



CITY OF LAKE STEVENS NOTICE OF LAND USE APPLICATION and NOTICE OF PUBLIC MEETING

PROJECT NAME/ FILE NUMBER:	Ripperger Rezone / LUA2026-0006
APPLICANT:	Abigail Toyer, Land Pro Group, Inc.
PROJECT LOCATION:	1605-1705 99 th Ave SE, Lake Stevens, WA 98258 APN 29061900300100 and -200, 29061900301500, and 29061900302400, -500, and -600
DATE OF APPLICATION:	January 12, 2026
NOTICE OF APPLICATION ISSUED:	January 30, 2026
END OF COMMENT PERIOD:	February 13, 2026
PUBLIC MEETING DATE/TIME:	February 9, 2026 @ 3:00 pm
MEETING LOCATION:	Zoom Link: https://www.lakestevenswa.gov/LUA/2026-0006-00



Proposed Project Description: The applicant is requesting a site-specific rezone from the MFR zoning district to the R8-12 zoning district for a 9.2-acre site as part of a proposed density transfer under development agreement application LUA2025-0090 (approved on December 16, 2025) and associated rezone application LUA2025-0086 (currently under review). The land use designation is proposed to remain High Density Residential (HDR). The applicant has applied for a 65-lot subdivision under LUA2025-0085, which is contingent upon approval of this rezone application.

Permits Required: Rezone approval.

Review Process: A minor site-specific rezone is a Type IV review with a public hearing on the rezone before the Hearing Examiner with a recommendation to City Council. The City Council makes the final decision on a Type IV application. The project is subject to a public meeting per LSMC 14.16B.425, which will be conducted via Zoom. The purpose of a public meeting is to provide the public with the opportunity to learn about a project or to ask questions for a better understanding of a project.

SEPA Environmental Review: The rezone is categorically exempt from SEPA per WAC 197-11-800(6)(c).

PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments or provide oral comments during the public meeting on Zoom. Written comments should be sent to City Hall, Attn: David Levitan, PO Box 257, Lake Stevens, WA 98258 or by email at dlevitan@lakestevenswa.gov. Limited materials are available at the link below by visiting https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_Connections.aspx and searching using the file name or number above. For additional information please contact the Department of Community Development at 425-622-9425.

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Applicant
 Posted at City Hall, Subject Property, and Website
 Mailed to property Owners within 300 feet of project site
 Emailed to NOA Distribution List (Agencies, Tribes, Utilities, etc.)
 Published in Everett Herald