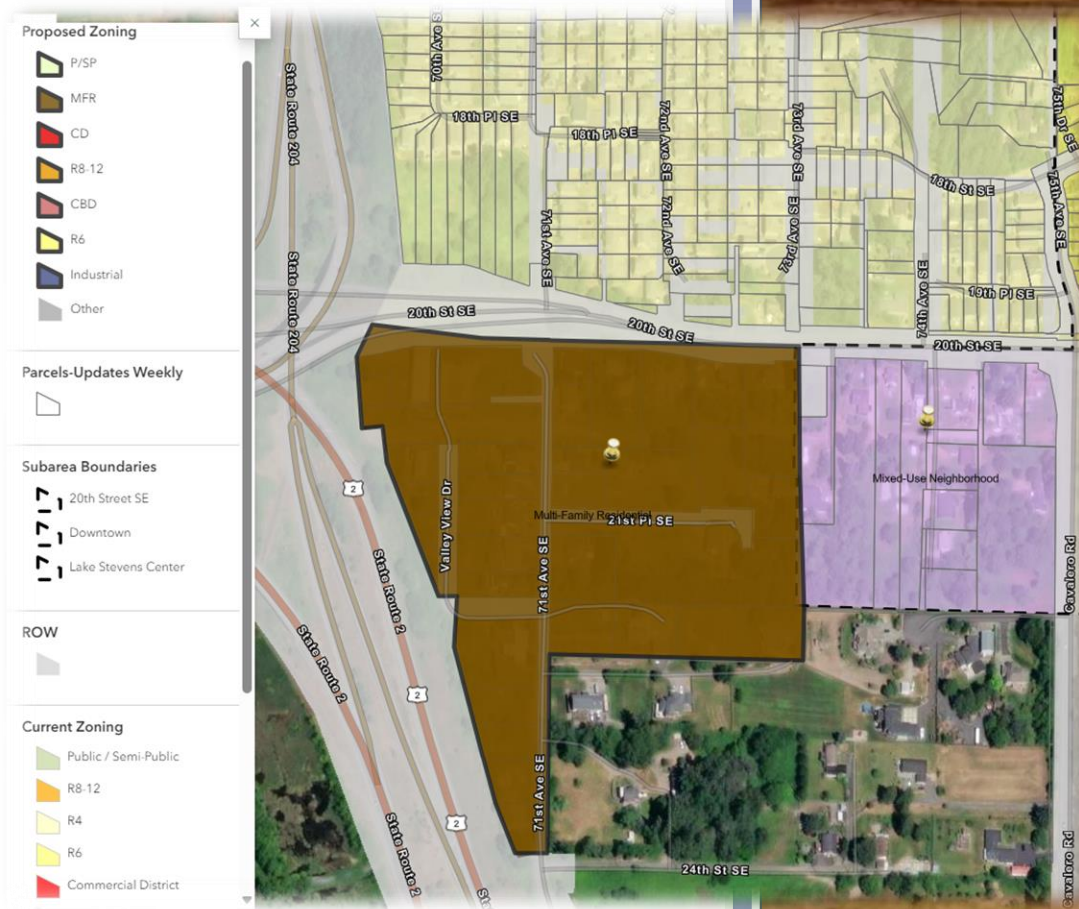


Chapter 2

Land Use



A Vision for Land Use

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

INTRODUCTION

Between 2018 and 2021, the city completed several annexations as it achieved its goal of creating “One Community Around the Lake.” As of July 2024, the city encompassed an area of approximately 7,275 acres (11.4 square miles), including the 1,000-acre lake and all areas surrounding the lake. Small pockets of unincorporated areas comprise the remainder of the Lake Stevens Urban Growth Area (UGA), with an area of approximately 500 acres (0.8 square miles). The city anticipates the remainder of the UGA will be annexed over the next planning horizon, subject to direction from City Council and the city’s adopted Annexation Plan.

Based on the 2021 Buildable Land Report (BLR), 2023 Housing Needs Analysis (HNA) and the 2044 growth targets adopted by the Snohomish County Council, the Lake Stevens UGA has sufficient capacity to accommodate projected population growth over the next twenty years but results in a deficit of over 1,000 jobs in meeting employment growth targets. This chapter includes an analysis of employment capacity and includes several changes to previous land use designations to accommodate projected employment growth.

As discussed in more detail in the Housing Element (Chapter 3), the 2021 BLR, 2023 HNA and a subsequent land capacity analysis (LCA) also showed that the city had a demonstrated deficit of zoned capacity to accommodate housing for residents at or below 80% of Area Median Income (AMI), which will require additional areas that allow multifamily residential housing. This chapter includes a discussion of the LCA (Appendix B) and the map and policy changes proposed to address the projected housing and employment deficits.

These targets factor in environmental constraints, existing development, infrastructure and services, existing and/or planned transportation corridors and areas where urban services could be extended logically. As part of the 2024 periodic update to the Comprehensive Plan, the city is required to consider new land use designations, regulations, policies or reasonable measures to address the projected housing and employment deficits.

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.

Beyond the Lake Stevens UGA to the north, east and south, the city and Snohomish County have established a Rural Urban Transition Area (RUTA) as a future planning area to accommodate growth beyond the 20-year planning horizon. The city's Comprehensive Plan acknowledges that development policies within the RUTA will have direct and indirect impacts on the Lake Stevens community, and it has an interest in decision-making in these areas as it affects development. The RUTA directly adjacent to the Lake Stevens UGA totals approximately 5,400 acres and is largely rural in character. It contains large lot residences, several sizable tracts of forested land and limited agricultural uses. According to the Snohomish County Comprehensive Plan, RUTAs are intended as areas to set aside for potential supply of land for employment and residential land uses.

PLANNING CONTEXT

The Land Use Element presents a blueprint for growth over the next 20 years. This element considers the general location, intensity and density of land uses, how traffic, drainage, community services, etc. interact with and affect development. The Land Use Element influences how the community develops through the implementation of municipal code. This section provides an overview of the existing land use patterns within the city and its unincorporated UGA and describes the city's existing strategy for accommodating residential and employment growth within city limits and beyond.

In implementing its growth strategy, the city faces several challenges including development of land within city limits and the unincorporated UGA constrained by topography, critical areas, infrastructure needs, or ability to accommodate larger employment uses. The city and partner agencies also face challenges to fund the infrastructure needs associated with population and employment growth.

State Planning

The Land Use Element is one of the six mandatory elements required by the Growth Management Act, as detailed in RCW 36.70A.070(1). The Land Use Element must:

- Provide a future land use map;
- Consider approaches to promote physical activity;
- Provide a consistent population projection;
- Estimate population densities and building intensities based on future land uses;
- Accommodate increased employment opportunities;
- Provide a continuum of housing, with an emphasis on affordable and middle housing;
- Include provisions for the protection of groundwater;
- Describe lands useful for public purposes, including essential public facilities, airports and military installations as applicable;
- Identify open space corridors;
- Consider review of drainage, flooding and stormwater run-off;
- Designate policies to protect critical areas
- Mitigate climate impacts and adapt resilience strategies; and
- Considers transfer of development rights for significant forest or agricultural lands.

These specific state requirements are discussed in subsequent sections or as specific goals and policies as applicable.

Regional Planning

The Puget Sound Regional Council (PSRC) coordinates regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap Counties. The primary policy document is Vision 2050, which provides a regional growth strategy, policies and actions that aim to use urban lands efficiently and sustainably accommodate population and employment growth across the central Puget Sound.

Regional Growth Strategy

Goal: The region accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. Rural and resource lands continue to be vital parts of the region that retain important cultural, economic, and rural lifestyle opportunities over the long term.

to

Source: PSRC Vision 2050

Some specific land use concerns mirror those found in the GMA, such as establishing consistent planning targets for housing and employment. The city's plan identifies housing and employment targets that are consistent with the 2021 BLR within the Land Use and Housing elements.

Many 2050 provisions cross over into different elements, such as Environment, Development Patterns, Housing, Economic Development, Public Services and Transportation. Another important aspect of the regional strategy is to promote centers and compact urban development, which is a central theme of the city's plan, which focuses on local growth centers implemented as subarea plans. The city's subarea plans present an integrated planning approach based on incorporating economic development, environmental protection, sustainability, social justice and well-being, compact and mixed-use development and multimodal transportation. In addition, the city's municipal code provides several effective mechanisms supporting compact infill development. Another PSRC provision is healthy and active living. The city's plan promotes this ideal in the Parks, Recreation and Open Space, Land Use and Transportation elements. Finally, the city has considered the role of adjacent rural areas in meeting growth beyond this planning horizon.

Countywide Planning

Snohomish County has adopted Countywide Planning Policies that provide a consistent framework for each jurisdiction to develop its comprehensive plans. The Development Patterns Goal found in the Countywide Planning Policies states,

“The region creates healthy, walkable, compact, and equitable transit-oriented communities that maintain unique character and local culture, while conserving rural areas and creating and preserving open space and natural areas.”

Specific policies relevant to the Land Use Element include the role of Urban Growth Areas in land use planning including future expansions or modifications, inter-jurisdictional coordination, utilities, and location of employment and housing in relation to infrastructure and transit. Another theme relevant to this element previously identified in the state and regional planning strategies is designating local centers, promoting compact urban developments and transit-oriented developments that encourage higher residential density and infill while integrating new development into existing neighborhoods. Finally, the land use element should consider annexation policies for the unincorporated UGA.

The city recognizes the importance of efficient planning and use of land within the entire UGA to meet the population, employment, environmental and other objectives of the GMA and established countywide planning policies. The city's Comprehensive Plan and existing growth strategy is reflective of the policies and vision within the County's Comprehensive Plan and Countywide Planning Policies.

Lake Stevens Planning

The city's Land Use Element considers the themes expressed in the state, regional and countywide plans. Specifically, the Land Use Element describes anticipated land use assumptions and growth targets over the current planning period. This information is the basis for current land use designations and zoning districts as well as the city's local growth strategy.

To meet projected growth targets, Appendix B of the Countywide Planning Policies shows that the Lake Stevens UGA must accommodate 50,952 residents, 19,254 housing units, and 9,017 jobs by 2044. As shown in Table 2.1, the city must plan for 9,614 new residents, 3,219 new jobs, and 4,915 new housing units by 2044. As these growth targets account for growth since 2020, the city does receive credit for growth that occurred between 2020 and 2023.

Lake Stevens Growth Targets	2019/2020 Estimate	2044 Growth Target	2020-2044 Increase
Population (people)	38,951	48,565	9,614
Employment (jobs)	5,675	8,894	3,219
Housing Units (units)	13,473	18,388	4,915

Table 2.1 – 2044 City Growth Targets (Source: Appendix B, Snohomish County CPPs)

LAKE STEVENS GROWTH STRATEGY

The 2023 Snohomish County Growth Monitoring Report (Figure 2.1) indicates the population of the city (when accounting for recent annexations) grew by nearly 22% between 2010 and 2023 (from 31,316 to 41,257), making it the second fastest growing city (at 2.4% annually) in Snohomish County during that period. The city previously grew by over 341 percent between 2000 and 2010 following a series of annexations and steady residential development.

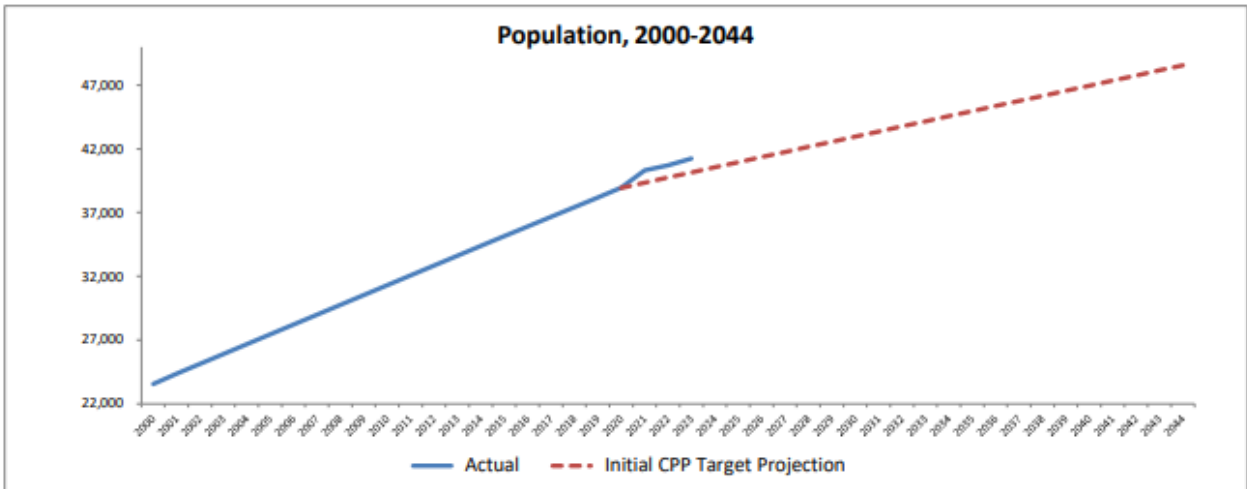


Figure 2.1 – Lake Stevens Population Growth (Source: 2023 Growth Monitoring Report)

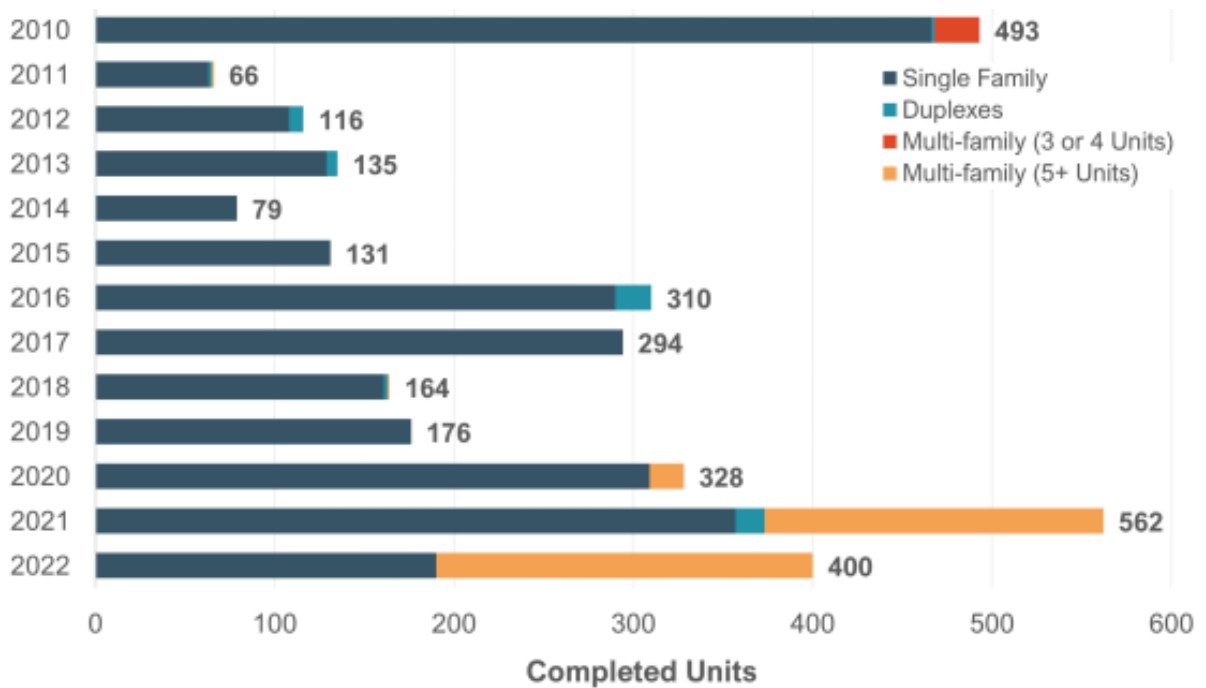


Figure 2.2 – Housing Completed by Year and Type, 2010-2022 (Source: OFM)

As shown in Figure 2.2, approximately 83% of the city's population growth between 2010 and 2022 was provided by single family housing. As discussed in more detail in Chapter 3, the city has a documented need for more middle and multifamily housing affordable at lower income ranges, which have been factored into the land use map amendments and concurrent rezones included in this periodic update.

The city's growth strategy directs most residential and employment growth into concentrated centers readily available for development, primarily within three adopted subareas and the industrial area in the northeastern corner of the city. It is the city's vision to accommodate and attract new businesses that provide family-wage jobs by growing a range of employment sectors near growth centers in proximity to housing. Downtown Lake Stevens, Lake Stevens Center, and the 20th Street SE Corridor are identified as Community Growth Centers and have adopted subareas, while the Lake Stevens Industrial Area is an Industrial Center that completed an infrastructure and market analysis in 2023. Figure 2.3 illustrates the location of the four primary centers. A summary of development potential for each growth center is summarized in Table 2.2.

Each defined growth center has varying suitability and potential for future employment uses due to location, access to the transportation network, overall size, development potential, and range of parcel sizes. This growth center strategy implements countywide, regional and statewide goals by focusing development where infrastructure and services are or will be available and preserving the natural characteristics of the city. The city's growth center strategy is consistent with the public vision expressed during the community outreach for this project and others.

The city's goal for each center, based on the economic and demographic assessments, was to develop a unique subarea plan with distinguishing characteristics that serve slightly different markets ensuring economic diversity and vitality. The city has adopted three Subarea Plans: Lake Stevens Center and the 20th Street SE Corridor in 2012 and the Downtown Lake Stevens Subarea in 2018. As a development incentive, the city adopted a Planned Action Ordinance for each subarea to satisfy State Environmental Policy Act review requirements for certain levels of residential and commercial development. Adoption of the plans resulted in area-specific design guidelines, development regulations and zoning districts.

DOWNTOWN LAKE STEVENS

The greater downtown Lake Stevens includes an area of more than 200 acres near 20th St NE, Main St and Hartford Drive NE, and consists of the historic town center adjacent to the northeastern tip of the lake and associated residential areas. As adopted, the subarea plan takes in the historic downtown core, encompassing a compact area of approximately 30 acres. This area has been characterized primarily by low-intensity commercial and residential development on small to medium-sized parcels.

The historic town center has several key attributes to support its revitalization including its lake front setting, strong projected population growth and the potential for higher density residential development. Development of an effective plan and an active marketing campaign for this area is a high priority for the city. In 2005, the city developed a conceptual plan for downtown Lake Stevens. In 2012, the city proposed a framework plan for the area that identified preferred land uses and potential infrastructure improvements to facilitate desired growth patterns. In 2018, the city adopted a full subarea plan that identified land uses, development intensity, parking requirements, public improvements, program development, etc. The city has completed several public improvements since 2018, including the development of North Cove Park, the Mill community facility, and Mill Spur festival street, with many more planned in future years.

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

LAKE STEVENS CENTER

Lake Stevens Center is comprised of approximately 360 acres of land centered on the State Route 9/State Route 204 intersection. In September 2012, the City Council adopted the Lake Stevens Center Subarea Plan to revitalize the center, emphasizing retail and office growth. The plan also amended the Land Use Map for many parcels within the subarea. Future residential development would be primarily high-density residential. The general land use pattern would consist of a commercial core, smaller commercial and mixed-use areas, a main street area, and transit-oriented development. Following a recent market analysis in 2019, the city has updated the land use designation to more closely match current market conditions. The plan assumes future growth of 140,000-150,000 gross square feet of retail, 140,000-150,000 gross square feet of office, and 180 to 200 additional dwelling units. A Planned Action Ordinance, capital facilities plan, development regulations, and design guidelines were also adopted.

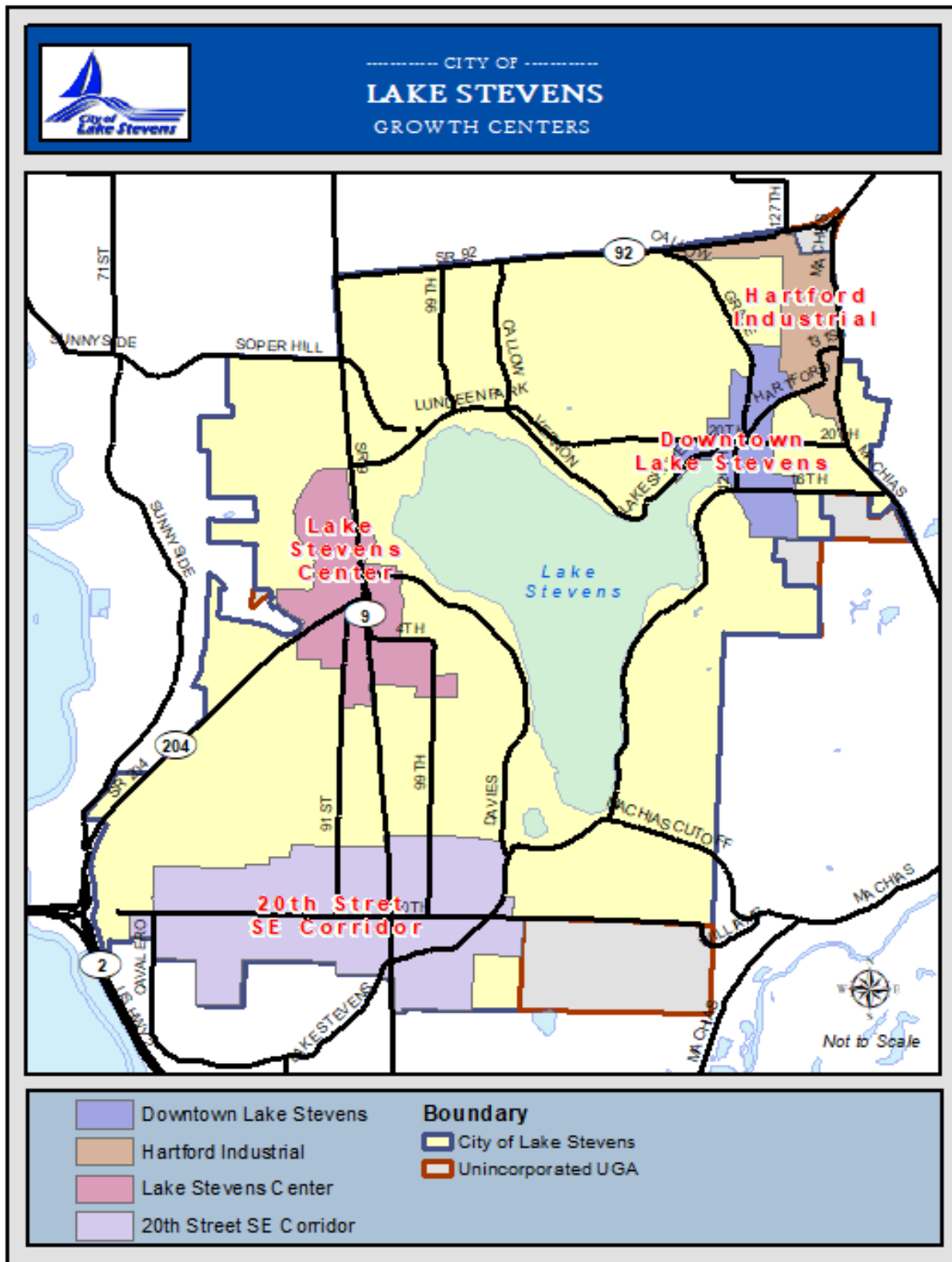


Figure 2.3 – Growth Centers Map

Table 2.2 - Growth and Development Potential of Existing Growth Centers

	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	LAKE STEVENS INDUSTRIAL CENTER	20 TH STREET SE CORRIDOR
Size (Acres)	31	359	267	845
Subarea Planning	<ul style="list-style-type: none"> ● Framework plan completed in 2012 ● Subarea plan completed July 2018 	<ul style="list-style-type: none"> ● Subarea Plan adopted 2012 ● Planned Action Ordinance adopted 2012 	<ul style="list-style-type: none"> ● Infrastructure Analysis completed in 2023; subarea plan expected in 2025. 	<ul style="list-style-type: none"> ● Subarea Plan adopted 2012 ● Planned Action Ordinance adopted 2012
Relation to Transportation System	<ul style="list-style-type: none"> ● Local access via 20th St NE ● Indirect access to SR 92 via Grade Rd 	<ul style="list-style-type: none"> ● Direct access to SR 9 and SR 204 ● Indirect access to US 2 via SR 204 	<ul style="list-style-type: none"> ● Indirect access to SR 92 via Machias Rd., Old Hartford Dr. ● Indirect access to US 2 via Machias Road ● Limited internal network of roads 	<ul style="list-style-type: none"> ● Indirect access to SR 9 via 20th St SE, S Lake Stevens Rd.
Existing Land Use Pattern	<ul style="list-style-type: none"> ● Small to medium parcels (0.2-3.0 acres) in Historic Town Center ● Existing residential uses on commercially zoned parcels ● Significant amount of multi-family residential uses and zoning in southeast portion of center with small to large 	<ul style="list-style-type: none"> ● Auto-oriented commercial uses primarily on large parcels (>10acres) with smaller parcels (<0.5 acres) carved out along street frontage ● Primarily multi-family residential uses and zoning at edges of center with some single-family residential uses in eastern portion of center 	<ul style="list-style-type: none"> ● Primarily medium to large parcels (3-30 acres) ● Cluster of smaller parcels (< 1 acre) in middle of center ● Largely undeveloped 	<ul style="list-style-type: none"> ● Primarily medium to large parcels (1-10 acres) with several irregular parcels due to diagonal intersection ● Limited existing commercial uses and zoning at intersection of 20th St SE and S Lake Stevens Rd. in eastern portion of center ● Primarily mix of multi-family and single-

	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	LAKE STEVENS INDUSTRIAL CENTER	20 TH STREET SE CORRIDOR
	<ul style="list-style-type: none"> parcels (0.3-10 acres) Medium to large parcels (1-10 acres) in Grade Rd. area, largely undeveloped 	<ul style="list-style-type: none"> Significant portion of government-owned property on eastside of SR 9 @ Market Pl. 		<ul style="list-style-type: none"> family residential uses Several large parcels (> 10 acres) zoned multi-family
Environmental Constraints	<ul style="list-style-type: none"> Wetlands and flood prone areas within Grade Rd. area Category 2 wetlands east of historic town center area were zoned multi-family residential. Catherine Creek bisects Grade Rd. area and downtown 	<ul style="list-style-type: none"> Wetlands between SR 9 and 91st Ave SE, near SR 204 	<ul style="list-style-type: none"> Small amount of wetlands just north of Hartford Dr. NE and just north of 36th St NE 	<ul style="list-style-type: none"> Wetlands at northeast corner of S Lake Stevens Rd and 20th St SE, north of S Lake Stevens Rd
Amenities	<ul style="list-style-type: none"> Lake Stevens shoreline access Catherine Creek View potential 	<ul style="list-style-type: none"> View potential 	<ul style="list-style-type: none"> View potential 	<ul style="list-style-type: none"> View potential
Potential Land Use Issues	<ul style="list-style-type: none"> Lower intensity uses to the north, west, and south and higher intensity industrial uses to the east 	<ul style="list-style-type: none"> Center is surrounded by lower-intensity single-family and multi-family residential uses 	<ul style="list-style-type: none"> Center is surrounded by lower intensity residential uses Lack of Utilities & Infrastructure 	<ul style="list-style-type: none"> Center is surrounded by lower-intensity single-family residential uses

	DOWNTOWN LAKE STEVENS	LAKE STEVENS CENTER	LAKE STEVENS INDUSTRIAL CENTER	20 TH STREET SE CORRIDOR
Conclusion	<ul style="list-style-type: none"> • Limited potential for larger employment uses due to transportation access and small parcel sizes • More suitable for local-serving retail and small commercial uses • Potential as a Mixed-Use Town Center consisting of civic and local-serving retail uses, limited office and residential uses 	<ul style="list-style-type: none"> • Some potential for larger employment uses given transportation access and large parcels, but contingent upon redevelopment potential • Potential for Main Street center on 91st Street NE between Market Place/SR204 • Potential as a Commercial Mixed-Use Center with regional retail commercial uses with multi-family residential uses towards the edges of the center 	<ul style="list-style-type: none"> • Potential to accommodate larger employment uses, but limited by location and transportation access • Potential as an Industrial Center consisting primarily of industrial uses and limited office uses 	<ul style="list-style-type: none"> • Potential for larger employment uses including business parks and retail centers • Potential for Mixed-Use Centers consisting primarily of residential uses with some office and local-serving retail commercial uses

20TH STREET SE CORRIDOR

The 20th Street SE Corridor is comprised of approximately 850 acres of land crossing the southern portion of the city from approximately South Lake Stevens Road in the east to Cavalero Road in the west. In September 2012, the City Council adopted the 20th Street SE Corridor Subarea Plan to create an employment center emphasizing business parks and commercial development. Future residential development would be primarily higher-density development including townhomes, row houses, cottage housing, and live/work units. The general land use pattern would consist of at least one large business park, a regional retail center, and commercial or mixed-use nodes with higher-density residential growth in transitional areas between existing single-family developments and higher intensity development.

Following a 2019 market analysis, the city updated the potential growth sectors to more closely match current market conditions. The revised plan predicts 500,000 gross square feet of retail, 500,000 gross square feet of office, and 1,000 additional dwelling units. A Planned Action Ordinance (PAO), capital facilities plan, development regulations, and design guidelines were also adopted. As of July 2024, the city had nearly exhausted the 1,000 dwelling unit threshold with the subarea covered by the PAO.

LAKE STEVENS INDUSTRIAL CENTER

The Lake Stevens Industrial Center is an area of approximately 280 acres located in the northeast portion of the city, between Downtown Lake Stevens and unincorporated Snohomish County. It is comprised of what was previously known as the Hartford Industrial Area as well as the properties on the east side of N Machias Road annexed into the city in 2021. The area has a land use and zoning designation of Industrial, which allow a wide range of industrial uses. The area currently has a mix of low-intensity industrial uses, some retail and older single-family residential pockets, and comprises a significant portion of the city's employment capacity available for redevelopment.

It is the city's intention to promote and develop the Lake Stevens Industrial Center as a local employment center, as the area has the potential for hundreds of living wage jobs. The center's potential to accommodate larger employment uses are currently limited by location, limited visibility, lack of extensive public infrastructure and transportation access. In 2023 the city completed a market study and infrastructure analysis of the area to determine any need for expansion, infrastructure improvements, and marketing strategies to attract

appropriate industries. The city anticipates additional subarea planning work in the area as an implementation task for the comprehensive plan.

NEIGHBORHOOD SERVICE CENTERS

In addition to the defined growth centers, the city has several small neighborhood service centers located throughout the city zoned Local Business (LB) or Mixed Use (MU). Small neighborhood service centers serve the immediate shopping and service needs for the surrounding residential areas. These neighborhood service centers augment economic development activity citywide and balance the commercial uses found in larger growth centers.

ANNEXATION AND RURAL URBAN TRANSITION AREA (RUTA)

The city will continue to coordinate annexation of the remaining unincorporated UGA throughout the 2044 planning horizon. Additionally, the city of Lake Stevens is looking outside its borders given the impact that planning efforts have on the entire Lake Stevens community in preparation for future UGA expansions after build-out.

For the purposes of defining a Framework Plan that includes the Rural Urban Transition Area (RUTA) as an area for long-term employment growth, the city's existing strategy for growth within the UGA has been reviewed and analyzed. Related documents such as County plans and Buildable Lands Report are discussed further below, together with summaries of information related to public services and utilities. The city recognizes the importance of review and analysis of all adjacent RUTA areas for future comprehensive planning and benefit.

The city of Lake Stevens recognizes that the UGA is bordered by areas labeled by the County as "transitional". The city also recognizes that development policies within these areas and beyond will have direct and indirect impacts on the Lake Stevens community, its quality of life, infrastructure, transportation, services, finance and the stewardship of land and lake water quality. Therefore, the city's vision requires its involvement in the decision-making in these areas as they affect development and its impacts.

PROJECTED EMPLOYMENT AND HOUSING DEFICITS IN BUILDABLE LANDS

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

The Snohomish County Council adopted the 2021 BLR in September 2021 and the 2044 growth targets in March 2022 following a collaborative process that included city staff. As noted at the beginning of this chapter, the BLR and a subsequent land capacity analysis (LCA) showed that the city had a projected 2044 employment deficit of approximately 1,156 jobs.

Approximately 80% of this projected employment deficit can be met through implementation of existing subarea plans and the strategies identified in the Lake Stevens Industrial Center infrastructure and market analysis. However, additional map amendments were also required to meet the city’s future employment needs, which are reflected in Figure 2.4. These included the westward expansion of the Downtown Lake Stevens subarea boundaries and additional commercial land use designations with the 20th St SE Corridor subarea, as detailed in Table 2.3.

Table 2.4 shows the city’s projected housing deficits at lower income ranges based on 2023 land use and zoning designations; the city has a projected surplus of zoned capacity for housing units affordable at or above 80% AMI. As detailed in the LCA, the land use designations in Figure 2.4 reflect several changes, including additional areas designated high density residential within the 20th St SE Corridor (primarily near 99th Ave SE) and the Lake Stevens Center subarea, which will provide the multifamily residential capacity needed to accommodate the city’s 2044 residential growth targets at lower income ranges. Additional detail is provided in Chapter 3, including a summary table in Table 3.3

The 2021 BLR breaks down the city’s residential and employment capacity and buildable acreage by zoning district, including calculations for specific housing unit types (single-family, townhouse, multifamily, etc.) and employment types (commercial, industrial, government, etc.) The city utilized this data in developing updated goals, policies, and measures to address its projected employment capacity deficit and ensure that its supply of residential land is consistent with its housing needs.

LAND USES AND ZONING

Lake Stevens includes a mix of residential, commercial, industrial and public/semi-public land use designations. Residential designations are spread throughout the city and include both high-density and single-family oriented land uses. There are several commercial designations that vary in intensity by location. For example, the highest intensity commercial land uses are located along highways and arterials, while neighborhood level commercial use may be congregated at the intersections of arterials and collectors. The city's industrial land uses are primarily located in the northeastern corner of the city, except for one area in the northwestern corner, subject to a development agreement. Public/Semi-public land uses are spread across the city. Most public/semi-public areas include school sites, municipal services and parks. Figure 2.4, the current Comprehensive Plan Land Use Map, illustrates the distribution of land use throughout the city as well as pre-designations for the UGA that would be effective upon annexation.

Residential Land Uses – Residential land uses include all single-family development and multifamily uses including, apartments, condominiums, manufactured housing, foster care facilities, group quarters, and cooperative housing.

- High-Density Residential allows single-family, two-family, and multifamily residential uses. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between single-family designations and commercial designations where infrastructure and public transportation is readily available.
- Medium Density Residential allows single-family, two-family and some multifamily residential development with a density between four (4) to 12 units per acre based on zoning with the potential for bonuses. This designation includes detached and attached units, accessory dwelling units, townhouses, condominiums, duplexes, vacation rentals, special service homes and manufactured/mobile structures. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between high density designations and rural areas where infrastructure is readily available.
- Waterfront Residential allows single-family residential uses and two-family residences (duplexes) with a density of four (4) units per acre with the potential for bonuses and applies within shoreline jurisdiction. This designation includes detached and attached units, accessory dwelling units, detached, vacation rentals, and special service homes. It also allows limited multifamily, public/semi-public, community, and recreational uses.

	2019 Estimate	2021 BLR Capacity	2044 Growth Target	Surplus/ (Deficit)	Measures to Increase Employment Capacity
City Employment	5,675	7,738	8,894	(1,156)	<ul style="list-style-type: none"> • Consolidate LSIC zones into one industrial land use designation • Implement zoning changes and development code updates in support of Scenario 1 in 2023 LSIC analysis, including potential for office uses • Adopt land use and map amendments to increase employment land supply <ul style="list-style-type: none"> ○ Expand Downtown Lake Stevens subarea boundaries to west and adopt CBD zoning ○ Change land use and zoning designations at 20th St SE near 99th Ave SE to commercial

Table 2.3 – Measures to Address Projected Employment Deficits in 2044

Income Range	Unit Types	Growth Target		2023 Capacity	Surplus/ (Deficit)	Measures to Increase Residential Capacity
0-80% AMI	MFR	2,081		1,780	(301)	<ul style="list-style-type: none"> • Adopt policy language permitting PSH in all residential zones and zones where hotels are permitted (per HB 1220) • Adopt land use and zoning map amendments increasing multifamily residential/ supply in city subareas <ul style="list-style-type: none"> ○ 20th St SE/99th Ave SE ○ 20th St SE/Cavalero ○ 99th Ave SE/NE near Chapel Hill ○ 87th Ave SE and 89th Ave SE ○ Additional throughout city
0-30% AMI (PSH)	MFR	456		0	(456)	

Table 2.4 – Measures to Address Projected Housing Deficits at Lower Income Levels in 2044

Through implementation of zoning regulations, the city will consider innovative and flexible residential options, in appropriate zoning districts, to allow a variety of housing. For example, the municipal code allows higher-density residential uses such as townhouses and small-lot, single-family residential units, and innovative housing options such as cottage housing. In all residential zones, cluster subdivisions and planned residential developments allow variations in housing styles and increases in housing density as a means of encouraging good design, specifically on challenging sites where natural characteristics (slopes, wetlands, streams, etc.) require careful design and development.

Commercial Land Uses – Commercial land uses include all commercial and mixed-use configurations, including small scale/neighborhood commercial, large-scale retail, and employment designations.

- Downtown/Local Commercial: This designation permits moderate to higher intensity land uses including the Central Business District and other dense arrangements of professional offices and retail stores. This designation discourages uses that are land consumptive (i.e., warehouses) or that generate high-traffic volumes (e.g., drive-through businesses or gas stations). It allows mixed-use development.
- Mixed-Use Commercial: This designation permits moderate to higher intensity land use that includes both commercial and residential elements and encourages mixed-use (commercial and residential). It is intended that this land use designation will be placed where a "village atmosphere" is desired, or as a transition between high and low intensity zones.
- Commercial: This is a high intensity land use that includes both high-intensity retail and employment uses including community and regional retail centers, offices, business parks, and associated uses. Multifamily residential uses could be included above or behind commercial uses. It should be in areas with direct access to highways and arterials in addition to transit facilities, adequate public services and traffic capacity.

Industrial Land Uses – Industrial uses include a mix of light and general industrial trades geared toward manufacturing, resource extraction, agriculture, warehousing and other intensive types of land uses. As shown on Figure 2.4, industrial uses focused in the northeast corner of the city. As part of the 2024 update, the city consolidated industrial land uses into one industrial land use designation.

- **Industrial** – This designation allows a full range of industrial uses which may impact surrounding properties. This category also allows office uses, retail sales, restaurants, public/semi-public, community and recreational uses. It should be in areas with direct access to truck routes, adequate public services, infrastructure and traffic capacity. The city looks to this designation as accommodating the future high-tech industries and family-wage jobs.

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

EXISTING ZONING IN CITY AND UGA

The city establishes zoning for areas within the city limits while Snohomish County establishes zoning for areas within the unincorporated portions of the Lake Stevens UGA. Existing zoning within the city and its UGA allow a range of residential and employment uses.

Commercial/Industrial Zoning Districts

The city's zoning districts that allow employment uses primarily occur within growth centers and subareas. These zones vary in type of permitted uses and requirements for special or conditional use permits. Residential uses above and/or behind permitted non-residential uses are allowed in some commercial and mixed-use zones. There remains untapped capacity for new commercial development in the Central Business District (CBD) and Mixed Use (MU) zones, where existing houses have not yet converted to commercial uses.

The city previously had three industrial zones – General Industrial (GI), Light Industrial (LI) and General Industrial with Development Agreement (GIDA) – which permitted a range of uses including manufacturing, processing and equipment repair uses, as well as allowing indoor recreational uses, restaurants, storage, motor vehicle sales, and home occupations. As part of the 2024 update, the city consolidated these zones into a single zone (General Industrial), which was a recommended implementation item in the 2023 LSIC analysis.

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

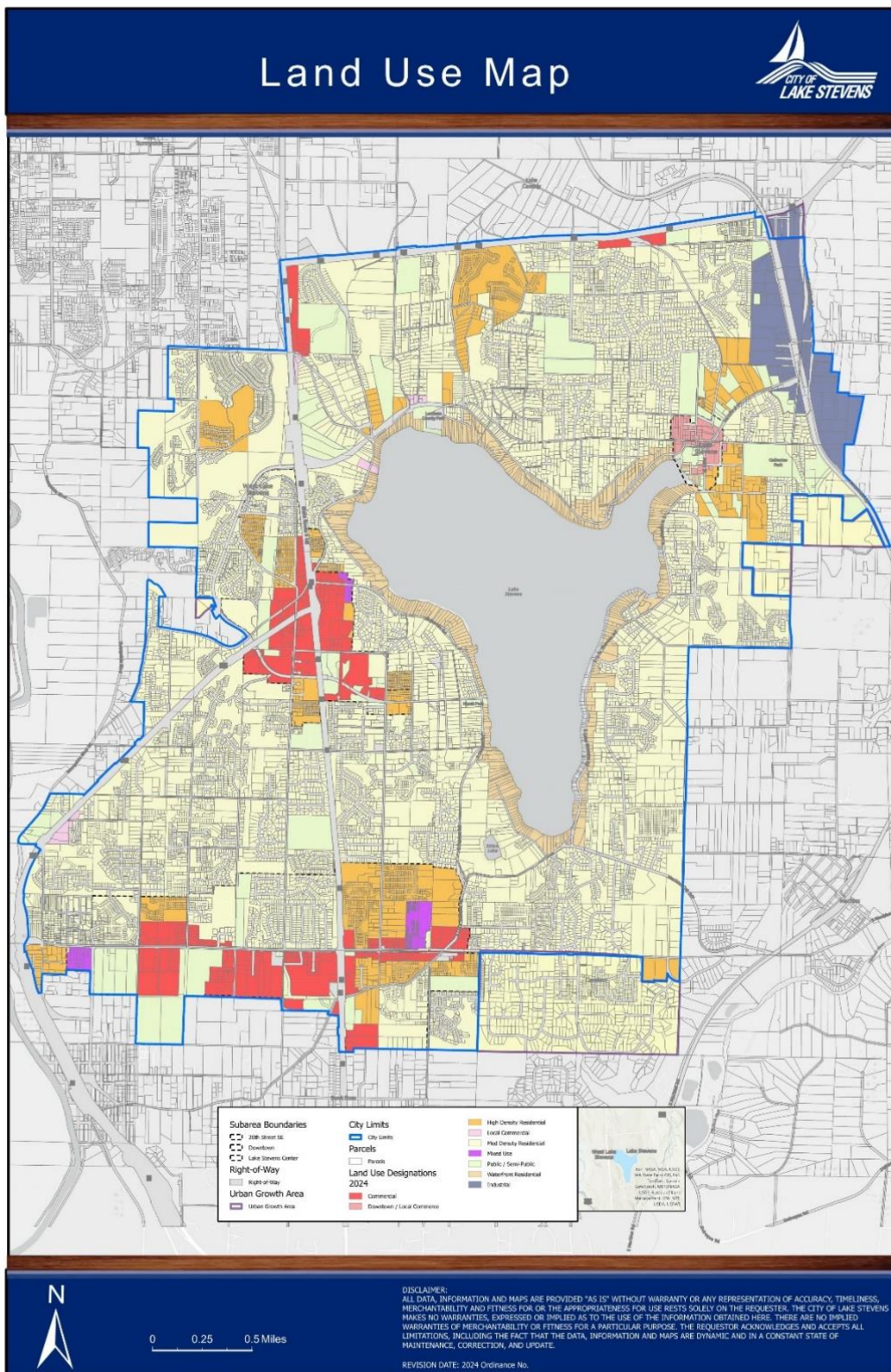


Figure 2.4 – City Land Use Map with 2024 Amendments

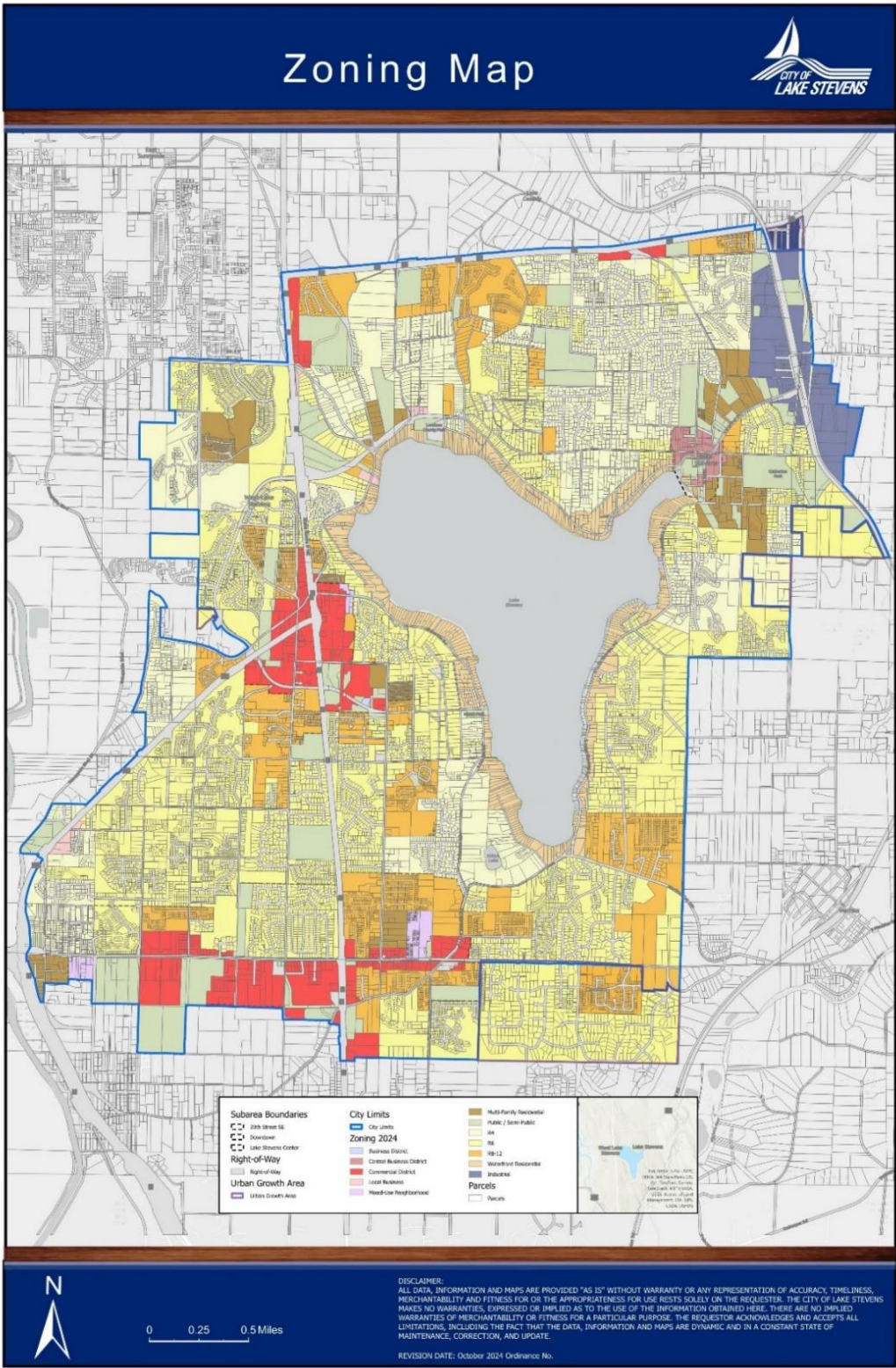


Figure 2.5 – City Zoning Map with 2024 Amendments

The CBD zone allows two-family and multifamily residences. retail needs of adjacent neighborhoods. The MUN zone is a mixed-use zone. With amendments to the Lake Stevens Center and 20th Street SE Corridor subarea plans, approximately 13 percent of the land within the city, or 10 percent of total UGA (city plus UGA) is zoned for commercial and employment uses.

New employment zones since adoption of the subarea plans include Business District (BD), Commercial District (CD), Neighborhood Business (NB), and Mixed-Use Neighborhood (MUN). The BD zone is geared toward high-tech and other professional occupations. The CD zone allows the most intensive retail uses in the city, while the NB zone is geared toward

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

Residential Zoning Districts

Single-family zones include R4 (previously Suburban Residential), R6 (previously Urban Residential), and Waterfront Residential. The higher-density residential zones include R8-12 (previously High-Urban Residential), Multi-family Residential, and MF Development Agreement.

Approximately 16 percent of the city is zoned for higher-density residences while approximately 64 percent is zoned for medium to lower-density single-family residential uses. Areas zoned for higher-density residential development are found within designated growth centers, subareas and several areas outside of these centers, along SR 9 and Callow Road in the northern portion of the city. A smaller area zoned for multifamily residential uses occurs along Lundeen Parkway, approximate to the northwest tip of the lake. In 2020 the city adopted infill and innovative housing standards that allow for “middle housing” such as duplexes, triplexes and fourplexes in the R4, R6, and R8-12 zoning districts

Snohomish County zoning applies to unincorporated areas within the Lake Stevens UGA. Approximately 0.12 percent of the unincorporated UGA is zoned for multifamily residential uses while approximately 13 percent of the area is zoned for single-family residential.

DEVELOPMENT TRENDS

A look at development trends inside city limits is helpful to understand how current zoning affects future development potential inside the city and shapes the city’s growth strategy.

Residential

The current population target for the Lake Stevens UGA is 50,952. Under current zoning the city and unincorporated UGA should have a surplus population based on the buildable lands report. Large portions of the city have developed within the past several decades resulting in a relatively new housing stock. Much of the development within recently annexed areas of the city occurred while these areas were part of unincorporated Snohomish County. Since 2006, Lake Stevens has experienced a steady stream of residential construction, as anticipated in the 2012 BLR and documented in the 2021 BLR and 2023 Growth Monitoring Report.

As mentioned, the BLR did not assign a large amount of residential capacity to commercially zoned and mixed-use properties, which allow apartments above the ground floor. It is difficult to predict how many dwellings these zones would accommodate because of a lack of past development history in the city. The potential for accommodating additional dwellings in mixed-use projects is increasing as the city continues to become more urban and with the focus on growth centers through the adoption of distinct subarea plans. These commercial areas do have adequate capacity to accommodate emergency, transitional and permanent supportive housing, as required by HB 1220 (2021).

Commercial and Industrial

Lake Stevens has historically had one of the lowest jobs to household ratios in the county. The city desires to increase the number of employment opportunities given the increasing size of its population and the need to maintain a sustainable and economically healthy community. The city continues to work to improve its house-to-employment ratio through the implementation of reasonable measures, development of subarea plans and its growth strategy. Additional reasonable measures and implementation strategies will need to be considered to account for the projected employment deficit.

Commercial development has been modest in the city’s commercially zoned districts. Downtown Lake Stevens and Lake Stevens Center continue to redevelop. A recent market analysis performed for the city shows that this trend is changing with a reported 3.9 percent

annual growth (BERK consulting 2019). The most significant growth during this time has been in Warehousing, Transportation, and Utilities (15%/year); Construction (11%/year); Finance, Insurance, and Real Estate (9%/year), and Services (3%/year).

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

The industrial zones remain largely underdeveloped. Much of the industrial activity has occurred on the individual sites or within existing buildings. New construction has been in the form of small additions or low-employment activities (e.g., self-storage, etc.). The 2023 Lake Stevens Industrial Center (LSIC) identified infrastructure improvements and other strategies to increase employment capacity in the city’s industrial areas.

REASONABLE MEASURES

The Growth Management Act requires that cities consider “reasonable measures” to allow growth to meet the adopted population and employment targets. The following table (Table 2.5) lists the reasonable measures included in Appendix D of the Countywide Planning Policies (CPPs; most recently amended in August 2023), identifies those in effect in Lake Stevens, and comments on their effectiveness or potential.

The reasonable measures with the greatest potential to increase employment in suitable locations include establishment of an economic development strategy and encouraging development in centers through subarea planning. As the city moves forward with the implementation of its Comprehensive Plan, these reasonable measures will be reviewed, revised or added to the city’s regulations and development programs.

Table 2.5 – Reasonable Measures Included in Countywide Planning Policies

MEASURES TO INCREASE RESIDENTIAL CAPACITY			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Permit Accessory Dwelling Units (ADUs) in single family zones	Yes	In March 2024 the city updated its ADU code to comply with HB 1337, allowing up to two ADUs on residential lots.	The city issued 26 ADU permits between 2017 and 2023, with an additional six under review as of July 2024. The city expects an increase in ADU applications following updates to its code to comply with HB 1337 and sees them as a vital source of housing for moderate income residents.
Multi-family Housing Tax Credits to Developers	Yes	Target areas established by Ordinance 1103 and codified in LSMC 3.27.	The city approved its first MFTE application in 2023. The city is exploring updates to the MFTE process to expand its use.
Provide Density Bonuses to Developers	Yes	Planned Residential Developments (PRDs) and Subarea Plans	City allows 10-foot height bonus in subareas subject to LSMC 14.38.050 and 20% density bonus in PRDs subject to LSMC 14.18.300.
Transfer of Development Rights	Yes	Properties with critical areas	The city has adopted provisions in its subdivision code and critical areas codes to allow reduced lots size and development transfers.
Clustered Residential Development	Yes	PRDs and Cluster Subdivisions	The city has adopted provision in its subdivision code and critical areas codes to allow PRDS, reduced lots size and development transfers.
Allow Co-Housing	Yes	Shared housing by non-family members	The zoning code allows boarding houses and other congregate living arrangements in specified zones.
Allow Duplexes, Townhomes and Condominiums	Yes	Infill and Innovative Housing	LSMC 14.46 allows for duplex, triplex, fourplexes townhomes and garden apartments in most residential zones. Duplexes are permitted on any lot allowing a detached SFR, as required by HB 1110.
Increased Residential Densities	Yes	Single-family zones.	The city allows detached single-family residences in a variety of zones at densities ranging from 4.5-11 units per acre. The city updated its zoning code in 2020 to increase densities by approximately 20%.

MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Maximum Lot Sizes	No		The city does not have a maximum lot size requirement.
Minimum Residential Densities	Yes	Discourages residential sprawl	The city allows a range of single-family densities ranging from 4 -12 units per acre.
Reduce Street Width	Yes	Reduced street standards in residential areas	The city allows a variety of standard and reduced road profiles in its Engineering Design & Development Standards
Allow Small Residential Lots	Yes	Smaller lots in compact neighborhoods	The city allows a range of single-family lot sizes, including SFR lots as small as 3,600 sf.
Encourage Infill and Redevelopment	Yes	Zones identified in Zoning Code’s Innovative Housing and Infill Chapter.	The zoning code allows cottages and attached housing options up to four units in specific areas and subject to the provisions of LSMC 14.46.
Inclusionary Zoning	No		Subarea plans encourage as an optional development incentive.
Manufactured Housing	Yes	Manufactured homes allowed under the same rules as other housing types	Lake Stevens allows manufactured housing in all residential zoning districts.
Allow garden and larger scale apartments and other moderate and higher density housing	Yes	Infill and Innovative Housing	LSMC Chapter 14.46 expanded areas where garden apartments are permitted, while larger scale apartments allowed in MFR and mixed-use zones.
MEASURES TO INCREASE EMPLOYMENT CAPACITY			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Economic Development Strategy	Yes	Lake Stevens Center. 20 th Street SE Corridor, and Downtown Lake Stevens Subareas.	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 Subarea plan was adopted in 2018.
Create Industrial Zones	Yes	Industrial Zones	The 2023 Lake Stevens Industrial Center (LSIC) analysis identifies significant employment capacity within the city’s

			industrial areas. The city has consolidated zoning into one industrial district.
Zone by building type, not use	Yes, some	Current city zoning is based on use; adopted subarea plans include some regulation by building type	Minimal potential for implementation to significantly alter the growth strategy except within subareas.
Brownfields Programs	No	No known brownfields within the city	The city will explore potential funding programs for any identified brownfields.
MEASURES THAT SUPPORT INCREASED DENSITIES			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Urban Centers/Villages	Yes	Lake Stevens Center. 20 th Street SE Corridor, and Downtown Lake Stevens Subareas.	The city has utilized subarea planning with rezoning to increase intensity and density and create a mix of residential and non-residential uses, with transition areas between existing residential areas and planning for a multi-model transportation system.
Allow Mixed Uses	Yes	CBD and MU zones and within the subareas	City allows mixed-use in MU zones and most commercial zones.
Transit Oriented Design	Yes	Currently there is limited transit service within the Lake Stevens area	Included within subarea plans and Community Transit has identified 20 th Street SE as a transit emphasis corridor for future frequent service.
Downtown Revitalization	Yes	The Downtown Subarea Plan includes a Capital Facilities Improvement Plan.	The Downtown Lake Stevens Subarea Plan was adopted mid-2018. Several projects in the Capital Facilities Improvement Plan have already been undertaken and completed. The city will continue to support downtown revitalization through city-lead implementation measures.

MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Adequate Public Facilities	Yes	Concurrency standards for infrastructure.	The city has adopted concurrency standards and GMA-based traffic impact, school and park mitigation fees.
Transportation Efficient Land Use	Yes	Mixed-use zoning	No specific measures for transit-oriented development.
Urban Growth Management Agreements	Yes	Interlocal agreements.	Annexation interlocal agreement with Snohomish County; Traffic interlocal agreement with Snohomish County.
Annexation plans	Yes	Annexation Plan	City adopted Annexation Plan via Resolution 2016-021. City intends to annex remainder of UGA within planning horizon.
Reduce off-street surface	Yes	Reduced minimum standard required for office uses	Subarea plans include use of low impact development and building height incentives for reducing surface coverage.
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	Subareas	Subarea plans should bring much needed services to the city at Lake Stevens Center and along 20 th Street SE and additional planning to Downtown.
Locate civic buildings in existing communities rather than in greenfield areas	Yes	Subareas	City campus, library and post office are in historic downtown. Plans for new or replaced civic buildings are being proposed in existing commercial zoned areas, including 20 th St SE Corridor.
Implement permit expedition	Yes	Processing Code and Planned Actions	The city is committed to meeting statutory requirements in SB 5290 and has demonstrated an ability to meet permit review targets and timelines.
Streamline Regulations and Standards	Yes	Streamlined regulations	The city has adopted several SEPA Planned Actions and adopted the maximum categorical exemption thresholds for residential development.

MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Promote Vertical Growth	Yes	Height Bonuses	The city allows a 10-foot height increase in its subareas in exchange for quality design.
SEPA Categorical Exemptions for mixed use and infill and increased flexible thresholds	Yes	Higher SEPA Flexible Thresholds	The city adopted Ordinance 1118, which raised the SEPA flexible thresholds for SFR and MFR to the maximum allowed (30 SFR units and 60 MFR units).

MEASURES TO MITIGATE IMPACTS OF DENSITY			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Design Standards	Yes	Applies to commercial and high-density residential development	Community design quality and expectations have increased because of the adopted standards. Subarea Design Guidelines were adopted for development within the subareas using review.
Urban Amenities for Increased Densities	Yes	Planned Residential Developments (PRDs) and subareas	PRD subdivisions are eligible for a density bonus in exchange for providing amenities such as active recreation areas and tree preservation. Subarea plans allow for increased floor area ratios with a menu of amenity options.
Community Visioning	Yes	Vision Statements	Provided basis of land use policies. Updated in 2015 Plan, validated in 2024 update. Important part of subarea planning, downtown framework planning and shoreline planning.
Regional Stormwater Facilities	Yes.	Allows for regional stormwater facilities.	The city has adopted the 2019 Stormwater Management Manual for Western Washington, Appendix I-D of which describes how regional facilities can be used to meet Minimum Requirements 5, 6, 7 and 8. The city recently approved a regional facility for a large plat that reserves capacity for future development.

OTHER MEASURES			
MEASURE	ADOPTED?	APPLICABILITY	EFFECTIVENESS/POTENTIAL
Low Densities in Rural and Resource Lands	N/A	N/A	Lake Stevens does not include rural areas.
Urban Holding Zones	Yes	Does not apply to areas within the city	None
Capital Facilities Investment	Yes	Subarea Plans and GMA Traffic Impact Fees	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	Yes	Planned Action Ordinances.	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	In Process	TBD	City in discussions with various organizations.
Public Land Disposition	Yes.	Housing Element policies; program TBD	Updated housing policies call for potential use of city land for affordable housing.

LAND USE GOALS AND POLICIES

GOAL 2.1 PROVIDE SUFFICIENT LAND AREA TO MEET THE PROJECTED NEEDS FOR HOUSING, EMPLOYMENT AND PUBLIC FACILITIES WITHIN THE CITY OF LAKE STEVENS

Policies

- 2.1.1 Accommodate a variety of land uses to support population and employment growth, consistent with the city's responsibilities under the Growth Management Act, PSRC Regional Growth Strategy and the Countywide Planning Policies.
- 2.1.2 Encourage and allow a diverse mix of housing types throughout the city to meet the needs of current and future residents.
- 2.1.3 Review cumulative changes to residential, commercial, industrial and public land use designations during the annual comprehensive plan cycle to ensure employment and population capacity estimates are being met.
- 2.1.4 Review land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met. The strategy will be used to amend the Plan as necessary to remain consistent with actual development trends.
- 2.1.5 Direct new growth to areas where infrastructure and services are available, planned or have undergone an infrastructure analysis to ensure growth occurs in a fiscally responsible manner to support a variety of land uses.
- 2.1.6 Coordinate land use decisions with capital improvement needs for public facilities including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, cultural facilities and schools.
- 2.1.7 Consider and evaluate UGA expansions that have the potential to help meet city and regional growth targets for population, employment and housing.
- 2.1.8 Encourage home occupation businesses in residential areas that provide local employment opportunities while maintaining the primary residential character.

GOAL 2.2 ACHIEVE A WELL-BALANCED AND WELL-ORGANIZED COMBINATION OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OPEN SPACE, RECREATION AND PUBLIC USES.

Policies

2.2.1 Allow the following residential land use designations as described.

1. High-Density Residential – Encourage a variety of middle housing and multifamily residential housing types containing three or more dwellings. Multiple structures may be located on a single parcel, and there are no density limits, provided the project meets the zoning district requirements and other pertinent codes, standards and adopted development guidelines. This land use category also allows limited public/semi-public, community, recreational, and commercial uses as well as other housing types required by state law.
2. Medium Density Residential – Encourage single-family (1 du/lot), two-family residential and a variety of middle housing options with a density between 4 and 12 units per acre with the potential for bonuses. This designation allows detached and attached units, conversions, accessory dwelling units, townhouses, condominiums, duplexes, short-term rentals, special service homes and some manufactured/mobile structures. Also allows limited public/semi-public, community, recreational, and neighborhood commercial uses as well as other housing types required by state law.
3. Waterfront Residential – Allow single-family (1 du/lot) and two-family residential uses with a density of 4 units per acre with the potential for bonuses on residential properties located adjacent to Lake Stevens subject to the regulations of the shoreline master program. This designation includes detached and attached units, accessory dwelling units, short-term rentals, special service homes, limited middle housing, public/semi-public, community, and recreational uses as well as other housing types required by state law.

2.2.2 Allow the following commercial land use designations as described.

1. Downtown/Local Commercial – Encourages medium to high intensity commercial uses and other dense arrangements of professional offices and retail stores in the downtown area and neighborhood commercial districts. This designation allows mixed-use development. This land use designation may be placed on lands between higher-intensity commercial areas and

residential areas to act as a buffer. This designation also allows limited public/semi-public, community and recreational uses.

2. Mixed-Use – Allows medium to high intensity mixed-use (commercial and residential). It is intended that this land use designation will be placed where a "village atmosphere" is desired, or on lands between higher and lower intensity uses to buffer commercial and residential areas. This designation also allows limited public/semi-public, community and recreational uses.
3. Commercial District – The Commercial District allows for high-intensity commercial and employment with some mixed-use. Principal uses include community and regional retail centers, offices, business parks, civic, cultural, recreational, and associated uses. Multi-family residential uses are allowed above or behind commercial uses. This land use designation should be in areas with direct access to highways and arterials that provide adequate public services and traffic capacity, in addition to transit facilities.

2.2.3 Allow the following industrial land use designations as described:

1. Industrial – This category allows a full range of industrial and employment uses which traditionally can cause impacts to surrounding properties because of the high intensity uses. The implementing zoning districts (Light and General Industrial) account for differences in the scope of industrial uses permitted and the potential impacts on surrounding properties. This designation does not allow any residential (except temporary or caretaker residences). This land use designation should be in areas with direct access to highways and arterials that provide adequate public services and traffic capacity.

2.2.4 Allow the Public/Semi-Public land use designation, which is intended for use on all land that is publicly owned and identifies land useful for public purposes, as required by RCW 36.70A.150 and further analyzed and assessed in Chapter 7 (Public Services and Utilities) and Chapter 9 (Capital Facilities). It allows public buildings and services, recreational uses, utilities, and transportation facilities. This designation may also allow a limited range of commercial uses.

GOAL 2.3 APPLY THE COMPREHENSIVE PLAN AS A GUIDE FOR COMMUNITY DEVELOPMENT IMPLEMENTED THROUGH THE CITY'S DEVELOPMENT REGULATIONS TO ENSURE PREFERRED COMMUNITY GROWTH PATTERNS ARE ACHIEVED.

Policies

- 2.3.1 Review development standards and regulations to ensure that they possess an appropriate level of flexibility to promote efficient use of buildable lands, balanced with the need for predictable decision-making and environmental protection.
- 2.3.2 Preserve and promote the character of existing neighborhoods through thoughtful, clear and objective development regulations and design standards that promote compatibility between uses; respect existing neighborhoods; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services.
- 2.3.3 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.
- 2.3.4 Promote architecture that is pedestrian friendly and conducive to human interaction (e.g., front porches, garages behind houses, small front yard setbacks, no "walled" neighborhoods).
- 2.3.5 Ensure that subdivisions are pedestrian friendly and include ample street trees, adequate sidewalks, open spaces, access to parks, and walkways and paths connecting neighborhoods and surrounding uses.
- 2.3.6 Review Development and Design Guidelines for Multifamily Residential, Planned Residential Developments, Commercial and Mixed-Use development.
- 2.3.7 Promote commercial uses catering to day to day needs of neighbors in locations that are accessible to pedestrian, bicycle and transit. Permissible uses shall clearly reflect this intent.
- 2.3.8 Encourage nodal development through adoption of zoning designations, specific design guidelines and development regulations.
- 2.3.9 Evaluate connectivity between neighborhoods, parks, and public facilities when considering capital improvements to ensure all residents have access to these public amenities.

- 2.3.10 The Planning Commission shall continue to welcome citizen input from all citizens within the incorporated city and unincorporated Urban Growth Area when making planning decisions that affect the city and future annexation areas.
- 2.3.11 As part of the process for updating and emending the Comprehensive Plan and implementing ordinances, consider the potential impacts on the preservation of property rights.

GOAL 2.4 ENCOURAGE THE CONTINUED PLANNING OF LOCAL GROWTH CENTERS TO DEVELOP A BALANCED AND SUSTAINABLE COMMUNITY THAT PROVIDES A FOCUS FOR EMPLOYMENT, PUBLIC AND RESIDENTIAL DEVELOPMENT.

Policies

- 2.4.1 Prior to adopting a subarea plan, the city should develop a thorough economic and infrastructure analysis for each growth center that considers investments and expenditures to provide a full range of services and infrastructure in relation to project revenue.
- 2.4.2 Each growth center should consider impacts on existing commercial properties and residential areas to ensure the compatibility and synergy between existing and new development as a subarea plan is developed.
- 2.4.3 Future subarea planning of growth centers shall include substantial public involvement through multiple meetings, updates in the media and on city-owned modes of communication. The city shall provide clear information as to the benefits, costs, and risks so that the community can provide informed opinions to the Planning Commission and City Council.
- 2.4.4 Ensure that adequate connections are made to link growth centers, subareas and adjacent residential areas.
- 2.4.5 Periodically review and update adopted subarea plans to ensure they continue to help meet projected employment and housing needs and are consistent with the city's vision and growth strategy.

GOAL 2.5 CONTINUE TO SUPPORT THE REDEVELOPMENT OF DOWNTOWN LAKE STEVENS THAT ENCOURAGES A COMPACT COMMERCIAL DISTRICT THAT FACILITATES EASY PEDESTRIAN ACCESS BETWEEN SHOPS AND BUILDINGS, ALLOWS MIXED-USE DEVELOPMENT, PROMOTES ECONOMIC DEVELOPMENT COMPATIBLE WITH THE CHARACTER OF LAKE STEVENS AND STIMULATES A DIVERSE ARRAY OF BUSINESS TYPES TO ATTRACT VISITORS AND MEET THE NEEDS OF RESIDENTS

Policies

- 2.5.1 Ensure that significant lakeside non-commercial public access is maintained for informal and formal recreational opportunities and is balanced with the desire to develop a vibrant mixed-use downtown.
- 2.5.2 Emphasize high-quality design, pedestrian orientation and integrated flexibility in the redevelopment of downtown Lake Stevens.
- 2.5.3 Encourage strong traditional downtown elements as expressed in the Downtown Lake Stevens Subarea Plan that accentuate a stable design concept that will survive the life of the buildings.
- 2.5.4 Encourage more residential and mixed-use development to help meet the city's population growth targets.
- 2.5.5 Continue to implement capital improvements identified in the Downtown Lake Stevens Subarea Plan.

GOAL 2.6 PROMOTE AN ACTIVE, HEALTHY AND DIVERSE LAKE STEVENS INDUSTRIAL CENTER

Policies

- 2.6.1 Pursue and implement incentive programs to encourage industrial and office uses, which result in high employment densities.
- 2.6.2 Permit restaurant and service uses that serve local employees and residents.
- 2.6.3 Aggressively market the Lake Stevens Industrial Center and aggressively pursue family-wage employers to that revitalized area.
- 2.6.4 Identify active transportation and transit improvements that can improve multimodal access for local employees and residents.



- 2.6.5 Periodically review development regulations to ensure that impacts are minimized, especially those that affect adjoining, non-industrially zoned areas.
- 2.6.6 Develop a subarea plan for the Lake Stevens Industrial Center that incorporates previous infrastructure and market analyses.
- 2.6.7 Pursue local improvement districts and grant funding for infrastructure development.

GOAL 2.7 COORDINATE GROWTH AND DEVELOPMENT WITH ADJACENT JURISDICTIONS TO PROMOTE AND PROTECT INTERJURISDICTIONAL INTERESTS

Policies

- 2.7.1 Participate in the Snohomish County Tomorrow Planning Advisory Committee (PAC) to improve inter-jurisdictional coordination of land use planning activities in the adopted urban growth area.
- 2.7.2 Coordinate planning efforts among jurisdictions, agencies, and federally recognized Indian tribes, where there are common borders or related regional issues, to facilitate a common vision.
- 2.7.3 Promote cooperation and coordination among transportation providers, local governments and developers to ensure that developments are designed to promote and improve physical, mental and social health, and reduce the impacts of climate change on the natural and built environments.
- 2.7.4 Review and evaluate land uses and industries in nearby jurisdictions and consider opportunities to support local job centers and industry clusters.
- 2.7.5 Coordinate with adjacent jurisdictions on a basin-level watershed plan that aims to protect and restore watershed-scale processes and maximize climate resilience.



GOAL 2.8 PROMOTE ANNEXATIONS OF LANDS INTO THE CITY IN A MANNER THAT IS FISCALLY RESPONSIBLE TO ENSURE THE CITY IS ABLE TO PROVIDE A HIGH LEVEL OF URBAN SERVICES

Policies

- 2.8.1 Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation.
- 2.8.2 It is the city's intent to annex the remainder of the Lake Stevens Urban Growth Area over the planning horizon to become one city, considering the following:
 - a. To manage growth in the UGA it is important to note that elected officials who reside within and represent the Lake Stevens community make the best land use and Comprehensive Plan decisions for the Lake Stevens area.
 - b. To keep locally generated sales tax revenues within the community to meet local needs rather than allowing those revenues to be distributed throughout the entire county.
 - c. To provide an accessible and open forum in which citizens may participate in their own governance.
 - d. To create a larger city which can have greater influence on regional and state policy decisions and can be more competitive for grants.
 - e. To stabilize the development environment, striving to bring land use predictability to residents and property owners.
 - f. To ensure that urban infrastructure is provided at the time development occurs to minimize the need to retrofit substandard improvements in the future.
 - g. To protect critical areas and other natural resources.
- 2.8.3 Annexations should serve to regularize city boundaries, and not divide lots. The intent is to ensure practical boundaries in which services can be provided in a logical, effective and efficient manner and which considers the bounds of natural features such as floodplains, shorelines and other critical areas.
- 2.8.4 Prior to any annexation, the city should consider the effects on special purpose districts and County services within the Urban Growth Area, considering the following:
 - a. Outstanding special bonds or other debt,

- b. Absorbing the district's or county's service provision responsibilities and acquiring the necessary assets at the appropriate stage (set by state law); and
- c. Impacts on the district's or county's operations and personnel.

2.8.5 The city's intent is to minimize disruption to residents, businesses and property owners in annexed areas, considering the following:

- a. Annexed property should be designated in the Comprehensive Plan and zoning ordinance in a manner that most closely reflects the designations of abutting properties or the vision identified in the Comprehensive Plan or subarea plans. The City Council will consider alternative designations proposed by those property included in the annexation. Council may adopt alternative designations if it finds the proposal protects the general health, safety, and welfare of the community and it meets the requirements of the Growth Management Act.
- b. Uses that are either previously established legal non-conforming, or are made non-conforming with the annexation, will be allowed to continue in a manner consistent with the rights established in the city's land use code while the use continues.
- c. Annexed areas shall be accorded equal accommodation in the distribution of capital improvements, maintenance of roads and other facilities, police and other services.
- d. For annexed areas, the city shall strive to ensure annexed areas are fairly represented by the Mayor and City Council.
- e. The city will continue to work with Snohomish County to coordinate development standards, transfer permitting authority, and address service and infrastructure financing.

2.8.6 At such time an annexation proposal is made, the city shall make every reasonable effort to provide accurate, timely and useful information to community members so that they may make reasoned and well-informed decisions.

GOAL 2.9 ENSURE THAT LAND USES OPTIMIZE ECONOMIC BENEFIT AND THE ENJOYMENT AND PROTECTION OF NATURAL RESOURCES WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE

Policies

- 2.9.1 Preserve and accentuate the lake as the centerpiece of Lake Stevens in compliance with the shoreline master program.
- 2.9.2 Implement actions and strategies from the Climate Sustainability Plan.
- 2.9.3 Preserve and promote a safe, clean and sustainable environment.
- 2.9.4 Prohibit storage of soil, yard waste, refuse, machines and other equipment in front yard setbacks.
- 2.9.5 Where a sight distance or safety problem is created, prohibit storage of vehicles in front and side yard setbacks, except on driveways (and then no more than three) or in parking lots.
- 2.9.6 Protect, preserve, enhance (as consistent with local regulations) and inventory wetlands, fish and wildlife habitat protection areas, riparian corridors, geologic hazards, critical aquifer recharge areas, Shorelines of the State, green spaces and open space corridors within and between urban growth areas useful for recreation, wildlife habitat, trails, and connection of critical areas.
- 2.9.7 Encourage growth that is responsive to environmental concerns and that enhances the natural environment of the lake drainage basin and the area watersheds.
- 2.9.8 Ensure adequate regulations and programs are in place to protect the quality and quantity of groundwater needed to meet future water supply needs.
- 2.9.9 Consider environmental justice (as defined in RCW 36.70A.030) when making land use and policy decisions, including efforts to avoid creating or worsening environmental health disparities.
- 2.9.10 Utilize best available science and information, mapping, land use planning tools and regulations to reduce and mitigate the risk to lives and properties posed by wildfires.
- 2.9.11 Identify appropriate areas for organic materials management facilities that can contribute to the reduction and diversion of organic materials.

GOAL 2.10 WHERE POSSIBLE, USE ELEMENTS OF THE NATURAL DRAINAGE SYSTEM TO MINIMIZE STORM WATER RUNOFF IMPACTS

Policies

- 2.10.1 Encourage new developments and redevelopments to use low impact development (LID) techniques and natural drainage patterns where feasible and provide water quality treatment to contain storm water pollutants.
- 2.10.2 Encourage new developments to implement green infrastructure and LID techniques which can better manage stormwater and address increased storm intensities and stormwater runoff while providing cost savings in terms of land and improvements.
- 2.10.3 Adopt and keep current a stormwater control ordinance requiring best management practices for stormwater control, addressing such issues as detention, release, erosion and siltation, etc.
- 2.10.4 Review impacts of drainage, flooding and stormwater runoff and provide guidance for corrective actions to mitigate or cleanse those discharges that may pollute waters of the state.

GOAL 2.11 ENCOURAGE ENERGY EFFICIENCY AND CLIMATE ADAPTATION IN TRANSPORTATION, LAND USE AND BUILDING CONSTRUCTION

Policies

- 2.11.1 Consider the potential impacts of climate change and the role of critical areas and natural resources in mitigating these impacts when developing plans and reviewing projects, including increased flooding and reduced air quality.
- 2.11.2 Encourage new developments to complement and improve development of a grid system to reduce public and private utility and transportation costs.
- 2.11.3 Encourage energy-saving construction and building operation practices and the use of energy-conserving materials in all new construction and rehabilitation of buildings.
- 2.11.4 Encourage small scale, neighborhood compatible, commercial uses to be distributed throughout the community, thus reducing the need to drive to the nearest “big box” retailer to pick up day-to-day convenience items. This also

provides the opportunity for pedestrian access to stores along with the health and social benefits related to pedestrian activity.

- 2.11.5 Stay current on best building and energy conservation practices and encourage and incentivize their use.

GOAL 2.12 PROMOTE THE IDENTIFICATION, MAINTENANCE, AND PRESERVATION OF SPECIAL HISTORIC, GEOGRAPHIC, ARCHITECTURAL, AESTHETIC OR CULTURAL RESOURCES OR STRUCTURES WHICH HAVE SPECIAL SIGNIFICANCE BECAUSE OF HISTORICAL, ARCHAEOLOGICAL, ARCHITECTURAL, RECREATIONAL, SOCIAL, CULTURAL, AND/OR SCENIC IMPORTANCE THROUGH THE DESIGNATION OF HISTORIC LANDMARKS AND DISTRICTS AND THE ADOPTION OF APPROPRIATE INCENTIVES

Policies

- 2.12.1 Work with other public agencies and/or a local historical society to determine priorities and establish methods for public and private funding to achieve this goal.
- 2.12.2 Encourage the development of written narratives and maps for self-guided tours of significant areas and the provision for site markers to identify significant sites.
- 2.12.3 Encourage additions and alterations to significant architectural buildings to conform to the style and period of the initial construction as much as possible.

GOAL 2.13 DESIGN AND BUILD A HEALTHY COMMUNITY TO IMPROVE THE QUALITY OF LIFE FOR ALL PEOPLE WHO LIVE, WORK, LEARN, AND PLAY WITHIN THE CITY

Policies

- 2.13.1 Continue to build out the city's active transportation network to facilitate pedestrian and bicycle use throughout the city.
- 2.13.2 Encourage mixed land use and greater land density to shorten distances between homes, workplaces, schools and recreation so people can walk or bike more easily to them.
- 2.13.3 Coordinate with Community Transit to increase mass transit use to reduce the dependence upon automobiles.

- 2.13.4 Decrease dependence on the automobile by building good pedestrian and bicycle infrastructure, including sidewalks and bike paths that are safely removed from automobile traffic as well as good right-of-way laws and clear, easy-to-follow signage in proximity to homes, businesses, schools, churches and parks closer to each other so that people can more easily walk or bike between them.
- 2.13.5 Provide opportunities for people to be physically active and socially engaged as part of their daily routine, improving the physical and mental health of citizens by promoting community centers, public/semi-public areas and by offering access to green space and parks where people can gather and mingle as part of their daily activities.
- 2.13.6 Provide opportunities for residents to age in place and remain all their lives in a community that reflects their changing lifestyles and changing physical capabilities.
- 2.13.7 Develop high-quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.