

**CITY OF LAKE STEVENS**  
**Lake Stevens, Washington**  
**ORDINANCE NO. 1189**

**AN ORDINANCE OF THE CITY OF LAKE STEVENS, ADOPTING FINDINGS AND CONCLUSIONS RECOMMENDED BY STAFF AND THE PLANNING COMMISSION; MAKING ADDITIONAL FINDINGS SUPPORTED BY THE RECORD; AMENDING THE OFFICIAL ZONING MAP AS A CONCURRENT LAND USE ACTION WITH THE 2024 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND FOR SUMMARY PUBLICATION BY ORDINANCE TITLE ONLY.**

**WHEREAS**, as part of its 2024 Comprehensive Plan update, the city considered several city-initiated land use map amendments along with concurrent rezones; and

**WHEREAS**, Section 14.16C.090 of the Lake Stevens Municipal Code (LSMC) sets forth the process for rezone applications; and

**WHEREAS**, pursuant to LSMC 14.16C.090, the rezones are considered area-wide rezones because the proposed changes are tied to Comprehensive Plan Amendments; and

**WHEREAS**, the city and its partner agencies did review the application materials pursuant to the requirements of LSMC 14.16C.090; and

**WHEREAS**, on July 26, 2024, the City submitted the proposed 2024 Comprehensive Plan, land use map and associated rezones to the Washington State Department of Commerce for its 60-day review and received documentation of completion of the procedural requirement (2024-S-7290); and

**WHEREAS**, a Determination of Nonsignificance under the State Environmental Policy Act (SEPA) was issued for the 2024 Comprehensive Plan and Concurrent Rezones on September 23, 2024; and

**WHEREAS**, the City did not receive any comments on or appeals of the SEPA DNS; and

**WHEREAS**, in taking the actions set forth in this ordinance, the City has complied with the SEPA requirements in Chapter 43.21C RCW; and

**WHEREAS**, area-wide rezones are Type VI legislative decisions per Table 14.16A-I as found in Chapter 14.16A LSMC, which requires recommendation from the Planning Commission to City Council, based on written findings and conclusions, supported by evidence from an open-record hearing; and

**WHEREAS**, the Lake Stevens Planning Commission, after review of the proposed 2024 Comprehensive Plan and associated rezones at multiple work sessions, held a duly noticed public hearing on October 2, 2024, which was continued to October 9, 2024, where it considered oral testimony from members of the public as well as written comments submitted in advance of the public hearing; and

**WHEREAS**, the Planning Commission made findings and conclusions to approve the 2024 concurrent rezones pursuant to LSMC 14.16B.645 and recommended approval of the 2024 Comprehensive Plan and concurrent rezones as outlined in their recommendation letter (**Exhibit A**);

**WHEREAS**, the Lake Stevens City Council reviewed the Planning Commission's recommendation relating to the proposed 2024 Comprehensive Plan and associated rezones and held a duly noticed public hearing and considered all public testimony on October 22, 2024; and

**WHEREAS**, the City Council considered the Planning Commission and staff recommendations on October 22, 2024.

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

**Section 1.** The City Council hereby adopts and incorporates the findings and conclusions for approving a rezone as set forth in the Planning Commission's recommendation, pursuant to LSMC 14.16C.090 and adopts the Planning Commission's Recommendation dated October 10, 2024, attached hereto as **Exhibit A and incorporated by this reference.**

1. **Exhibit B** (Zoning Map) shall reflect the 2024 Comprehensive Plan concurrent rezones.

**Section 2.** The City Council makes the following findings based on the entire record of this proceeding, including all testimony and exhibits:

- A. The open record public hearing of the Planning Commission and the open record public hearing of the City Council satisfy the public participation requirements of Chapter 14.16A LSMC.
- 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 complies with the Growth Management Act (Chapter 36.70A RCW).
- D. The zoning map amendment adopted by this ordinance is consistent with the adopted Lake Stevens Comprehensive Plan.

**Section 3.** 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 5.** 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 22<sup>nd</sup> day of October 2024.

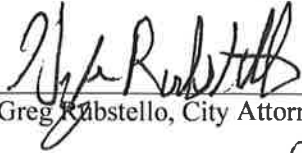
  
Brett Gailey, Mayor

ATTEST/AUTHENTICATION:

  
Kelly Chelin, City Clerk

  
Caitlin Weaver, Deputy City Clerk

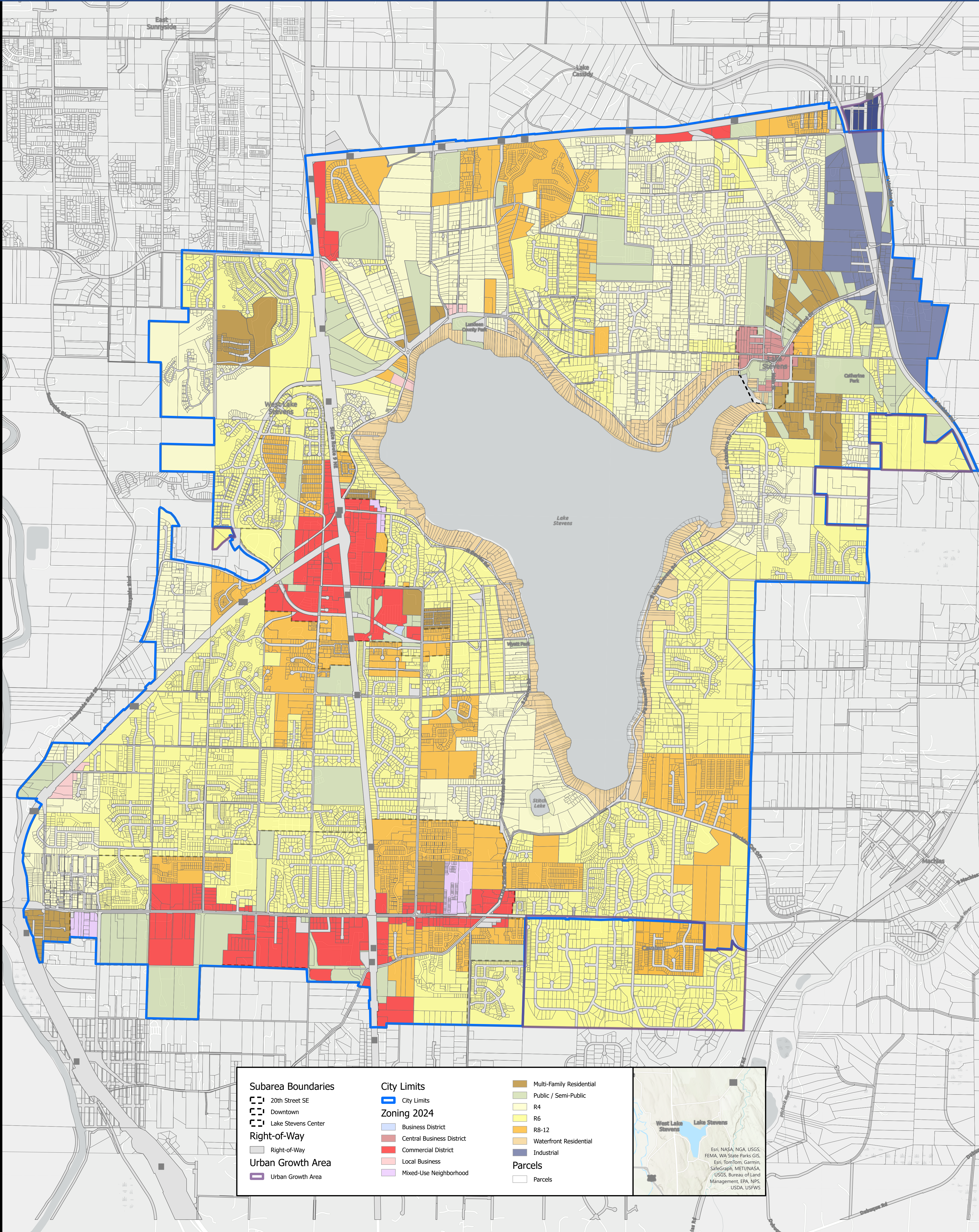
APPROVED AS TO FORM:

  
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Greg Rubstello, City Attorney

First and Final Reading: October 22, 2024  
Published: 10/25/24  
Effective Date: 10/30/24



# Zoning Map



**Subarea Boundaries**

- 20th Street SE
- Downtown
- Lake Stevens Center

**Right-of-Way**

- Right-of-Way

**Urban Growth Area**

- Urban Growth Area

**City Limits**

- City Limits

**Zoning 2024**

- Business District
- Central Business District
- Commercial District
- Local Business
- Mixed-Use Neighborhood

- Multi-Family Residential
- Public / Semi-Public
- R4
- R6
- R8-12
- Waterfront Residential
- Industrial

**Parcels**

- Parcels

Esri, NASA, NGA, USGS, FEMA, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS



0 0.25 0.5 Miles

DISCLAIMER:  
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REVISION DATE: October 2024 Ordinance No.





*One Community Around the Lake*

October 10, 2024

Lake Stevens City Council  
1812 Main Street  
Lake Stevens, WA 98258

**RE: Planning Commission Recommendation on 2024 Comprehensive Plan and Concurrent Rezones**

**Commissioners Present:** All members present (one position currently vacant).

**Commissioners Absent:** No members absent.

PLANNING COMMISSION PUBLIC HEARING

On October 2, 2024, the Planning Commission held a public hearing on the 2024 Comprehensive Plan and concurrent rezones, following an approximately 18-month process to develop the updated plan that included multiple public events and 10 Planning Commission work sessions to review draft materials. Following the staff presentation, 17 members of the public provided oral testimony. Commissioners also reviewed written comments received from the public and outside agencies. Commissioners briefly discussed the proposal, before approving a motion to continue the public hearing to October 9 to allow for additional public feedback. Based on the written comments and oral testimony, commissioners requested that staff prepare responses to common questions and concerns voiced by the public, which staff provided in the [Frequently Asked Questions document](#).

At the October 9 special meeting, staff heard from additional members of the public before commissioners began their deliberations. Much of the discussion was on map amendments that have been proposed to provide additional capacity for multifamily residential housing potentially affordable at lower income levels, in an effort to meet the city's 2044 housing growth targets. Prior to the Commission's main recommendation, a motion was approved to modify staff's recommended land use zoning map amendments in order to maintain the existing Mixed-Use Neighborhood (MUN) zoning on the south side of 20<sup>th</sup> St SE, west of Calavero Road. Commissioners also approved a motion to request that staff explore potential alternatives to increasing zoned capacity for potential multifamily residential development, including potential replacements for Rezone Area RC 1.

As detailed in the October 2 staff report, staff concluded that the proposed amendments met the applicable approval/decision criteria and were consistent with the Growth Management Act.

PLANNING COMMISSION RECOMMENDATION

The Commission approved a motion to recommend that Council approve the 2024 Comprehensive Plan and concurrent rezones, with the aforementioned removal of Rezone RC2 and an exploration of alternatives to increased zoned capacity for multifamily residential development.

Respectfully Submitted,

Lake Stevens Planning Commission