

Land Use Element FAQ



What is the Land Use Element?

The Land Use Element provides a blueprint for Lake Stevens' growth over the next 20 years. This element analyzes the general location, intensity, and density of land uses while also considering potential impacts to related topics such as transportation, natural resources, parks, public services, and capital facilities.

Within the Land Use Element, state law (RCW 36.70A.070) requires Lake Stevens to:

- 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;
- Include provisions for the protection of groundwater;
- Describe lands useful for public purposes, including essential public facilities;
- Identify open space corridors;
- Consider review of drainage;
- Designate policies that protect critical areas (wetlands, streams and steep slopes);
- Consider transfer of development rights for significant forest or agriculture lands.

What are Lake Stevens' Growth Targets?

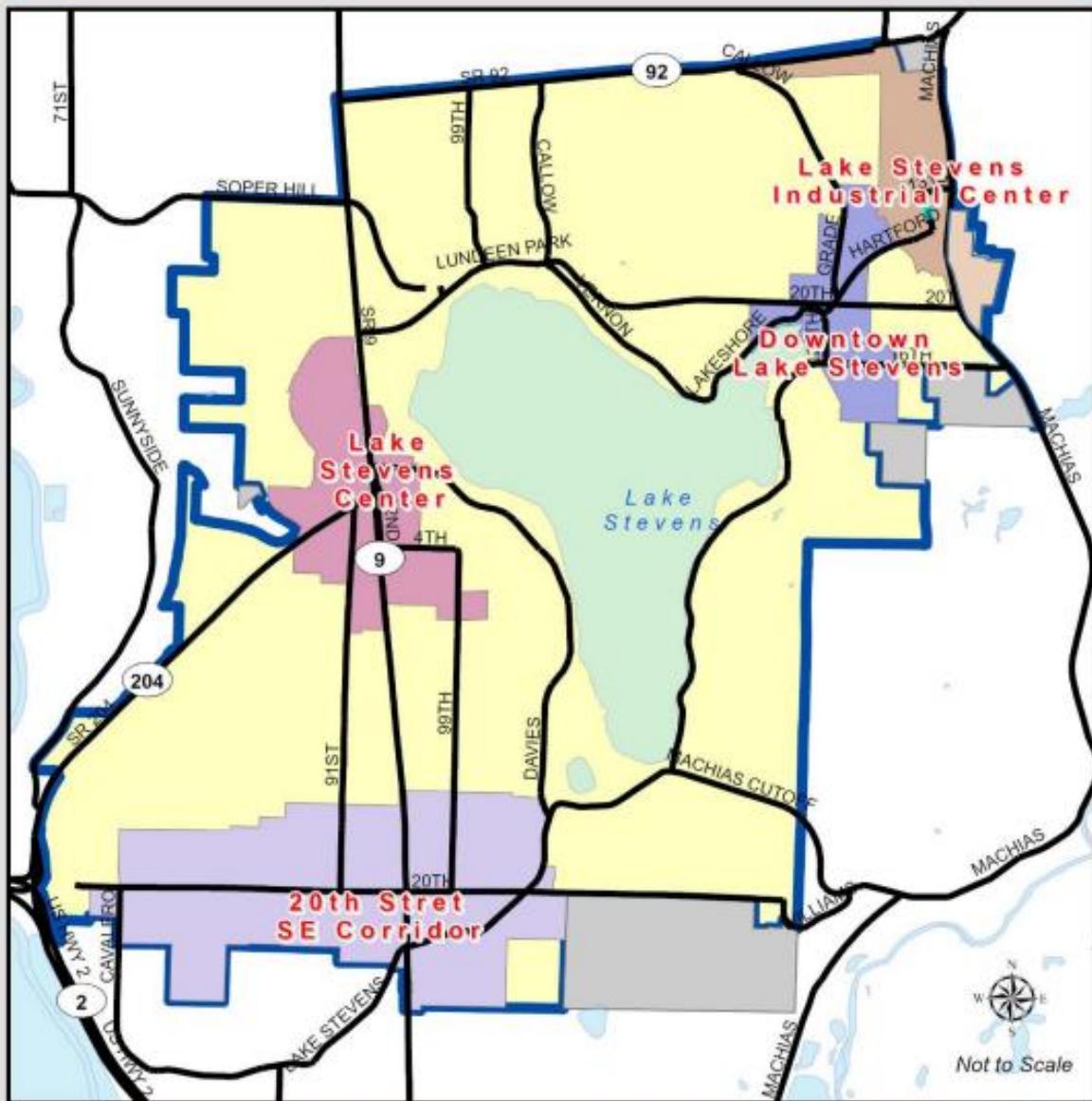
In order to meet growth targets adopted into the countywide planning policies following a collaborative process between the county and member cities, the Lake Stevens Urban Growth Area (UGA) – comprised of the city and adjacent areas eligible for annexation) - must accommodate a population of 50,952 and a total of 9,017 jobs by the year 2044. The city's portion would include a **population increase of 9,614 people and an employment increase of 3,219 jobs** when compared to 2019/2020 estimates. A major component of the Comprehensive Plan Update will be reconciling this projected growth with the city's current land capacity for new development and redevelopment and determining any needed land use and zoning changes to accommodate the projected growth.

Where will job and housing growth be concentrated?

The city's growth strategy directs most residential and employment growth into concentrated centers readily available for development. 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 subarea plans, while the Lake Stevens Industrial Center (LSIC) is an Industrial Center identified as an employment area for which an industrial analysis was completed in 2023. The Growth Centers map can be found on the reverse side of this page.



----- CITY OF -----
LAKE STEVENS
GROWTH CENTERS



Employment Areas

Downtown Lake Stevens

Hartford Industrial

Lake Stevens Center

■ 20th Street SE Corridor

Lake Stevens City Limits - 2021

UGA Zoning