**1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Individual projects proposed by the CFP may withdraw or discharge to groundwater resources. Any potential impacts on groundwater resources would be identified during project-specific environmental review. Each project is

subject to local jurisdiction regulations regarding groundwater resources and would be compliant with such regulations. For more detail please see *Appendix A - Supplemental Sheet for Nonproject Actions*.

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

Discharges of waste material associated with proposed individual projects included in the CFP would be addressed during project-specific environmental review.

**c. Water Runoff (including storm water):**

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

Individual projects included in the CFP may have various effects on stormwater runoff quantities and rates. These effects would be identified during project-specific environmental review. All proposed projects would be subject to local stormwater regulations and would be compliant as such.

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

The impacts of specific projects included in the CFP on potential ground or surface water discharges would be addressed during project-specific environmental review. Each project would be subject to all applicable regulations regarding discharges to ground or surface water. For greater detail please see *Appendix A - Supplemental Sheet for Nonproject Actions*.

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

Proposed measures to reduce or control surface runoff attributable to the individual projects included in the CFP would be addressed during project-specific environmental review. All jurisdictional regulation requirements would be satisfied.

**4. PLANTS**

**a. Check or circle types of vegetation found on the site:**

deciduous tree: alder, maple, aspen, other: \_\_\_\_\_

evergreen tree: fir, cedar, pine, other: \_\_\_\_\_

shrubs

grass pasture crop or grain wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other: \_\_\_\_\_ other types of vegetation: domestic vegetation

A variety of plant communities exist within the Lake Stevens School District boundaries. Vegetation types located at specific project sites included in the CFP would be identified during project-specific environmental review. Any potential wet soil plants would be identified at the project specific environmental review.

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

Some of the projects proposed in the CFP may require removal or alteration of vegetation. The specific alterations to vegetation on the sites of individual projects would be identified during project-specific environmental analysis.

**c. List threatened or endangered species known to be on or near the site, if any:**

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP have been or would be identified during project-specific environmental analysis. The proposed projects would be compliant with all applicable regulations regarding threatened and endangered species.

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

Proposed landscaping and other measures to preserve or enhance vegetation on the sites included in the CFP would be identified during project-specific environmental review. All projects would be subject to local jurisdiction project review, and the landscaping requirements implied therein.

**5. ANIMALS**

**a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_

mammals: deer, bear, elk, beaver, other: \_\_\_\_\_

fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

A wide variety of wildlife exists in the Lake Stevens School District. Inventories of existing species observed on the proposed sites included in the CFP would be conducted during project-level environmental review.

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

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP would be identified during project-level environmental review. The proposed projects would be compliant with all regulations regarding threatened and endangered species.

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

Impacts on migration routes by the proposed projects included in the CFP have been or would be identified during project-level environmental review.

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

Measures to preserve or enhance wildlife would be identified and determined during project-level environmental analysis.

**6. ENERGY AND NATURAL RESOURCES**

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

The State Board of Education requires a life cycle cost analysis be conducted for all heating, lighting, and insulation systems, prior to permitting of specific school projects. The identification of project energy needs has been or would be done during project-specific environmental review.

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

The impacts of proposed projects included in the CFP, on the use of solar energy by adjacent properties, have been or would be identified during project-specific environmental review.

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

Projects included in the CFP have been or would be required to complete a life cycle cost analysis. Other conservation measures have been or would be identified during project-specific environmental review.

**7. ENVIRONMENTAL HEALTH**

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

For a detailed discussion, see *Appendix A - Supplemental Sheet for Nonproject Actions*.

**1) Describe special emergency services that might be required.**

Special emergency services have been or would be identified during project-specific environmental review. For greater detail, see *Appendix A - Supplemental Sheet for Nonproject Actions*.

**2) Proposed measures to reduce or control environmental health hazards, if any:**

Safety procedures and programs are part of the school's emergency programs for both existing and proposed school facilities. Projects included in the CFP would comply with all current codes, regulations, and rules. Individual projects have been or would be subject to environmental review, and the local project approval process.

**b. Noise**

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

Various noise sources exist within the Lake Stevens School District boundaries. The specific noise sources that may affect individual projects included in the CFP have been or would be identified during project-specific environmental review.

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

Short-term noise impacts associated with construction would exist for future projects included in the CFP. Long-term noise impacts associated with individual projects included in the CFP have been or would be identified through project-specific environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact. See *Appendix A - Supplemental Sheet for Nonproject Actions*.

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

Mitigation measures to reduce or control project-generated noise impacts have been or would be analyzed during project-specific environmental review. All projects would be subject to all applicable regulations regarding noise and would be compliant as such.

**8. LAND AND SHORELINE USE****a. What is the current use of the site and adjacent properties?**

There are various land uses throughout the District's boundaries. Schools are a common feature in local neighborhoods. Specific land use designations that apply to individual sites included in the CFP would be identified during project-specific environmental review.

**b. Has the site been used for agriculture? If so, describe.**

Existing school sites have not recently been used for agriculture. A historical review would be conducted for proposed sites, in conjunction with project-specific environmental review.

**c. Describe any structures on the site.**

A brief description of existing school facilities is included in Section 4 of the CFP. Proposed structures, located on the proposed sites, have been or would be described in detail during the project-specific environmental review. See *2012-2017 Capital Facilities Plan*.

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

The remodeling and renovation of school structures may involve demolition of existing structures; any potential demolition would be reviewed for hazardous material removal. Any demolition of structures has been or would be identified during project-specific environmental review.

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

Projects in the Lake Stevens School District are, and would be, located in various zoning classifications under applicable local zoning codes. Current zoning classifications, at the time of project application, would be identified at the time of project-specific environmental review.

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

Projects included in the CFP are located within various Comprehensive Plan designations. Comprehensive plan designations would be identified at the time of project-specific environmental review.

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

Shoreline master program designations of the proposed project sites included in the CFP have been or would be identified during project-specific environmental review.

**h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

Any environmentally sensitive areas located on District project sites have been or would be identified during the project-specific environmental review.

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

Current employment in the District as of June, 2012 is as follows;

- Certificated 418
- Administrators 23
- Non Represented 41
- Classified 377

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

Any displacement of people caused by the projects proposed in the CFP has been or would be identified during project-specific environmental review.

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

Projects included in the CFP would be subject to project-specific environmental review and local approval, when appropriate. Proposed mitigating measures would be identified at that time.

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

The CFP is intended to identify facilities needed to accommodate student population growth anticipated by the land use elements of the County, Everett and Mill Creek's Comprehensive Plans. Under the GMA, these jurisdictions are required to reassess the land use element of their comprehensive plans, if probable funding falls short of meeting existing needs. Reassessment undertaken is to ensure that the land use element, capital facilities plan elements and financing plan are coordinated and consistent.

The compatibility of the specific projects included in the CFP with existing uses and plans has been or would be assessed as part of the comprehensive planning process, and during project-specific environmental review, when appropriate.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following elements:

- Future enrollment forecasts for each grade span (elementary, middle and high).
- An inventory of existing facilities owned by the District.
- A forecast of the future facility needs for capital facilities and school sites, distinguishing between existing and projected deficiencies.

- The proposed capacities of expanded or new capital facilities.
- A financing program (minimum 6-year planning horizon).
- A schedule of impact fees (proposed), and support data.

In developing this CFP, the plan performance criteria of Appendix F of the Snohomish County General Policy Plan were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. In addition, District generated data derived through statistically reliable methodologies was used. The information is consistent with the State Office of Financial Management (OFM) population forecasts used in the General Policy Plan.
- The CFP complies with the provisions of RCW 36.70A (Growth Management Act) and RCW 82.02.
- The calculation methodology for impact fees meets the conditions and tests of RCW 82.02. The District proposes the use of impact fees for funding its capital projects and facilities. In future CFP updates, the District intends to update alternative funding sources in the event that impact fees are not available due to action by the State, County or the cities within their district boundaries.
- The district has available three major sources of project financing: bonds, state match funds and school impact fees. Bonds are typically used to fund construction of new schools and require a 60% voter approval. They are then retired through property taxes. State match funds come from the common school construction fund. Bonds are sold on behalf of the funds then retired from revenues acquired predominantly from the sale of renewable resources from State school loans set aside by Enabling Act of 1889. To qualify, schools must meet state-established criteria of need. School impact fees are usually collected by the permitting agency at the time building permits are issued.

Housing projects in the Cities of Marysville and Lake Stevens and unincorporated Snohomish County are required to mitigate impacts to the District by voluntary mitigation agreements based on the anticipated impacts of each specific project.

## 9. HOUSING

### a. Approximately how many units would be provided, if any?

No housing units would be provided in connection with the completion of the projects included in the CFP.

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

The impacts of the projects proposed in the CFP on existing housing units have been or would be identified at the time of project-specific environmental analysis.

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

Measures to reduce or control any housing impacts caused by the projects included in the CFP have been or would be addressed during project-specific environmental review.

## 10. AESTHETICS

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

The design elements of the projects included in the CFP have been or would be addressed during project-specific environmental review.

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

The aesthetic impacts of the projects included in the CFP have been or would be identified during project-specific environmental review.

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

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the CFP have been or would be identified on a project-specific basis. Jurisdictional design requirements would be satisfied during project review.

## 11. LIGHT AND GLARE

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

The light or glare impacts of the projects included in the CFP have been or would be identified during project-specific environmental review.

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

The light or glare impacts of the projects included in the CFP have been or would be identified during project-specific environmental review when appropriate.

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

Off-site sources (such as land use generators and traffic) of light or glare that may affect projects included in the CFP have been or would be identified during project-specific environmental review, when appropriate.

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

Proposed measures to reduce or control light and glare impacts have been or would be identified during project-specific environmental review.

## 12. RECREATION

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

There are numerous formal and informal recreational facilities within the Lake Stevens School District. These include facilities both on and in the vicinity of District facilities.

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

The recreational impacts of the projects included in the CFP have been or would be addressed during project-specific environmental review. The proposed projects included in the CFP, once completed, may enhance recreational opportunities and uses that exist on school sites.

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

Recreational impacts of the projects included in the CFP have been or would be subject to mitigation during project-specific environmental review. School sites provide opportunities for public use throughout the District's boundaries.

## 13. HISTORIC AND CULTURAL PRESERVATION

**a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

There are no known places or objects listed on or proposed for such registers on the sites of the projects included in the CFP. The existence of historic and cultural resources on or next to the proposed sites included in the CFP has been or would be identified in more detail during project-specific environmental review.

**b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?**

An inventory of historical sites at or near the sites of the projects included in the CFP has been or would be developed during project-specific environmental review.

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

If any landmarks or evidence of historic, archaeological, scientific, or cultural importance were to be discovered during project-specific review, the State Historic Preservation Officer would be contacted.

## 14. TRANSPORTATION

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

The impact on public streets and highways of the individual projects included in the CFP has been or would be identified during project-specific environmental review.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the CFP and public transit has been or would be identified during project-specific environmental review. The District does provide school bus service to their facilities, and the need for service has or would be evaluated during project-specific review. Transit facilities are located throughout the District's boundaries.

c. How many parking spaces would the completed project have? How many would the project eliminate?

An inventory of parking spaces located at the sites of the projects included in the CFP, and the impacts of specific projects on parking availability, has been or would be conducted during project-specific environmental review.

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

The need for new streets or roads, or improvements to existing streets or roads has been or would be addressed during project-specific environmental review.

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

Use of water, rail or air transportation has been or would be addressed during project-specific environmental review, when appropriate.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The traffic impacts of the projects included in the CFP have been or would be addressed during project-specific environmental review.

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

The mitigation of traffic impacts associated with the projects included in the CFP has been or would be addressed during project-specific environmental review. Identified mitigation would be consistent with the local permitting jurisdiction requirements for transportation mitigation and concurrency.

## 15. PUBLIC SERVICES

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

The District does not anticipate that the projects identified in the CFP would substantially increase the need for public services. Actual needs would be evaluated at project-specific environmental review.

The CFP is intended to provide the District, Snohomish County, the City of Everett, Mill Creek, and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service through the year 2015. It also provides a more detailed schedule and financing program for capital improvements over the six-year period 2012-2017. The capital facilities financing plan is outlined in the CFP (page 6-3). Funding sources include General Obligation Bonds, State Match Funds, and School Impact Fees. See *Appendix B - 2012-2017 Capital Facilities Plan*.

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

New school facilities would be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems. Other measures to reduce or control impacts to public services would be identified at the project-specific level of environmental review.

## 16. UTILITIES

a. **Circle utilities currently available at the site:**  electricity,  natural gas,  water,  refuse service,  telephone,  sanitary sewer,  septic system,  other:

Electricity, natural gas, water, refuse service, and telephone are available at the sites of the projects proposed in the CFP. Sanitary sewer utilities are either available at the sites, or the District would apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites have been or would be addressed in more detail during project-specific environmental review.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Utility revisions and construction have been or would be identified during project-specific environmental review when appropriate.

## C. SIGNATURE

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

Signature: R. L. Steckley

Date submitted: 6/18/2012

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## Appendix A

### Supplemental Sheet for Nonproject Actions

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#### D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

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

The Capital Facilities Plan (CFP) identifies school facilities to be constructed, renovated, and remodeled. There would be some environmental impacts associated with these activities. Additional impervious surfaces, such as roofs, parking lots, sidewalks, access roads, and playgrounds could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school construction equipment could result in air emissions. The projects included in the CFP most likely would not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generation equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presence of additional students on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

**Proposed measures to avoid or reduce such increases are:**

Proposed measures to mitigate any such increases described above have been or would be addressed during project-specific environmental review. Stormwater detention and runoff would meet all applicable County, State and/or local requirements, and may be subject to National Pollutant Discharge Elimination System (“NPDES”) permitting requirements. Discharges to air would meet applicable air pollution control requirements. Any fuel storage would be done in accordance with all applicable regulations.

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

The projects included in the CFP may require clearing plants off of the building sites and a loss of animal habitat. Because some sites for the remodeling and renovation projects included in the CFP are already developed, lost habitat resulting from these projects should be minimal. These impacts have been or would be addressed in more detail during project-specific environmental review. This would include researching the State register for any threatened or endangered species that may exist on a school site or in the vicinity.

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

Specific measures to protect and conserve plants, animals, fish, and birds have been or would be identified during project-specific environmental review. The District would work directly with the permitting agency to minimize impacts and potentially provide mitigation measures for plants and animals. All applicable regulations would be satisfied. The District has incorporated many ecological programs into their curriculum.

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

The construction of the projects included in the CFP would require the consumption of energy. The consumption would be related to short-term construction impacts as well as projects at completion.

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

The projects included in the CFP would be constructed in accordance with applicable energy efficiency standards. This would also include the completion of the life-cycle cost analysis, as required by the State Board of Education.

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

The CFP and proposed individual projects would analyze these potential impacts on a project-specific level.

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

Appropriate measures to protect environmentally sensitive areas have been or would be implemented through the process of project-specific environmental review. Updates of this CFP would be coordinated with permitting agencies as part of the GMA process. One of the purposes of the GMA is to protect environmentally

sensitive areas. The District's facilities planning process is part of the overall growth management planning process. Environmentally sensitive resources are more likely to be protected, with the extent of the District's CFP process. Future projects would comply with permitting regulations regarding environmentally sensitive areas.

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

The CFP would not have any impact on land or shoreline uses that are incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the CFP, or the projects contained therein, would directly affect land and shoreline uses in the area served by the District.

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

No measures to avoid or reduce land use impacts resulting from the CFP, or the projects included, are proposed at this time. To the extent the District's facilities planning process is part of the overall growth management planning process, land use impacts or conflicts should be minimized.

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

The proposal should not create substantial new demands for transportation. The projects included in the CFP may create an increase in traffic near District facilities. The construction of the facilities included in the CFP may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer and electric utilities. None of these impacts is likely to be significant. The impacts on transportation, public services and utilities of the projects included in the CFP would be addressed during project-level environmental review.

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

Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with, as well as a review of concurrency requirements.

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

The CFP would not conflict with any laws or requirements for the protection of the environment. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy

the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.



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LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** December 10, 2012

**Subject:** PUD Rezone – Closed Record Public Hearing (LS2011-9)

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

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**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** The recommendation is to hold a Closed Record Public Hearing on the Hearing Examiner's Recommendation to GRANT the PUD Rezone of one parcel of approximately 1.16 acres from Public/Semi-Public to Urban Residential.

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**SUMMARY:** The request is to amend the zoning classification of one parcel totaling 1.16 acres from Public/Semi-Public (P/SP) to Urban Residential (UR). The Hearing Examiner recommends the parcel be rezoned to Urban Residential to be consistent with the surrounding parcels to the north, west, and south. A Comprehensive Plan land use redesignation is required and was included in the 2012 Docket and Ordinance No. 884.

**BACKGROUND:** As per LSMC 14.16C.090(c), a site-specific rezone requires a Type IV review process, which is a Quasi-Judicial process with a Hearing Examiner recommendation and City Council decision.

**Initiation of Amendments:** Amendments may be initiated by the City or by an applicant (LSMC 14.16C.090(d)(2)). The Planning Director determined the proposed zoning map amendment meets the decision criteria, complies with the Lake Stevens Comprehensive Plan, and includes the signatures of owners representing at least 75 percent of the area proposed for rezone (LSMC 14.16C.090(e) and (f)). This rezone request was initiated by the property owner, Snohomish County Public Utility District No. 1 (PUD), because the subject property was decommissioned as a water reservoir in 1973 and filled in with dirt about 1980-81. Because the subject property is surrounded on three sides by the Urban Residential zoning classification, PUD is requesting a rezone to the same zoning so the property can be sold.

**Type of Rezone and Map Amendment:** In accordance with LSMC 14.16C.090(b), the request is a site-specific minor map amendment and requires concurrent Comprehensive Plan designation amendment.

As per LSMC 14.16C.090(b), the term major map amendment refers to an amendment that addresses the zoning district classification of five or more tracts of land in separate ownership or any parcel of land, regardless of the number of lots or owners, in excess of 50 acres. All other amendments to the zoning district map shall be referred to as minor map amendments.

The rezone request is for one parcel of 1.16 acres; therefore, the rezone request is being reviewed as a minor map amendment.

Procedure: A Type IV review (LSMC 14.16B.405 to .480) includes:

- Notice of Application and 14-Day Comment Period
- Public Meeting, if required (Determined to not be required)
- Environmental Review
- Notice of Public Hearing
- Hearing Examiner Public Hearing
- Hearing Examiner Recommendation
- City Council Decision

**DISCUSSION:** The Hearing Examiner Open Record Public Hearing was held on October 25, 2012. A representative for the applicant was present and gave testimony. No other attendees were present. The Hearing Examiner's Recommendation is included as ***Attachment A*** with exhibits. Ordinance No. 885 grants the rezone of the subject property and is included as ***Attachment B***.

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**APPLICABLE CITY POLICIES:** Chapter 14.16B.405-.480 LSMC and LSMC 14.16C.090 establish procedures for amendments to the City's Official Zoning Map.

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**BUDGET IMPACT:** No budget impact.

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**ATTACHMENTS:**

- A. Hearing Examiner's Recommendation
- B. Ordinance No. 885 (Attorney approved as-to-form)



Millie M. Judge, Hearing Examiner  
City of Lake Stevens  
1812 Main Street  
P.O. Box 257  
Lake Stevens, WA 98258  
(425) 377-3235

**RECOMMENDATION OF THE LAKE STEVENS HEARING EXAMINER  
TO THE CITY COUNCIL**

DATE: November 15, 2012

PROJECT NAME: Cedar Road Reservoir Site Rezone Request

APPLICANT/  
LANDOWNER: Snohomish County PUD NO. 1  
Mark Flury, Contact Person  
P.O. Box 1107, Everett WA 98206-1107

FILE NO.: LS2011-9

TYPE OF REQUEST: **REZONE** from Public/Semi-Public (P/SP) to Urban Residential (UR)

RECOMMENDATION: **GRANT** the requested rezone.

**BASIC INFORMATION**

GENERAL LOCATION: The project site is located at 2223 Cedar Road, Lake Stevens, WA.

TAX ACCOUNT NO. 00385500700400

ACREAGE: 1.16 acres

COMPREHENSIVE PLAN DESIGNATION: Public/Semi-Public (P/SP)\*

\*(A concurrent Map Amendment is in process to change the CP designation to Medium Density Residential (MDR) Per Table 14.36-I of Chapter 14.36 LSMC, for consistency with the proposed new zone).

Implementing Zones for the Proposed Designation: Medium Density Residential

ZONING: CURRENT: Public/Semi-Public (P/SP)  
PROPOSED: Urban Residential (UR)

DECISION CRITERIA: Section 14.16C.090 LSMC

PLANNING & COMMUNITY DEVEL. RECOMMENDATION: Grant the rezone

## I. INTRODUCTION

Snohomish County PUD No. 1 (hereinafter, "the applicant"), filed a rezone application on November 30, 2011. (Exhibit A) The application was deemed complete application on August 7, 2012, in conjunction with the 2012 Docket Cycle. (Exhibit C) The Department of Planning and Community Development (Planning Department) reviewed the application and determined that no community meeting was required. No members of the public attended the public hearing.

The Examiner held a public hearing on October 25, 2012 at approximately 6:00 p.m. Witnesses were sworn, testimony was presented, and exhibits were entered at the hearing. Karen Watkins, Principal Planner, appeared on behalf of the City Planning Department and gave an overview of the rezone request and answered questions from the Examiner. Rebecca Ableman, Director of Planning and Community Development, was also in attendance. Mark Flury appeared on behalf of the applicant and presented additional information about the rezone request. No citizens appeared at the hearing. No comments were received from the public on the requested rezone.

**NOTE:** For a complete record, an electronic recording of this hearing is available through the Department of Planning and Community Development.

## II. FINDINGS, CONCLUSIONS AND RECOMMENDATION

### A. FINDINGS OF FACT

Based on a preponderance of the evidence of record, the following Findings of Fact are entered:

1. All exhibits included on the Master Exhibit List set forth in the Staff Report were entered into evidence, along with the testimony of witnesses. At the public hearing, the response of the Washington State Department of Commerce was added to the Exhibit List as "Exhibit H." Additionally, the Staff Report is added to the Exhibit List as "Exhibit I." All of the evidence in the record was considered by the Examiner in reaching this decision.
2. The information set forth in the Introduction is incorporated herein as if set forth in full.
3. Notice. The Planning Department gave proper public notice of the application, public meeting, SEPA Threshold Determination and open record hearing as required by the Lake Stevens Municipal Code (LSMC). (Exhibit D) The Planning Department gave the required GMA notice of the application to the Washington State Department of Commerce on September 16, 2010. (Exhibit F)
4. State Environmental Policy Act Compliance. A Determination of Non-Significance (DNS) was made on August 31, 2011. (Exhibit E) No comments were received and no appeal was filed.
5. Rezone Request: The applicant requests a rezone for 1.16 acres from Public/Semi-Public (P/SP) to Urban Residential (UR). A concurrent Map Amendment is in process with the 2012 Docket to change the Comprehensive Plan designation to Medium Density Residential (MDR) in conformance with Table 14.36-I of Chapter 14.36 LSMC, for consistency with the proposed new zone. The requested UR zone is an implementing zone for the MDR designation. No land development permit is included with the rezone request.

6. Site description: The subject property is located within a residential neighborhood of single family homes. It was an initial component of the PUD water system when the District began operating in 1946. The site consists of a large, decommissioned, underground water storage reservoir. The site hasn't been used by the PUD for the past 30 years, since the Walker Hill storage reservoirs started operating roughly 1,100 feet north of the subject site. Having no further need for the site, the PUD intends to surplus the subject property and sell it for residential development, consistent with the surrounding neighborhood. At present, the site is fenced and regularly mowed by the PUD.
7. Adjacent uses: The surrounding properties are zoned Urban Residential (UR) with a future land use designation of MDR. The PUD seeks to zone its property in a manner consistent with surrounding uses.
8. Issues of Concern: The City received no letters of concern. There are no issues of concern that were raised by the Planning Department or other reviewing agencies. (Exhibit H)
9. Rezone—Special Application Criteria: Under LSCM 14.16C.090(f), special application requirements for site-specific rezones require that (1) no application shall be filed or accepted which will not comply with the Comprehensive Plan, and (2) no application without signatures of owners representing 75 percent of the area proposed for rezone shall be filed or accepted. Here, a Comprehensive Plan Map Amendment is in process and the application meets the goals and policies of the Comprehensive Plan as set forth below. In addition, the entire site is owned by a single entity, the Snohomish County PUD No. 1 and the application was signed by its authorized representative. Accordingly, the Hearing Examiner finds that the special application criteria were met.
10. Rezone – Decision Criteria: Under LSCM 14.16C.090(g), the Hearing Examiner must consider the following factors in making a recommendation to the City Council on a rezone request: (1) The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions and adopted subarea plans; (2) The amendment is in compliance with the Growth Management Act; (3) The amendment serves to advance the public health, safety and welfare; (4) The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district; (5) The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district; (6) The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property; (7) Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone; (8) The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations, or the unmitigated impacts are acceptable; (9) The amendment complies with all other applicable criteria and standards in this title; and (10) If the proposal is located within an adopted subarea plan: (i) The rezone is to a zoning designation allowed within the applicable subarea; and (ii) The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or adding the applicable planned action draft and final environmental impact statement.
11. The following Findings of Fact relate to the rezone criteria:

11.1 The rezone proposal is consistent with the Comprehensive Plan. Assuming the Map Amendment is approved by the City Council, the proposed zoning of UR is consistent with the new MDR land use designation. In addition, the rezone meets the goals and policies set forth in the Comprehensive Plan as demonstrated by the Consistency Narrative provided by the Applicant in Exhibit G. The Hearing Examiner has reviewed that analysis and concurs in the Applicant's interpretation of the goals and policies of the Housing Element, Land Use Element, Transportation Element, Utilities, Public Service and Facilities Element, and the Critical Areas Element. Accordingly, Exhibit G is incorporated herein by this reference as if set forth in full.

11.2 The amendment is in compliance with the Growth Management Act (Chapter 36.70A RCW) ("GMA"). The proposed rezone to UR is consistent with the GMA goals of promoting urban growth, reducing sprawl and providing adequate supplies of housing.

11.3 The rezone serves to advance the public health, safety, and welfare. Based on the evidence set forth in the record, rezoning the subject property will allow for its future use to match the surrounding neighborhoods. The rezone will allow for the property to be surplussed and sold and redeveloped as a single family use. The Hearing Examiner finds that the rezone bears a substantial relationship to the public health, safety and welfare.

11.4 The amendment is warranted because of changed circumstances, a mistake or because of a need for additional property in the proposed zoning district. Here, the PUD desires to rezone the property because it needs to be sold as surplus and made available for development. The original underground water storage tank has been abandoned for the past 30 years, which constitutes a change of circumstances. Without the rezone, the PUD will not be able to sell the property for fair market value, resulting in a loss to taxpayers. Accordingly, the Examiner finds that there are changed circumstances warranting the rezone.

11.5 The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district. The subject property is suitable for development with single family residences and can generally conform to the City's land use codes and zoning regulations. No land use development application has been submitted, but Planning staff believe the lot is buildable for single family residential purposes.

11.6 The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property. Granting a rezone of the property for single family development will be more consistent with the neighboring properties on three sides than the existing zone. The proposed rezone will benefit taxpayers and allow future consistent use of the land with surrounding properties. As such, the Hearing Examiner finds that the rezone is not materially detrimental to uses or properties in the vicinity.

11.7 Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone. The staff report that adequate public facilities (water, sewer and electricity) are available to serve the subject property should it be developed for residential use.

11.8 The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable. The City issued a DNS in response to the applicant's SEPA Checklist. Accordingly, there are no probable significant adverse environmental impacts found for the rezone (a non-project action). Prior to approval of any future development on the site, a critical areas study will be required if critical areas are present on the site. The City's land use codes will mitigate other impacts, should future development be proposed on the site.

11.9 The amendment complies with all other applicable criteria and standards in this title. The proposed rezone complies with the rezone decision criteria (LSMC 14.16C.090(g)), Type IV review (LSMC 14.16B.405 – 480) and applicable administration requirements and procedures, including SEPA review (Ch. 14.16A LSMC).

11.10 If the proposal is located within an adopted subarea plan: (i) The rezone is to a zoning designation allowed within the applicable subarea; and (ii) The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or addending the applicable planned action draft and final environmental impact statement. The subject property is not located within an adopted subarea plan, therefore this requirement does not apply.

12. Any Finding of Fact in this Report and Decision, which should be deemed a Conclusion, is hereby adopted as such.

## **B. CONCLUSIONS OF LAW**

1. The Examiner has jurisdiction to make a recommendation on this rezone application pursuant to LSMC Section 14.16C.090(c).
2. Rezones are not presumed valid. Under state law, the proponent of a rezone has the burden of proof of showing that, in addition to any other specific provisions found in the Municipal Code, (1) the proposed rezone implements the policies of the comprehensive plan; and (2) that the rezone bears a substantial relationship to the health, safety, morals or welfare. *Woods v. Kittitas County*, 130 Wn. App. 573, 584, 123 P.3d 883 (2005); see *Citizens of Mount Vernon v. Mount Vernon*, 133 Wn.2d 861, 875, 947 P.2d 1208 (1997).
3. Section 14.16C.090 LSMC addresses rezone requests. Section 14.16C.090(g) LSMC establishes the decision criteria which the Hearing Examiner and City Council must follow in considering a rezone. The nine applicable criteria include the following:
  - A. The amendment complies with the Comprehensive Plan Land Use Map, policies and provisions and adopted subarea plans;
  - B. The amendment is in compliance with the Growth Management Act (Chapter 36.70A RCW) ("GMA");
  - C. The amendment serves to advance the public health, safety and welfare;
  - D. The amendment is warranted because of changed circumstances, a mistake or because of a need for additional property in the proposed zoning district;
  - E. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;
  - F. The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;
  - G. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;

- H. The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and
- I. The amendment complies with all other applicable criteria and standards in Title 14 LSMC.

4. This rezone application is a request by the PUD to change the zoning from P/SP to UR.

5. The PUD has addressed how the rezone request meets each of the required criteria in its application dated November 30, 2011. (Exhibits A and G) The Staff Report also contains the Department's independent analysis as to whether the rezone criteria are met by this application. (Exhibit H). Both the Applicant and Planning Department find that the rezone meets all of the requirements of the Lake Stevens Municipal Code. Based on the evidence in the record and the Findings of Fact set forth above, the Hearing Examiner concurs and concludes that the rezone meets all of the required approval criteria by a preponderance of the evidence, and should be granted by the City Council.

6. The Hearing Examiner concludes that the Applicant has demonstrated that the requested rezone is consistent with, and implements, the Comprehensive Plan and bears a substantial relationship to the public health, safety and welfare, as described further in the Findings of Fact.

7. The request for a rezone was based upon the information and impacts identified in the SEPA Checklist and DNS issued on August 31, 2012. (Exhibit E)

8. Any Conclusion in this Report and Decision, which should be deemed a Finding of Fact, is hereby adopted as such.

### **C. RECOMMENDATION**

The Hearing Examiner hereby recommends that the City Council **GRANT** the requested **REZONE** from for Public/Semi-Public to Urban Residential zoning for the subject property.

Dated this 15th day of November, 2012.



Millie M. Judge, Hearing Examiner  
City of Lake Stevens

**EXPLANATION OF RECONSIDERATION AND APPEAL RIGHTS**

According to the Lake Stevens Municipal Code, this matter is a Type IV decision, which constitutes a recommendation of the Hearing Examiner to the City Council. As such, this recommendation is not a final decision of the City for which reconsideration may be requested, or from which an appeal may be filed.

The City Council makes a decision, based on a recommendation from the Hearing Examiner, during a closed record public meeting. Public notification is provided of the public hearing and decision, however, there is no administrative appeal. (LSMC 14.16B.405) Appeals of City Council decisions may be filed in Snohomish County Superior Court within 21 days of the issuance of the final decision. Appeals must conform to the filing requirements of the Land Use Petition Act ("LUPA"), which can be found at Chapter 36.70C RCW.

Staff Distribution:      Rebecca Ableman, Director, Planning Department  
                                 Karen Watkins, Principal Planner, Planning Department



EXHIBIT A

ATTACHMENT A

City of Lake Stevens  
City Council Regular Agenda 12-10-12  
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NOV 30 2011

CITY OF LAKE STEVENS

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

To Be Completed By Staff  
Date of Application 11-30-11  
Staff Initials JLE  
Permit Number: LU 2011-49  
LS 2011-9

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

Check One

**TYPE IV - Quasi-judicial**

- Essential Public Facility
- Planned Neighborhood Development
- Rezone – Site Specific Zoning Map Amendment
- Secure Community Transition Facility

**TYPE V - Quasi-judicial**

- Final Plat
- Plat Alteration
- Plat Vacation
- Right-of-Way Vacation

**TYPE VI - Legislative**

- Comprehensive Plan Amendment, Map & Text
- Development Agreement
- Land Use Code Amendment
- Rezone – Area-Wide Zoning Map Amendment

Property Information	Site Address: <u>2223 CEDAR ROAD, LAKE STEVENS, WA 98258</u>		
	Assessor Parcel No: <u>00385500700400</u>		Area of property: _____ square feet or <u>1.16</u> acres
	Land Use Designation: <u>P/S-P</u>		Zoning: <u>P/S-P</u>
	Number of Buildings on Site/ Number to be Retained: <u>0</u>		
	Existing Impervious Surface Area: <u>~ 300 sf</u>		Proposed Impervious Surface Area: <u>0</u>
Applicant	Name/Company: <u>MARK FLURY / SNOHOMISH COUNTY PUD No. 1</u>		
	Address: <u>P.O. Box 1107</u>		City/State/Zip: <u>EVERETT, WA 98206-1107</u>
	Phone: <u>425-397-3032</u>		Applicants relationship to owner: <u>SAME</u>
	Fax <u>425-267-6316</u>		Email: <u>MMFLURY@SNOPUD.COM</u>
Primary Contact	Name/Company: <u>MARK FLURY / SNOHOMISH COUNTY PUD No. 1</u>		
	Address: <u>P.O. Box 1107</u>		City/State/Zip: <u>EVERETT, WA 98206-1107</u>
	Phone: <u>425-397-3032</u>		Email: <u>MMFLURY@SNOPUD.COM</u>
	Fax: <u>425-267-6316</u>		
Property Owner	Name/Company: <u>SAME AS APPLICANT</u>		
	Address:		City/State/Zip:
	Phone:		Email:
	Fax:		

<b>Project Description</b>	Proposed project/land use (attach additional sheets if necessary):  <i>SEE ATTACHED PROJECT DESCRIPTION AND REZONE NARRATIVE.</i>

<b>Building Information</b>	Gross Floor Area of Existing and Proposed Buildings:				
	Bldg 1: <i>N/A</i>	Bldg 2:	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:	Use 2:			
	Use 3:	Use 4:			

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

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

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



Signature of Property Owner/Agent

*11/30/11*  
Date of Application

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

7/26/2011  
Cedar Rd Reservoir Site  
300' Radius Property Owner Database

<u>Lot # (Map)</u>	<u>TPN</u>	<u>Property Address</u>	<u>Owner Name</u>	<u>Owner Mailing Address</u>
1	00385600200700	2320 Cedar Rd	Gilbertson, Brooks M & Gracia C	9901 N Davies Road, Lake Stevens, WA 98258-9147
2	00385600200905	10912 Forest Rd	McGee, Marcus	10912 Forest Rd, Lake Stevens, WA 98258-9593
3	00385500700701	2321 Cedar Rd	Turner, Jason & Frances	2321 Cedar Rd, Lake Stevens, WA 98258-9147
4	00385500700702	11106 24th St NE	Brummel, Paul W & Marden, Tammie M	11106 24th St NE, Lake Stevens, WA 98258-9147
5	00385500700703	11114 24th St NE	Valadez, Joseph A & Jami M	11114 24th St NE, Lake Stevens, WA 98258-9147
6	00385500700704	11120 24th St NE	Fitting, Michael & Sherry	11120 24th St NE, Lake Stevens, WA 98258-9147
7	00385500700601	2307 Cedar Rd	Fowler, Mark A & Goshorn, Sarah G	2307 Cedar Rd, Lake Stevens, WA 98258-9147
8	00385500700500	2301 Cedar Rd	Scrivanich Inc.	15017 NE 144th St, Redmond, WA 98052
9	00385500700501	2229 Cedar Rd	Kaloger, William H & Mary C	2229 Cedar Rd, Lake Stevens, WA 98258-9511
10	00385500700602	2311 Cedar Rd	Voloshin, James A & Tatyana A	2311 Cedar Rd, Lake Stevens, WA 98258-9147
11	00789800001100	11103 23rd PI NE	Scherer, William R & Jennifer M	11103 23rd PI NE, Lake Stevens, WA 98258-8415
12	00789800001200	11101 23rd PI NE	Duda, Thomas G	11101 23rd PI NE, Lake Stevens, WA 98258-8415
13	00789800001300	11102 23rd PI NE	Vogel, Sandra	11102 23rd PI NE, Lake Stevens, WA 98258-8415
14	00789800001400	11104 23rd PI NE	Swain, Douglas L	11104 23rd PI NE, Lake Stevens, WA 98258-8415
15	00789800001500	11106 23rd PI NE	Huntley, Scott & Susan	11106 23rd PI NE, Lake Stevens, WA 98258-8415
16	00789800001600	11108 23rd PI NE	Rasmussen, Ronald D & Kimberly K	11108 23rd PI NE, Lake Stevens, WA 98258-8415
17	00789800001700	11110 23rd PI NE	Guarino Living Trust	11110 23rd PI NE, Lake Stevens, WA 98258-8415
18	00783300001200	11109 22nd PI NE	Barker, Daniel	11109 22nd PI NE, Lake Stevens, WA 98258-8401
19	00783300001300	11107 22nd PI NE	Hamilton, Lorraine	11107 22nd PI NE, Lake Stevens, WA 98258-8401
20	00783300001400	11105 22nd PI NE	Ashforth, Andrew & Cindy	11105 22nd PI NE, Lake Stevens, WA 98258-8401
21	00783300001500	11103 22nd PI NE	Leyda, Matthew C	11103 22nd PI NE, Lake Stevens, WA 98258-8401
22	00783300001600	11102 22nd PI NE	Shearer, Travis Paul & Tessa	11102 22nd PI NE, Lake Stevens, WA 98258-8401
23	00783300001700	11104 22nd PI NE	Andersen, Donald K	11104 22nd PI NE, Lake Stevens, WA 98258-8401
24	00783300001800	11106 22nd PI NE	Duerr, Michael J	11106 22nd PI NE, Lake Stevens, WA 98258-8401
25	00783300001900	11108 22nd PI NE	Jensen, James K	11108 22nd PI NE, Lake Stevens, WA 98258-8401
26	00783300001100	11111 22nd PI NE	Fly, Marcus D	11111 22nd PI NE, Lake Stevens, WA 98258
27	01044700000402	11090 22nd PI NE	Dibiase, Justin & Tracy	11090 22nd PI NE, Lake Stevens, WA 98258
28	01044700000401	11080 22nd PI NE	Knoblich, Michael F & Hydie C	11080 22nd PI NE, Lake Stevens, WA 98258
29	01044700000302	11070 22nd PI NE	Rasband, Win & Kelley Family LP	97 Peeifferhorn W, Alpine, UT 84004
30	01044700000301	11060 22nd PI NE	Garney, Trisha L	11060 22nd PI NE, Lake Stevens, WA 98258
31	01044700000202	11050 22nd PI NE	Zanol, Zachary B & Angela M	11050 22nd PI NE, Lake Stevens, WA 98258
32	01044700000201	11040 22nd PI NE	Rosell, Rebecca A	11040 22nd PI NE, Lake Stevens, WA 98258
33	01044700000102	11030 22nd PI NE	Jackson, Kraig A & Anderson Katie N	11030 22nd PI NE, Lake Stevens, WA 98258
34	01044700000101	11020 22nd PI NE	Thrasher, Peter A & Craft, April M	11020 22nd PI NE, Lake Stevens, WA 98258
35	00385500700200	2209 Cedar Rd	Fitzgerald, Karla R	2209 Cedar Rd, Lake Stevens, WA 98258-9511
36	00385500700100	2121 Cedar Rd	Posey, Tim & Stacy	2121 Cedar Rd, Lake Stevens, WA 98258-8448
37	00385500101800	11117 20th PI NE	LBG Ashley Pointe LLC	2049 Century Park E, 28th Floor, Los Angeles, CA 90067
38	00385500600101	2115 Cedar Rd	Fitzgerald, Daniel & Kimberly	2115 Cedar Rd, Lake Stevens, WA 98258
39	00385500501107	10914 Willow Rd	Smith, James MacKenzie & Teresa Ann	10914 Willow Rd, Lake Stevens, WA 98258-9554
40	00385500501103	10910 Willow Rd	Swanson, Christopher & Liliana E	10910 Willow Rd, Lake Stevens, WA 98258-9554
41	00385500501001	10832 Willow Rd	Smith, Arnold	10832 Willow Rd, Lake Stevens, WA 98258-9554
42	00385600200100	2206 Cedar Rd	Stonke, Ronald P	2206 Cedar Rd, Lake Stevens, WA 98258-9511
43	00385600200200	10905 Willow Rd	Poitras, Theresa	10905 Willow Rd, Lake Stevens, WA 98258-9554
44	00385600200300	2221 Cherry Rd	Wilkes, Robert W	2221 Cherry Rd, Lake Stevens, WA 98258
45	00385600200400	2225 Cherry Rd	Winchester, Jill A	2225 Cherry Rd, Lake Stevens, WA 98258-9532
46	00385600200600	Unknown	Klein, Ludwig	500 Wall St, Apt 619, Seattle, WA 98121
47	00385600200800	2307 Cherry Rd	Turvill, David G & Autumn N	2307 Cherry Rd, Lake Stevens, WA 98258-9555
48	00385600200501	2310 Cedar Rd	Martinez, Craig E & Petheram, Robin Rae	2310 Cedar Rd, Lake Stevens, WA 98258-9147
49	00385600200502	2314 Cedar Rd	Juozapaitis, P S	2314 Cedar Rd, Lake Stevens, WA 98258-9147

**CEDAR ROAD RESERVOIR SITE REZONE****SITE ADDRESS: 2223 CEDAR ROAD****TAX PARCEL NUMBER: 00385500700400****LEGAL DESCRIPTION OF REZONE PROPERTY**

LOT 4, BLOCK 1, BAILEY'S FIRST ADDITION TO LAKE STEVENS SANDY BEACH TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 55, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1, BAILY'S FIRST ADDITION TO LAKE STEVENS SANDY BEACH TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 55, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE ALONG THE WEST LINE OF SAID LOT 3 SOUTH 00°21'19" EAST 5.56 FEET;

THENCE SOUTH 85°44'15" EAST 228.13 FEET;

THENCE NORTH 04°06'59" EAST 6.13 FEET;

THENCE NORTH 85°53'01" WEST 228.56 FEET TO THE POINT OF BEGINNING;

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**CEDAR ROAD RESERVOIR SITE REZONE****REZONE NARRATIVE****1. Rezone Narrative:****Site History**

The subject property was an initial component of the PUD water system when the District began water operations in 1946. The initial construction date of the on-site underground water storage reservoir is unknown; however the reservoir was in operation at least since 1946. In 1973, the PUD constructed the Walker Hill storage reservoirs located approximately 1,100 feet north of the subject site. The initial Walker Hill reservoir was constructed in 1973. This tank provides 2 million gallons of storage. A second tank was constructed in 1990, which provides an additional 2 million gallons of storage. Once the first tank was constructed (1973), the underground reservoir located on the subject site was no longer needed and it was decommissioned. The on-site underground reservoir was back-filled with dirt in approximately 1980-81. The site is currently fenced and is regularly maintained by PUD personnel. Maintenance consists of mowing the site and occasional fence repairs.

**Zoning**

In 2006, during the City of Lake Stevens Comprehensive Plan update process, the site was rezoned from residential to Public / Semi-public (P/SP). The P/SP designation would be appropriate for a reservoir site in operation; however the PUD is intending to surplus and sell the property. The allowable uses in the P/SP zone are very limiting and not necessarily compatible with the surrounding land uses.

**Zoning Request**

The PUD is seeking a rezone and concurrent Comprehensive Plan Amendment to change both the implementing zone and future land use designation of the site from Public / Semi-public to a residential zone. The surrounding properties are zoned Urban Residential (UR) with a future land use designation of Medium Density Residential (MDR), therefore the PUD is seeking these designations for the property in an effort to create a consistent residential density.

## 2. Decision Criteria

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

**The amendment is consistent with the Comprehensive Plan, policies and provisions. See the attached Comprehensive Plan Consistency Narrative for details. A concurrent Comprehensive Plan Land Use Map amendment is proposed for the site to provide for a consistent implementing zone and future land use designation.**

- The amendment is in compliance with the Growth Management Act.

**The amendment is consistent with the Growth Management Act which mandates that City's achieve a certain density, consistent with population growth forecast. Achieving this density in areas where existing infrastructure is located is promoted by the GMA. The main goals of the GMA are to "encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner" and to "reduce the inappropriate conversion of undeveloped land in to sprawling, low-density development".**

- The amendment serves to advance the public health, safety and welfare.

**The project is consistent with the GMA, County-wide planning policies and City of Lake Stevens Comprehensive Plan. Rezoning the site to a residential zone consistent with all of the adjoining properties will provide additional housing opportunities within the City in an urban area with existing utilities and infrastructure in place. The public health, safety and welfare will benefit from the efficient use of land located within the city; land that is currently unused and provides no public benefit.**

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

**The zoning classification and land use designation of the subject site were changed during the 2006 Comprehensive Plan update. Closer coordination between City staff and PUD staff could have prevented the unnecessary change. The 2006 change of zoning designation was not in alignment with the PUD's goal of surplusing the property at its highest and best use. The amendment will allow for a new zoning classification for the property that is "warranted because of changed circumstance." The changed circumstances are that the site is no longer used as a reservoir for the water system and therefore no longer needs a Public/Semi-Public designation.**

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

**The subject property is suitable for development in general conformance with zoning standards under the proposed zoning designation: Urban Residential. The site is 1.16 acres in area and is of similar size and shape as recently developed parcels to the north and south. The minimum lot area and width allowed under the Urban Residential zoning district is 7,500 sf and 60 feet respectively.**

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

**The proposed amendment will not be detrimental to uses or property in the immediate vicinity of the subject site. The zoning change will allow for future residential development at residential densities consistent with the surrounding neighborhood. The proposed use is also consistent with all surrounding developments.**

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

**Adequate public facilities and services are available at the site to serve any future development allowed by the proposed zoning classification. These include but are not limited to the following: water, sewer, telephone, cable, gas, refuse service, schools, parks, and transit.**

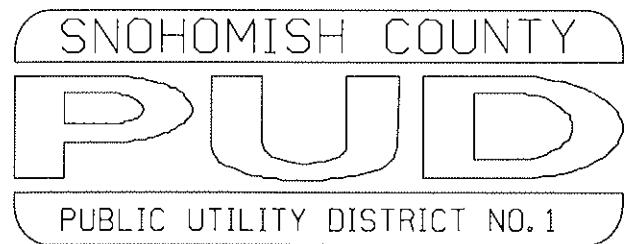
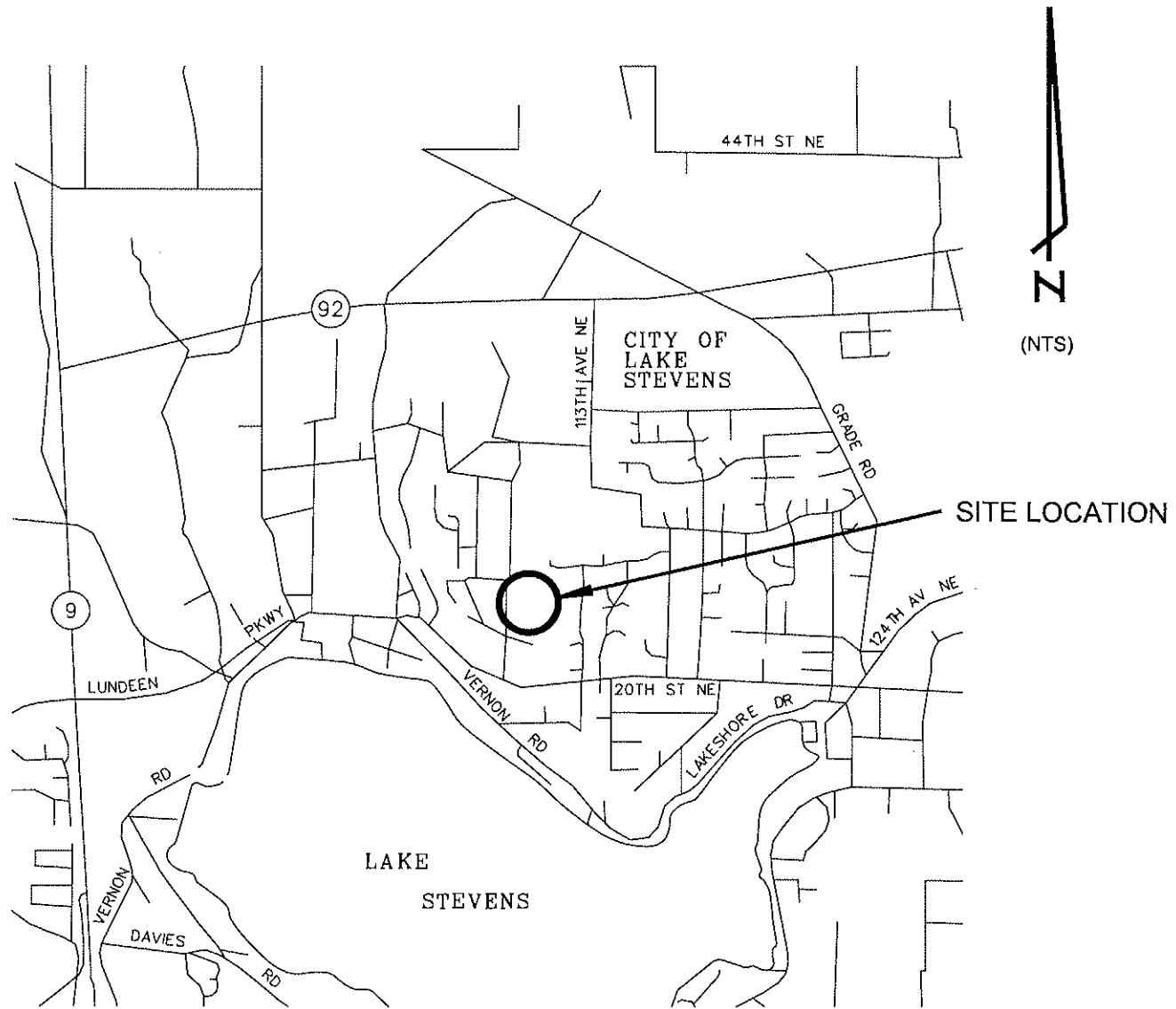
- The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations, or the unmitigated impacts are acceptable.

**All impacts associated with a future development proposal on the subject site can be mitigated in accordance with all Federal, State and Local requirements.**

- The amendment complies with all other applicable criteria and standards in this title.

**To the best of the applicant's knowledge the amendment complies with all other applicable criteria and standards in Title 14.**

## VICINITY MAP



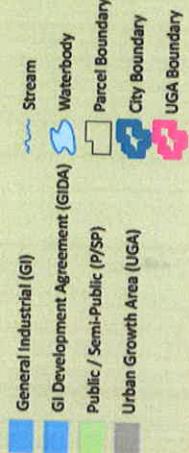
SITE ADDRESS:

2223 CEDAR RD  
LAKE STEVENS, WA



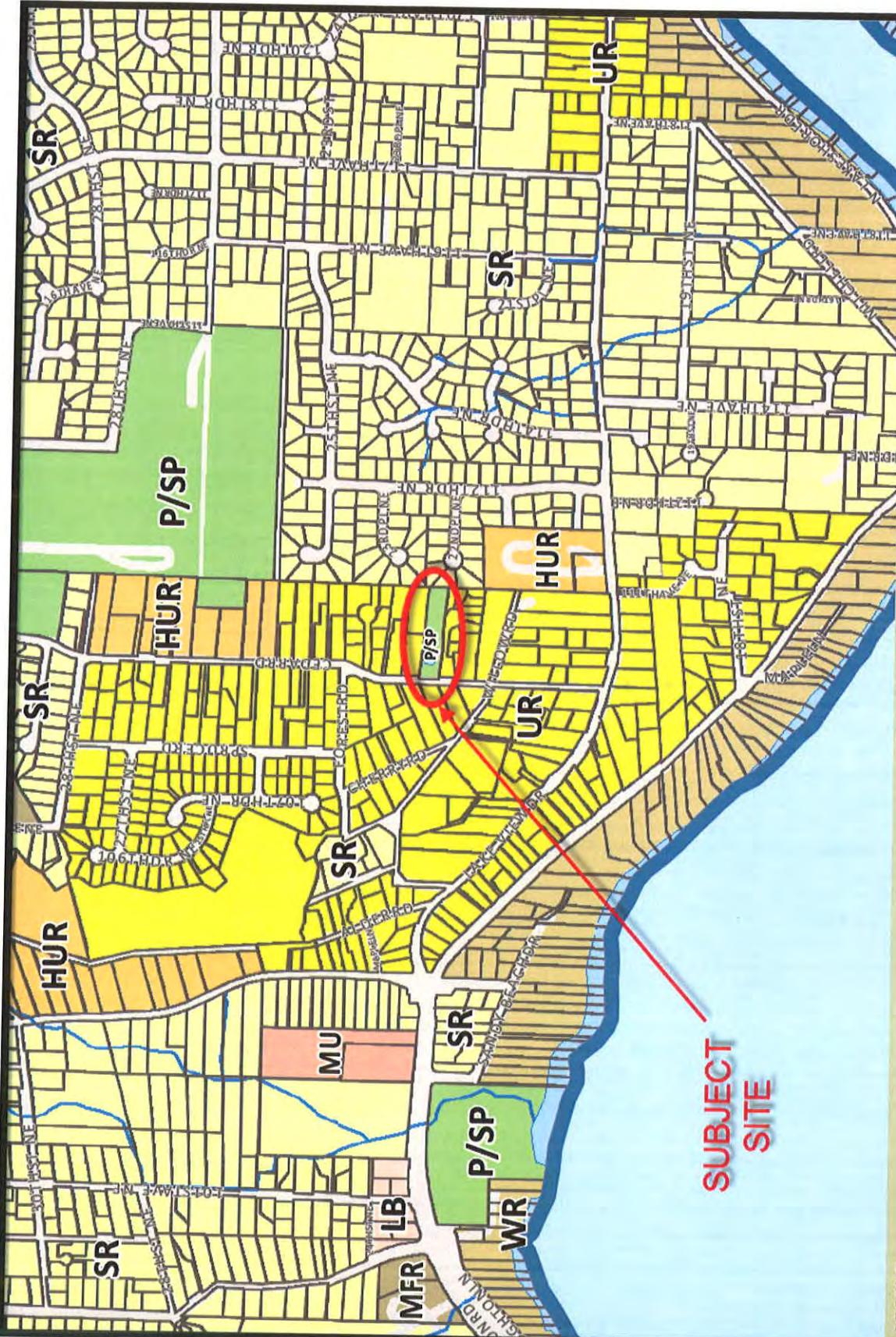
**SNOHOMISH COUNTY PUD  
No. 1  
CEDAR ROAD RESERVOIR  
SITE**

Adopted May 11, 2009 | Ordinance #903



All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. The City of Lake Stevens makes no warranties, express or implied, as to the use of the information contained herein. There are no implied warranties of merchantability or fitness for a particular purpose. The recipient 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.

**FUTURE LAND USE MAP**



**SNOHOMISH COUNTY PUD  
No. 1  
CEDAR ROAD RESERVOIR  
SITE**

Adopted December 27, 2010 | Ordinance #045

**LEGEND**

ZONING	General Industrial (GI)	Stream
Suburban Residential (SR)	GI Development Agreement (GIDA)	Waterbody
Urban Residential (UR)	Public / Semi-Public (P/SP)	Parcel Boundary
High Urban Residential (HUR)	Urban Growth Area (UGA)	City Boundary
Waterfront Residential (WR)		USA Boundary
Multi-Family Residential (MFR)		
MF Development Agreement (MFDA)		
Local Business (LB)		
Mixed Use (MU)		
Central Business District (CBD)		
Planned Business District (PBD)		
Sub-Regional Commercial (SRC)		
Light Industrial (LI)		

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**REZONE MAP**

**Snohomish County Online Property Information**

**Legend**

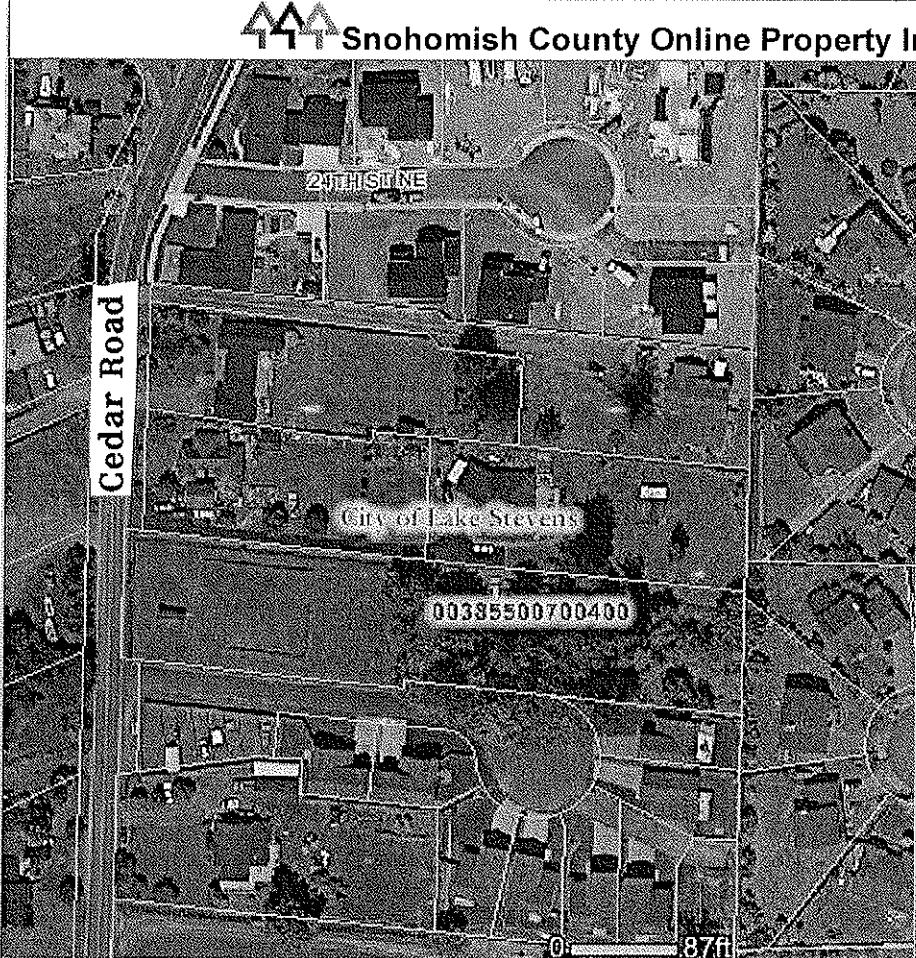
- Street Names
- Cities
- Unincorporated County
- Incorporated City
- Tax Parcels
- Rural Miles
- Township/Range Grid
- Section Grid
- Airports
- 2007 Photo Extent
- 2007 Aerial Photo

**Disclaimer:**

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Printed on: 9/24/2012

 Snohomish County Online Property Information



**Legend**

- Street Names**
- Cities**
- Unincorporated County**
- Incorporated City**
- Tax Parcels**
- Rural Miles**
- Township/Range Grid**
- Section Grid**
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Printed on: 9/24/2012

# Snohomish County 44

Online Government Information & Services

Printable Version

[Home](#)[Other Property Data](#)[Help](#)

Property Search &gt; Search Results &gt; Property Summary

## Property Account Summary

Parcel Number	00385500700400	Property Address	2223 CEDAR RD, LAKE STEVENS, WA 98258-9511
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## Parties - For changes use 'Other Property Data' menu

Role	Percent	Name	Mailing Address
Taxpayer	100	PUBLIC UTILITY DIST 1 SNO CO	2320 CALIFORNIA, EVERETT, WA 98201 United States
Owner	100	PUBLIC UTILITY DIST 1 SNO CO	2320 CALIFORNIA, EVERETT, WA 98201 United States

## General Information

Property Description	BAILY'S 1ST ADD TO L S SANDY BEACH TRS BLK 007 D-00 - SANDY BEACH TRACTS LOT 4 AKA BLK 1; TGW FDP: BEG NW COR LOT 3 BLK I TH ALG W LN SD LOT 3 S00*21'19"E 5.56FT TH S85*44'15"E 228.13FT TH N04*06'59"E 6.13FT TH N85*53'01"W 228.56FT TPB PER BDY LN AGRMNT REC AFN 200401290652 QCD REC AFN 200401290653 SURV REC AFN 200308195001
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00408

## Property Characteristics

Use Code	483 Water Utilities & Irrigation & Storage
Unit of Measure	Acre(s)
Size (gross)	1.16

## Related Properties

No Values Found
-----------------

## Active Exemptions

Government Property
---------------------

No Taxes Owed at this Time. No Charges are currently due.

No Charge Amounts can be reported because no taxes are due for the year this application is processing. No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.

Statement of Payable/Paid For Tax Year: 2012

## Distribution of Current Taxes

District		Rate	Amount
LAKE STEVENS CITY WMA			132.75
TOTALS			132.75

## Pending Property Values

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2013	83,600	0	83,600	0	0	0

## Property Values

Value Type	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008
Taxable Value Regular	0	0	0	0	0
Exemption Amount Regular	99,800	124,700	176,600	226,600	219,800
Market Total	99,800	124,700	176,600	226,600	219,800
Assessed Value	99,800	124,700	176,600	226,600	219,800
Market Land	99,800	124,700	176,600	226,600	219,800
Market Improvement	0	0	0	0	0
Personal Property					

## Levy Rate History

Tax Year	Total Levy Rate
2011	12.330764
2010	11.114115
2009	9.732570

## Real Property Structures

Description	Type	Year Built	More Information
-------------	------	------------	------------------

## Property Sales (since 7/31/1999)

Transfer Date	Receipt Date	Sales Price	Excise Number	Deed Type	Grantor (Seller)	Grantee (Buyer)	Other Parcels
10/31/2003	1/29/2004	\$0	183927	QC	RASBAND JOHN E & KELLEY A	PUBLIC UTILITY DIST 1 SNO CO	No



1812 Main Street  
Lake Stevens, WA 98258  
(425) 377-3231  
Fax (425) 334-0835

August 7, 2012

Mark Flury  
Snohomish County PUD No. 1  
P.O. Box 1107  
Everett, WA 98206-1107

**RE: COMPLETE APPLICATION NOTICE FOR PUD REZONE (LS2011-9)  
Tax Parcel Number: 00385500700400**

Dear Mr. Flury:

On November 30, 2011 the City accepted an application for a one parcel rezone of the above referenced property with a concurrent request for a land use redesignation as part of the 2012 Comprehensive Plan Docket. Staff accepted the application, but noted we would review the information submitted and determine if additional information was required concurrent with review with the 2012 Docket.

The Planning Department began review of the 2012 Comprehensive Plan Docket on August 2 and has finally reviewed the rezone and comprehensive plan submittal. The application has been determined to be complete on August 2, 2012..

A draft schedule will be sent to you electronically. The draft schedule shows SEPA threshold determination in mid-September with Hearing Examiner Public Hearing in October. Staff will be in touch throughout the process to ensure the Hearing Examiner hearing is scheduled when a representative from PUD can be present.

If you have any questions, please contact me at (425) 377-3221 or [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov).

Sincerely,

Karen E. Watkins  
Principal Planner

cc: File



# Rezone Application

## Submittal Checklist



Project File Number: LS 2011-9 Accepted By: KEW

Project Name: PUD Rezon + Comp Plan Amend., Date: 8/2/12

There are two types of rezones and map amendments (LSMC 14.16C.090). Rezones are either:

Site-specific rezones are rezones of a particular property(ies) which conform to the Comprehensive Plan or

Area-wide rezones are rezones which require a Comprehensive Plan amendment, include a large area, or the adoption of a new or substantially revised neighborhood or area-wide zoning map amendment.

Map amendments are considered major if they rezone five or more tracts of land in separate ownership or any parcel of land, regardless of the number of lots or owners, in excess of 50 acres. All other map amendments are minor.

Site-specific rezones require a Type IV review (Quasi-Judicial decision by the City Council with Hearing Examiner recommendation). Area-wide rezones require a Type VI review (Legislative decision by the City Council with Planning Commission recommendation).

Area-wide rezones are reviewed concurrently with a Comprehensive Plan amendment, although the decision is a separate action. Comprehensive Plan amendments occur once per year with application required by January 31 of each year and usually with a decision by the end of the same year. However, the City Council may choose to put off some docket proposals to review in a future year.

**For all rezone applications, a complete submittal should include:**

*Applicant / Staff Verify*

  /

(1) Type IV (site specific) or Type VI (area-wide) application signed by owners representing 75 percent of the area proposed for rezoning including Statement of Ownership/Applicant Authority

  /

(2) An electronic EXCEL database file containing the names and addresses of all those to whom notice of the public hearing must be sent as provided in Section 14.16A.225 Noticing Requirements: *owners of real property within 300 feet of the project site, or 20 property owners whichever results in more property owners being noticed.* (Area-wide rezones may require additional noticing per Section 14.16C.415(d))

  /

(3) A SEPA Checklist on City provided form

  /

(4) A description of all land proposed to be rezoned (a legal description of the entire area to be rezoned should be included if available or at least tax account numbers and street addresses for each parcel)

  /

(5) A rationale for the proposed map change

  /

(6) A document responding to how the proposal meets the following decision criteria:  
 (a) The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions and adopted subarea plans;



## AFFIDAVIT OF NOTICING

PUD REZONE NOTICE OF APPLICATIONProject Name: Site Specific Rezone and Comprehensive Plan AmendmentFile Number: LS2011-9

<u>Place Posted</u>	<u>Date Completed</u>	<u>Signature</u>
1. Property: signs - # <u>1</u>	<u>8-7-12</u>	<u>Jackie &amp; Tony</u>
2. City Hall	<u>8/8/12</u>	<u>G. Rosen</u>
3. Planning	<u>8/8/12</u>	<u>G. Rosen</u>
4. Publication in Lake Stevens Journal Emailed:	<u>8/8/12</u> <u>8/2/12</u>	<u>G. Rosen</u> <u>G. Rosen</u>
OR <del>Everett Herald</del> Emailed:		
5. Mailings (300') # <u>50</u>	<u>8-8-12</u>	<u>KEW</u>
6. CD Mailing		
7. Web Page	<u>8-8-10</u>	<u>RL</u>
8. Parties of Record Notice		
9. Others:		



**Invoice #100286684 - Order Submitted**

Order Date: August 8, 2012

**Billing Address**

1812 MAIN ST  
P.O. BOX 257  
LAKE STEVENS WA 98258-7712  
United States

**Payment Method**

Credit Card Type: Master Card  
Credit Card Number: xxxx-1324  
Expiration Date: 04/2013

**Items Ordered**

SKU	Product Name	Price	Qty	Subtotal
PC22	<b>Postcard - 4.25 x 6 - SpaceSaver Format</b> Document Name:PUD Rezone Paper Type and Color:White 80# Uncoated Black and White Number of pages:2 Double sided:Yes Copy sent to sender:Yes Production Cost:\$6.65 First Class Automated card:\$12.24 First Class Unsorted card:0.64	\$19.53	Mail Pieces: 50	\$19.53
				Order Subtotal
				\$19.53
				Minimum Production Charge
				\$0.00
				Grand Total
				\$19.53

<u>Owner Name</u>	<u>Property Address</u>	<u>City</u>	<u>State</u>
Gilbertson, Brooks M & Gracia C	9901 N Davies Road	Lake Stevens	WA
McGee, Marcus	10912 Forest Rd	Lake Stevens	WA
Turner, Jason & Frances	2321 Cedar Rd	Lake Stevens	WA
Brummel, Paul W & Marden, Tammie M	11106 24th St NE	Lake Stevens	WA
Valadez, Joseph A & Jami M	11114 24th St NE	Lake Stevens	WA
Fitting, Michael & Sherry	11120 24th St NE	Lake Stevens	WA
Fowler, Mark A & Goshorn, Sarah G	2307 Cedar Rd	Lake Stevens	WA
Scrivanich Inc.	15017 NE 144th St	Redmond	WA
Kaloger, William H & Mary C	2229 Cedar Rd	Lake Stevens	WA
Voloshin, James A & Tatyana A	2311 Cedar Rd	Lake Stevens	WA
Scherer, William R & Jennifer M	11103 23rd Pl NE	Lake Stevens	WA
Duda, Thomas G	11101 23rd Pl NE	Lake Stevens	WA
Vogel, Sandra	11102 23rd Pl NE	Lake Stevens	WA
Swain, Douglas L	11104 23rd Pl NE	Lake Stevens	WA
Huntley, Scott & Susan	11106 23rd Pl NE	Lake Stevens	WA
Rasmussen, Ronald D & Kimberly K	11108 23rd Pl NE	Lake Stevens	WA
Guarino Living Trust	11110 23rd Pl NE	Lake Stevens	WA
Barker, Daniel	11109 22nd Pl NE	Lake Stevens	WA
Hamilton, Lorraine	11107 22nd Pl NE	Lake Stevens	WA
Ashforth, Andrew & Cindy	11105 22nd Pl NE	Lake Stevens	WA
Leyda, Matthew C	11103 22nd Pl NE	Lake Stevens	WA
Shearer, Travis Paul & Tessa	11102 22nd Pl NE	Lake Stevens	WA
Andersen, Donald K	11104 22nd Pl NE	Lake Stevens	WA
Duerr, Michael J	11106 22nd Pl NE	Lake Stevens	WA
Jensen, James K	11108 22nd Pl NE	Lake Stevens	WA
Fly, Marcus D	11111 22nd Pl NE	Lake Stevens	WA
Dibiase, Justin & Tracy	11090 22nd Pl NE	Lake Stevens	WA
Knoblich, Michael F & Hydie C	11080 22nd Pl NE	Lake Stevens	WA
Rasband, Win & Kelley Family LP	97 Peeifferhorn W	Alpine	UT
Garney, Trisha L	11060 22nd Pl NE	Lake Stevens	WA
Zanol, Zachary B & Angela M	11050 22nd Pl NE	Lake Stevens	WA
Rosell, Rebecca A	11040 22nd Pl NE	Lake Stevens	WA
Jackson, Kraig A & Anderson Katie N	11030 22nd Pl NE	Lake Stevens	WA
Thrasher, Peter A & Craft, April M	11020 22nd Pl NE	Lake Stevens	WA
Fitzgerald, Karla R	2209 Cedar Rd	Lake Stevens	WA
Posey, Tim & Stacy	2121 Cedar Rd	Lake Stevens	WA
LBG Ashley Pointe LLC	2049 Century Park E, 28th Floor	Los Angeles	CA
Fitzgerald, Daniel & Kimberly	2115 Cedar Rd	Lake Stevens	WA
Smith, James MacKenzie & Teresa Ann	10914 Willow Rd	Lake Stevens	WA
Swanson, Christopher & Liliana E	10910 Willow Rd	Lake Stevens	WA
Smith, Arnold	10832 Willow Rd	Lake Stevens	WA
Stonke, Ronald P	2206 Cedar Rd	Lake Stevens	WA
Poitras, Theresa	10905 Willow Rd	Lake Stevens	WA
Wilkes, Robert W	2221 Cherry Rd	Lake Stevens	WA
Winchester, Jill A	2225 Cherry Rd	Lake Stevens	WA
Klein, Ludwig	500 Wall St, APT 619	Seattle	WA
Turvill, David G & Autumn N	2307 Cherry Rd	Lake Stevens	WA
Martinez, Craig E & Petheram, Robin Rae	2310 Cedar Rd	Lake Stevens	WA
Juozapaitis, P S	2314 Cedar Rd	Lake Stevens	WA



It is the City's goal to comply with the Americans with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

*Notice of  
Non-  
Applicability*

**Notice of Application****Project Name/Number:**PUD Rezone & Comprehensive Plan  
Amendment/LS2011-9**Applicant:** Snohomish County

Public Utility District No. 1 (PUD)

**Date of Application:** 1/1/30/11  
**Completeness Date:** 8/2/12**Notice of Application Issued:** 8/8/12  
**Location:** 22223 Cedar Road, Lake Stevens, WA.**Permits Required:** Approval of the proposed zoning amendment & Comprehensive Plan amendment**SEPA Environmental Review:** A SEPA threshold determination will be prepared after the Public Comment period.

Proposed Project Description: Rezone of one parcel (1.16 acres) from Public/Semi-Public to Urban Residential to be compatible with the surrounding zoning to the west, north and south.

Review and Appeal Process: A decision on this application will be made within 120 days from the date of completeness. Once the decision is issued, appeals must be filed within 21 days to the Snohomish County Superior Court by filing a land use petition which meets the requirements set forth in Chapter 36.70C RCW.

Public Review and Comment Period: The project file may be viewed at the City of Lake Stevens Permit Center, 1812 Main Street, Monday – Friday, 8 a.m. to 5 p.m. **Comments are due by August 22, 2012.**

Contact Person: Karen Watkins, Principal Planner,

(425) 377-3221 or [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov)



## NOTICE OF APPLICATION

**Project Name:** PUD Rezone With Comprehensive Plan Amendment (Type IV Decision)

**Project Location:** 2223 Cedar Road, Lake Stevens, WA 98258 (Parcel No. 00385500700400)

**Project File No.:** LS2011-9

**Applicants:** Mark Flury, Snohomish County Public Utility District No. 1 (PUD),  
P.O. Box 1107, Everett, WA 98206-1107

**Proposed Project Description:** The applicant is proposing a rezone of one parcel of 1.16 acres from Public/Semi-Public (P/SP) to Urban Residential (UR) to be compatible with the surrounding zoning to the west, north and south. The subject property was an initial component of the PUD water system in 1946, but the underground reservoir was decommissioned and backfilled with dirt in the early 1980s. The site is currently fenced and is regularly maintained by PUD.

**Review and Appeal Process:** A Type IV decision is a quasi-judicial decision by the City Council with a Hearing Examiner Recommendation. A public meeting may be held to inform citizens about the proposal; however, due to the small size of the property and request for the same zoning as surrounding properties, no public meeting is being required by the City. A SEPA checklist was submitted and the City will prepare a SEPA Determination. A Hearing Examiner Public Hearing will be held with a recommendation sent to the City Council for a final decision. A decision on this application will be made within 120 days from the date of completeness of August 2, 2012. Once the decision is issued, appeals must be filed within 21 days to the Snohomish County Superior Court by filing a land use petition which meets the requirements set forth in Chapter 36.70C RCW.

**Permits Required:** This request requires approval of the proposed zoning amendment and a concurrent Comprehensive Plan amendment to change the land use designation from Public/Semi-Public (P/SP) to Medium Density Residential (MDR). The rezone decision will be concurrent with the Comprehensive Plan amendment as part of the 2012 Docket cycle. Land use and building permits for subsequent development and construction will also be required.

**SEPA Environmental Review:** A SEPA threshold determination will be prepared after the Public Comment period for this Notice of Application.

**Date of Application:** November 30, 2011 (submitted as part of 2012 Docket Cycle)

**Completeness Date:** August 2, 2012

**Notice of Application Issued:** August 8, 2012

**Public Review and Comment Period:** The project file may be viewed at the City of Lake Stevens Permit Center, 1812 Main Street, on Monday through Friday (8am to 5pm). For further information or to submit written comments, please contact:

**Planner name and phone number:** Karen Watkins, Principal Planner, 425-377-3221

**Planner email:** [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov)

**Mailing address:** P.O. Box 257, Lake Stevens, WA 98258

Upon publication of the Notice of Application, there is a 14-day comment period. **The deadline for public comments is 5:00 PM, August 22, 2012.**

*It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.*

**Distribution:**

Applicant

Official City Notification Boards (City Hall, Permit Center, Subject Property)

Property Owners within 300 feet of project site or minimum 20 properties

Lake Stevens Journal (publish 8/8/12)

## AFFIDAVIT OF PUBLICATION

State of Washington  
County of Snohomish

Legal No.

SS.

Leah Hughes-Anderson, being first duly sworn on oath deposes and says that she is the Secretary of the Lake Stevens Journal, a weekly newspaper. That said newspaper is a legal newspaper which has been approved by order of the Superior Court in Snohomish County, July 18, 1995, in compliance with Chapter 213 of Washington Laws of 1941, and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language to the date of the publication of said newspaper.

That the annexed is a true copy of a legal for: City of  
Lake Stevens as it was published in regular issues (and not supplement form) of said newspaper once each week for a period of one consecutive week(s), commencing on day 8 of August, 2012, and ending on day 14 of August, 2012, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee for the foregoing publication is the sum \$123.95, which amount has been paid in full.

Leah Hughes-Anderson  
Leah Hughes-Anderson

Subscribed and sworn to before me this 8<sup>th</sup> day of August, 2012.

Debra P. Juno



Planning  
**COPY**

AFFIDAVIT OF POSTING  
MDNS/DNSProject Name: PUD Rezone Request - DNSFile Number: LS2011-9

<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. City Hall	<u>8/31/12</u>	<u>G. Rosen</u>
2. Permit Center	<u>8/31/12</u>	<u>G. Rosen</u>
3. Publication in Lake Stevens Journal Emailed to the Journal	<u>8/31/12</u>	<u>G. Rosen</u>
OR		
Everett Herald Emailed to the Herald	<u>8/28/12</u>	<u>G. Rosen</u>
3. Mailing (agencies) # (owner/applicant & parties of record)	<u>8/31/12</u>	<u>G. Rosen</u>
4. 300' Mailing #		
5. Property (Site specific only)	<u>8/31/12</u>	<u>G. Rosen</u>
6. Web Page	<u>8/31/12</u>	<u>P. Wrigley</u>



## DETERMINATION OF NONSIGNIFICANCE

**Issuance Date:** August 31, 2012

**Project Name (No.):** PUD Rezone Request (LS2011-9)

**Proponent:** City of Lake Stevens

**Applicants:** Mark Flury, Snohomish County PUD No. 1, PO Box 1107, Everett, WA 98206

**Description of Proposal:** The applicant is proposing a rezone of one parcel of 1.16 acres from Public/Semi-Public (P/SP) to Urban Residential (UR) to be compatible with the surrounding zoning to the west, north and south. The subject property was an initial component of the PUD water system in 1946, but the underground reservoir was decommissioned and backfilled with dirt in the early 1980s. This is a non-project action.

**Project Location:** The proposed rezone request is located at 2223 Cedar Road in the northern portion of the City. Snohomish County Assessor parcel number is 00385500700400.

**Contact Person:** Karen E. Watkins, Principal Planner, Phone: (425) 377-3221

**Responsible Official:** Rebecca Ableman, SEPA Responsible Official  
Planning Director, 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 43.21.030(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 below.

**Comments on the Threshold Determination:** If you would like to comment on this Threshold Determination, your written comments should be sent to the address below by **September 14, 2012**. The Responsible Official may incorporate any substantial comments into the DNS. If the DNS is substantially modified, it will be reissued for further public review.

**Appeals:** You may appeal this determination of non-significance by submitting an appeal to the address below no later than 5:00 PM, **September 14, 2012**. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code.

All comments or appeals are to be directed to City Hall, Attn: Karen Watkins, P.O. Box 257, Lake Stevens WA, 98258 or [kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov).

## Hearing Examiner Public Hearing

Project Name/Number: **PUD Cedar Road Reservoir Rezone/LS2011-9**  
Open Record Public Hearing: October 25, 2012, 6:00 pm, Lake Stevens School District Educational Center, Room B (lower level) (12309 22<sup>nd</sup> Street NE)  
*Written and verbal testimony will be accepted.*

Applicant: Snohomish County Public Utility District No. 1

Location: 2223 Cedar Road, Lake Stevens

SEPA Environmental Review:  
SEPA Determination of Non-Significance issued August 31, 2012.

**Contact Person:**

Karen Watkins, Principal Planner,  
(425) 377-3221 or  
kwatkins@lakestevenswa.gov

Proposed Project Description: Rezone of one parcel (1.16 acres) from Public/Semi-Public to Urban Residential to be compatible with the surrounding zoning to the north, west and south.

Reconsideration: Any party of record may file a written request with the Hearing Examiner for reconsideration within 10 business days of the date of the Hearing Examiner's decision. The request shall explicitly set forth alleged errors of procedure or fact. Action will be taken within 14 days after the filing of the request for an appeal by denying the request, issuing a revised decision, or calling for an additional public hearing.

**Project file may be viewed at the Lake Stevens Permit Center, 1812 Main Street, M-F 8am-5pm.**



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# Affidavit of Publication

STATE OF WASHINGTON,  
COUNTY OF SNOHOMISH



DETERMINATION  
OF NONSIGNIFICANCE

Issuance Date: August 31, 2012

Project Name (No.): PUD Rezone Request (LS2011-9)

Proponent: City of Lake Stevens

Applicants: Mark Flury, Snohomish County PUD No. 1,

PO Box 1107, Everett, WA 98206

Description of Proposal: The applicant is proposing a rezone of one parcel of 1.16 acres from Public/Semi-Public (P/SP) to Urban Residential (UR) to be compatible with the surrounding zoning to the west, north and south. The subject property was an initial component of the PUD water system in 1946, but the underground reservoir was decommissioned and backfilled with dirt in the early 1980s. This is a non-project action.

Project Location: The proposed rezone request is located at 2223 Cedar Road in the northern portion of the City. Snohomish County Assessor parcel number is 00385500700400.

Contact Person: Karen E. Watkins, Principal Planner,

Phone: (425) 377-3221

Responsible Official: Rebecca Ableman,

SEPA Responsible Official

Planning Director, 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 43.21.030(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 below.

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Karen Watkins, P.O. Box 257, Lake Stevens WA, 98258 or

[kwatkins@lakestevenswa.gov](mailto:kwatkins@lakestevenswa.gov).

Published: August 31, 2012.

} S.S.

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice

## Determination of Nonsignificance

PUD Rezone Request

LS2011-9

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

August 31, 2012

and that said newspaper was regularly distributed to its subscribers during all of said period.

Principal Clerk

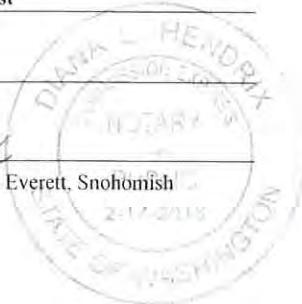
Subscribed and sworn to before me this

31st

day of

August, 2012

Notary Public in and for the State of Washington, residing at Everett, Snohomish County.





## DETERMINATION OF NONSIGNIFICANCE

**Issuance Date:** August 31, 2012

**Project Name (No.):** PUD Rezone Request (LS2011-9)

**Proponent:** City of Lake Stevens

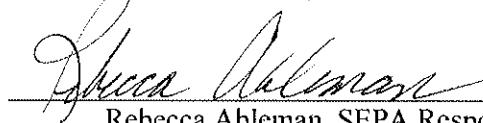
**Applicants:** Mark Flury, Snohomish County PUD No. 1, PO Box 1107, Everett, WA 98206

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**Responsible Official:**



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

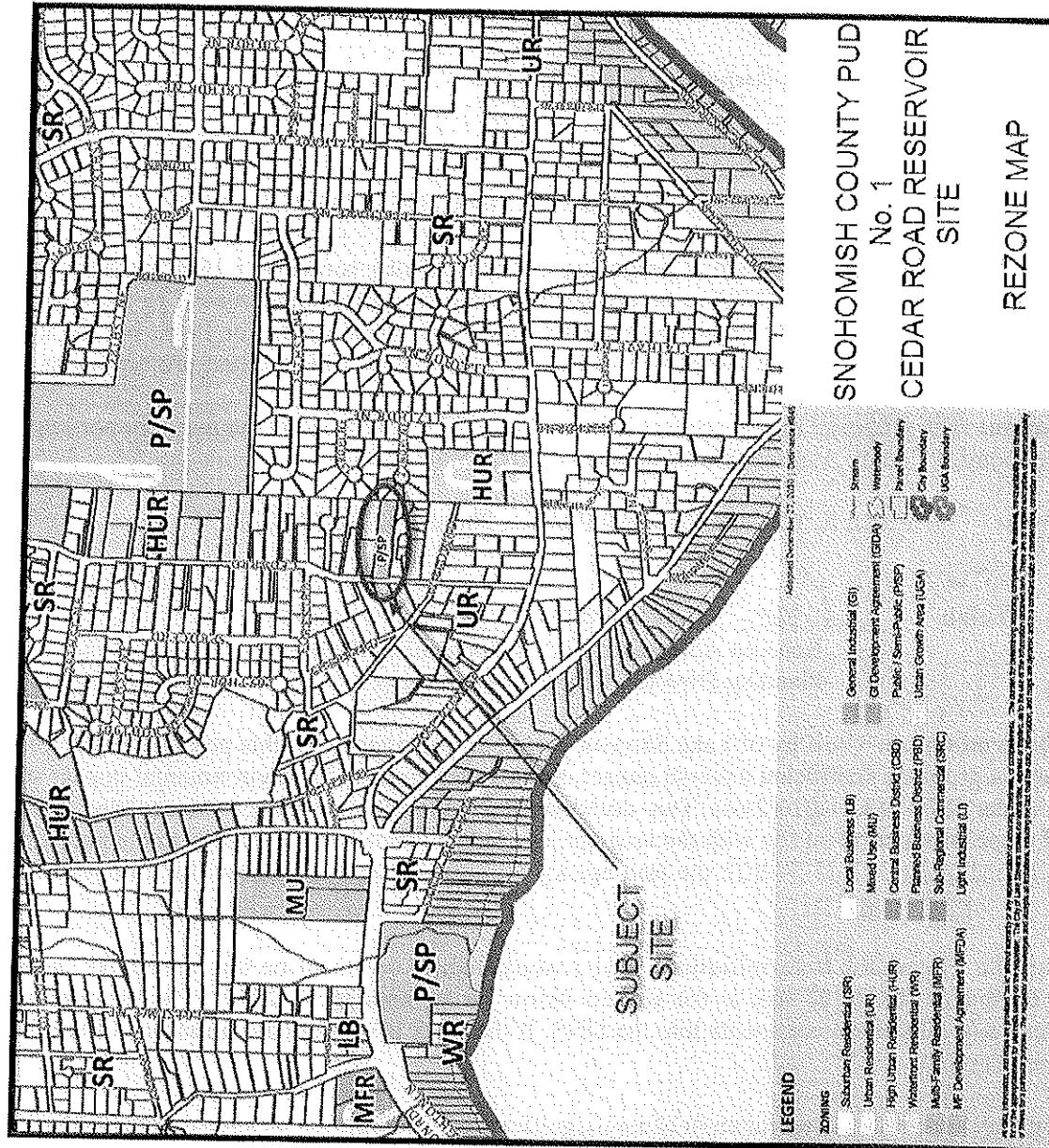
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*Figure 1. Subject Parcel and General Location.*





## SEPA ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

### A. BACKGROUND

1. Name of proposed project, if applicable:

**Cedar Road Reservoir Site Rezone**

2. Name of applicant:

**Snohomish County PUD No. 1**

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

**Public Utility District No. 1 of Snohomish County**

**2320 California Street**

**P. O. Box 1107**

**Everett, WA 98206**

**Contact person: Mark Flury, P.E.**

**Professional Engineer**

**(425) 397-3032**

4. Date checklist prepared: **July 26, 2011**

5. Agency requesting checklist: **City of Lake Stevens**

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

**2012 Docket Request, with Threshold and Final Review occurring in 2012**

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

**Future short platting of the property may occur. A rezone to Urban Residential will allow for future single family construction.**

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

**None.**

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

**None.**

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

**City of Lake Stevens Comprehensive Plan Amendment**

**City of Lake Stevens Rezone Approval**

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

**The proposal is to rezone a surplus reservoir site owner by Snohomish County PUD No. 1. The site has been inactive since approximately 1973. The property was rezoned to Public / Semi-public during the 2006 Comprehensive Plan Update. The current zoning is very limiting with regard to allowed uses. The site is situated in an urban residential area. The PUD has constructed a new reservoir site north of the subject site and no longer has a need for this property. A rezone to a more compatible zone with the surrounding land uses will allow for the sale of the property at its highest and best use.**

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

**The site address is 2223 Cedar Road, Lake Stevens, Washington. The property tax parcel number is 00385500700400. The site is located in the NE Quarter of Section 7, Township 29N, Range 7E. See attached Vicinity Map for graphic location.**

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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

**The site is rolling sloping gently to the east.**

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

**The steepest slope on the site is located in the eastern portion of the property and is approximately 5% slope.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**The US Department of Agriculture National Resources Conservation Service has mapped the on-site soils as Tokul Gravelly Loam, 0 to 8 percent slopes.**

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

**There are no surface indications of unstable soils in the immediate vicinity of the site.**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**Not Applicable. Non-Project Action.**

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

**Not Applicable. Non-Project Action.**

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

**Not Applicable. Non-Project Action.**

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

**None. Non-Project Action.**

## 2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Not Applicable. Non-Project Action.**

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

**Not Applicable. Non-Project Action.**

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

**None. Non-Project Action.**

**3. Water****a. Surface:**

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

**An off-site stream lies approximately 500 feet east of the site. This stream drains south to Lake Stevens, which lies approximately 1,800 feet to the south.**

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

**None. Non-Project Action.**

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

**Not Applicable.**

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

**Not Applicable.**

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

**No.**

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

**Not Applicable.**

**b. Ground:**

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**Not Applicable. Non-Project Action.**

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

**None.**

## c. Water runoff (including stormwater):

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

**Stormwater runoff exits the site to the east and enters a series of catch basins and piped conveyance located within 22<sup>nd</sup> Place NE. Runoff is conveyed to the south to Lake Stevens.**

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

**Not Applicable.**

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

**None. Non-Project Action.**

#### 4. Plants

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

deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
— pasture  
— crop or grain  
— wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
— water plants: water lily, celgrass, milfoil, other  
— other types of vegetation

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

**Not Applicable. Non-Project Action.**

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

**No threatened or endangered plant species are known to be on or near the site.**

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

**None. Non-Project Action.**

#### 5. Animals

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

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

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

**Coho, Federal Threatened; Bull trout, Federal Threatened & State Candidate.**

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

**The Puget Sound is a way station of the Pacific Flyway a migratory route.**

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

**None. None-Project Action.**

#### **6. Energy and natural resources**

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

**Not Applicable. Non-Project Action.**

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

**Not Applicable.**

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

**None.**

#### **7. Environmental health**

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

**Not Applicable. Non-Project Action.**

1) Describe special emergency services that might be required.

**Not Applicable. Non-Project Action.**

2) Proposed measures to reduce or control environmental health hazards, if any:

**None.**

b. Noise

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

**Not Applicable. Non-Project Action.**

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

**Not Applicable. Non-Project Action.**

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

**None.**

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties?

**The site is currently developed and unused. It was developed as an open, underground reservoir in the 1940's. It was taken out of operation in the 1970's has been abandoned ever since.**

b. Has the site been used for agriculture? If so, describe.

**No.**

c. Describe any structures on the site.

**On-site structures consist of perimeter fencing on the westerly two-thirds of the site, an underground concrete reservoir, and underground piping.**

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

**Not Applicable. Non-Project Action.**

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

**The current zoning classification of the site is Public/ Semi-Public (P/SP).**

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

**The current comprehensive plan designation of the site is Public/ Semi-Public (P/SP).**

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

**Not Applicable.**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**No.**

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

**Not Applicable. Non-Project Action.**

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

**Not Applicable. Non-Project Action.**

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

**None.**

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

**The proposal is compatible with existing and project land uses surrounding the site. Surrounding properties are zoned residential and the proposed zoning is also residential.**

**9. Housing**

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

**Not Applicable. Non-Project Action.**

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

**Not Applicable. Non-Project Action.**

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

**Not Applicable. Non-Project Action.**

**10. Aesthetics**

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

**Not Applicable. Non-Project Action.**

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

**Not Applicable. Non-Project Action.**

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

**None.**

**11. Light and glare**

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

**Not Applicable. Non-Project Action.**

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

**Not Applicable. Non-Project Action.**

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

**Not Applicable.**

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

**None.**

## **12. Recreation**

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

**Lundeen Park is located at 10108 Lundeen Park Way approximately ½ mile west of the site.**

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

**No.**

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

**None.**

## **13. Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**None.**

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**None.**

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

**None.**

## **14. Transportation**

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

**The site is served by Cedar Road which provides access along the western property line. Cedar Road connects to Lake View drive, Lundeen Park Way and 20<sup>th</sup> Street NE to the south of the site.**

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**The site is not served directly by public transit. The nearest transit stop is 0.16 miles from the site at Community Transit Stop #2576. The stop is located at the corner of 16<sup>th</sup> Street NE and Main Street.**

c. How many parking spaces would the completed project have? How many would the project eliminate?

**Not Applicable. Non-Project Action.**

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

**None.**

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

**No.**

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**Not Applicable. Non-Project Action.**

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

**None.**

## **15. Public services**

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

**No.**

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

**None.**

## **16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

**Electricity, Gas, Water, Refuse Service, Telephone, and Sanitary Sewer.**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Not Applicable. Non-Project Action.**

**C. SIGNATURE**

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

Signature: 

Date Submitted: 11/30/11

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

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

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

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

**The proposed rezone will likely lead to residential development on the site. Residential development will likely increase discharge to surface water, incrementally increase emission to air, and increase noise to those levels typically associated with residential housing.**

Proposed measures to avoid or reduce such increases are:

**Any future development activity would be required to comply with local, state and federal codes and ordinances and to provide appropriate mitigation for any increases.**

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

**The proposal will not have any immediate effect on plants, animals, fish or marine life. Any future development activity resulting from the rezone would be required to meet all applicable codes and regulations that are in place to protect plants, animals, fish and marine life.**

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

**Any future development activity would be required to comply with local, state and federal codes and ordinances and to provide appropriate protection and conservation measures for wildlife.**

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

**The proposal would not deplete energy or natural resources. Any future development activity that might result from the rezone and sale of the property would require energy usage consistent with residential development.**

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

**None are proposed. Any future development activity would be required to meet all applicable energy code requirements.**

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

The proposal is not likely to impact environmentally sensitive areas. There are no sensitive areas on- or immediately adjacent to the site.

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

**None are proposed.**

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

**The proposal would be compatible with the adjoining land uses. The surrounding properties are all zoned residential. A rezone of the site to residential zoning would encourage development that is compatible with the surrounding uses. The project is not likely to impact shorelines use in any way.**

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

**None are proposed.**

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

**The proposal would not be likely to increase demands on transportation or public services and utilities. Any future development activity resulting from the site rezone would increase demands on transportation and public services to include utilities. These demands would be an incremental increase consistent with typical residential development.**

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

**None are proposed. Any future development activity would be required to pay mitigation fees in accordance with applicable codes and ordinances.**

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

**The proposal would not conflict with local, state or federal laws or requirements for the protection of the environment.**



## STATE OF WASHINGTON

## DEPARTMENT OF COMMERCE

1011 Plum Street SE \* PO Box 42525 \* Olympia, Washington 98504-2525 \* (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

September 25, 2012

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

Dear Ms. Watkins:

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

**City of Lake Stevens - Proposed rezone of one parcel of 1.16 acres from Public/Semi-Public to Urban Residential Zone. Site was used by PUD as a water reservoir but was decommissioned in 1980-81. These materials were received on September 24, 2012 and processed with the material ID # 18480. Expedited Review is requested under RCW 36.70A.106(3)(b).**

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

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

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

Sincerely,

Review Team  
Growth Management Services

**Karen E. Watkins**

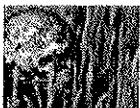
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**From:** Karen E. Watkins  
**Sent:** Monday, September 24, 2012 1:54 PM  
**To:** 'COM GMU Review Team'  
**Subject:** City of Lake Stevens - PUD Rezone  
**Attachments:** Commerce ExpRev DevRegs - PUD.pdf

Dear Review Team,

The City of Lake Stevens is requesting Expedited Review for a one parcel, 1.16 acre rezone requested by Snohomish County Public Utility District No. 1. There is a concurrent land use redesignation as part of the 2012 Docket, but the rezone will have a Hearing Examiner Public Hearing in October with final Council approval in December. Thus, I wanted to get the rezone portion to Commerce before the Hearing Examiner review. The 2012 Docket of comprehensive plan amendments will be sent to Commerce in October for the 60-day review.

Please let me know if you have any questions. Thank you, Karen Watkins



**Karen E. Watkins, Principal Planner**

**City of Lake Stevens Planning & Community Development Department**  
**P.O. Box 257/1812 Main Street**  
**Lake Stevens, WA 98258**  
**Phone 425-377-3221/Fax 425-212-3327**



# Department of Commerce

## Innovation is in our nature.

### Notice of Proposed Amendment Request for Expedited Review

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

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

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

<b>Jurisdiction:</b>	City of Lake Stevens, WA
<b>Mailing Address:</b>	P.O. Box 257, Lake Stevens, WA 98258
<b>Date:</b>	September 24, 2012

<b>Contact Name:</b>	Karen Watkins
<b>Title/Position:</b>	Principal Planner
<b>Phone Number:</b>	425-377-3221
<b>E-mail Address:</b>	kwatkins@lakestevenswa.gov

<b>Brief Description of the Proposed/Draft Development Regulations Amendment:</b>	Proposed rezone of one parcel of 1.16 acres from Public/Semi-Public to Urban Residential Zone. Site was used by PUD as a water reservoir but was decommissioned in 1980-81. Rezone is consistent with the properties to the north, west and south. (A concurrent land use redesignation from Public/Semi-Public to Medium Density Residential is proposed as part of the 2012 Docket and will be submitted separately.)
<b>Public Hearing Date:</b>	Hearing Examiner: October 25, 2012 City Council: December 10, 2012
<b>Proposed Adoption Date:</b>	December 10, 2012

**REQUIRED:** A map of the subject property is attached.



**PUD Cedar Road Reservoir Site (1.16 acres)  
Proposed Rezone from Public/Semi-Public to Urban Residential**

## **CEDAR ROAD RESERVOIR SITE REZONE**

### **COMPREHENSIVE PLAN CONSISTENCY NARRATIVE**

The following information is provided to demonstrate consistency with the City of Lake Stevens Comprehensive Plan and applicable County-wide planning policies. The questions below are taken from the City's guidance document on docket requests: *Comprehensive Plan Amendment Request Form*.

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

**The current land use designation of the site is Public/Semi-Public. According to the current City of Lake Stevens Comprehensive Plan this *category includes public buildings, public services, and transportation facilities to support operations of the City, the school district, fire district and miscellaneous other governmental functions*.**

The proposed amendment is to change the land use designation back to residential, which was both the implementing zone and land use designation for the site prior to the 2006 Comprehensive Plan update. The proposal is supported by specific goals and policies of the various elements of the Comprehensive Plan as detailed below. Only those policies and goals that are relevant to the proposed amendment have been listed:

#### **Housing Element**

*Policy 3.1.2: Undertake actions, such as revising the zoning map, to promote residential development at a density that will allow pedestrian access to commercial areas, employment, public transportation routes, schools, and park or recreational areas.*

**With a residential zoning designation the site will allow for residential development at a density that will allow pedestrian access to commercial areas, employment, public transportation routes, schools, and park or recreational areas.**

#### **Land Use Element**

*Goal 4.1: Ensure that land uses optimize economic benefit and the enjoyment and protection of natural resources while minimizing the threat to health, safety and welfare;*

The site is currently unused and provides no economic benefit. Rezoning the property to residential will allow for some economic benefit in the way of increased tax revenue. The site is not situated adjacent to any critical areas or natural resources that require protection.

*Goal 4.11: Direct new residential growth to areas where infrastructure and services are available.*

**The site is located in an area where infrastructure and services are readily available.**

*Goal 4.14: Preserve and promote character of existing neighborhoods.*

**Rezoning the site to the same zoning classification as the surrounding residential properties will preserve and promote the character of existing neighborhoods.**

#### **Transportation Element**

*Policy 6.6.2: Land use and density of development will be coordinated with transportation centers within the City to support and encourage the use of transit. Clustering and other development techniques will be encouraged near transit access area.*

**The nearest transit stop is 0.16 miles from the site at Community Transit Stop #2576. The stop is located at the corner of 16th Street NE and Main Street.**

*Policy 6.8.2: Continue to require developers to pay for improvements related to the impacts of their developments.*

**Any future redevelopment of the site would require the payment of mitigation fees related to the impacts of the development.**

#### **Utilities and Public Service and Facilities Element**

*Policy 7.13.2: Coordinate land use density and intensity with the School District's capital budget in order to provide services within the City.*

**The site is located within an urban area that lies within the Lake Stevens School District. Bus services are available along Cedar Road near the site.**

#### **Critical Areas Element**

*Policy 10.1.2: Ensure compatibility of land uses with topography, geology, soil suitability, surface water, ground water, frequently flooded areas wetlands, climate, and vegetation and wildlife.*

**There are no critical areas on or adjacent to the site. The site topography, geology and soil suitability are all consistent with residential development.**

*Goal 10.8: Locate development within the most geologically suitable and naturally stable portions of a development.*

**The site topography, geology and soil suitability are all consistent with residential development.**

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

**The proposed land use designation will provide a more compatible designation for the community. The site is currently unused by Snohomish County PUD and upon the sale of the property any new landowner will likely intend to develop the property with a use consistent with the underlying zone and Comprehensive Plan Designation. The current Public/Semi-Public designation allows for uses that may or may not be compatible with the surrounding residential uses. The requested zoning and future land use designations are entirely compatible with adjoining uses.**

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

**The propose change of land use designation will not affect the current use of other properties in the vicinity. The proposed land use designation is identical to the current land use designation as all other properties in the neighborhood. Compatibility with the adjoining uses will be achieved by virtue of matching the residential designation.**

- Comments received from affected property owners and residents.

**Comments from affected property owners and neighboring residents will be responded to by PUD staff as they are received.**

Describe how the amendment request meets the five factors for granting or denial of the amendment:

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

**The proposal will match the land use designation of the subject site with the surrounding properties. Any future development of the site resulting from the approval of this amendment, would mitigate any negative impacts to the physical, natural, economic and/or social environments in accordance with all applicable codes and regulations.**

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

The amendment is compatible with adjacent land uses and surrounding neighborhoods by matching the same designation that is held by all surrounding properties. The amendment would not create pressure to change the land use designation of other properties in the vicinity as they already have the proposed designation.

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

The site is currently served by public roads, utilities, transportation, recreation, parks and schools. Any future residential development on the site would mitigate for increased demands on these infrastructure by payment of impact fees and conformance to all applicable development codes. Development of the site would create an incremental increase in demand on the above-listed elements, which were deemed adequate prior to 2006 when the site was zoned residential and the future land use designation was also residential.

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

**Chapter 4 of the City of Lake Stevens Comprehensive Plan states that:**

*The trend for steady residential construction has continued into the new decade, however, the recently completed buildable lands analysis shows that the City's residentially zoned properties are nearly built out. As of April 2001, there was estimated to be 184 acres of buildable residential land which would support 728 new dwellings. Since then about 500 dwellings have been, or soon will be permitted. Residential development in locations within the existing city limits is supported by Goal 4.11 in the Land Use Element: "Direct new residential growth to areas where infrastructure and services are available."*

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

**The proposed amendment will not have any identified effects upon other aspects of the Comprehensive Plan.**

Describe how the amendment request meets the six requirements for granting or denial of amendment:

1. The amendment must be consistent with the Growth Management Act and other applicable State Laws.

The amendment is consistent with the Growth Management Act which mandates that City's achieve a certain density, consistent with population growth forecast. Achieving this density in areas where existing infrastructure is located is promoted by the GMA. The main goals of the GMA are to "encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner"

and to “reduce the inappropriate conversion of undeveloped land into sprawling, low-density development”.

2. The amendment must be consistent with the applicable County-wide Planning Policies.

The amendment is consistent with the applicable County-wide Planning Policies. The most relevant policies are listed below:

**Urban Growth Policies**

**UG-8:** Ensure UGAs provide sufficient density, developable land, public facilities and public services to accommodate most of the projected population and employment growth. In addition, the density should be adequate, according to recent studies, to support transit services and the efficient utilization of infrastructure.

**UG-9:** Respect the character of existing residential neighborhoods and non-residential areas when planning for urban centers and mixed use developments within urban growth areas. Develop planning and design processes implementing strategies to:

- a. Require all new residential and commercial development to achieve a high level of pedestrian and public transit compatibility,
- b. Encourage infill development, and
- c. Enhance the existing community character and mix of uses.

**UG-10:** as a means of encouraging efficient use of non-residential land areas, local jurisdictions should provide various incentives for multi-story commercial and mixed use development.

**Orderly Development**

**OD-1:** Promote development within urban growth areas in order to use land efficiently, add certainty to capital facility planning, and allow timely and coordinated extension of urban services and utilities for new development.

**OD-2:** Allow development within the incorporated and unincorporated portions of the UGA as follows:

- a. City comprehensive plans shall include strategies and land use policies to achieve urban densities and provide for urban governmental services and capital facilities.
- b. Development will be consistent with six and twenty year land use and capital facility plans.

**OD-8:** Encourage land use, economic and housing policies that co-locate jobs and housing to optimize use of existing and planned transportation systems and capital facilities.

**OD-10:** Encourage policies that allow for infill and redevelopment of suitable areas in accordance with local Comprehensive Plans.

**Housing Policies**

**HO-2: Make adequate provisions for existing and projected housing needs of all economic segments of the county.**

3. The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.

**The proposed amendment is consistent with the 2006 Lake Stevens Vision which calls for “high densities being concentrated in and around ‘Old Town’ and Historic Downtown”. The relevant aspects of the seven vision goals speak to stewardship of the environment, livability, pedestrian oriented design and reduction of traffic congestion. The proposed amendment is consistent with these goals by promoting infill, redevelopment in a dense urban area within close proximity of transit, recreation opportunities and ‘Old Town’.**

4. The amendment can be accommodated by all applicable public services and facilities, including transportation.

**All applicable public services and facilities are available to the site. These include but are not limited to water, sewer, telephone, cable, gas, refuse service, schools, parks, and transit.**

5. The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses or residents.

**The amendment will change the use potential of the subject site without creating significant adverse impacts on existing sensitive land uses, business or residents. Up until 2006 the subject site was zoned residential. Given this fact and that the site has not been in operation for nearly forty years suggests that the use potential of the site has not changed significantly. The five year rezone to Public/Semi-Public has been relatively short-lived in comparison. The surrounding uses are all residential and there are no nearby businesses that could be impacted.**

6. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.

**The site provides no value or long-term benefits to the community as a whole in its current condition. The use of the site as a water storage reservoir is no longer needed. The site will be surplus and should be done so at the highest and best use potential to satisfy the rate-payers. The current zone and land use designation provides little to no value to the public. Once the property is rezoned back to a residential zoning classification the property can provide valuable housing and infill in an appropriate location for the City of Lake Stevens community.**



# Staff Report

Lake Stevens Hearing Examiner

Quasi-Judicial, Open-Record Public Hearing: October 25, 2012

Subject: **PUD Rezone Request - Official Zoning Map Amendment (LS2011-9)**

Staff: Karen Watkins, Principal Planner *KW*

Via: Rebecca Ableman, Planning Director *RA*

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## SUMMARY

The request is to amend the zoning classification of one parcel totaling 1.16 acres from Public/Semi-Public (P/SP) to Urban Residential (UR). Staff recommends the parcel be rezoned to Urban Residential to be consistent with the surrounding parcels to the west, north and south. A concurrent Comprehensive Plan land use designation amendment is required and is being processed as part of the 2012 Docket. The proposal requires a Type IV review with Hearing Examiner recommendation and City Council approval.

---

## REQUEST

The applicant, Public Utility District No. 1 (PUD) is requesting a zoning map amendment of one subject property (**Exhibit A**). The request is to amend the zoning classification from Public/Semi-Public to Urban Residential.

Location: The site is located at 2223 Cedar Road, Lake Stevens, WA. Map, aerial photographs and property information are located in **Exhibit B**.

Tax ID No.: 00385500700400

Applicant: Snohomish County Public Utility District No. 1 (PUD), Mark Flury, P.O. Box 1107, Everett, WA 98206-1107

Hearing Date and Location: Thursday, October 25, 2012, 6:00 p.m., Lake Stevens School District Educational Service Center, Room B (lower level) (12309 22<sup>nd</sup> Street NE)

The purpose of the hearing is to review the staff recommendation, ensure the applicant has demonstrated the proposal meets the decision criteria for a rezone and hear public testimony regarding the zoning request prior to making a recommendation to the City Council.

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## REZONE REVIEW AND DECISION PROCESS (TYPE IV REVIEW)

As per LSMC 14.16C.090(c), a site-specific rezone requires a Type IV review process, which is a Quasi-Judicial process with a Hearing Examiner recommendation and City Council decision.

Initiation of Amendments: Amendments may be initiated by the City or by an applicant (LSMC 14.16C.090(d)(2)). The Planning Director determined the proposed zoning map amendment meets the decision criteria, complies with the Lake Stevens Comprehensive Plan, and includes the signatures of owners representing at least 75 percent of the area proposed for rezone (LSMC 14.16C.090(e) and (f)). This rezone request was initiated by the property owner, PUD, because the subject property was decommissioned as a water reservoir in 1980-81. Because the subject property is surrounded on three sides by the Urban Residential zoning classification, PUD is requesting a rezone to the same zoning so the property can be sold.

Type of Rezone and Map Amendment: In accordance with LSMC 14.16C.090(b), the request is a site-specific minor map amendment, which requires concurrent Comprehensive Plan designation amendment.

As per LSMC 14.16C.090(b), the term major map amendment refers to an amendment that addresses the zoning district classification of five or more tracts of land in separate ownership or any parcel of land, regardless of the number of lots or owners, in excess of 50 acres. All other amendments to the zoning district map shall be referred to as minor map amendments.

The rezone request is for one parcel of 1.16 acres; therefore, the rezone request is being reviewed as a minor map amendment.

Procedure: A Type IV review (LSMC 14.16B.405 to .480) includes:

- Notice of Application and 14 Day Comment Period
- Public Meeting, if required
- Environmental Review
- Notice of Public Hearing
- Hearing Examiner Public Hearing
- Hearing Examiner Recommendation
- City Council Decision

Complete Application: The application was submitted on November 30, 2011 with a request for a concurrent Comprehensive Plan Amendment. Because the rezone is connected with the 2012 Docket, the application was not reviewed for completeness until the 2012 Docket cycle began. The application was complete and a letter of completeness was sent on August 7, 2012 (**Exhibit C**).

Posting and Notices: The site was posted and notices mailed to property owners within 300 feet of the subject property or 20 property owners, whichever is larger. Forty-nine properties, excluding the applicant, are located within 300 feet of the subject property. The Affidavits of Posting are included in **Exhibit D**.

Notice of Application: On-site (August 7, 2012), City bulletin boards, City website, postcard mailing (August 8, 2012); Lake Stevens Journal (August 8, 2012)

Notice of Public Meeting: Staff determined a Public Meeting was not required

SEPA Determination: On-site, City bulletin boards, City website, mailing to SEPA list, Everett Herald (August 31, 2012)

Notice of Hearing Examiner Public Meeting: On-site, City bulletin boards, City website, postcard mailing, Lake Stevens Journal (planned for October 10, 2012)

Environmental Determination: A Determination of Non-Significance was issued on August 31, 2012 (**Exhibit E**). The SEPA Checklist and Supplemental Checklist are also included for review (see **Exhibit E**). A rezone is considered a non-project action. The supplemental is required for the environmental review of all non-project actions. A full environmental analysis unless specifically exempted will be required by the applicant when a development proposal is submitted to the City.

Public Comments: No public comments have been received to date on either the Notice of Application or the SEPA DNS.

Commerce Notice: The Washington State Department of Commerce review team was sent a request for expedited review of development regulations for review on September 24, 2012. A letter from CTED stating the City has met the procedural requirements under RCW 36.70A.106 was received on September 25, 2012 (**Exhibit F**). The adopted ordinance will be sent to Commerce.

Hearing Examiner Public Hearing and Recommendation: Hearing is scheduled for October 25, 2012 at 6:00 pm, Lake Stevens School District Educational Service Center, Room B (lower level) (12309 22<sup>nd</sup> Street NE). Postcards were mailed on October 4, 2012 and notice to be published in the Lake Stevens Journal on October 10, 2012. As per LSMC 14.16B.450, the Hearing Examiner shall make a written recommendation within 14 days of the close of the record. Conditions may also be included in the recommendation to ensure the proposal conforms to the relevant decision criteria. Reconsideration can be requested of the Hearing Examiner within 10 business days of the Hearing Examiner's decision.

City Council Decision: As a Type IV review is quasi-judicial, the City Council will hold a closed record hearing on the proposal and review the Hearing Examiner recommendation. The map amendment must be approved by ordinance (LSMC 14.16C.090(h)). The City Council public hearing is currently scheduled for December 10, 2012 concurrently with a final decision by Council on the 2012 Docket proposals. Postcards will be mailed to property owners within 300 feet of site and a notice will be published in the Lake Stevens Journal.

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## ANALYSIS

The following analysis is on the applicants request from Public/Semi-Public (P/S-P) to Urban Residential (UR) zoning. The applicant provided a letter stating how the rezone criteria are met and the rational for the proposed map changes (**Exhibit G**).

### Land Use Designation

The Official Comprehensive Plan Land Use Map of the City designates this property as Public/Semi-Public (P/SP). Site-specific rezones are only permitted where the zoning classification is aligned with the comprehensive plan designation on Table 14.36-I of Chapter 14.36 LSMC. The Urban Residential (UR) zone is allowable in the Medium Density Residential (MDR)-designated areas. Therefore, a concurrent Comprehensive Plan amendment is required and is being included as part of the 2012 Docket.

**Table 14.36-I: Land Use Designation/Zone Compatibility Matrix**  
*(Subarea Zones and Miscellaneous Zones excluded)*

Zone	Comprehensive Plan Land Use Designation*												
	LDR	MDR	HDR	WR	D/LC	SRC	COM	MU	PBD	LI	GI	GIDA	P/SP
Suburban Residential		X											
Waterfront Residential		X		X									
Urban Residential		X						X					
High Urban Residential		X	X					X					
Multi-Family Residential			X										
Neighborhood Commercial	X	X	X										
Local Business						X							
Central Business District						X							
Mixed Use									X				
Planned Business District										X			
Sub-Regional Commercial							X						
Light Industrial											X	X	
General Industrial											X		
General Industrial with Development Agreement												X	
Public/Semi-Public	X	X	X	X	X	X	X	X	X	X	X	X	X

LDR = Low Density Residential

MU = Mixed Use

MDR = Medium Density Residential

PBD = Planned Business District

HDR = High Density Residential

LI = Light Industrial

WR = Waterfront Residential

GI = General Industrial

D/LC = Downtown/Local Commercial

P/SP = Public/Semi-Public

SRC = Sub-Regional Commercial

COM ≡ Commercial (Subareas)

GIDA ≡ General Industrial w/ Development Agreement

## **Zoning Comparisons**

The Applicant requests a zoning change from Public/Semi-Public (P/SP) to Urban Residential (UR). The property is surrounded to the north, west and south with the UR zone. The property is bounded to the east by single-family residential housing under the Suburban Residential (SR) zone. The following description of the zones is from LSMC 14.36.010(b) and 14.36.034, respectively.

*The Suburban Residential (SR-4) and Urban Residential (UR) districts are designed primarily to accommodate single-family detached residential uses at medium densities in areas served by public water and sewer facilities. Some types of two family residences are allowed in these districts on larger lots.*

*A Public/Semi-Public district is hereby established to accommodate public and semi-public uses, such as schools, government services and facilities, public utilities, community facilities, parks, etc., on publicly owned land.*

## **Permissible Use Comparisons**

Comparison of permissible uses is not applicable as the current owner is a utility company and the historic use for the site was a water reservoir site. PUD no longer needs the site for utility purposes and therefore is requesting the rezone to an appropriate zone for future sale of the property. The subject property is located within a residential neighborhood; therefore, the appropriate rezone is to a residential use. The proposed Urban Residential zone is consistent with the zoning on three sides of the property.

## **Density and Dimensional Comparisons**

Chapter 14.48 LSMC provides the density and dimensional requirements for the existing (P/SP) and requested (UR) zoning in Table 14.48-I Density and Dimensional Standards. Again, comparison of density and dimensional requirements is not applicable as the P/SP zone is for specific uses related to governmental, utility, and other publicly owned land.

## **Existing Permits/Decisions on Subject Property**

There are currently no permits or decisions on the subject property since the previous use as a water storage reservoir was removed in 1980-81 when the reservoir was filled with sand and decommissioned.

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## **FINDINGS OF FACT AND CONCLUSIONS**

Staff determined the following findings and conditions based on the specific rezone decision criteria in LSMC 14.16C.090(g):

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

- a. The proposed zoning of Urban Residential (UR) is not currently permitted in the Public/Semi-Public (P/SP) Land Use designation.**

- b. However, there is a concurrent land use redesignation application included as part of the 2012 Docket to redesignate the subject property to Medium Density Residential (MDR). With the concurrent land use redesignation, this decision criterion will be met.

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

- a. The Zoning Map amendment will be consistent with the Land Use Map, which is part of the City's updated GMA Comprehensive Plan adopted July 27, 2006, as amended, with the concurrent land use redesignation as part of the 2012 Docket.
- b. The proposed rezone to UR is consistent with the following GMA goals: urban growth, reduce sprawl, and housing.

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

- a. The Comprehensive Plan contains policies supporting diverse and affordable housing styles within the City of Lake Stevens. Rezoning this property to be consistent with the neighboring properties allows future housing on the property, which is located within an existing residential neighborhood with urban services available.

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

- a. The subject property has been owned and used by a utility district, PUD, as a water storage reservoir. When new reservoirs were constructed approximately 1,100 feet north of the subject property, the reservoir became redundant and was no longer needed by PUD.
- b. Adoption of a rezone does not insure subdivision or site development. Any development will require an application.

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

- a. The subject property is suitable for development consistent with zoning codes as it is located within an existing residential neighborhood with urban services available.

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

- a. The Comprehensive Plan contains policies supporting diverse and affordable housing styles within the City of Lake Stevens. Rezoning the subject property to be consistent with the neighboring properties on three sides will allow the site to be developed with single-family residential housing.

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

- a. The subject property currently has adequate public facilities and services on-site or nearby.

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

- a. The subject property is located within a residential neighborhood of single-family homes. Before development, critical areas review will be required if there are

potential critical areas on the site.

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

- a. The proposed rezone complies with the rezone decision criteria (LSMC 14.16C.090), Type IV review (LSMC 14.16B.405-.480) and applicable administration requirements and procedures including SEPA review (Chapter 14.16A LSMC).

**Based on the above findings of fact and conclusions, staff recommends approval of the rezone request of one parcel of 1.16 acres to an Urban Residential zoning classification.**

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## **HEARING EXAMINER ACTION**

The Hearing Examiner shall hold an open-record public hearing on Thursday, October 25, 2012, to review the staff recommendation, ensure the applicant has demonstrated the proposal meets the decision criteria for a rezone and hear public testimony regarding the zoning request prior to making a recommendation to the City Council.

## **EXHIBITS**

Exhibit A	Application
Exhibit B	Maps, Aerial Photos and Property Information
Exhibit C	Letter of Completeness
Exhibit D	Affidavits
Exhibit E	SEPA DNS & Checklist
Exhibit F	Commerce Request for Review and Acknowledgement
Exhibit G	Applicant Letter Describing Rezone Criteria

**From:** [COM GMU Review Team](#)  
**To:** [Karen E. Watkins](#)  
**Cc:** [COM GMU Review Team](#)  
**Subject:** 18480, City of Lake Stevens, Expedited Review Granted, DevRegs  
**Date:** Thursday, October 25, 2012 4:05:14 PM

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Dear Ms. Watkins:

The City of Lake Stevens has been granted expedited review for the proposed rezone of one parcel of 1.16 acres from Public/Semi-Public to Urban Residential Zone. (Site was used by PUD as a water reservoir but was decommissioned in 1980-81.) This proposal was submitted for the required state agency review under RCW 36.70A.106.

As of receipt of this email, the City of Lake Stevens has met the Growth Management Act notice to state agency requirements in RCW 36.70A.106 for this submittal. For the purpose of documentation, please keep this email as confirmation.

If you have any questions, please contact Paul Johnson at 360.725.3048 or by email at [paul.johnson@commerce.wa.gov](mailto:paul.johnson@commerce.wa.gov).

Thank you.

Review Team, Growth Management Services  
Department of Commerce  
P.O. Box 42525  
Olympia WA 98504-2525  
(360) 725-3000  
FAX (360) 664-3123

CITY OF LAKE STEVENS  
WASHINGTON**ORDINANCE NO. 885****AN ORDINANCE OF THE CITY OF LAKE STEVENS, AMENDING THE OFFICIAL ZONING MAP FOR ONE PARCEL LOCATED AT 2223 CEDAR ROAD, LAKE STEVENS, WASHINGTON, PARCEL NO. 00385500700400, CONTAINED IN THE PUD PROPOSED REZONE FROM PUBLIC/SEMI-PUBLIC (P/SP) TO URBAN RESIDENTIAL (UR).**

WHEREAS, the subject property was an initial component of the Snohomish County Public Utility District No. 1 (PUD) water system when the District began water operations in 1946; and

WHEREAS, the City received a rezone application on November 30, 2011 from the applicant for a zoning map amendment referred to as the PUD Rezone; and

WHEREAS, the PUD Rezone includes one parcel of approximately 1.16 acres located at 2223 Cedar Road, identified as parcel number 00385500700400, and is legally described as set forth in Exhibit A; and

WHEREAS, Section 14.16C.090 of the Lake Stevens Municipal Code (LSMC) sets forth the process for amendment requests to the zoning map; and

WHEREAS, pursuant to LSMC 14.16C.090(b), the PUD Rezone is a minor map amendment, as there are less than five tracts and less than 50 acres; and

WHEREAS, pursuant to LSMC 14.16C.090(d)(2), the request is being considered as initiated by the applicant; and

WHEREAS, the Comprehensive Plan land use designation for the subject parcel is Public/Semi-Public (P/SP), which does not allow for Urban Residential zoning; therefore, a concurrent land use map amendment is included in the 2012 Comprehensive Plan Amendments (2012 Docket) to be approved by Ordinance No. 884; and

WHEREAS, the applicants proposal to rezone the subject parcel to Urban Residential (UR), is consistent with the parcels to the north, west and south and does not create an inconsistency with the parcel to the east zoned Suburban Residential (SR); and

WHEREAS, a Complete Application and Notice of Application were issued on August 7, 2012; published in the Lake Stevens Journal on August 8, 2012; the subject parcel was posted on August 7, 2012; and City bulletin boards and website were posted and postcards mailed to property owners within 300 feet on August 8, 2012 with no comments received within the 15-day comment period; and

WHEREAS, a determination was made that a public meeting was not required ; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 31, 2012, mailed to the SEPA List and the subject parcel was posted, with no comments received within the 14-day comment period; and

WHEREAS, on September 24, 2012, the Washington State Department of Commerce was sent a request for expedited review of development regulations (Zoning Map), as per RCW 36.70A.106. The Department of Commerce sent a letter dated September 25, 2012 documenting the procedural requirements for the PUD Rezone have been met and an email dated October 25, 2012 granting expedited review; and

WHEREAS, staff recommends the subject parcel be rezoned consistent with the surrounding parcels from Public/Semi-Public (P/SP) to Urban Residential (UR), for consistency with the surrounding parcels zoned residential; and

WHEREAS, per State law this site-specific rezone decision is a quasi-judicial decision, which requires the decision to be based on findings and conclusions, which are supported by evidence in the record of the proceeding and are directly related to the decision-making criteria in state statute and/or city ordinance that apply to the particular type of decision; and

WHEREAS, a site specific rezone request is reviewed pursuant to a Type IV Quasi-Judicial, City Council with Hearing Examiner Recommendation process pursuant to LSCM 14.16B.405-480; and

WHEREAS, pursuant to LSCM 14.16B.445, the Hearing Examiner conducted a duly noticed open-record public hearing on October 25, 2012 and all public testimony has been given full consideration; and

WHEREAS, the Hearing Examiner recommends the City Council grant the requested rezone from Public/Semi-Public to Urban Residential zoning for the subject property in the recommendation report dated November 15, 2012; and

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

WHEREAS, on December 10, 2012, and in accordance with LSCM 14.16B.455, the City Council conducted a closed record public hearing regarding the PUD Rezone application; and

WHEREAS, during the closed record hearing the City Council considered the record developed before the Hearing Examiner at the October 25, 2012 open record hearing and the Hearing Examiner's findings, conclusions and recommendation, attached in Exhibit B and incorporated by reference, at a closed record public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council adopts and incorporates the foregoing recitals as findings and conclusions as if set forth fully herein.

Section 2. The City Council makes the following additional findings of fact based on the entire record of this proceeding, including all testimony and exhibits:

- A. The applicants provided complete applications to the City consistent with LSCM 14.16A.220.
- B. The subject parcel is surrounded by Urban Residential (UR) zoning to the north, west and south and Suburban Residential (SR) to the east.
- C. The Comprehensive Plan designation for the subject parcel requires an amendment from Public/Semi-Public to Medium Density Residential, which was adopted by Ordinance No. 884.
- D. LSCM 14.16C.090 sets criteria for consideration and approval of amendments to the City's Zoning Map.
- E. The requirement to give the State notice of proposed amendments to City development regulations, including the Zoning Map, has been satisfied.

Section 3. The City Council makes the following conclusions based on the entire record of this proceeding, including all testimony and exhibits:

- A. The open record public hearing of the Hearing Examiner and the closed record public hearing of the City Council and related public notices satisfy the public participation requirements of LSMC 14.16A.225 and 14.16A.260.
- B. The SEPA process conducted for this ordinance satisfies the requirements of the State Environmental Policy Act codified in Chapter 43.21C RCW, as implemented by Chapter 197-11 WAC and Title 16 LSMC.
- C. The Zoning Map amendment adopted by this ordinance is consistent with the recently adopted Lake Stevens Comprehensive Plan amendment from Public/Semi-Public to Medium Density Residential in Ordinance No. 884:
  - 1. The proposed zoning of Urban Residential (UR) is permitted in the Medium Density Residential (MDR) land use designation.
  - 2. The proposed rezone will create a more consistent land use designation in the area by changing the zone classification of the subject parcel to be the same as the surrounding parcels on three sides.
- D. The Zoning Map amendment adopted by this ordinance is in compliance with the Growth Management Act.
  - 1. The Zoning Map amendment is consistent with the Land Use Map, which is part of the updated GMA Comprehensive Plan adopted July 27, 2006, and last amended December 10, 2012.
  - 2. The proposed rezone to UR is consistent with the following GMA goals: providing for urban growth, reducing sprawl, and providing for housing needs.
- E. The Zoning Map amendment adopted by this ordinance is warranted because of changed circumstances, a mistake or because of a need for additional property in the proposed zoning district.
  - 1. PUD decommissioned the water storage facility was decommissioned in 1973 and back-filled with dirt in 1980-81.
  - 2. PUD does not require the property for future utilities and would like to surplus the property once the rezone is complete.
- F. The Zoning Map amendment adopted by this ordinance is suitable for development in general conformance with zoning standards under the proposed zoning district.
  - 1. The site contains enough area for about six single family homes with frontage improvements all in conformance with the City's development and zoning standards.
- G. The Zoning Map amendment adopted by this ordinance will not be materially detrimental to uses or property in the immediate vicinity of the subject property.
  - 1. The proposed zoning change will bring the subject property into conformance with the surrounding properties.
- H. The Zoning Map amendment adopted by this ordinance ensures adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone.
  - 1. The subject property currently has all urban services available on site.
- I. The Zoning Map amendment adopted by this ordinance is able to mitigate any probably adverse environmental impacts of the types of development allowed by the proposed zone.
  - 1. The SEPA responsible official determined there are no probable significant adverse environmental impacts resulting from the proposed rezone.

- J. The Zoning Map amendment adopted by this ordinance complies with all other applicable criteria and standards in Title 14 LSMC.
  - 1. The rezone complies with the applicable decision criteria found in LSMC 14.16C.090(g), the Type IV review process and SEPA procedures.

Section 4. The Official Zoning Map is hereby amended by changing the zoning designation from Public/Semi-Public (P/SP) to Urban Residential (UR) for the subject parcel included in the PUD Rezone, File No. LS2011-9, which is identified as parcel number 00385500700400 and legally described on attached and incorporated Exhibit A.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this Ordinance.

Section 6. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five days after the date of publication.

PASSED by the City Council of the City of Lake Stevens this 10 day of December, 2012.

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Vern Little, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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Grant K. Weed, City Attorney

First and final reading:

Published:

Effective:

**EXHIBIT A**

**CEDAR ROAD RESERVOIR SITE REZONE**  
**SITE ADDRESS: 2223 CEDAR ROAD**  
**TAX PARCEL NUMBER: 00385500700400**  
**LEGAL DESCRIPTION OF REZONE PROPERTY**

LOT 4, BLOCK 1, BAILEY'S FIRST ADDITION TO LAKE STEVENS SANDY BEACH TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 55, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1, BAILY'S FIRST ADDITION TO LAKE STEVENS SANDY BEACH TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 55, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE ALONG THE WEST LINE OF SAID LOT 3 SOUTH 00°21'19" EAST 5.56 FEET;

THENCE SOUTH 85°44'15" EAST 228.13 FEET;

THENCE NORTH 04°06'59" EAST 6.13 FEET;

THENCE NORTH 85°53'01" WEST 228.56 FEET TO THE POINT OF BEGINNING;

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

Council Agenda Date: 12/10/2012

Subject: Public Safety Testing – Subscriber Agreement Amendment No. 1

Contact Person/Department: Steve Edin, Human Resources Director Budget Impact: Yes

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**SUMMARY:** The City of Lake Stevens has been utilizing Public Safety Testing for the past twelve years. Our current subscriber agreement expires December 31, 2012. Lake Stevens is one of Public Safety Testing's first subscribers along with 25 other agencies. Public Safety testing is now serving more than 175 agencies. Public Safety Testing provides recruiting, application processing, and written and physical agility testing for the police departments entry level candidates. There is no change in our current fee of \$1,700 annually if we enter into a three year agreement. A copy of the agreement is attached for your review. You may also view their website at [www.PublicSafetyTesting.com](http://www.PublicSafetyTesting.com).

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**ACTION REQUESTED OF COUNCIL:** Authorize the Mayor to sign the agreement renewal with Public Safety Testing.

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**APPLICABLE CITY POLICIES:** The City of Lake Stevens has Civil Service Rules which govern the hiring of entry and lateral (experienced) level officers.

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**BUDGET IMPACT:** A three year subscription at \$1,700 annually.

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**RECOMMENDATION(S):** Authorize the Mayor to sign the agreement renewal with Public Safety Testing.

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**COUNCIL PROCESS/ACTION:**

- Presentation by: Steve Edin, Human Resources Director
- Comments (proponent) by:
- Comments from the audience:
- Council Discussion:
- Council Action:

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**ATTACHMENTS:**

- Exhibit A: Public Safety Amendment No. 1
- Exhibit B: Public Safety Subscriber Agreement

## Amendment No. 1

### SUBSCRIBER AGREEMENT

#### BETWEEN THE CITY OF LAKE STEVENS and PUBLIC SAFETY TESTING, INC.

This amendment between the City of Lake Stevens, WA (Subscriber) and Public Safety Testing, Inc. (Contractor) is for the purpose of amending the Expiration/Termination date described in the Subscriber Agreement between the City of Lake Stevens and Public Safety Testing, Inc. dated December 15, 2009 as follows:

1. EXPIRATION (please check one):

- This Agreement terminates on December 31, 2013.
- This Agreement terminates on December 31, 2015.
- This Agreement is continuous and terminates on 90 days written notice from either party.

Unless specifically amended by this Agreement, all other terms and conditions of the original Subscriber Agreement shall remain in full force and effect.

CITY OF LAKE STEVENS, WA

PUBLIC SAFETY TESTING, INC.

By: \_\_\_\_\_



Print: Vern Little

Jon F. Walters, Jr.

Its: Mayor

President

Date: \_\_\_\_\_

November 8, 2012



ORIGINAL

## SUBSCRIBER AGREEMENT

WHEREAS, Public Safety Testing, Inc. is a skilled provider of testing services to police, fire, and other public safety agencies, and

WHEREAS, the subscriber public agency, either directly or through a civil service commission, tests, evaluates, ranks and hires law enforcement and/or firefighters and/or other public safety positions in the performance of its public safety functions, and

WHEREAS, the subscribing public entity desires to join in a Subscriber Agreement, NOW, THEREFORE,

Public Safety Testing, Inc. (the "Contractor") and the City of Lake Stevens, a municipal corporation of the state of Washington (hereinafter "Subscriber") do enter into this Subscriber Agreement under the terms and conditions set forth herein.

1. Description of Basic Services. This Agreement begins January 1, 2010. The Contractor will provide the following services to the Subscriber:
  - 1.1 Advertising and recruiting assistance, application processing, and administration of written examinations and physical ability tests for (check all that apply):
    - Entry-level Police Officer
    - Lateral/Experienced Police Officer
    - Firefighter
    - Firefighter/Paramedic
  - 1.2 Report to the Subscriber the scores of applicants, with all information necessary for the Subscriber to place passing applicants upon its eligibility list, and rank them relative to other candidates on appropriately constituted continuous testing eligibility lists. Contractor will report "raw" test scores to the Subscriber – no preference points will be factored into applicant scores and it is the Subscriber's responsibility to factor veteran's preference points in accordance with applicable federal and state laws.
  - 1.3 Written examination scores will be reported to the Subscriber as a percentage score (based on 100%) and physical ability test scores will be reported as "Pass" or "Fail".

The passing score for written examinations is set by the test developer at 70%. If Subscriber requires a different passing score, please check the box below and note the required passing score:

Subscriber's passing score is: 70 %

1.4 Appear in any administrative or civil service proceeding in order to testify to and provide any and all necessary information to document the validity of the testing process, to participate in the defense of any testing process conducted by the Contractor pursuant to this Agreement and to otherwise provide any information necessary to the Subscriber to evaluate challenges to or appeals from the testing process. The Contractor shall appear without additional charge. The Subscriber shall pay the reasonable cost of travel and appearance for any expert witness deemed necessary by the Subscriber to validate the testing process, including but not limited to, representatives of any company which holds the copyright to any testing material and whose testimony or appearance is deemed necessary to validate the process.

Provided, however, Contractor shall not be required to appear at its cost nor to defend in any administrative or court proceeding arising from our out of a claim or challenge relating to Subscriber's use of other testing process(es) or out of Subscriber's attempt to establish multiple or blended eligibility lists for the same position based in whole or in part on other testing process(es). "Other testing process(es)" means any test or testing process other than those provided by the Contractor under this Agreement.

1.5 Term & Fees. The Subscriber elects (select all that apply):

A one (1)-year subscription at the following rates:  
 Police Officer (entry &/or lateral) testing at \$1,700

A three (3)-year subscription at the following rates:  
 Police Officer (entry &/or lateral) testing at \$1,000 for Year 2010 and \$1,700 annually for Years 2011 and 2012.

1.6 Payment. Subscriber shall pay an amount equal to twenty-five percent (25%) of the annual fee set forth above quarterly for services rendered in the previous quarter and for basic services including but not limited to, software relating to online application, advertising formats, previously advertised scheduling of test dates, model civil service rules, testing systems, as well as ongoing testing and recruitment, and any and all other work developed at the cost of the Contractor prior to or contemporaneous with the execution of this Agreement. Payment shall be made within 45 days of receipt of invoice.

2. Additional Services. In addition to the services provided under this Agreement, the Subscriber may, at its sole discretion, elect to purchase additional services from the Contractor. Such services shall be requested by and contracted for pursuant to separate written agreement.

3. **Acknowledgements of Subscriber.** The Subscriber understands and acknowledges, and specifically consents to the following stipulations and provisions:
  - 3.1 Because applicable civil service law prohibits having multiple eligibility lists for the same class of hires, this Agreement is an exclusive agreement for these services.
  - 3.2 The written and physical agility scores of any applicant shall be valid for 15 months from the date of certification by the Contractor or 12 months from the date of placement upon the Subscriber's eligibility list, whichever first occurs, following the report of the Contractor, and rules compatible with continuous testing shall be adopted. The Subscriber shall review its applicable hiring processes, advertisements, personnel policies and civil service rules (as applicable) to ensure compliance with the provisions of this Agreement.
  - 3.3 An applicant may, in addition to the Subscriber's eligibility list, elect to have his/her score reported to and subject to placement on the eligibility list of any other Subscriber. Nothing in this Agreement shall be interpreted to prohibit the use of an applicants' score for consideration in or processing through any other subscriber's hiring and/or civil service eligibility process. The Subscriber agrees that if an applicant is hired by another agency through this service, the applicant's name shall be removed from Subscriber's eligibility list.
  - 3.4 The Subscriber specifically understands and acknowledges that the Contractor may charge a reasonable application fee from any and all applicants.
  - 3.5 The Subscriber is encouraged to and may also conduct advertising as it deems necessary to support/enhance recruiting efforts. The Subscriber shall link PublicSafetyTesting.com on its agency's website, if it so maintains one.
  - 3.6 Public Safety Testing views recruiting as a partnership with the Subscriber. The Subscriber agrees to actively participate in recruiting efforts for positions within the Subscriber agency.
  - 3.7 The Subscriber agrees to keep the Contractor up-to-date as to the agency's hiring status, minimum and special requirements, all information appearing on the agency's PST website profile and the names of any candidates hired through these services.
4. **Testing Standard and Warranty of Fitness for Use.** All testing services conducted under this Agreement shall be undertaken in accordance with the provisions of the Washington State Civil Service Statutes, Chapter 41.08 and 41.12 RCW, or the terms of other applicable statute as the Subscriber shall notify the Contractor that the Subscriber must meet. Tests shall also be conducted in accordance with the general standards established by the Subscriber; the Subscriber shall be responsible for notifying the Contractor of any unusual or special process or limitation. The test utilized, the proctoring of the test and any and all other services attendant to or necessary to provide a valid passing or failing score to the Subscriber shall be conducted in accordance with generally accepted practice in the human

termination of this Agreement with respect to, and continuing for so long as any applicant tested by the Contractor remains on the eligibility list of the Subscriber.

7.1 If the Subscriber elects to terminate this Agreement prior to the termination date specified in section 7, Subscriber shall pay the Contractor an early termination fee. The purpose of this early termination fee is to cover the direct and indirect costs of refunding and or rescheduling applicants that had signed up to test for the Subscriber. The early termination fee is one-third (33%) of the annual subscriber fee as noted in Section 1.5 of this Agreement. The early termination fee is in addition to any other fees agreed to by this Agreement.

8. Entire Agreement, Amendment. This is the entire Agreement between the parties. Any prior agreement, written or oral, shall be deemed merged with its provisions. This Agreement shall not be amended, except in writing, at the express written consent of the parties hereto.

This Agreement is dated this 15<sup>th</sup> day of December, 2009.

CITY OF LAKE STEVENS, WA

By: Vern Little

Print: Vern Little

Its: Mayor

Contact: Vern Little

Address: 1812 Main Street, P.O. Box 257

City/State: Lake Stevens, Wa 98258

Telephone: 425-334-1012

PUBLIC SAFETY TESTING, INC.

By: Jon F. Walters, Jr.

Print: Jon F. Walters, Jr.

Its: President

Jon Walters

20818 – 44<sup>th</sup> Ave. W., Suite 160

Lynnwood, WA 98036

425.776.9615

resources, Civil Service and Public Safety Testing community. The Subscriber may monitor the actions and operations of the Contractor at any time. The Contractor shall maintain complete written records of its procedures and the Subscriber may, on reasonable request, review such records during regular business hours. Any and all written materials, and the standards for physical fitness testing utilized, shall comply with all applicable copyrights and laws. The Contractor expressly agrees and warrants that all tests and written materials utilized have been acquired by the Contractor in accordance with the appropriate copyright agreements and laws and that it has a valid right to use and administer any written materials and tests in accordance with such agreements and laws. If Subscriber uses or authorizes the use of other testing process(es) this warranty shall be null and void.

5. **Independent Contractor.** The Contractor is an independent contractor. Any and all agents, employees or contractors of the Contractor, shall have such relation only with the Contractor. Nothing herein shall be interpreted to create an employment, agency or contractual relationship between the Subscriber and any employee, agent or sub-contractor of the Contractor.
6. **Indemnity and Hold Harmless.** The parties agree and hold harmless each other, their officers, agents and employees in accordance with the following provisions:
  - 6.1 The Contractor shall indemnify and hold harmless the Subscriber, its employees and agents from any and all costs, claims or liability arising from:
    - 6.1.1 Violation of any copyright agreement or statute relating to the use and administration of the tests or other written materials herein provided for;
    - 6.1.2 Any cost, claim or liability arising from or out of the claims of an employee, agent or sub-contractor to the end that the Contractor shall be an independent Contractor and the Subscriber shall be relieved of any and all claims arising from or relating to such employment relationships or contracts between the Contractor and third parties;
    - 6.1.3 The alleged negligent or tortious act of the Contractor in the provision of services under this Agreement.
    - 6.1.4 This indemnity shall not apply to any administrative or court proceeding arising from or out of any process in which the Subscriber has utilized or authorized other testing process(es).
  - 6.2 The Subscriber shall indemnify and hold harmless the Contractor, its officers, agents and employees from any and all cost, claim or liability arising from or out of the alleged negligent or tortious act of the Subscriber in the provision of services hereunder.
7. **Termination.** This Agreement terminates on the last day of December 2012. The Contractor and the Subscriber may withdraw from this Agreement at any time for any reason with 90 days written notice, provided, however, that the provisions of paragraphs 1.4, 4, 5 and 6 shall remain in full force and effect following the



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LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** Dec. 10, 2012

**Subject:** Chamber of Commerce Use of Lundein Park Facility – Use Agreement

**Contact Person:** City Administration Jan Berg      **Budget Impact:** Minimal

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**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Authorize the Mayor to sign an Agreement with the Lake Stevens Chamber of Commerce to use the Lundein Park Facility as a Headquarter and to manage the Visitor Information Center.

**SUMMARY/BACKGROUND:**

At the 26<sup>th</sup> November Council meeting staff was authorized to negotiate a tenant agreement with the Lake Stevens Chamber of Commerce to rent an office space in the Lundein Park. The facility is a 12 by 24 foot open space with heat, power, water, and a phone line. To make this area usable as an office for the Chamber will require the installation of some tenant improvements including floor and wall treatment, upgrade the front door, a window, lighting improvements, security, and web-service.

In addition to the Chamber's use the City is in need of a visitor information center which the Lundein facility is an ideal location for this service as it is on a main arterial and situated in a very attractive setting that showcases the lake. As part of the lease agreement, the Chamber is willing to broaden the use of the office to include a visitor information center.

The proposed conditions of the tenant agreement with the Chamber are:

1. The Chamber will manage and operate the visitor information center.
2. The Chamber will perform all of the City identified tenant improvements needed for the conversion of the facility to function as a visitor center and Chamber headquarters.
3. All tenant improvement cost and implementation will be borne by the Chamber.
4. All tenant improvement will become property of the City and remain with the site.
5. In exchange of the tenant improvement and for managing and staffing the visitor center, the City will defer rent for 60 months at which time the rent will be reviewed by both parties.
6. City will cover the cost for permitting.
7. Chamber will pay a fix fee to the City for utilities.

Legal staff is in the process of writing the lease agreement to reflect these terms.

The City staff views this as a benefit to the business and community; for the businesses it puts the Chamber in a location with easy access for the entire community and helps to show off the lake to visitors which helps in the development and promotion of the City's brand. For the community, Lundein Park would have a person present during most business days in the winter time that will assist in opening and closing restrooms which are currently closed during the winter season.

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**APPLICABLE CITY POLICIES:** NA

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**BUDGET IMPACT: Minimal**

**ATTACHMENTS: Exhibit A – Facility Photo**

Exhibit A





LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** December 10, 2012

**Subject:** Professional Services Agreement with Strategies 360 Inc.

**Contact Person/Department:** City Administrator Jan Berg      **Budget Impact:** \$6,375

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**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

Authorize Mayor to Sign Professional Services Agreement with Strategies 360 Inc. for lobbying services on for the SR9 Coalition

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**SUMMARY/BACKGROUND:**

In October, 2010 the City of Lake Stevens joined with the cities of Arlington, Marysville and Snohomish in hiring a lobbyist to work with the State Legislator on transportation needs of the State Route 9 corridor. This partnership has proven to be a successful and low cost way to get a strong voice for the transportation needs of the SR9 corridor.

The original agreement was for Marysville to contract with Strategies 360 and then invoicing the other entities for their share of the cost. For 2013 Lake Stevens has offered to be the lead agency and contract with Strategies 360 and then invoice the other cities accordingly. The proposed scope of work for 2013 includes a larger effort during the legislative session (January – April or through special session) and a smaller effort outside of session. With new members in Olympia and on the Transportation Committee, the major effort will focus on educating decision makers on the improvements needs on the SR9 corridor and positioning the Coalition for funding if a transportation package becomes available.

---

**BUDGET IMPACT:**

\$6,375 for Lake Stevens in 2013

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**ATTACHMENTS:**

- Exhibit A: 2013 Agreement with Strategies 360 Inc.
- Exhibit B: Amendment #2 ILA and scope of work

**PROFESSIONAL SERVICES AGREEMENT BETWEEN  
CITY OF LAKE STEVENS  
AND STRATEGIES 360 INC.  
FOR CONSULTANT SERVICES**

**THIS AGREEMENT** ("Agreement") is made and entered into by and between the City of Lake Stevens a Washington State municipal corporation ("City" or "Lake Stevens"), and STRATEGIES 360 Inc., a Washington corporation ("Consultant").

**WHEREAS**, the Cities of Marysville, Arlington, Lake Stevens, and Snohomish ("Cities") believe that certain improvements to Washington State Highway 9 are necessary and in the best interests of their respective communities; and

**WHEREAS**, the Cities desire to secure funding for the necessary improvements to Highway 9 and ensure that the best interests of their respective community is represented in the decision-making processes of the Washington State Legislature with regard to this matter; and

**WHEREAS**, the City of Lake Stevens is willing to enter into a professional services agreement with Strategies 360 for the purpose of obtaining effective lobbying services to help secure funding for the Highway 9 improvements with the understanding that the other Cities will execute an interlocal agreement with Lake Stevens to reimburse Lake Stevens for their proportionate share of the costs for such lobbying services; and

**WHEREAS**, the Consultant desires to enter into this Agreement for the purpose of providing lobbying services to help in securing funding for the Highway 9 improvements; and

**NOW, THEREFORE**, in consideration of the terms, conditions, covenants and performances contained herein below, the parties hereto agree as follows:

**ARTICLE I. PURPOSE**

The purpose of this Agreement is to provide the City with lobbying services to help secure funding for improvements to Highway 9.

**ARTICLE II. SCOPE OF WORK**

The scope of services is set out in the Scope of Work, attached hereto as Exhibits "A" and "A2" each of which are incorporated herein by this reference ("Scope of Work"). The Scope of Work is divided into Phase I (Smaller Effort) and Phase II (Larger Effort) that occurs when the legislature is in session. All services and materials necessary to accomplish the tasks outlined in the Scope of Work shall be provided by the Consultant unless noted otherwise in the Scope of Work or this Agreement.

## ARTICLE III. OBLIGATIONS OF THE CONSULTANT

**III.1 MINOR CHANGES IN SCOPE.** The Consultant shall accept minor changes, amendments, or revision in the detail of the Scope of Work as may be required by the City when such changes will not have any impact on the service costs or proposed delivery schedule. Extra work, if any, involving substantial changes and/or changes in cost or schedules will be addressed as follows:

**Extra Work.** The City may desire to have the Consultant perform work or render services in connection with each project in addition to or other than work provided for by the expressed intent of the scope of work in the scope of services. Such work will be considered as extra work and will be specified in a written supplement to the scope of services, to be signed by both parties, which will set forth the nature and the scope thereof. All proposals for extra work or services shall be prepared by the Consultant at no cost to the City. Work under a supplemental agreement shall not proceed until executed in writing by the parties.

**III.2 WORK PRODUCT AND DOCUMENTS.** The work product and all documents listed in the Scope of Work shall be furnished by the Consultant to the City, and upon completion of the work shall become the property of the City, except that the Consultant may retain one copy of the work product and documents for its records. The Consultant will be responsible for the accuracy of the work, even though the work has been accepted by the City.

In the event that the Consultant shall default on this Agreement or in the event that this contract shall be terminated prior to its completion as herein provided, all work product of the Consultant, along with a summary of work done to date of default or termination, shall become the property of the City. Upon request, the Consultant shall tender the work product and summary to the City. Tender of said work product shall be a prerequisite to final payment under this contract. The summary of work done shall be prepared at no additional cost to the City.

Consultant will not be held liable for reuse of these documents or modifications thereof for any purpose other than those authorized under this Agreement without the written authorization of Consultant.

**III.3 TIME OF PERFORMANCE.** The Consultant shall provide the lobbying services required under this Agreement in accordance with the general schedule provided in the Scope of Work.

**III.4 NONASSIGNABLE.** The services to be provided by the Consultant shall not be assigned or subcontracted without the express written consent of the City.

**III.5 EMPLOYMENT.** Any and all employees of the Consultant, while engaged in the performance of any work or services required by the Consultant under this Agreement, shall be considered employees of the Consultant only and not of the City, and any and all claims that may or might arise under the Workman's Compensation Act on behalf of any said employees

while so engaged, and any and all claims made by any third party as a consequence of any negligent act or omission on the part of the Consultant or its employees while so engaged in any of the work or services provided herein shall be the sole obligation of the Consultant.

### III.6 INDEMNITY.

a. The Consultant will at all times indemnify and hold harmless and defend the City, its elected officials, officers, employees, agents and representatives, from and against any and all lawsuits, damages, costs, charges, expenses, judgments and liabilities, including attorney's fees (including attorney's fees in establishing indemnification), collectively referred to herein as "losses" resulting from, arising out of, or related to one or more claims arising out of negligent acts, errors, or omissions of the Consultant in performance of Consultant's professional services under this Agreement. The term "claims" as used herein shall mean all claims, lawsuits, causes of action, and other legal actions and proceedings of whatsoever nature, involving bodily or personal injury or death of any person or damage to any property including, but not limited to, persons employed by the City, the Consultant or other person and all property owned or claimed by the City, the Consultant, or affiliate of the Consultant, or any other person.

b. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damaging arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its members, officers, employees and agents, the Consultant's liability to the City, by way of indemnification, shall be only to the extent of the Consultant's negligence.

c. The Consultant specifically and expressly waives any immunity that may be granted it under the Washington State Industrial Insurance Act, Title 51 RCW, as provided in RCW 4.24.115. The indemnification obligation under this Agreement shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable to or for any third party under workers compensation acts, disability benefits acts, or other employee benefits acts; provided the Consultant's waiver of immunity by the provisions of this paragraph extends only to claims against the Consultant by the City and does not include, or extend to, any claims by the Consultant's employees directly against Consultant. The obligations of Consultant under this subsection have been mutually negotiated by the parties hereto, and Consultant acknowledges that the City would not enter into this Agreement without the waiver thereof of Consultant.

d. Nothing contained in this section or Agreement shall be construed to create a liability or a right of indemnification by any third party.

e. The provisions of this section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

### III.7 INSURANCE.

c. **Minimum Limits of Insurance.** The Consultant shall, before commencing work under this agreement, file with the City certificates of insurance coverage to be kept in force continuously during this agreement, and during all work performed pursuant to all short form agreements, in a form acceptable to the City. Said certificates shall name the City as an additional named insured with respect to all coverages except professional liability insurance. The minimum insurance requirements shall be as follows:

(1) Comprehensive General Liability. \$1,000,000 combined single limit per occurrence for bodily injury personal injury and property damage; \$2,000,000 general aggregate;

(2) Automobile Liability. \$300,000 combined single limit per accident for bodily injury and property damage;

(3) Workers' Compensation. Workers' compensation limits as required by the Workers' Compensation Act of Washington;

(4) Consultant's Errors and Omissions Liability. \$1,000,000 per occurrence and as an annual aggregate.

d. **Endorsement.** Each insurance policy shall be endorsed to state that coverage shall not be suspended, voiced, canceled, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

e. **Acceptability of Insurers.** Insurance to be provided by Consultant shall be with a Bests rating of no less than A:VII, or if not rated by Bests, with minimum surpluses the equivalent of Bests' VII rating.

f. **Verification of Coverage.** In signing this agreement, the Consultant is acknowledging and representing that required insurance is active and current.

**III.8 DISCRIMINATION PROHIBITED AND COMPLIANCE WITH EQUAL OPPORTUNITY LEGISLATION.** The Consultant agrees to comply with equal opportunity employment and not to discriminate against client, employee, or applicant for employment or for services because of race, creed, color, religion, national origin, marital status, sex, sexual orientation, age or handicap except for a bona fide occupational qualification with regard, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or any recruitment advertising; layoff or terminations; rates of pay or other forms of compensation; selection for training, rendition of services. The Consultant further agrees to maintain (as appropriate) notices, posted in conspicuous places, setting forth the provisions of this

nondiscrimination clause. The Consultant understands and agrees that if it violates this nondiscrimination provision, this Agreement may be terminated by the City, and further that the Consultant will be barred from performing any services for the City now or in the future, unless a showing is made satisfactory to the City that discriminatory practices have been terminated and that recurrence of such action is unlikely.

**III.9 UNFAIR EMPLOYMENT PRACTICES.** During the performance of this Agreement, the Consultant agrees to comply with RCW 49.60.180, prohibiting unfair employment practices.

**III.10 AFFIRMATIVE ACTION.** Affirmative action shall be implemented by the Consultant to ensure that applicants for employment and all employees are treated without regard to race, creed, color, sex, age, marital status, national origin or the presence of any sensory, mental or physical handicap, unless based on a bona fide occupational qualification. The Consultant agrees to take affirmative action to ensure that all of its employees and agent adhere to this provision.

**III.11 LEGAL RELATIONS.** The Consultant shall comply with all federal, state and local laws and ordinances applicable to work to be done under this Agreement. This Agreement shall be interpreted and construed in accordance with the laws of Washington. Venue for any action commenced relating to the interpretation, breach or enforcement of this Agreement shall be in Snohomish County Superior Court.

**III.12 INDEPENDENT CONTRACTOR.** The Consultant's relation to the City shall at all times be as an independent contractor.

**III.13 CONFLICTS OF INTEREST.** While this is a non-exclusive agreement the Consultant agrees to and will notify the City of any potential conflicts of interest in Consultant's client base and will seek and obtain written permission from the City prior to providing services to third parties where a conflict of interest is apparent. If a conflict is irreconcilable, the City reserves the right to terminate this Agreement.

**III.14 CITY CONFIDENCES.** The Consultant agrees to and will keep in strict confidence, and will not disclose, communicate or advertise to third parties without specific prior written consent from the City in each instance, the confidences of the City or any information regarding the City or services provided to the City.

## **ARTICLE IV. OBLIGATIONS OF THE CITY**

**IV.13 PAYMENTS.** The Consultant shall be paid by the City for services rendered under this Agreement on a monthly basis in accordance with the following: Phase I (Smaller effort) – One Thousand Five Hundred Dollars (\$1,500) per month; Phase II (Larger Effort occurring during legislative session, one month prior to session, and if applicable, during special session) – Three Thousand Dollars (\$3,000.00) per month. Such payment shall be full compensation for work performed and services rendered and for all labor, materials, supplies,

equipment and incidentals necessary to complete the work. In the event the City elects to expand the scope of services from that set forth in Exhibit A, the City shall pay Consultant a mutually agreed amount.

g. The Consultant shall submit a monthly invoice to the City for services performed in the previous calendar month in a format acceptable to the Cities. The Consultant shall maintain time and expense records and provide them to the Cities upon request.

h. The City will pay timely submitted and approved invoices received before the 20th of each month within thirty (30) days of receipt.

**IV.14 CITY APPROVAL.** Notwithstanding the Consultant's status as an independent contractor, results of the work performed pursuant to this Agreement must meet the approval of the City, which shall not be unreasonably withheld if work has been completed in compliance with the scope of work and City requirements.

## **ARTICLE V. GENERAL**

**V.15 NOTICES.** Notices to the City shall be sent to the following address:

CITY OF LAKE STEVENS  
C/O Jan Berg, City Administrator  
1812 Main Street  
P.O. Box 257  
Lake Stevens, WA 98258

Notices to the Consultant shall be sent to the following address:

STRATEGIES 360 INC.  
C/O Al Aldrich  
1505 Westlake Ave N, Suite 1000  
Seattle, WA 98109

Receipt of any notice shall be deemed effective three (3) days after deposit of written notice in the U.S. mail with proper postage and address.

**V.16 TERMINATION.** The right is reserved by the City to terminate this Agreement in whole or in part at any time upon ten (10) calendar days' written notice to the Consultant.

If this Agreement is terminated in its entirety by the City for its convenience, the City shall pay the Consultant for satisfactory services performed through the date of termination in accordance with payment provisions of Section VI.1.

**V.17 DISPUTES.** The parties agree that, following reasonable attempts at negotiation

and compromise, any unresolved dispute arising under this Agreement may be resolved by a mutually agreed-upon alternative dispute resolution of arbitration or mediation.

**V.18 NONWAIVER.** Waiver by the City of any provision of this Agreement or any time limitation provided for in this Agreement shall not constitute a waiver of any other provision.

**V.5 FAIR MEANING.** The terms of this Agreement shall be given their fair meaning and shall not be construed in favor of or against either party hereto because of authorship. This Agreement shall be deemed to have been drafted by both of the parties.

**V.6 AUTHORITY TO BIND PARTIES AND ENTER INTO AGREEMENT.** The undersigned represent that they have authority to enter into this Agreement and to bind the parties.

**V.7 CONDITIONAL APPROVAL.** This Agreement shall become effective only upon the approval by the Cities of Lake Stevens, Snohomish, Marysville and Arlington of a document entitled "Second Amendment To Interlocal Agreement For Lobbying Services Adding Exhibit A2-2013 Scope of Work – SR 9 Coalition".

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF LAKE STEVENS

STRATEGIES 360 INC/CONSULTANT

By \_\_\_\_\_  
VERN LITTLE, Mayor

By \_\_\_\_\_  
title

Approved as to form:

GRANT K. WEED, City Attorney

**SECOND AMENDMENT TO INTERLOCAL AGREEMENT  
FOR LOBBYING SERVICES  
ADDING “EXHIBIT A2 -  
2013 SCOPE OF WORK – SR 9 COALITION”**

**THIS SECOND AMENDMENT TO INTERLOCAL AGREEMENT FOR  
LOBBYING SERVICES** (“Amendment”) is made and is entered into by and between the City of Arlington, a Washington municipal corporation (“Arlington”), the City of Marysville, a Washington municipal corporation (“Marysville”), the City of Lake Stevens, a Washington municipal corporation (“Lake Stevens”), and the City of Snohomish, a Washington municipal corporation (“Snohomish”) (collectively referred to hereinafter as the “Cities”) as follows:

**WHEREAS**, pursuant to RCW 39.34, the Cities entered into the **INTERLOCAL AGREEMENT FOR LOBBYING SERVICES** (“Agreement”) dated 10/12/2010; and,

**WHEREAS**, the Cities have agreed to add to existing “Exhibit A” of the Agreement, the additional “Exhibit A2-2013 Scope of Work – SR 9 Coalition” necessitating the second amendment of the Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants, conditions and promises contained herein, Cities mutually agree as follows:

1. “Exhibit A2 -2013 Scope of Work – SR 9 Coalition” is adopted and added to the Agreement which shall be effective January 1, 2013 and shall be as attached hereto and incorporated by this reference.
2. This Second Amendment may be executed in counterparts, each which shall be considered same as an original.
3. Except as provided herein, all other terms and conditions of the **INTERLOCAL AGREEMENT FOR LOBBYING SERVICES** thereto remain in place and

shall be unchanged by this agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and  
seals this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**CITY OF ARLINGTON**

Barbara Tolbert, Mayor

ATTEST/AUTHENTICATED:

Kristin Banfield, City Clerk

APPROVED AS TO FORM

Steven Peiffle, City Attorney

**CITY OF MARYSVILLE**

Jon Nehring, Mayor

ATTEST/AUTHENTICATED:

April O'Brien, Deputy City Clerk

APPROVED AS TO FORM

Grant K. Weed, City Attorney

**CITY OF LAKE STEVENS**

Vern Little, Mayor

ATTEST/AUTHENTICATED:

Norma Scott, City Clerk

APPROVED AS TO FORM

Grant K. Weed, City Attorney

**CITY OF SNOHOMISH**

Larry Bauman, City Manager

ATTEST/AUTHENTICATED:

Torchie Corey, City Clerk

APPROVED AS TO FORM

Grant K. Weed, City Attorney

**Exhibit A2**  
**Scope of Work-SR9 Coalition**

(Larger Effort-\$3000 per month) January thru April 2013

1. Schedule meetings with Senate and House Transportation Committee leadership to understand their approach to the session and building a transportation budget for special projects.
2. Schedule meetings with other members of the Transportation Committees and key committee staff to educate them about the project and its needs.
3. Work with SR 9 Coalition leadership to ensure written materials and visual materials are current.
4. Work with SR 9 leaders to identify the most successful packaging of an SR 9 request for inclusion in the transportation package.
5. Plan and schedule a visit by SR 9 Coalition members to Olympia on a day during the first few weeks of the Legislative session. Schedule individual meetings with legislators from the Transportation Committees, focusing on legislators from the surrounding areas. Choreograph the entire day, including preparation of materials for the meetings with legislators. Provide important background information to SR 9 Coalition participants.
6. Continue to attend regular meetings of SCCIT, WHUF and other transportation groups to monitor events and to continue to ensure SR 9's position as a preferred project.
7. Continue to stay in touch with key WSDOT staff as the budget is developed.
8. Look for a hearing or other opportunity to bring SR 9 Coalition members back to Olympia an additional one or two times to keep pushing for SR 9 inclusion in the transportation package.
9. Prepare a news story around WSDOT's actual geotechnical testing, which is likely to be in early 2013. Positive publicity keeps the project in front of the public and legislators. Include quotes from SR 9 leaders.
10. Participate, to the extent possible, in Transportation Partnership meetings and activities.
11. Meet with all legislators from legislative districts surrounding the SR 9 corridor to ensure they are familiar with the project.
12. Provide updates at least weekly and a monthly written summary of activities and important events.
13. Monitor federal activities for important news and grant opportunities.

(Smaller effort - \$1500 per month) May thru November 2013\*

1. Stay in touch with key legislators from the Transportation Committees to monitor developments; meet with them periodically.
2. Stay in touch with legislators from Snohomish County legislative districts and surrounding districts to keep SR 9 needs in front of them.

3. Report key events to the SR 9 Coalition, both in writing and at Coalition meetings.
4. Continue to attend SCCIT, WHUF and other transportation meetings.
5. Begin ramping up contacts with key legislators in October for the 2014 session.
6. Revise any written materials as needed.
7. Look for other opportunities for news stories about SR 9.
8. Monitor federal activities for important news and grant opportunities.

(Larger Effort-\$3000 per month) December 2013

1. Schedule meetings with Senate and House Transportation leadership to understand their view of the 2014 session, and to remind them of SR 9 Coalition priorities.
2. Schedule meetings with local legislators to remind them of SR 9 Coalition priorities.
3. Work with SR 9 Coalition leadership to clarify or reaffirm the top funding priorities of the Coalition.
4. Work with SR 9 Coalition leadership to update any materials as needed.
5. Schedule one or more trips to Olympia for the 2014 session for SR 9 Coalition members.

\*Consultant will bill at \$3000 per month during special session, if called.



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** December 10, 2012

**Subject:** Interlocal Agreement for Lobbying Services – State Route 9 Coalition

**Contact Person/Department:** City Administrator Jan Berg      **Budget Impact:** \$6,375

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**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

Approve the Second Amendment to the Interlocal Agreement for lobbying services for the SR9 Coalition.

**SUMMARY/BACKGROUND:**

The major four cities representing on the State Route 9 Coalition (Lake Stevens, Arlington, Marysville and Snohomish) have shared in the hiring of a lobbyist for the last two years. This effort has proven to be successful in helping to educate the State Legislator on the transportation needs of State Route 9 and in receiving funding for projects along this corridor.

The proposed amendment includes a larger effort during the Legislative session; January through April 2013 to focus on educating new members in Olympia and being poised for transportation funding. A smaller effort will occur outside of the session up through November. The attached proposed scope of work provides further detail of the services to be provided.

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**APPLICABLE CITY POLICIES:**

City Council is the authorizing body to approve agreements over \$5,000.

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**BUDGET IMPACT:**

For 2013 cost is \$6,375 for the City of Lake Stevens

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**ATTACHMENTS:**

- Exhibit A: Second Amendment Agreement

**SECOND AMENDMENT TO INTERLOCAL AGREEMENT  
FOR LOBBYING SERVICES  
ADDING “EXHIBIT A2 -  
2013 SCOPE OF WORK – SR 9 COALITION”**

**THIS SECOND AMENDMENT TO INTERLOCAL AGREEMENT FOR LOBBYING SERVICES** (“Amendment”) is made and is entered into by and between the City of Arlington, a Washington municipal corporation (“Arlington”), the City of Marysville, a Washington municipal corporation (“Marysville”), the City of Lake Stevens, a Washington municipal corporation (“Lake Stevens”), and the City of Snohomish, a Washington municipal corporation (“Snohomish”) (collectively referred to hereinafter as the “Cities”) as follows:

**WHEREAS**, pursuant to RCW 39.34, the Cities entered into the **INTERLOCAL AGREEMENT FOR LOBBYING SERVICES** (“Agreement”) dated 10/12/2010; and,

**WHEREAS**, the Cities have agreed to add to existing “Exhibit A” of the Agreement, the additional “Exhibit A2-2013 Scope of Work – SR 9 Coalition” necessitating the second amendment of the Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants, conditions and promises contained herein, Cities mutually agree as follows:

1. “Exhibit A2 -2013 Scope of Work – SR 9 Coalition” is adopted and added to the Agreement which shall be effective January 1, 2013 and shall be as attached hereto and incorporated by this reference.

2. This Second Amendment may be executed in counterparts, each which shall be considered same as an original.

3. Except as provided herein, all other terms and conditions of the **INTERLOCAL AGREEMENT FOR LOBBYING SERVICES** thereto remain in place and

shall be unchanged by this agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and  
seals this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**CITY OF ARLINGTON**

Barbara Tolbert, Mayor

ATTEST/AUTHENTICATED:

Kristin Banfield, City Clerk

APPROVED AS TO FORM

Steven Peiffle, City Attorney

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APPROVED AS TO FORM

Grant K. Weed, City Attorney

**CITY OF LAKE STEVENS**

Vern Little, Mayor

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Grant K. Weed, City Attorney

**CITY OF SNOHOMISH**

Larry Bauman, City Manager

ATTEST/AUTHENTICATED:

Torchie Corey, City Clerk

APPROVED AS TO FORM

Grant K. Weed, City Attorney

**Exhibit A2**  
**Scope of Work-SR9 Coalition**

(Larger Effort-\$3000 per month) January thru April 2013

1. Schedule meetings with Senate and House Transportation Committee leadership to understand their approach to the session and building a transportation budget for special projects.
2. Schedule meetings with other members of the Transportation Committees and key committee staff to educate them about the project and its needs.
3. Work with SR 9 Coalition leadership to ensure written materials and visual materials are current.
4. Work with SR 9 leaders to identify the most successful packaging of an SR 9 request for inclusion in the transportation package.
5. Plan and schedule a visit by SR 9 Coalition members to Olympia on a day during the first few weeks of the Legislative session. Schedule individual meetings with legislators from the Transportation Committees, focusing on legislators from the surrounding areas. Choreograph the entire day, including preparation of materials for the meetings with legislators. Provide important background information to SR 9 Coalition participants.
6. Continue to attend regular meetings of SCCIT, WHUF and other transportation groups to monitor events and to continue to ensure SR 9's position as a preferred project.
7. Continue to stay in touch with key WSDOT staff as the budget is developed.
8. Look for a hearing or other opportunity to bring SR 9 Coalition members back to Olympia an additional one or two times to keep pushing for SR 9 inclusion in the transportation package.
9. Prepare a news story around WSDOT's actual geotechnical testing, which is likely to be in early 2013. Positive publicity keeps the project in front of the public and legislators. Include quotes from SR 9 leaders.
10. Participate, to the extent possible, in Transportation Partnership meetings and activities.
11. Meet with all legislators from legislative districts surrounding the SR 9 corridor to ensure they are familiar with the project.
12. Provide updates at least weekly and a monthly written summary of activities and important events.
13. Monitor federal activities for important news and grant opportunities.

(Smaller effort - \$1500 per month) May thru November 2013\*

1. Stay in touch with key legislators from the Transportation Committees to monitor developments; meet with them periodically.
2. Stay in touch with legislators from Snohomish County legislative districts and surrounding districts to keep SR 9 needs in front of them.

3. Report key events to the SR 9 Coalition, both in writing and at Coalition meetings.
4. Continue to attend SCCIT, WHUF and other transportation meetings.
5. Begin ramping up contacts with key legislators in October for the 2014 session.
6. Revise any written materials as needed.
7. Look for other opportunities for news stories about SR 9.
8. Monitor federal activities for important news and grant opportunities.

(Larger Effort-\$3000 per month) December 2013

1. Schedule meetings with Senate and House Transportation leadership to understand their view of the 2014 session, and to remind them of SR 9 Coalition priorities.
2. Schedule meetings with local legislators to remind them of SR 9 Coalition priorities.
3. Work with SR 9 Coalition leadership to clarify or reaffirm the top funding priorities of the Coalition.
4. Work with SR 9 Coalition leadership to update any materials as needed.
5. Schedule one or more trips to Olympia for the 2014 session for SR 9 Coalition members.

\*Consultant will bill at \$3000 per month during special session, if called.



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City of Lake Stevens

# Memo

To: Council  
From: Mayor Little  
Re: Boards and Commissions  
Date: December 10, 2012

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There are ten expiring terms and two vacancies combined for the Library Board, Arts Commission, Park Board and Planning Commission. Staff has advertised the openings in the Journal, City Web site and Cable Channel 21. The only new applications received were two for the Planning Commission, which we will be interviewing for in the next couple of weeks.

The following are my recommendations:

**Library Board – two expiring terms reappointments:** Debra Ames and Gloria Davis.

**Arts Commission – four expiring terms reappointments and two vacancies:** Gisela Hinchcliffe, Martin Reimers, Jennifer Oldenburg and Holly Forbis. The Arts Commission members and staff will continue to seek new applicants for the two vacancies.

**Park Board – three expiring terms reappointments.** Chris Jones, Carl Johnson, and Roger Schollenberg.

**Planning Commission – one expiring term.** Dean Franz did not wish to seek reappointment so we will be interviewing for this position.



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November 27, 2012

Mayor Vern Little  
City of Lake Stevens  
PO Box 257  
Lake Stevens, WA 98258

Re: Annual Certification of Board of Health Representative

Dear Mayor Little:

I'm requesting your help in certifying your city's representative to the Snohomish County Board of Health.

The Snohomish Health District Board of Health is composed of the five Snohomish County Council members and ten representatives from the incorporated cities within Snohomish County. Per the Health District Charter:

- (a) *The largest city within each County Council District shall appoint a Board of Health representative in accordance with each city's procedure for making such appointments. The representative appointed shall be certified annually by the mayor or city manager as properly appointed in a letter to the Health District.*
- (b) *Cities and towns other than the largest within each County Council District jointly shall select a single representative by a method of their choosing. This representative shall be jointly certified annually by the mayors or city managers as properly appointed in a letter to the Health District.*

Lake Stevens is the largest city in District 5 and thus selects its own representative. This is a change since last year. As we were preparing to send out letters to each city requesting that the cities confirm their appointments to the Board of Health, we discovered that populations have shifted over the past decade. Until the 2010 census, Monroe had a larger population than Lake Stevens. Monroe had 4275 residents in 1990, 13,462 in 2000, and 17,034 in 2010. Lake Stevens had 3435 residents in 1990, 6484 in 2000, and 28,069 in 2010. This means that in the decade from 2000 to 2010, Lake Stevens became the most populous city in County Council District #5. Therefore, Lake Stevens is now entitled to its own representative, while Monroe joins the other less populous cities. Consequently, Lake Stevens (which was formerly represented by Snohomish Mayor Karen Guzak) currently has no representative on the Board of Health.

The annual meeting to elect Board of Health officers will occur on January 8, 2013. To comply with the Health District Charter, I ask that you identify a representative to the Board of Health and send me a letter by that date, signed by the mayor or city manager, certifying your representative to the Board of Health for 2013.

Note that the full Board of Health meets at 3-5 PM on the 2<sup>nd</sup> Tuesday each month. Board members also serve on one of two committees. The Administration Committee deals largely with financial and administrative issues; it meets at 3:30-5 PM on the Monday a week before the full Board (usually this means the 1<sup>st</sup> Monday of the month, but occasionally it is the last Monday of the previous month). The Program & Policy Committee deals with county-wide policy and programmatic issues; it meets at 3:30-5 PM on the 4<sup>th</sup> Thursday of each month. All meetings are generally held at the Health District's main offices in the Rucker Building at 3020 Rucker Avenue in Everett.



Administration Division

If you have any questions, please call me at (425) 339-5210.

Sincerely,

Gary Goldbaum, MD, MPH  
Health Officer & Director

GG/lo

c: Mayor Karen Guzak, City of Snohomish  
President, Lake Stevens City Council



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** 10 December 12

**Subject:** Lake Stevens Phosphorus Management Plan

<b>Contact</b> <b>Person/Department:</b>	Mick Monken Public Works	<b>Budget Impact:</b> Undetermined
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**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Discussion Item

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**SUMMARY/BACKGROUND:** The discussion point of this item is: how will the Phosphorus loading condition of Lake Stevens be dealt with into the future.

Phosphorus loading of Lake Stevens is an ongoing concern. According to estimates, about 70% of the Phosphorus comes from internal sources in the lake while the remaining 30% comes from the surrounding watershed area (external sources). This has been an identified problem since the 1950's. In 1994 the first action was taken to address the Phosphorus problem through the use of an aeration system.

The aerator was estimated to have a 20 year life and currently is in need of extensive repairs to make it operational. The initial cost to repair the aerator system is expected to be in excess of \$100,000 and essential long term system upgrades are estimated to be in excess of \$400,000 over the next five years. In addition, the effectiveness of the aerator is not enough to control current rates of internal and external loading of phosphorus.

The City has several options to consider for managing the lake's phosphorus condition, which include: 1) controlling internal Phosphorus loading; and/or 2) reducing external non-point source loading; or 3) take no action. In Exhibit A is a draft plan that outlines the current condition and provides some possible alternatives for consideration. It is hoped that this plan can be adopted in the future to provide guidelines on how the City and County will continue to manage the Phosphorus loading of the lake.

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**APPLICABLE CITY POLICIES:**

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**BUDGET IMPACT:** Undetermined

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**ATTACHMENTS:**

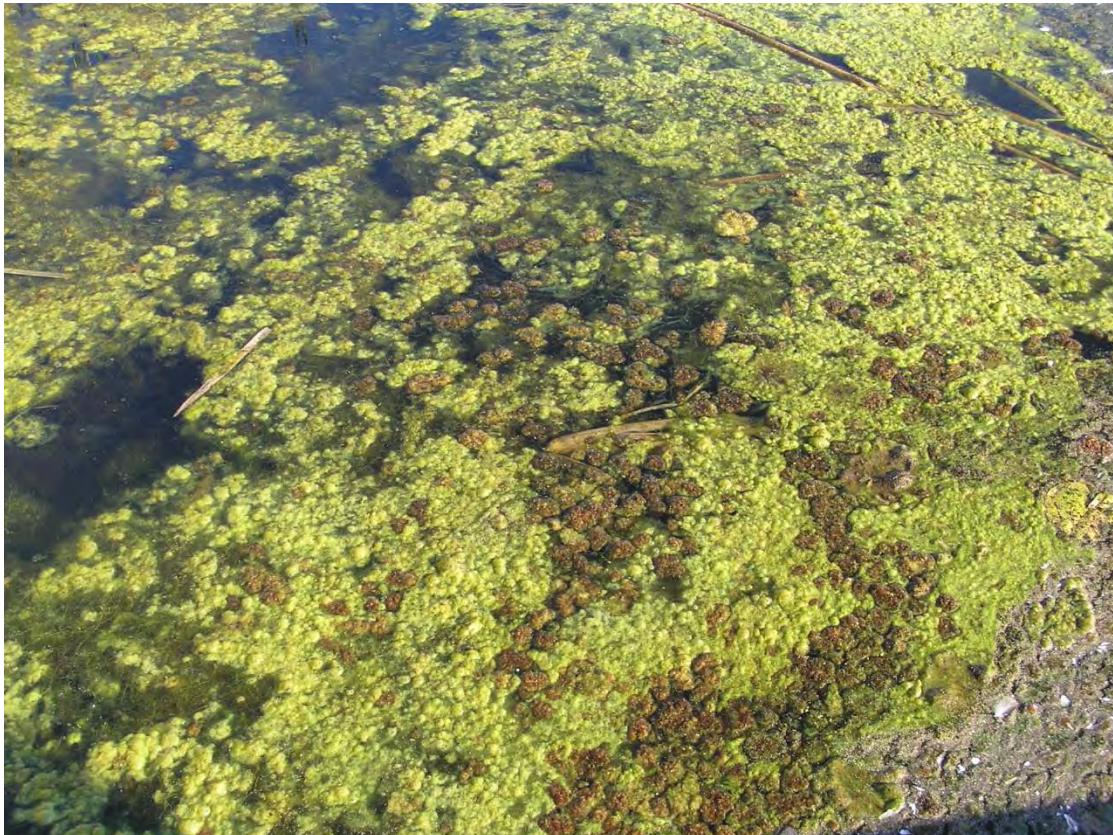
- Exhibit A:

Exhibit A

DRAFT



# PHOSPHORUS MANAGEMENT PLAN 2013



(Algae bloom June 2012)

Revision: 10 December 2012

## Plan Purpose

This phosphorus management plan defines: the existing condition of the lake and watershed; options to address these conditions; and a recommendation to provide for short and long term solutions to the excessive phosphorus loading of Lake Stevens. The plan services as a guide document and will be used for funding consideration.

## Problem Statement

Lake Stevens continues to have an influx of internal and external phosphorus loading<sup>1</sup>. While phosphorus is important to the health of the lake, high levels of phosphorus can result in water quality deterioration and unwanted algae blooms. The aerator has provided an acceptable level of phosphorus reduction resulting from internal loading from the lake's sediment since 1994. However, the long-term viability of aeration as the single treatment method for excessive phosphorus is unsustainable because of the limitation of the iron bonding capacity within the lake being exceeded by the total volume of internal and external phosphorus loading. In addition, the aerator is very costly to operate and maintain and it is approaching the end of its life-span. With or without the use of the aerator, lake conditions will deteriorate unless a suitable in-lake treatment plan is implemented to help reduce phosphorus levels (TetraTech, 2009). The photo below shows a blue-green algae bloom that occurred in the spring of 2012 when oxygen levels were still high within the lake. This is an indicator of high phosphorus nutrients in the water column.



Figure 1 - June 2012 Algae bloom condition – indication of high phosphorus suspended in the water.

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<sup>1</sup> “Loading” refers to input of a nutrient per unit of time.

## Background

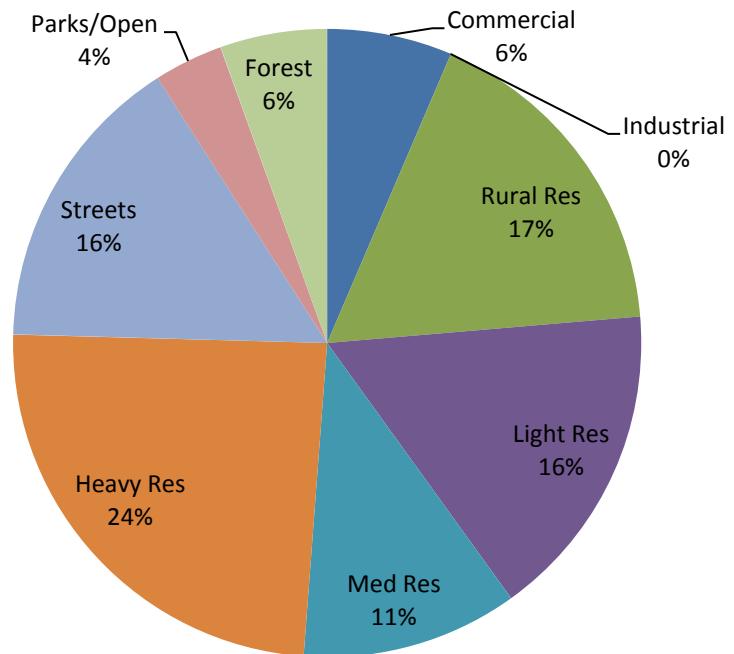
Lake Stevens is the largest natural lake in Snohomish County. The lake covers 1013 acres, and has an average depth of 62 feet (19 meters) and a maximum depth of 150 feet (46 meters). Lake Stevens is fed by Stevens, Lundein, Kokanee, and Stich creeks, which comprise the major sources of water feeding the lake. The Lake Stevens watershed area is 4,498 acres including the lake's surface. This 4:1 ratio is a relatively small drainage basin for a lake of this size. The outfall of the lake drains into Catherine Creek and then to the Pilchuck River.

From the 1950's and into the 1980's, Lake Stevens experienced frequent algal blooms, a decline in water clarity, and poor water quality due to increases in phosphorus loading. Initially, external loading was due to forestry and agricultural practices, and in later years, nutrients from housing and commercial developments (Snohomish County 2008). Internal loading was occurring simultaneously from a natural chemical cycling where phosphorus and iron bond in an oxygen enriched environment in the sediment. During the warmer summer months, the sediment in the lake doesn't receive enough oxygen and the chemical reaction which originally immobilized phosphorus is reversed, releasing phosphorus from its bond with iron. In 1994 an aerator system was installed to maintain the required dissolved oxygen levels into the sediment area (hypolimnion) to sustain iron and phosphorus bonding during months when oxygen levels at the lake bottom dropped.

Phosphorus is essential for plant and animal life in an aquatic ecosystem, however an excess of this nutrient acts as a fertilizer and stimulates the growth of algae. This increase dramatically accelerates the rapid growth and death of blue-green algae that clouds water, reduces dissolved oxygen, and can poison fish and wildlife – causing a threat to the health and overall quality of the lake and its surrounding environment (Ecology, 2011).

## Phosphorus Sources

Phosphorus is a metal that is found in rocks, soils, and most life forms. It is a natural occurrence and important element to the life cycle of most organic life. As with most lakes, the phosphorus in Lake Stevens comes from internal and external loading sources. Internal loading is phosphorus that is already in the lake. In a review performed by Tetra Tech in 2012, it is estimated the average internal phosphorus load is 432 kg/year (952 lb/year). This comes mainly from two sources: 1) sediment release; and 2) cycling.



Graph A – Existing external P loading/land use shown

Sediment release is where phosphorus has attached to material in the sediment and has settled into the lake bottom. This phosphorus is released by disturbance of the sediment and through lack of oxygen (ie: iron bonding). Cycling is a natural occurrence in the plant and animal life system where organics uptake phosphorus in the growing and feeding stage and the phosphorus is recycled back into the water through waste and decay.

External loading comes from naturally released and imported sources of phosphorus. The natural sources come from erosion of rocks and soils (where phosphorus originates) and from plant and animal decay and waste. The imported sources comes from such things as fertilizers, soaps, dirt collected on vehicles, leaking septic/sewer waste, water fowl and from pets and livestock. While the exact amount of external phosphorus loading is not known, an estimate was prepared by TetraTech in 2012 using current land uses and King County's published loading coefficients for land-use types. The results are shown in Graph A and Table 1.

**Table 1. Estimated Existing External TP Loads per Land-use Area (Tetra Tech 2012)**

Land-use Categories	Existing Phosphorus Loads kg/yr (lbs/yr)
Commercial (Office/Commercial/Business)	25.2 (56)
Industrial	0.0 (0)
Light Rural Residential (<1.0 units/acre)	68.0 (150)
Light Urban Residential (1.0 to 4.0 units/acre)	65.0 (143)
Medium Urban Residential (4.0 to 6.0 units/acre)	43.8 (97)
Heavy Urban Residential (>6.0 units/acre)	95.8 (211)
Streets/ROW	61.2 (135)
Park/Open Space	14.2 (31)
Forested	21.8 (48)
Open Water	0.0 (0)
<b>TOTAL PHOSPHORUS LOAD</b>	<b>395.1 (871)</b>

From this table it is estimated that approximately 70% of the external loading comes from residential land uses with approximately 15% from streets. By comparison, internal loading makes up a little more than 50% of the total lake loading.

The external loading of phosphorus has substantially declined since 1986/87 levels. During that period, annual external phosphorus loading was estimated to be 1,385 kg per year (3,053 lbs/year). This reduction (over 70% of current P loading) was a result of restricting access of seagulls to a local land fill which were using Lake Stevens as their home.

## **Aerator**

The aerator's function is to provide oxygen to the sediment to maintain a phosphorus-iron bond. During the summer months oxygen levels are depleted, especially in the deeper water, and the aerator is activated to replenish the oxygen in the water column. The aerator typically operates from late June through October. The activation is determined based on oxygen level readings of the lake (performed by Snohomish County).

The cost to operate and maintain the aerator system is share between the City and the County with the City covering the majority of the costs. The share paid by each agency is based on the amount of watershed area contributing to the lake. The annual cost to operate the aerator is approximately \$35,000 which includes power consumption and staffing. However, for the past six years the estimated average annual cost including maintenance (repairs) has been estimated at over \$110,000 per year.

In 2012, the aerator system in the lake stopped functioning when the float support structure failed. Emergency temporary repairs were performed to keep the aerator system from sinking but it was not operational following the work. The repairs to make the system operational were estimated to exceed \$100,000 and would take months to complete. In addition, it was discovered that there may be other problems with the system that could not be inspected until the initial operational repairs were completed. A decision was made by the City and County to reassess the continued operations of the aerator system prior to expending further funds on repairs.

### **Phosphorus Management**

A phosphorus managing strategy needs to focus on activities in the watershed and in-lake restoration techniques. According to Washington State Department of Ecology, lake management approaches fall into two categories: 1) the quick-fix; and 2) the long-term. The quick-fix is addressing the symptom, such as an algae treatment but does not address the underlying causes of the problem. A quick-fix being only a short term solution is not considered a good investment of resources. To be effective, a phosphorus management plan needs to be a long-term strategy and commitment.

Long-term management should consider the environmental, cultural, and biological factors affecting the lake and sets a priority on finding lasting solutions. It will require a coordinated effort of community groups, individuals, landowners, and the City and County.

It is important to understand that the phosphorus problem that Lake Stevens is experiencing is a combination of both internal and external loading. If the external source could be entirely eliminated, Lake Stevens would continue to have a phosphorus problem for possibly several decades. This is because phosphorus would continue to recycle within the lake from vegetation and animal life cycles, as well as release from the sediment, continuing the cyclic recurrence of algal growth, death, decay, and overall eutrophication<sup>2</sup> of the lake. Conversely, if only the internal loading is addressed, the phosphorus condition in the lake will improve but the introduction of new phosphorus would offset the initial benefits of the treatment. Therefore in order to be successful the program should strive to manage both external and internal nutrients.

Aluminum sulfate (alum) is the most commonly used nutrient inactivation chemical for lake projects. Managers may also apply alum in small doses to precipitate water column phosphorus. When applied to water, alum forms a fluffy aluminum hydroxide precipitate called a floc. As the floc settles, it removes phosphorus and particulates (including algae) from the water column (precipitation). The floc settles on the sediment where it forms a layer that acts as barrier to phosphorus. As sediments release phosphorus, it combines with the alum and is not released into the water to fuel algae blooms (inactivation). Algal levels decline after alum treatment because alum addition reduces phosphorus levels in the water. (Except from Washington State DOE web site)

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2 Excessive richness of nutrients in a lake that stimulate excessive plant growth.

## Phosphorus Control Alternatives

There are three basic alternatives to manage the phosphorus loading in Lake Stevens: 1) control internal loading within the lake; 2) reduce external loadings entering the lake; and 3) take no action. Within alternate one and two are possible options that can be considered standalones to accomplish some portion of the phosphorus control. A combination of option one and two is possible too.

### Control Internal Phosphorus Loading

ID	Option	Discussion	Phosphorus Control	Estimated annual cost
IL 1	Operation of the aerator only	Aerator is near its life span and has required annual repairs. It is expected that the aerator will need some major repairs in the next five years to keep it operational. The estimated annual cost for O&M is \$120,000 with an additional \$400,000 estimated to the major repairs over the next five years. It may be possible to continue to extend the life of the system, vs replacement, by the performance of continued repairs and upgrades. While it is unknown the extent of this type of improvement needed to accomplish this, it is estimated that a set aside cost of \$200,000 annually should be budgeted (include O&M)	Controls phosphorus bonded with iron in deep water lake sediment. Does not control phosphorus suspended in water column. Aerator abilities to control new phosphorus loading are currently near capacity and algae occurrences are expected to increase.	\$200,000
IL 2	Aluminum sulfate (alum) Treatment only to water column	Aluminum is within the lake from natural occurrence. Addition of aluminum concentration in the lake water is an acceptable practice by the State DOE and would be applied to maintain within EPA drinking water standards very shortly after application.	Controls phosphorus loading in water column. Long term usage of alum is expected to result in a permanent reduction of internal phosphorus loading from the sediment. Algae occurrences are expect to decrease shortly after an application.	\$100,000
IL 3	Aerator and Alum Treatment	Combination of Option IL 1 and IL 2. With the use of the aerator, alum treatment area could be reduced. However, this would result in some phosphorus remaining in the water column.	In the short term, results are expected to be a decrease in algae however, if a reduction in Alum is applied (over IL 2), the sediment could continue to release phosphorus from the deeper waters.	\$250,000 to \$300,000

Reduce External Source Loading – The following options were developed using information provided from the City of Bellingham for phosphorus control on Lake Whatcom in an effort to reduce algae. The cost-benefit is defined solely as phosphorus reduction though there may be other benefit (eg: street trees also have a benefit of shade, reduction in runoff, and aesthetics). The costs shown only reflect costs to the City and not to others such as developers.

ID	Option	Discussion	Cost Benefit \$/lb/P*
X 1	Reducing development land use	This could include the City's acquisition of developable land for open space, down zoning, lot consolidation, and incentives for open space	\$190,000
X 2	Restoration of natural function of City land	City owned land would be restored to a natural condition such as re-forestation	\$50,0000
X 3	Vegetated swales	Creation of bio-filtering swales	\$6,000,000
X 4	Rain garden	This could be a private or public bio-retention system that retains surface water runoff into a system that filters and infiltrates water on site. Due to soils conditions and water table levels, there are limited portions of the City where this could be used.	\$6,600,000
X 5	Street trees	Planting of street trees along open spaces on	\$9,405,000
X 6	Lawn replacement to bio-retention	Development of lands to retain water, similar to a rain garden, to prevent offsite runoff	\$5,000,000
X 7	Dry wells	This is not considered feasible due to ground conditions within the City.	NA
X 8	Infiltration trench	It is likely used on private property with very limited usage on public roads	\$318,000
X 9	Pervious pavement	New road construction would need to have both an infiltration system under the pavement and a off-site drainage system to accommodate higher volume storm events. The cost for maintenance of a pervious pavement for a roadway could be significant higher than a traditional paved roadway. Private parking is likely a good application.	\$1,111,000
X 10	Infiltration basin	Storm ponds would be the common application of this type and would be best applied to new development. Due to the City's high water table and soil conditions, this application would be limited.	\$172,721
X 11	Rainwater reuse	Benefits would be too low to estimate a cost to benefit number	NA
X 12	Onsite dispersion	This could be a private or public system that retains surface water runoff into a system that filters and infiltrates water on site. Due to soils conditions and water table levels, there are limited portions of the City where this could be used.	\$4,853,000
X 13	Media filters	Installation of filtration systems would need to be installed at key locations prior to entering the streams. This would be difficult to provide an effective system due to the high number in outfalls.	\$258,000

X 14	Sizing culverts to eliminate erosion	Benefits would be too low to estimate a cost to benefit number	NA
<b>X 15</b>	Street sweeping	The City performs this service regardless of the phosphorus benefit so cost is considered part of existing operation budget.	\$28,500
X 16	Stream erosion control	Could provide indirect phosphorus reduction. Would be very time consuming to investigate and permit for work.	NA**
<b>X 17</b>	Ban phosphorus fertilizer	City would need to pass a regulation banning the use of phosphorus fertilizer and then implement an enforcement effort. Cost for this would be determined based on level of enforcement. This could be covered as part of education.	NA**
<b>X 18</b>	Watershed signs	Education effort to post signs around City. Estimate 300 sign placements. Estimated material cost \$24,000. Staff time is not included.	NA**
<b>X 19</b>	Mass mailing	Preparation and mailing of education material. Mailing could be included in a utility billing. This assumes the cost of printing. Estimated material cost \$3,000/year. Staff time is not included.	NA**
<b>X 20</b>	Online information	Post information on the City's web page	NA**
<b>X 21</b>	Newspaper articles	A press release a few times a year reminding the public of the impacts of phosphorus into the lake and methods to help reduce it.	NA**
X 22	Video presentations	This could be performed through the High School which has video capacity. This would then be posted on the City's cable site (Channel 21).	NA**
<b>X 23</b>	Community events	This is currently being practiced. The City has generated several handout flyers that are provided during community events when the City has a booth setup.	NA**
X 24	Onsite training	This would likely be in partnership with Snohomish County that is set up to provide this type of service to contractors, developers, and the general public. This would require a ILA with the County and it is anticipated that the City would share in the cost for staffing and information. It is estimated that this would be in the range from \$6,000 to \$20,000/year.	NA**
X 25	Resident contacts	Enforcement or education efforts to contact individuals based on observations or suspected practices that are generating phosphorus into the runoff. This could require extensive time to locate.	NA**
<b>X 26</b>	Project consultation	City would provide a consultation service to individuals (such as contractors) on methods to help in the control of phosphorus	NA**
X 27	Incentives	A fund account can be set up that provides monetary incentives for volunteer compliance in City identified methods of phosphorus reduction.	NA**
X 28	Forest condition to pre-development conditions	Does not apply to the City	\$80.65

<b>X 29</b>	Design standard change	Update standards to reduce runoff from future impervious surfaces such as roads and sidewalks the use of infiltration and bio-filtering.	\$371,171
X 30	Reconfigure roadside ditches	Existing roadside ditches would be modified to reduce erosion and provide plants to help with the removal of phosphorus. This would have a significant increase in O&M.	\$6,000,000
<b>X 31</b>	Reconfigure streets	Modify streets to reduce runoff and improve filtration of surface water.	\$4,755,000
<b>X 32</b>	Reduce vehicle trips	This has been incorporated into the two subarea plans and the sidewalk plan that helps reduce the dependents of vehicle for travel within the City.	NA
X 33	Improve recreation facilities	Provide enhancement to City recreation areas to reduce runoff. This study showed that the benefits to be very low.	NA
X 34	Watershed-wide enforcement	This would likely be in partnership with Snohomish County that is set up to provide this type of service to contractors, developers, and the general public. This would require a ILA with the County and it is anticipated that the City would share in the cost for staffing and information. It is estimated that this would be in the range from \$10,000 to \$40,000/year.	NA
<b>X 35</b>	Animal waste	City provides pick up bags at some recreation areas. Education material has been produced by the City that is provided at community events.	NA
X 36	Septic system to sewer connection	It is unknown the level of this condition within the watershed. City is talking with Sewer District on this item.	NA

“\*” Cost information provided by “The Lake Whatcom Management Program Work Plan 2010-2014” – July 2010 CH2M Hill  
 - Costs do not include on-going maintenance and operations.

“\*\*” The cost benefit is difficult to estimate and impossible to measure. It is important though that education can result in an accumulative result in phosphorus reduction.

*Italic* These are current practices in part or whole within the budget.

Underlined These are practices that could be considered by the City at a low cost to benefit value.

Take No Action - This is not considered a viable option as it is suspected that algae bloom events would be on an increase with the current internal and external loading.

## **Discussion**

Due to the high levels of phosphorus already in the lake water column and sediment, removal of external phosphorus sources is expect to not be enough to address the water quality problem with algae. The aerator has been the main method for managing phosphorus within the lake for the past 19 years. Its treatment has maintained the iron-phosphorus bond in the lakes sediments in the deepest part of the lake and has had no effect on water suspended phosphorus or the shallow sediments. It had been effective means to controlling most of the phosphorus problems but in recent years the loading has exceeded the aerator's capacity. In addition, the aerator is close to its operating life and is in need of some extensive repairs and on-going maintenance.

In accordance with a study prepared for Snohomish County by Tetra Tech in September 2012, "Alum treatment, at even a modest maintenance dose, should control internal loading more effectively than continued aeration. Moreover, alum should have more of an effect on reducing the spring cyanobacteria blooms (algae) than aeration." This would address the condition in the lake from both internal and external loading. While alum treatment in the lake is a very cost effective solution, and can function as the only solution to addressing the condition, it does nothing to reduce the external loading condition.

The City of Bellingham had performed an extensive study to manage phosphorus condition in Lake Whatcom. This had an extensive list for reducing external loadings which was used in the development of the Reduce External Loading Source section of this plan. While the costs to benefit numbers are applicable to Lake Whatcom, most of their costs were used in this document for comparison purpose against the different options. From this information, the cost for controlling external loading can be beyond the ability of most public agencies. Especially when compared to the benefits. However, any effort that may reduce the external loading can have a long term effect to water quality and public's awareness.

## **Recommendations**

The recommendations are:

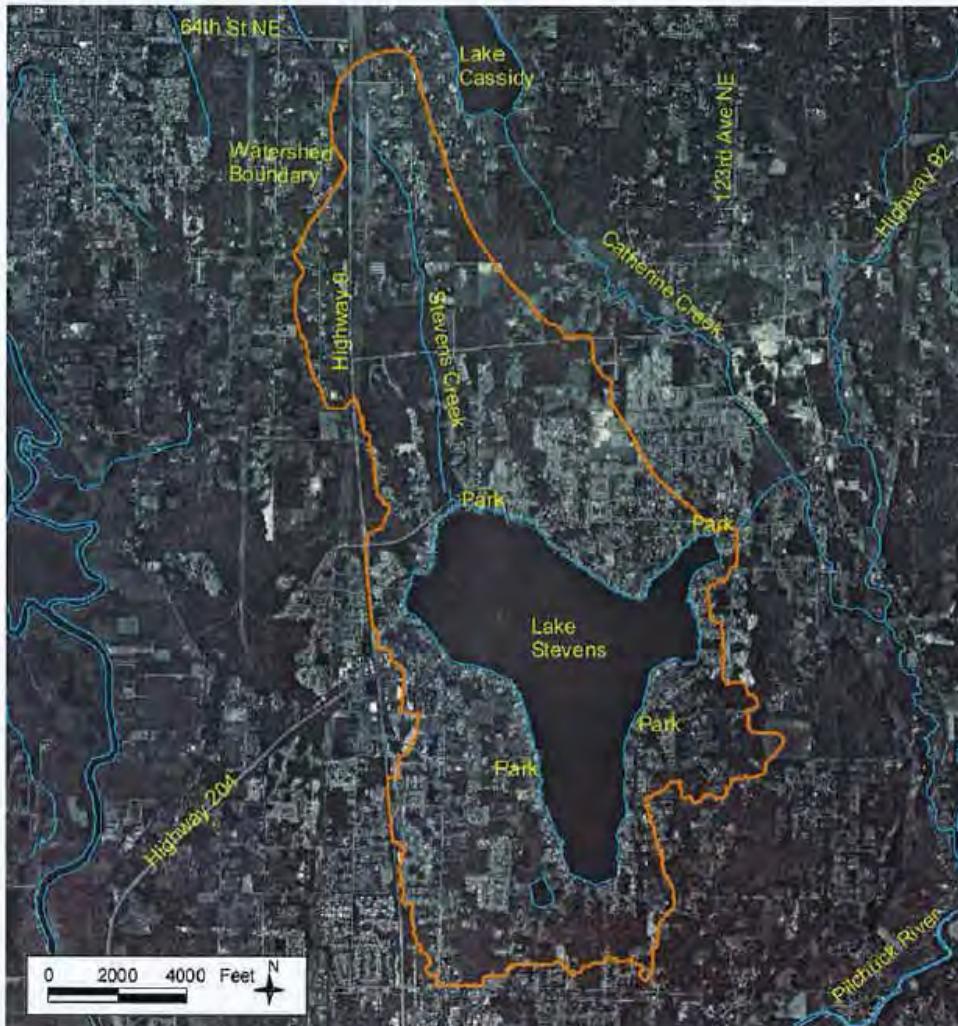
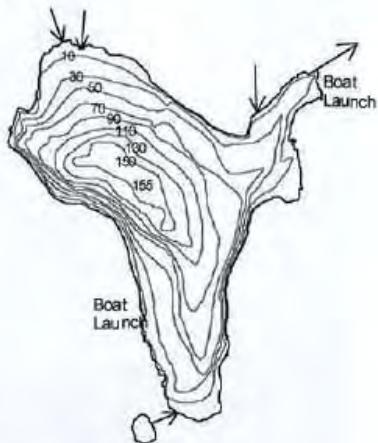
1. Control internal loading – Moderate level of Alum treatment to address seal in sediment and reduce internal loading. Alum treatment will also address phosphorus in
2. Reduce the external loading – education, regulations (code and standards), and annual monitoring in lake.
3. Phase out aerator – not a sustainable or long tern solution
4. Monitor and review – determine success of actions and revises as needed

## Attachment A

### LAKE AND WATERSHED DATA

Lake Area: 1040 acres  
Watershed Area: 4371 acres  
Watershed to Lake Area Ratio: 4.2  
Maximum Depth: 155 feet (47.3 meters)  
Average Depth: 63 feet (19.4 meters)  
Lake Volume: 65,000 acre-feet  
Length of Shore: 7.1 miles

	1972	MID-90'S
# of nearshore homes	330	349
# of homes/1000' of shoreline	8.8	9.3
% of homes with bulkhead or fill	NA	NA
% of homes with some native vegetation near shore	NA	NA
% of watershed developed (residential or commercial)	20%	55% (est.)



Lake Stevens

**Attachment B**



**PRESS RELEASE – 27 June 12**

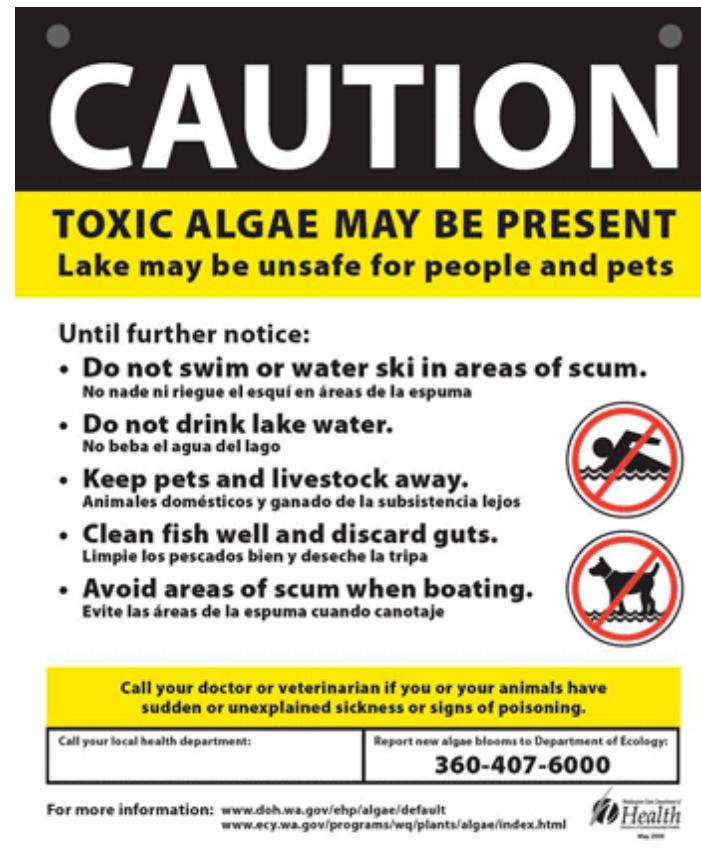
**Algae Blooms in Lake Stevens**

The City of Lake Stevens and Snohomish County Surface Water Management (SWM) have been monitoring a series of algae blooms occurring this spring on Lake Stevens. Most of the observed algae has been harmless filamentous algae which appears as green and brown free-floating mats. However, in mid-June, blooms of potentially toxic blue-green algae were also detected in isolated parts of the lake.

Also known as cyanobacteria, certain species of blue-green algae can produce toxins that affect the health of people and animals that recreate in lake water. Pets that drink lake water are of special concern. Blue-green algae look like blue, green, or even white paint floating on the surface of the water and will quickly dissipate if agitated.

Water samples were taken within hours of the initial confirmation of blue-green blooms. Since toxin testing takes several days, precautionary notifications were issued to nearby lakefront residents and CAUTION signs (see below) were posted at the public access location around the entire lake. The signs, warn people not to swim or ski in areas of scum, avoid drinking lake water, keep pets away from the water; clean fish well; and avoid areas of scum when boating.

Fortunately, the toxins of concern were found at levels below the recreational standards set by the Washington State Department of Health. The blue-green algae bloom has also since dissipated. Therefore, the CAUTION signs posted at all public access sites will be removed. The County and the City will continue to monitor the algae bloom. It is possible that blue-green algae blooms may re-occur this summer or fall. Citizens should exercise caution if blue-green algae scum is present.



Algae are microscopic organisms similar to plants that can be found in all freshwater lakes including Lake Stevens. Algae are a natural and essential component to the lake because they serve as the base of the aquatic food chain. However, excessive amounts of algae can occur in response to high levels of nutrients and favorable weather conditions. Typical nutrient sources are lawn fertilizers, runoff from roofs and driveways, and pet and animal wastes. Last year's Eurasian water milfoil treatment may also be contributing to the growth. The decomposing plant matter can become a localized source of nutrients feeding algae. This is typical in the first year following a treatment.

To find out more information, track conditions at Lake Stevens, report blooms, or sign up for email toxic algae updates visit the County's web site at: <http://www.lakes.surfacewater.info>.

p:\public works\projects\2011 projects\11045 - sedimentation phosphous plan\document\staff report\12-10-12 rpt - phosphorus management plan.docx



**Date:** December 10, 2012  
**To:** Mayor and City Council  
**From:** City Administrator  
**Subject:** 2012 City Council Retreat Follow-Up

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There are four major topics identified during the City Council retreat which the Council has asked to bring forward for further discussion. Following are the items along with the date in which they will be discussed:

**Major Topics to Discuss:**

1. 20<sup>th</sup> Street SE Subarea Plan – December 10, 2012
2. Lake Stevens Center Subarea Plan – January 14, 2013
3. Rural Transition Area Strategy – January 28, 2013
4. Current City Hall Campus/Civic Center Development – February 11, 2013

**20<sup>th</sup> Street S.E. Subarea Plan**

Attached for tonight's meeting is the information regarding the 20<sup>th</sup> St. SE Subarea Plan. Included are the identified action items, key issues and decision points of the project. The key issues identified in the transportation infrastructure section will be brought back to the City Council at their January 14<sup>th</sup> meeting for further discussion and to seek direction to finalize an implantation strategy.

CITY COUNCIL RETREAT FOLLOW-UP  
December 10, 2012

**20<sup>th</sup> Street SE Subarea Plan – Action Items**

1. Land Use, Zoning & Design Guidelines
2. Infrastructure Needs
  - a. 20<sup>th</sup> St. SE Phase II
  - b. Sewer Upgrades
3. Marketing &Business Recruitment
4. Ongoing Communications Program
5. Branding & Wayfinding

**1. Land Use/Zoning/Design Guidelines**

Subarea plans adopted by City Council in September, 2012 includes these along with completed environmental review for the future development in the subarea.

**2. Infrastructure Needs**

**a. 20<sup>th</sup> Street SE Phase II**

**Background:** Phase II was under the County's lead at the time of annexation (2010) and was expected to be constructed in 2011. The estimated construction cost (excluding right of way) was \$22 million. Due to the economic conditions, the County deferred this project's construction indefinitely and the City took over as the lead agency in 2011. Upon this action, the City performed an in-house looking for potential cost savings which resulted in a new design that reduced the road width, preserved the existing road profile, reduced impacts to adjacent properties, and had a revised cost of \$14.2 million. The \$14.2 million does include right-of-way purchases, design costs or undergrounding of overhead utilities.

**Key Issues:**

There are 4 identified key decision topics that need direction that will define the implementation strategy for the construction of 20<sup>th</sup> Street SE Phase II. These are presented in order of decision in the following.

1. **Construction phasing** – Should the project be considered as a single project from US 2 to 91<sup>st</sup> Avenue SE or broken into segment. Phase II is about 1 1/4 miles in length with main intersection breaking the project into 4 potential segments.

Description	Single Phase	Segmented
Project sections	1	4
Limits	US 2 to 91 <sup>st</sup>	(1) 83 <sup>rd</sup> to 91 <sup>st</sup> (2) 79 <sup>th</sup> to 83 <sup>rd</sup> (3) 73 <sup>rd</sup> to 79 <sup>th</sup> (4) US 2 to 73 <sup>rd</sup>
Construction Cost <sup>1</sup>	\$13,509,000	\$14,220,000 (1) \$4,850,000 (2) \$3,980,000 (3) \$2,780,000 (4) \$2,610,000
Design Costs	\$1,397,000	\$1,470,000
Right-of-Way Costs	\$2,104,500	\$2,104,500
Estimated Range for Local Match Dollars for Grant Funding <sup>2</sup>	\$2.1m to \$4.1m	\$2.2m to \$4.3m (1) \$730k - \$1.5m (2) \$600k - \$1.2m (3) \$420k - \$840k (4) \$390k - \$780k
Construction Cost savings	Estimated at 5 to 10% overall savings on construction.	Opportunity to work with developers to help off-set costs with developer's frontage improvements
Construction Management	Manage construction of 20 <sup>th</sup> one time.	Up to four separate times
Impact to traffic	Largest impact to traffic but only performed once. Detours around construction not likely	Shorter sections disrupted and detours around construction zones possible.
Grant Funding Opportunity	Difficult to get grant dollars from a single source due to scale of project	Each segment is at a scale that a single grant source could provide funding
Timing	Could take 8 to 12 years to collect match dollars through mitigation before being able to apply for grant funding	Could have funding match within 2 to 3 years for at least one segment.
Traffic Concurrency <sup>3</sup>	Likely new development will generate trips exceed capacity before any improvement are constructed. This could stop development until improvement completed.	Likely that constructed segments will improve capacity sufficiently enough to maintain capacity to allow for new development

2. **Roadway Design** – Should the design be performed prior to getting funding (ei: "shovel ready") or should grant funding be sought and if project is phased in segments, should the design be for the entire project or each segment.

<sup>1</sup> Include design, right-of-way, and construction costs. Does not include overhead to underground utility conversions, new sewer infrastructure, and gateway treatment.

<sup>2</sup> Estimated at 15% to 30%.

<sup>3</sup> Growth Management Act requirement that capacity needs to be in place or funded to allow for development impacts. In 2012 the City adopted a corridor average Level of Service to allow for new development if the project was built in segments.

Description	Single Phase	Segmented
Design entire length (US 2 to 91 <sup>st</sup> )	<p>\$1,397,000                      Only option</p>	<p>\$1,470,000                      ⇒ Design would be broken into segments.                      ↑ Could result in some construction cost saving                      ↑ New development in un-improved roadway segment would have information on planned frontage requirements.                      ↓ No saving in design costs expected over segmenting design.                      ↓ May result in some future redesign work for unimproved areas to address new development or other condition changes.</p>
Design in segments	Not an option	<p>\$1,470,000                      ⇒ Design only what is needed                      ↑ Better chance of securing grant funding                      ↓ Some construction cost saving with a future segment may be missed</p>
Timing of design (ie prior or post construction funding)	<ul style="list-style-type: none"> <li>• If the design is performed prior to construction funding:                             <ul style="list-style-type: none"> <li>↑ project would be shovel ready</li> <li>↑ likely be a good candidate for grant funding</li> <li>↓ dollars spent on the design would likely not be able to be used for match dollars against a construction grant.</li> </ul> </li> <li>• If the design is performed post construction funding:                             <ul style="list-style-type: none"> <li>↓ project would not be eligible if a shovel ready grant funding opportunity occurs</li> <li>↑ it is possible that grant dollars could be secured for design</li> <li>↑ dollars spent on the design would be used as part of the match dollars against the entire project. .</li> </ul> </li> </ul>	
Grant Funding Opportunity for design	<p>The amount of the design cost may be less likely to be a good candidate for grant funding unless construction funding is secured</p>	<ul style="list-style-type: none"> <li>• If design for the entire corridor, funding would not likely score well for grant funding.</li> <li>• If design is performed in segments, opportunities may score better as City could provide a large match, scale of design costs is smaller than the entire corridor design, and securing funds for a smaller scale project is more likely than for the entire corridor.</li> </ul>

3. **Right-of-way Acquisition** - Should right-of-way (ROW) be acquired prior to getting funding (ei: "shovel ready") or should grant funding be sought and if project is phased in segments, should the right-of-way acquisition be for the entire project or each segment.

Description	Single Phase	Segmented
When to acquire ROW	All ROW needs to be acquired prior to construction of the corridor	<ul style="list-style-type: none"><li>• ROW needs to be acquired only for a segment funded for construction</li><li>• or ROW can be acquired for entire corridor</li></ul>
Advantage	<ul style="list-style-type: none"><li>• All ROW is acquired prior to any construction</li><li>• Overall costs may be lower than segments</li></ul>	<ul style="list-style-type: none"><li>• ROW needs may be dedicated by new development in segments not constructed yet.</li><li>• Few properties to deal with that could impact process</li><li>• Potential to work around difficult acquisitions to be included in future segment</li><li>• Better potential of securing grant funding</li></ul>
Disadvantage	<ul style="list-style-type: none"><li>• High cost up front of construction</li><li>• Grant funding for ROW may be difficult due to scale of project. (ei: need to have means to fund construction to be a good candidate for grants)</li></ul>	If for entire corridor: <ul style="list-style-type: none"><li>• same as Single Phase</li></ul> If segmented: <ul style="list-style-type: none"><li>• cost of properties purchased in future could be more costly</li></ul>

4. **Overhead to Underground Conversion** - Should the City require existing overhead along 20<sup>th</sup> Street SE to be converted to underground and if so, who will cover costs for the conversions on private property.

Description	Underground	Remain Overhead
Construction Cost to City	<p>\$3.6m to \$7.6m<sup>4</sup></p> <p><i>Cost range varies dependent on impacts to critical lands, easement needs, and transformer placements.</i></p>	<p>\$0 to \$40k<sup>5</sup></p> <p><i>There may be some existing easement and underground services that the City may need to cover some portion of the costs.</i></p>
Contribution towards costs provided by Utilities	\$600k to \$1.2m <sup>6</sup>	<p>\$0</p> <p><i>Overhead utilities located within the ROW are generally relocated by the utilities at no cost to the City</i></p>
Cost to convert private overhead service to underground	\$410k to \$615k <sup>7</sup>	\$0
Grant funding opportunity	\$0	\$0
City's Cost Funding Source <sup>8</sup>	City Street or General Fund	City Street or General Fund
Estimated Time to begin full conversion <sup>9</sup>	<p>6 to 13 years (corridor)</p> <p>3 to 5 years (segment)</p>	0
Lost Grant Opportunity Cost <sup>10</sup>	\$7.5m to \$16m	\$0

<sup>4</sup> The estimate costs include all utilities mounted on the existing poles. The range span is a preliminary estimated. The low is under ideal conditions where no additional land or mitigation is needed. The high is based on a similar project performed in 2012 in the City of Burien. A credit from PUD is expected that would lower this cost by possibly 20% to 30%.

<sup>5</sup> Overhead utilities within the ROW are generally relocated at no cost to the City.

<sup>6</sup> PUD provides a contribution towards the underground conversion equal to the cost for the relocation.

<sup>7</sup> Estimated to be 41 private properties where conversion will be needed. The estimate cost per unit used is \$10,000 and \$15,000 per home.

<sup>8</sup> Mitigation dollars might be able to be used if part of the roadway improvement project cost. However, funding used for this would not be able to apply as match funding.

<sup>9</sup> This is the estimated time that it will take for the City to generate the funds for the overhead to underground conversion based on the City allocating \$500k per year. Additional time needed to allocate the construction match dollars would be in addition to this.

<sup>10</sup> This is the estimated value of potential capital grant dollars opportunities that would be lost based on using the City's estimated low end match dollars for conversion applied for a 60% grant match.

**b. Sewer Upgrades**

**Background:** The SW Quad sewer service study has been lead by the City to look at the feasibility and associated costs to provide temporary sewer service to a prime developable area currently not readily accessible to the existing sewer collection system. This effort has been driven by the subarea study showing this area as prime developable land. The study is in final draft review and will be presented to the City Council in the near future.

**3. Marketing and Business Recruitment**

A formal request for a Letter of Intent and Statement of Qualifications was issued on December 4, 2012 soliciting firms experienced in developing and executing a marketing and business recruitment program (see attachment A for complete request document). The schedule outlined in the request has the contract/contracts coming forward to City Council in late January. The goal is to secure a firm or firms with experience and expertise in recruiting retailers, businesses and family-wage job employers to assist in the continuing implementation effort with a more targeted focus.

**4. Development of an Ongoing Communication Program**

Some of this work will be included in the Marketing and Business Recruitment effort from above, but there is also a need for a citywide communications strategy to include business retention, marketing and tourism. The 2013 economic development budget includes \$20,000 for the development of a communications program. Staff will begin the development of the ongoing communication program after the marketing and business recruitment above is set to determine how the two programs can work together and avoid any duplication of effort.

**5. Develop a Branding and Wayfinding/Gateway and Signage Programs**

A branding effort has been a topic of discussion since the implementation of the Economic Development Strategy. After further research and discussion with other economic development and branding professionals, staff believes that there have already been many other efforts and activities done that will feed into branding program and therefore, an expansive branding effort is not necessary. A "branding lite" would adequately produce the branding products and strategies needed for communications including the wayfinding/gateway and signage programs. It is also likely that the branding and wayfinding would be done under one contract as they are so interrelated. It is expected that an RFQ process will begin after the Marketing and Business Recruitment project is underway.

## Attachment A



**Request for  
Qualifications:  
Marketing & Business Recruitment  
Program**

**YOU ARE INVITED TO SUBMIT A LETTER OF INTEREST AND STATEMENT OF  
QUALIFICATIONS ON THE ABOVE PROJECTS**

**I. Project Description**

**Overview**

The City of Lake Stevens is seeking a Letter of Interest (LOI) and a Statement of Qualifications (SOQ) from experienced firms in the development and execution of a Marketing & Business Recruitment Program (Program) including communication strategies to recruit new retail, business and family-wage job employers to the City of Lake Stevens.

**Budget**

The budget range for this project is \$25,000-\$30,000, depending on the extent of tasks identified in the final scope of work of an executed contract.

**Deadline for Submittals**

SOQs must be received by the City no later than 4:00 PM, December 14, 2012.

**Information on City**

The City of Lake Stevens is one of the fastest growing cities in the region and has recently transformed from a small town to a larger city. The recent annexation of the Southwest area increased the City population from 14,800 to over 28,000 residents. Situated east of Everett and nearly encompassing the entire shore of the beautiful 1,040 acre Lake Stevens, the existing City limits is predominately residential and is continuing to grow through a progressive annexation program to become a city of over 30,000 completely surrounding the lake. By 2025, the population is expected to be approaching 50,000. The City is quickly becoming the region's favorite family-friendly lakeside community where it is a great place to live, do business, shop and visit with excellent access to the outdoors while striving to be fiscally strong and able to provide top-quality infrastructure and services. For more information about the City of Lake Stevens, see the official website at: [www.lakestevenswa.gov](http://www.lakestevenswa.gov).

The consulting team will continue implementation of the Citywide Economic Development Strategy approved by the City Council in 2010. With the recent adoption of two subarea plans, the City is ready to actively market its vision to the broader Puget Sound development community. Specifically, the City wants to engage effective efforts to recruit desired new retailers, businesses, and family-wage job employers to the City's growth centers with an early focus on retail development.

**Marketing & Business Recruitment Program**

Existing available information to assist with development of the program includes:

- a) Economic Development Strategy
- b) Citywide Action Plan
- c) Economic Assessment
- d) Retail Forecast and Leakage Analysis
- e) Fiscal Impacts of Economic Development
- f) 20<sup>th</sup> Street SE Corridor and Lake Stevens Center Subarea Plans

**Deliverables:**

1. Marketing and Business Recruitment Program including communication strategies
2. Success Assessment including Next Steps Recommendations

**Scope of Work**

A scoping meeting between the selected consultant and City will be held. Following this meeting the consultant will develop the initial Scope of Work for City's review and comments.

**II. Project Schedule**

**COMPLETION DEADLINE – no later than December 31, 2013**

**III. Project Budget**

\$25,000-\$30,000 dependent on the extent of tasks identified in the final scope of work of the executed contract.

**IV. Submittal Content Requirements**

*The Consultant or responding firm shall bear all costs relating to their response to this SOQ including time in preparation of an SOQ, copies submitted, and time spent in interviews or negotiation with the City prior to final selections. All proposals and accompanying materials submitted to the City become the property of the City of Lake Stevens and will not be returned.*

**A. Letter of Interest:**

The letter of interest should indicate: (a) an interest in executing a Public Relations/Business Recruitment program; (b) the availability of the firm's resources for completing all components of the project, (c) the firm's contact information (address, telephone, email); and (d) additional data or recommendations, if desired.

**B. Statement of Qualifications:**

The nature and form of response are at the discretion of the respondent, but at a minimum, the following information must be included:

1. Project Organization and Staffing

- a. Provide an organization chart showing all proposed team members and describing their responsibilities for this project. Include professional qualifications/resumes of each member of the project team.
- b. Describe the portion of work that will be performed by a subconsultant, if any, and information about the professional qualifications of proposed subconsultants.

2. Description of Related Experience

- a. Describe the firms' knowledge of and experience with Marketing & Business Recruitment program including communication strategies.
- b. Describe the firm's familiarity with the City of Lake Stevens.
  - Describe the firm's experience with preparing a Name, address and telephone number of the client.
  - Name of the Project Manager and personnel who worked on each project with a brief description of their responsibilities.
  - The elements of the projects that are common to the projects proposed above.
- c. Describe the firm's ability to complete deadlines.
- d. Describe in the method used to stay on task and meet schedules.

**V. Submittal Format**

The Statement of Qualifications should be organized in a manner that allows the reviewer to evaluate the firm's qualifications quickly and easily. Brevity of text is appreciated.

The Statement of Qualifications shall be no more than ten (10) pages in length. The page count excludes the covers, a one to two page Letter of Interest. The pages shall be eight and one-half (8 1/2 ) inches by eleven (11) inches with printed text only on one side, except that pages containing only charts and graphs may be printed on pages eleven inches by seventeen inches. Font shall be Arial at 11 font size.

Three (3) copies of the submittal must be provided.

**VI. Consultant Selection Process**

**A. General Approach**

The LOI and SOQ will be evaluated on the consultant's clear ability to meet the City's interest in quickly and efficiently developing a Marketing and Business Recruitment program including communication strategies. Submittals will be rated according to the following criteria. This may result in the selection of a firm, or in a short list of firms who

will be requested to provide additional information in an oral interview. Final approval of an agreement will rest with the City Council based on the recommendations of the City staff.

The City reserves the right to: choose not to proceed with this project or to re-issue the request for LOI and SOQ; to postpone the opening of the responses and to reject all responses without indicating any reasons for such rejection; and to select a consultant based on other applicable factors or details that may not be explicitly identified in this request document.

#### **B. Evaluation Criteria for the Written Submittals**

Each proposal will be evaluated and scored based upon the quality of response to each of the following topic areas. Maximum number of points achievable is 100.

1. Expertise – 25 points maximum

Firms will be rated on: the qualifications of the members of the proposed team, including the responsibilities and skills of each team member; the appropriateness of the team relative to the scope of the project; and demonstrating that the project team clearly understands the project's objectives and requirements, and their responsiveness to all aspects of the project.

2. Experience – 30 points maximum

Firms will be rated on their experience and demonstrated success in performing marketing and recruitment efforts similar to those described in this request and describing success indicators and measurements that can be used throughout the process to measure effectiveness of efforts.

3. Project Timeline – 25 points maximum

Firms will be rated on their ability to meet the preferred project timeline while meeting the project goals.

4. Clarity of Proposal – 20 points maximum

Points will be awarded to responses that present all the required information with clarity.

#### **VII. City Contacts**

Questions should be submitted to Rebecca Ableman at [bableman@lakestevenswa.gov](mailto:bableman@lakestevenswa.gov). Replies to questions will be sent via electronic mail only. Please do not make contact with the City on the LOI and SOQ by phone.

#### **VIII. Submittal Schedule:**

RFQ Advertised

December 4, 2012

Deadline for Receipt of RFQ

December 14, 2012

Selection of Finalists

January 3, 2013

Interview Finalists	January 9, 2013
Select Consultant & Contract Negotiations	January 15, 2013
Finalize Contract	January 22, 2013
City Council Approval	January 28, 2013

The deadline for receipt of submittals is December 14 at 4:00 PM. The submittals are to be addressed to the attention of Rebecca Ableman, Planning Director and hand delivered to City Hall located at:

City of Lake Stevens  
1812 Main Street  
Lake Stevens, WA 98258

Or by mail to: City of Lake Stevens  
P O Box 257  
1812 Main Street  
Lake Stevens, WA 98258  
Phone: 425-377-3235