



One Community Around the Lake

SEPA DETERMINATION OF NONSIGNIFICANCE

Issuance Date: September 23, 2024

Project Name (No.): 2024 Comprehensive Plan Update and Concurrent Rezones (LUA2023-0195)

Applicant: City of Lake Stevens

Public Hearing Dates: Planning Commission: October 2, 2024 at 6:00 pm

City Council: October 22, 2024 at 6:00 pm

Description of Proposal: The proposed 2044 Lake Stevens Comprehensive Plan is a non-project action that per RCW 36.70A.130 must be adopted by December 31, 2024 and which addresses the applicable Growth Management Act (GMA) elements pursuant to Chapter 36.70A RCW as specific chapters. The updated plan incorporates and responds to community preferences and concerns and considers the role of planning under GMA, Vision 2050 and Snohomish Countywide Planning Policies in the development of specific goals and policies. The plan adopts the city's population (48,565 people), employment (8,894 jobs) and housing (18,388 units) growth targets for 2044 as the guiding framework to address land use, housing, infrastructure, transportation, recreation and funding needs for the community over the next 20 years.

This update includes specific amendments to maps, figures and text to reflect current citywide conditions, demographics and statistical information. There is a special emphasis on compliance with recent legislation related to housing (most notably HB 1220), climate change and equity. Land use and zoning map amendments are proposed to provide additional zoned capacity for more multifamily residential housing potentially affordable to households below 80% of area median income (AMI) and to meet the city's employment growth target.

The plan evaluates the ability of the city and its partner agencies to provide required public services and utilities to meet projected growth over the next 20 years. It adopts by reference capital facility plans from partner agencies and utility districts, including the Lake Stevens Sewer District, Snohomish County PUD, Snohomish Regional Fire and Rescue, the Lake Stevens School District, and the Snohomish School District. Table 8.8 includes a list of transportation improvement projects that would maintain acceptable levels of service through the 2044 planning horizon.

Project Location: Citywide

Contact Person: David Levitan, Senior Planner **Phone:** (425) 622-9425 **Email:** dlevitan@lakestevenswa.gov

Threshold Determination: The City of Lake Stevens, acting as lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

SEPA Responsible Official:

Russ Wright, Community Development Director

Comments on the Threshold Determination: Written comments should be sent to the address below by **October 7, 2024** (14 days from issuance). The Responsible Official may incorporate any substantial comments into the DNS. If the DNS is substantially modified, it will be reissued for further public review.

Appeals: Parties of record may appeal this determination of non-significance by submitting an appeal to the address below no later than **October 21, 2024**. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code. All comments or appeals are to be directed to City Hall, P.O. Box 257, Lake Stevens WA, 98258, Attn: David Levitan.

Project documents may be reviewed at <https://www.lakestevenswa.gov/647/2024-Comprehensive-Plan-Update>.

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: Posted at City Hall and Website
 Emailed to SEPA distribution list
 Published in Everett Herald



One Community Around the Lake

ADDENDUM TO SEPA DETERMINATION OF NONSIGNIFICANCE

Addendum Date: January 27, 2025

DNS Issuance Date: September 23, 2024 (SEPA # 202404143)

Project Name (No.): 2024 Comprehensive Plan Update and Concurrent Rezones (LUA2023-0195)

Applicant: City of Lake Stevens

Description of Proposal: The 2044 Lake Stevens Comprehensive Plan is a non-project action that was adopted by the Lake Stevens City Council on October 22, 2024 via Ordinance 1188. A Determination of Nonsignificance (DNS) was issued for the project on September 23, 2024 under SEPA # 202404143.

Upon reviewing the city's adopted plan, staff from the Washington State Department of Commerce requested that the city make minor refinements to the Housing Element (Chapter 3) and Land Capacity Analysis (Appendix B) to 1) include a quantitative analysis of emergency housing needs and 2) expand its analysis of adequate provisions for emergency housing, permanent supportive housing, and other housing types affordable at or below 80% of area median income (AMI). The Lake Stevens Planning Commission will hold a public hearing on the proposed amendments on February 5, 2025, with the Lake Stevens City Council scheduled to consider their recommendation on amendments to Ordinance 1188 at their February 25, 2025 meeting.

Project Location: Citywide

Contact Person: David Levitan, Senior Planner **Phone:** (425) 622-9425 **Email:** dlevitan@lakestevenswa.gov

Threshold Determination: The City of Lake Stevens, acting as lead agency for this proposal, has determined that the proposed changes would not result in any additional probable significant adverse impacts on the environment beyond those included in the September 23, 2024 DNS, and is issuing this Addendum.

SEPA Responsible Official:

Russ Wright, Community Development Director

Public Comments: SEPA addenda do not require a public comment period.

Project documents may be reviewed at <https://www.lakestevenswa.gov/647/2024-Comprehensive-Plan-Update>.

For additional information please contact the Department of Community Development at 425-622-9425.

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Distribution: Published on SEPA Register

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable: City of Lake Stevens 2024 Comprehensive Plan Update and Concurrent Zoning Map Amendments

2. Name of applicant: City of Lake Stevens

3. Address and phone number of applicant and contact person: 1812 Main Street, Lake Stevens, WA 98258; Contact Person: David Levitan, (425) 622-9425

4. Date checklist prepared: September 17, 2024

5. Agency requesting checklist: City of Lake Stevens/Department of Commerce

6. Proposed timing of schedule (including phasing, if applicable):

Planning Commission Public Hearing: October 2, 2024

City Council Public Hearing: October 22, 2024

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

The city will be adopting various code amendments in 2025 to implement the Comprehensive Plan and meet GMA and other statutory requirements, including amendments to comply with HB 1293 and SB 5290. The city will complete a state-mandated update to the city's Critical Areas Ordinance (CAO) by December 31, 2025 and will also be updating its Parks, Recreation and Open Space (PROS) Plan in 2025.

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

Final Environmental Impact Statement City of Lake Stevens Comprehensive Plan –July 2006 along with subsequent addenda 1- 15 between 2007 and 2023 for annual docket updates.

[Final Environmental Impact Statement Lake Stevens Center Subarea Plan](#) – July 2012

[Final Environmental Impact Statement 20th Street SE Corridor Subarea Plan](#) – July 2012

[Final Environmental Impact Statement Downtown Lake Stevens Subarea Plan](#) – April 2018

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.

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

Lake Stevens City Council adoption; Washington Department of Commerce and Puget Sound Regional Council review and certification.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed 2044 Lake Stevens Comprehensive Plan is a non-project action that addresses the applicable Growth Management Act (GMA) elements pursuant to Chapter 36.70A RCW as specific chapters. The updated plan incorporates and responds to community preferences and concerns and considers the role of planning under GMA, Vision 2050 and Snohomish Countywide Planning Policies in the development of specific goals and policies. This plan also adopts the city's population (48,565 people), employment (8,894 jobs) and housing (18,388 units) growth targets for 2044 as the guiding framework to address land use, housing, infrastructure, transportation, recreation and funding needs for the community over the next 20 years.

This update includes specific amendments to maps, figures and text to reflect current citywide conditions, demographics and statistical information. There is a special emphasis on compliance with recent legislation related to housing (most notably HB 1220), climate change and equity. Land use and zoning map amendments are proposed to provide additional zoned capacity for more multifamily residential housing potentially affordable to households below 80% of area median income (AMI) and to meet the city's employment growth target.

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

The plan covers the entire City of Lake Stevens and its urban growth area (UGA).

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

The city of Lake Stevens' topography includes steep slopes, ravines, hills and flat areas. The Environment and Natural Resources Element (Chapter 4) describes city features in more detail.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The city contains the following soil series:

- Tokul gravelly loam
- Mukilteo Muck
- Everett gravelly sandy loam
- Norma loam
- Urban Land
- Disturbed/Fill
- Winston gravelly loam
- Bellingham silty clay loam
- McKenna gravelly silt loam
- Rober silt loam
- Pastik silt loam
- Terric Medisapr

The soils around Lake Stevens are primarily Tokul series with areas of disturbed fill, Terric Medisapr and Kitsap series. The soils around Catherine Creek are primarily Tokul series with smaller areas of Everett and Norma series.

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

The Land Capability Classification from the USDA Web Soil Survey shows soil types ranging from 2e to 7e. This index rates the suitability of soil for cultivation. This means some soil types in the city are potentially unstable depending on site conditions, such as soil depth, water content and may be susceptible to erosion without proper soil management. The Tokul, Winston, and Pastik series are most susceptible to erosion. The Bellingham, McKenna, and Pilchuck series may be unstable with excessive water.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The city has adopted regulations and standards related to fill, grading and excavation in the Lake Stevens Municipal Code (LSMC), and specific development projects are subject to development review.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The city has adopted regulations and standards in the LSMC related to erosion control.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The city has adopted regulations and standards in the LSMC related to maximum impervious surface area and has adopted the Stormwater Management Manual for Western Washington.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The city has adopted regulations and standards in the LSMC related to erosion control.

2. Air

[Find help answering air questions⁴](#)

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The city has adopted regulations and standards related to emissions and is subject to various requirements of the federal Clean Air Act and regulation by the Environmental Protection Agency, Department of Ecology, and Puget Sound Clean Air Agency.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

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

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The 2024 plan includes several goals and policies related to reducing greenhouse gas emissions and reducing adverse air quality impacts, most notably in Chapter 4 (Environmental Quality and Natural Resources) and Chapter 8 (Transportation).

3. Water

[Find help answering water questions⁵](#)

a. **Surface:**

[Find help answering surface water questions⁶](#)

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

Surface water bodies include Lake Stevens, Catherine Creek, Stevens Creek, Lundein Creek, Little Pilchuck Creek and Stitch Lake along with associated tributaries and wetland complexes. The city's adopted CAO and Shoreline Master Program (SMP) apply to surface waters.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The city's regulates development over or within 200 feet of the ordinary high water mark (OHWM) of surface waters subject to the Shoreline Management Act (SMA), and the city's CAO applies buffer and setback requirements for streams and wetlands.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

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

The City of Lake Stevens include several flood zones and special Flood Hazard Areas, as depicted on the [current FIRM maps](#) for Lake Stevens, WA.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

b. **Ground:**

[Find help answering ground water questions](#)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. As detailed in Chapter 7 (Public Services and Utilities), the city has a limited number of homes receiving drinking water from wells. As part of its 2025 code work, the city will be assessing and developing development and protection standards for critical aquifer recharge areas (CARAs) in the northeast corner of the city.

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

NA – this is a non-project action to update the city's 2024 Comprehensive Plan. Chapter 7 (Public Services and Utilities) addresses public utilities that discharge waste materials.

c. **Water Runoff (including stormwater):**

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. As discussed in Chapter 4, many streams exist in the city and UGA that run into Lake Stevens, Catherine Creek and Little Pilchuck Creek. Storm drains collect water and discharge into various ditches and streams and eventually reach the lake or the Pilchuck River.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. There are a number of environmental protections in place at the local, state and federal level to regulate the release of waste materials into ground or surface waters.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Individual projects are subject to LSMC Title 11 (Stormwater and Surface Water Management) and the adopted stormwater manual.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Individual projects are subject to LSMC Title 11 (Stormwater and Surface Water Management) and the adopted stormwater manual.

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

c. List threatened and endangered species known to be on or near the site.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Individual projects are subject to compliance with state and federal regulations for threatened and endangered species.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

e. List all noxious weeds and invasive species known to be on or near the site.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

5. Animals

[Find help answering animal questions⁸](#)

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

The following species have been known to inhabit the City of Lake Stevens:

- Puget Sound Steelhead (*O. mykiss*) – Federal Threatened Species
- Bull Trout (*S. Confluentus*) – Federal Threatened Species
- Northern Spotted Owl – Federal Threatened Species

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

Yes. The city in general is part of the Pacific Flyway (the major north-south flyway for migratory birds) and the lake and various streams are part of the salmon migration pattern.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Chapter 4 (Environment and Natural Resources) does numerous goals and policies related to wildlife preservation and enhancement.

- e. List any invasive animal species known to be on or near the site.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

6. Energy and natural resources

[Find help answering energy and natural resource questions⁹](#)

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The Public Services and Utilities Element (Chapter 7) addresses public utilities, including

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

electricity and natural gas. The plan also calls for expanding solar energy and other sustainable energy sources.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The plan does include numerous policies in Chapter 4 and other chapters related to energy conservation.

7. Environmental health

Health Find help with answering environmental health questions¹⁰

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. In 2024 the city completed a Comprehensive Emergency Management Base Plan to assess risks of and coordinate responses to natural and human-caused hazards and disasters.

1. Describe any known or possible contamination at the site from present or past uses.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The city has one natural gas transmission line and one oil pipeline running through the northeast portion of the city. Site specific impacts are addressed with individual land use and building permits, and are subject to all federal, state and local regulations.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Site specific impacts are addressed with individual land use and building permits, and are subject to all federal, state and local regulations.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

4. Describe special emergency services that might be required.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Emergency services at the citywide level are addressed in Chapter 7 (Public Services and Utilities).

5. Proposed measures to reduce or control environmental health hazards, if any.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Site development, transportation, and utility transmission in the city is subject to a variety of federal, state and local regulations.

b. Noise

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The city is subject to a variety of noises typical of residential neighborhoods, commercial centers, industrial areas, parks, open spaces, schools, vehicular traffic, and other uses.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Chapter 9.56 LSMC and other associate chapters regulate noise in the city.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

8. Land and shoreline use

[Find help answering land and shoreline use questions¹¹](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The Land Use Element and Shoreline Master Program address current and proposed land uses within the city.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The city is generally urban/suburban in nature, with limited farmlands/pastures and working forest lands. Forest harvesting is typically required to obtain a Forest Practices Permit.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Impacts to farms and forest lands would be evaluated with individual land use permits.

c. Describe any structures on the site.

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

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

The City of Lake Stevens has a variety of residential, commercial, industrial, and public zoning districts, which are defined in LSCM Chapter 14.36. Figure 2.5 incorporate proposed land use map amendments as part of this proposal.

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

The City of Lake Stevens has a variety of residential, commercial, industrial, and public land use designations, which are discussed in Chapter 2. Figure 2.4 incorporates proposed zoning map amendments as part of this proposal.

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

The City of Lake Stevens has a variety of residential, commercial, industrial, and public shoreline designations, as detailed in the SMP and illustrated in Figure 4.5.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The City of Lake Stevens includes streams, wetlands, fish and wildlife habitat conservation areas, flood hazard areas and steep slopes. Chapter 4 (Environment and Natural Resources) and Chapter 2 (Land Use) address critical areas as does the city's adopted Municipal Code (most notable Chapter 14.88) and SMP.

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

The 2024 Comprehensive Plan is based on a 2044 growth target of 8,894 employees in the city.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

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

While this is a non-project action, Chapter 3 (Housing) includes an analysis of potential displacement and includes several policies that aim to minimize displacement risks from future development.

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

The 2024 Comprehensive Plan is based on 2044 population, housing and employment growth targets allocated to the city following a collaborative process through Snohomish County Tomorrow. The proposed land use and zoning map amendments shown in Figures 2.4 and 2.5 provide the land use framework to meet those growth targets, including for housing affordable at various income levels and household sizes, as required by HB 1220 (2021). The plan has been reviewed by the Department of Commerce and Puget Sound Regional Council using their comprehensive plan checklists, and is consistent with the GMA, Vision 2050 (including the regional growth concept), and countywide planning policies.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. The City of Lake Stevens is suburban/urban in nature and full contained within an Urban Growth Area, and as such does not include agricultural or forest lands of long-term commercial significance.

9. Housing

Find help answering housing questions¹²

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

The 2024 Comprehensive Plan is a non-project action that would not directly result in the production of any new housing units. However, the plan is consistent with the city's 2044 growth targets, which require the city to illustrate zoned capacity for 4,915 new housing units between 2020 and 2044, including:

- 304 emergency housing beds
- 456 units of permanent supportive housing
- 712 units of housing affordable at extremely low incomes (0-30% AMI)
- 820 units of housing affordable at very low incomes (30-50% AMI)
- 549 units of housing affordable at low incomes (50-80% AMI)
- 458 units of housing affordable at moderate incomes (100-120% AMI)

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

- 1,920 units of housing affordable at high incomes (>120% AMI)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan. The Housing Element (Chapter 3) discusses potential displacement risks and racially disparate impacts and includes new policy language aimed at reducing potential displacement of existing residents.

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

The Housing Element (Chapter 3) includes a wide variety of goals and policies aimed at increasing affordability for all segments of the Lake Stevens population and reducing displacement risks.

10. Aesthetics

[Find help answering aesthetics questions¹³](#)

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan. LSMC Title 14 and the SMP include development standards that regulate building height in the city's different zoning districts and shoreline designations.

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.

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

d. N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.

11. Light and glare

[Find help answering light and glare questions¹⁴](#)

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.

12. Recreation

[Find help answering recreation questions](#)

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan. Chapter 5 (Parks, Recreation and Open Space) discusses recreational facilities and opportunities throughout the city.

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan. Chapter 5 aims to increase recreational uses and opportunities throughout the community.

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

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions¹⁵](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan. Chapter 2 (Land Use) and Chapter 4 (Environment and Natural Resources) discuss the protection of historic and cultural resources.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A; this is a non-project action to update the city's 2024 Comprehensive Plan. Project-level review is required to comply with state and federal regulations regarding the discovery of historic and cultural resources, including those associated with Indian (Native American) tribes.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**
N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.
- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**
N/A; this is a non-project action to update the city's 2024 Comprehensive Plan.

14. Transportation

[Find help with answering transportation questions¹⁶](#)

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Figure 8.2 of Chapter 8 (Transportation) shows the existing street system and major traffic control devices, including State Routes 92 and 204.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes. Figure 8.3 shows existing transit routes and stops.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Yes. Table 8.8 in Chapter 8 (Transportation) includes a Transportation Improvement Project List for the planning horizon through 2044, while Tables 9.1 and 9.2 of Chapter 9 (Capital Facilities) include projects identified on the 6-year and 20-year capital facilities plans.

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

No. The city does not include any railroad tracks, water or air transportation.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Table 8.5 and Figure 8.12 do show the projected 2044 levels of service during the PM peak hour.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan.

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

Chapter 8 includes numerous goals and policies aimed at reducing or controlling transportation impacts over the next 20 years.

15. Public services

[Find help answering public service questions¹⁷](#)

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

Yes. Projected growth through 2044 would increase the need for public services. Chapter 7 (Public Services and Utilities) evaluates the ability of public services to accommodate this growth.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Chapter 8 of the plan includes several goals and policies that aim to ensure adequate public services are available through the year 2044.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. However, all of the above services are present and available in the city.

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

N/A – this is a non-project action to update the city's 2024 Comprehensive Plan. Chapter 7 (Public Services and Utilities) does evaluate the general availability and supply of

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

utilities, including water, sanitary sewer, electricity, natural gas, telecommunications, and waste management.

C.Signature

[Find help about who should sign](#)¹⁹

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

X

Type name of signee: Russ Wright, SEPA Responsible Official

Position and agency/organization: Community Development Director, City of Lake Stevens

Date submitted: September 23, 2024

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

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

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

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

The proposed non-project action would adopt the city's 2024 Comprehensive Plan, including the city's adopted 2044 growth targets. While these projected increases in population, housing units, and employment have the potential to increase discharges to water, emissions to air, production/storage/release of toxic/hazardous substances and production of noise, the plan and its implementing ordinances as well as applicable federal, state and local regulations have numerous goals, policies, standards and regulations in place that address these potential impacts, as listed below.

• Proposed measures to avoid or reduce such increases are:

The 2024 Comprehensive plan includes numerous goals and policies that address these potential impacts, most notably in the Land Use (Chapter 2), Environment and Natural Resources (Chapter 4), and Transportation (Chapter 8) elements. These include:

- Goal 2.9 and its underlying policies, which calls for ensuring that land uses optimize economic benefit and the enjoyment and protection of natural resources while minimizing the threat to health, safety and welfare.
- Goal 4.1 and its underlying policies, which calls for sustaining environmental quality and conservation of the natural environment and resources.
- Goal 4.3 and its underlying policies, which calls for protecting surface water, ground water and aquifer recharge areas and conserving all critical areas.
- Policy 4.1.19, which calls for the city to periodically update its Comprehensive Emergency Management Base Plan.

In addition, many of these goals and policies have already been implemented through the Lake Stevens Municipal Code (LSMC), including the Critical Areas Ordinance (Chapter 14.88) and the Shoreline Master Program (SMP). Emissions to air are regulated by the Clean Air Act, Department of Ecology, and Puget Sound Clean Air Agency. Discharges to water are regulated by the stormwater management manual and the city's NPDES Phase

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

II permit, and toxic and hazardous substances are regulated at the state and federal level, including the Department of Ecology and Environmental Protection Agency.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed non-project action would adopt the city's 2024 Comprehensive Plan, which would not have a direct impact on plants, animals, fish or marine life. Additional development necessary to achieve the city's growth targets has the potential risk of affecting plants, animals, fish or marine life. However, increased development and transportation is subject to numerous rules and regulations at the federal, state and local level.

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

The plan contains numerous goals and policies related to these topics, most notably in Chapter 4. These include:

- Goal 4.1 and its underlying policies, which calls for sustaining environmental quality and conservation of the natural environment and resources.
 - Policy 4.1.4 calls the protection of streams and drainage ways.
 - Policy 4.1.10 calls for the protection of native and non-invasive naturalized plant communities.
 - Policy 4.1.17 calls for the city to participate in regional efforts focused on Puget Sound and salmon recovery.
- Goal 4.3 and its underlying policies, which calls for protecting surface water, ground water and aquifer recharge areas and conserving all critical areas.

Many of these goals and policies will be or have been implemented through the LSMC including Chapter 14.88, as well as the SMP. Lake Stevens is also subject to regulations at the state and federal level, including those by the Department of Ecology, EPA, and Washington Department of Fish and Wildlife (WDFW).

3. How would the proposal be likely to deplete energy or natural resources?

The proposed non-project action would adopt the city's 2024 Comprehensive Plan, including the city's adopted 2044 growth targets. Accommodating this growth will require additional energy consumption and has the potential to have an adverse impact on natural resources. However, as noted above, such growth would be subject to a variety of federal, state and local rules and regulations. The 2024 Comprehensive Plan also places a special emphasis on developing alternative energy sources and preserving natural resources, as detailed below.

- Proposed measures to protect or conserve energy and natural resources are:**

The plan contains numerous goals and policies related to these topics, most notably in Chapter 4. These include:

-

- Goal 2.11 and its underlying policies, which encourages energy efficiency and climate adaptation in transportation, land use and building construction.
 - Policy 2.11.5 calls on the city staying current on best building and energy conservation practices and for the city to encourage and incentivize their use.
- Goal 4.4 and its underlying policies, which calls for developing strategies to prepare for and mitigate potential impacts of climate change and to conserve energy.
 - Policy 4.4.4 calls for making energy efficiency and resource conservation a city priority.
 - Policy 4.4.7 calls for monitoring and evaluating opportunities to stay compliant with state environmental and energy strategies.
 - Policy 4.1.17 calls for the city to participate in regional efforts focused on Puget Sound and salmon recovery.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

As noted above, adoption of the 2024 Comprehensive Plan would not have a direct impact on environmentally sensitive areas or areas designated for governmental protection. However, increase development, transportation, and operational impacts associated with projected does have the potential to affect such areas, if adequate rules, regulations and mitigation measures are not in place. The City of Lake Stevens is subject to a variety of environmental protections at the federal, state and local levels, and the 2024 Comprehensive Plan provides the policy foundation for local implementing ordinances such as the Critical Areas Ordinance and Shoreline Master Program by prioritizing the protection of these areas, as discussed below.

• **Proposed measures to protect such resources or to avoid or reduce impacts are:**

The Lake Stevens Municipal Code implements the Comprehensive Plan and includes sections regulating critical areas (LSMC 14.88), shoreline management (14.92), special flood hazard areas (LSMC 14.64), tree protection (LSMC 14.76), and stormwater management (Title 11). In addition, the 2024 Comprehensive Plan places an emphasis on the protection of environmentally sensitive areas and other areas designated for governmental protection, including:

- Chapter 4's Vision for the Environment and Natural Resources, which establishes protection of natural resources and environmentally sensitive areas as a city priority, and one which must be balance with future development.

- Policy 2.9.6, which calls for the protection, preservation, enhancement, and inventory of a variety of critical areas, shorelines of the state, green spaces, open space corridors, wildlife habitat and trails.
- Goal 4.1 and its underlying policies, which calls for sustaining environmental quality and conservation of the natural environment and resources.
 - Policy 4.1.4 calls the protection of streams and drainage ways.
 - Policy 4.1.10 calls for the protection of native and non-invasive naturalized plant communities.
 - Policy 4.1.17 calls for the city to participate in regional efforts focused on Puget Sound and salmon recovery.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The 2024 Comprehensive Plan serves as the city's main land use document and charts the path for growth and development over the next twenty years, in order to achieve land and shoreline uses that reflect community priorities. Chapter 2 (Land Use) provides the framework for implementing ordinance such as the Development Code (LSMC Title 14), which regulates a variety of residential, commercial, industrial, and public/open space uses in the city. As required by Washington state law, the proposed uses have been evaluated to determine whether there is adequate infrastructure in place during the planning horizon to accommodate such growth, a concept known as concurrency.

The city has proposed revisions to several land use and zoning designations to be able to meet the city's allocated 2044 growth targets, and provided a land capacity analysis to illustrate how these targets can be met. Chapter 8 (Transportation) includes transportation modelling based on these growth assumptions and includes a list of proposed projects and improvements to provide and maintain adequate levels of service through 2044. Chapter 7 (Public Services and Utilities) evaluates the adopted capital facility plans for partner agencies that provide water, sanitary sewer, schools, fire protection, and other utilities and public services, ensuring consistency between city and partner plans.

The 2024 Comprehensive Plan does not include any concurrent changes to shoreline uses or designations, which are regulated by the city's Shoreline Master Program. Per state law, that document must be periodically updated to ensure consistency with the Comprehensive Plan.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The city regulates land and shoreline uses primarily through Title 14 of the Lake Stevens Municipal Code (the Land Use Code) and the Shoreline Master Program, both of which are updated periodically to ensure consistency with the 2024 Comprehensive Plan and to avoid or reduce shoreline and land use impacts. In addition, the 2024 Comprehensive Plan includes multiple goals and policies related to land and shoreline uses, primarily in Chapter 2 (Land Use), including:

- Goal 2.1 and its underlying policies, which calls for the city to provide sufficient land area to accommodate the city's housing, employment and public facility needs.
- Goal 2.2, which calls for a well-balanced and well-organized combination of residential, commercial, industrial, open space, recreation and public uses, and describes each land use designation.
- Goal 2.7, which calls for regional coordination to ensure quality planning.
- Goal 2.9, which calls for land uses to optimize economic benefit and the enjoyment of natural resources while minimizing the threat to health, safety and welfare.
 - Policy 2.9.1, which aims to preserve and accentuate the lake as the centerpiece of Lake Stevens, in compliance with the SMP
- Goal 4.2 and its underlying policies, which calls for the city to implement the state Shoreline Management Act and protect and enhance shoreline visual and physical access to provide public access.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Chapter 8 (Transportation) includes travel forecasting and an alternatives analysis that factors in projected transportation impacts (including active transportation and transit) from meeting the city's 2044 growth targets. Table 8.5 includes an analysis of weekday PM peak hour intersection levels of service (LOS) for both baseline conditions (no improvements) as well as with the improvements identified in Table 8.8; LOS incorporating the 2044 improvements are also illustrated in Figure 8.12. With implementation of the 2044 improvement projects, intersections are expected to meet the City established vehicle LOS standards.

Chapter 8 also includes a discussion of the city's proposed active transportation and transit levels of service. Policy 8.7.5 calls for the city to establish an active transportation LOS based on the analysis in Table 8.2 and the criteria in Table 8.12, while Policy 8.7.4 calls for the city to establish a transit LOS based on the methodology in Table 8.4.

Chapter 7 (Public Services and Utilities) includes an analysis of the city and its partner agencies to provide public services and utilities through the 2044 planning horizon, based on the 2044 growth targets. Per the analysis in Chapter 7, there is adequate sewer, water, electricity, stormwater management, fire protection, police services, public school services, and other utilities and public services capacity to meet the city's projected growth, when factoring projected improvement identified in the capital facilities plans for the city and its partner agencies and special service districts. This includes increasing PUD water storage capacity and expanding wastewater treatment capacity to meet projected growth.

- **Proposed measures to reduce or respond to such demand(s) are:**
 - Implementation of the improvement projects identified in Table 8.8.

- Implementation of capital projects and system improvements identified in the city's 20-year capital facilities plan and those of its partner agencies, including the Lake Stevens Sewer District, Snohomish County Public Utility District, Snohomish Regional Fire and Rescue, and Lake Stevens and Snohomish School Districts.
- Implementation of additional goals and policies identified in Chapters 7 and 8, including:
 - Goal 7.1 and its underlying policies, which calls for ensuring the adequate and equitable distribution of public services throughout the city.
 - Goal 7.3 and its underlying policies, which calls for the provision of adequate police and fire protection services.
 - Goal 7.4 and its underlying policies, which calls for the provision of adequate school facilities.
 - Goal 7.5 and its underlying policies, which calls for the provision of adequate stormwater facilities.
 - Goal 7.8 and its underlying policies, which calls for ensuring that utilities provide service in a manner that is environmentally sensitive, resilient, equitable, safe, reliable and compatible with surrounding properties.
 - Goal 7.9 and its underlying policies, which calls for supporting and encouraging conservation, energy efficiency and climate change mitigation in public facilities and utility systems.
 - Goal 8.2 and its underlying policies, which calls for a transportation system that supports existing and future land uses and accommodates the regional growth strategy.
 - Goal 8.4 and its underlying policies, which calls for the city to adapt to and mitigate the transportation-related impacts of climate change through actions such as reducing GHG emissions and expanding active transportation and transit use.
 - Goal 8.6 and its underlying policies, which calls for minimizing adverse impacts of transportation facility improvements on the built environment.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed non-project action is to update the city's 2024 Comprehensive Plan. The intent of this update is to ensure that the city's plan is internally consistent and implements applicable state, regional and local goals, policies and objectives. New and updated goals and policies are included to ensure adequate protection of the environment.



Subject: Appendix B: Housing and Land Capacity Analysis for 2024-2044 Comprehensive Plan (Revised January 2025)

BACKGROUND / DISCUSSION

In October 2024, the city of Lake Stevens completed a periodic update to its Comprehensive Plan. One of the key drivers for the periodic update was identifying how the city would meet 2044 growth targets for population, employment and housing units, including any needed land use map amendments (and corresponding rezones) to accommodate said growth.

The growth targets for Snohomish County jurisdictions are derived from the regional growth strategy identified in Puget Sound Regional Council's [Vision 2050](#), which are allocated to individual jurisdictions and unincorporated areas following a collaborative process through Snohomish County Tomorrow. The growth targets are adopted as [Appendix B](#) to Snohomish County's [Countywide Planning Policies](#). The population growth target was translated into housing units based on anticipated future household size.

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

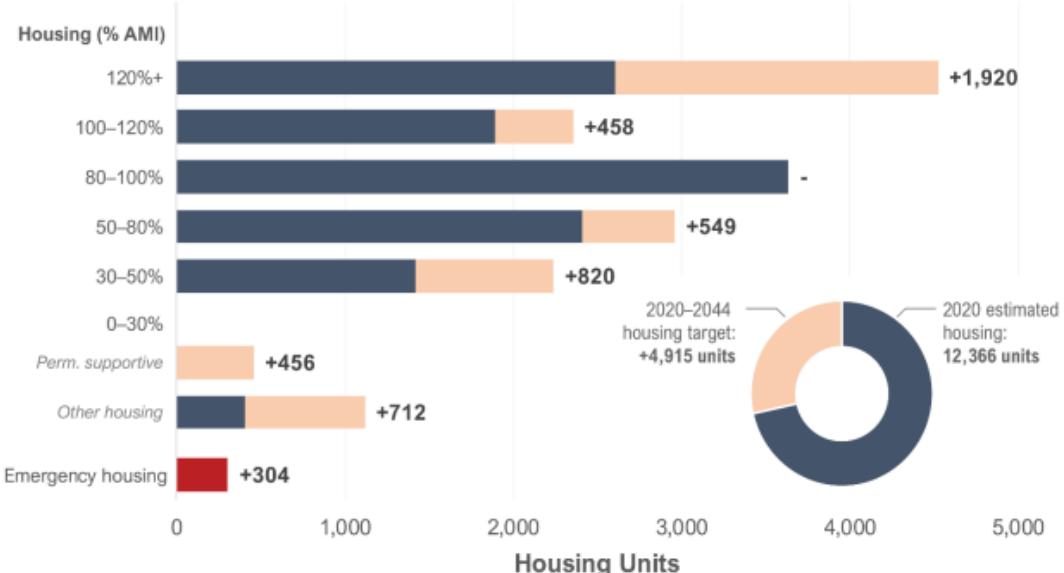
Overall, the city must plan for an additional 4,915 housing units and 3,219 jobs between 2020 and 2044. Growth since 2020 is credited towards the city's targets. To gauge the city's ability to meet these growth targets, staff compared the targets to the city's existing zoned capacity for residential and employment, which was calculated as part of Snohomish County's [2021 Buildable Lands Report](#) (BLR). The assumptions in the BLR and the city's progress in meeting its housing growth targets were assessed in the 2023 [Housing Action Plan](#) and have been further revised, as discussed below.

There are several important caveats when evaluating the city's zoned capacity (as assessed in the BLR) against its 2044 growth targets:

- [HB 1220](#) amended the Growth Management Act (GMA) to require cities to plan for housing needs at all income levels and corresponding housing unit types. The city must demonstrate that it has adequate zoned capacity to accommodate its allocated housing needs.
- Per [Department of Commerce guidance](#), at a minimum the land capacity analysis must:

- Present a table of allocated housing needs by income level and permanent supportive housing and emergency housing needs.
- Relate each type of housing need to zones that can reasonably accommodate those needs.
- Show that there is enough capacity to meet each type of housing need.
- If there is insufficient capacity for any type of housing need, the city must identify and implement zoning changes that provide enough capacity prior to plan adoption.
- As illustrated in Exhibit 23 of the city's 2023 Housing Action Plan (HAP), Lake Stevens was allocated 4,915 housing units, with approximately half above 100% of area median income (AMI), and the other half below 80% AMI, including 456 permanent supportive housing (PSH) units. The city was also allocated 304 beds of emergency housing.

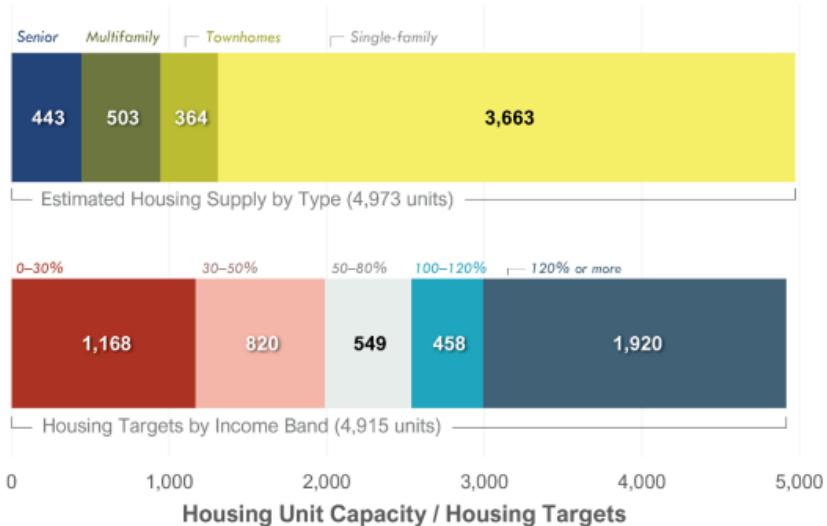
Exhibit 23. Revised 2020–2044 Lake Stevens Housing Targets, HO-5.



Source: Snohomish County Tomorrow, 2023.

- Exhibit 24 of the 2023 HAP showed that the city had adequate overall capacity (4,973 units) within its residential zoning districts, but that approximately 75% of this capacity (3,663 units) was for single-family (assumed to be detached single-family residences).
- In March 2024, the city amended its development code to comply with HB 1110, and now allows duplexes on all lots that permit a detached single-family residence. [LSMC 14.46](#), Part III (Infill Development and Middle Housing) also allows for the production of other middle housing types (triplexes, fourplexes, courtyard apartments) within the city's historically single-family residential zones (R4, R6, and R8-12) on slightly larger lot sizes (150% of minimum lot size for a triplex and 175% for a fourplex).

Exhibit 24. Comparison of 2019 BLR Capacity to 2020–2044 Lake Stevens Housing Targets.



Source: Snohomish County, 2021; Snohomish County Tomorrow, 2023.

- Recent years have seen an increase in development of duplexes, triplexes, townhomes and other middle housing types within the R4, R6, and R8-12 zoning districts, as the market has begun catering to more diverse housing needs and aims to best utilize infill development opportunities due to the lack of vacant land in the city.
 - As such, the city has allocated 20% of its projected supply of 3,663 SFR units included in the 2023 HAP as being likely to develop as duplexes or other middle housing, which matches the 20% density bonus included in LSCM 14.46.
 - This results in an estimated supply of 2,930 detached single-family residences ($3,663 \text{ units} \times 0.8$) and 1,465 middle housing units ($3,663 \text{ units} \times 0.2 \times 2 \text{ units/lot}$) within the city's WR, R4, R6, and R8-12 zoning districts. When added to the estimated supply of 364 townhomes calculated in the 2023 HAP analysis, the city estimates it has a current capacity of 1,829 middle housing units associated with the 100-120% AMI income band.
- This results in a large projected surplus at the 100-120% AMI range (as shown in Table 2), even when accounting for the potential development of PSH in these zones (see additional discussion below).
- City staff also reassessed the assumptions in the 2021 BLR for residential development (including emergency housing) within the city's commercial and mixed-use zones, which allow for multifamily residential development but were not included in the BLR population capacity estimates that were later translated to housing units.
- Table 1 shows the city's calculated residential capacity for multifamily residential units within commercial and mixed-use zones, which results in additional capacity for 834 MFR units. As discussed in Chapter 2 (Land Use), the city eliminated the PBD zone as part of the 2024 Comprehensive Plan, with most previous PBD areas now zoned MFR. However, the PBD zone had negligible MFR capacity (~6 units).

- Factoring in the 503 units of MFR housing and 443 units of senior housing (assumed to be provided as MFR units) calculated in the 2023 HAP, the city estimates it has the capacity for 1,780 MFR units (503+434+834).
- RCW 36.70A.070(2)(d) (as amended by HB 1220) requires jurisdictions to include in their housing element “adequate provisions for existing and projected needs of all economic segments of the community”, including emergency housing. Emergency housing must also be allowed in any district that allows hotels, while permanent supportive housing (PSH) must be permitted in any district that allows hotels or allows for residential development.
- Per [LSMC Table 14.40-II](#), the city currently has multiple commercial and mixed-use zoning districts that allow for hotels, and the Housing Element (Chapter 3) includes a policy (3.2.4) to allow emergency housing anywhere hotels are permitted.
- When the city first completed this analysis, it did so under August 2023 guidance from the Department of Commerce, which had interpreted the GMA as amended by HB 1220 to not require a quantitative analysis of emergency housing capacity so long as the jurisdiction allows emergency housing wherever hotels are a permitted use.
- In reviewing the city’s plan as adopted by Ordinance 1188 in October 2024, Commerce staff pointed to updated guidance issued in September 2024 (after the city’s draft plan was issued) that requires a quantitative analysis of emergency housing capacity in all situations, which required the city to update this analysis.
- In addition, Commerce staff requested that the plan include additional discussion of adequate provisions and the completion of the Adequate Provisions Checklist for emergency housing, PSH, and extremely and very low-income housing units. This is because, as shown in Exhibit 23 of the city’s 2023 Housing Action Plan, historically the city has not seen the production of permanent supportive housing, emergency housing, or extremely low and very low-income (0-50% AMI) housing at rates needed to meet its 2044 growth targets. These checklists are included as Tables 5 and 6 at the end of this analysis.
- For the emergency housing analysis, the city has opted to utilize Option B (assumed density method) from the September 2024 Commerce guidance.
- Proposed policy 3.2.5 calls for permanent supportive housing to be permitted in all residential zones and zones that permit hotels.
- Although PSH is permitted in all residential zones, including those where the city has a documented surplus of detached single-family housing and middle housing capacity, the city estimates that it has a projected deficit of 456 units of PSH.
- Based on Commerce guidance, Table 2 identifies the housing types and zoning districts associated with each income band. The 2044 growth target for each income band is then compared to the existing zoned capacity, with the surplus (or deficit) shown in the right column.
- Units at 0-50% AMI are assumed to require subsidies, while 50-80% AMI are market rate.

Table 1 – Estimated Residential Capacity within Commercial and Mixed-Use Zones (2023)

Zone	Parcel Count	Existing Units	Gross Acres ¹	Net Acres ²	Base Capacity ³	Total Capacity ⁴	Income Band(s)
MU	13	15	5.19	2.59	38.89	23.89	0-30%, 30- 50%, and 50- 80%
MU Vacant	0	0	0.00	0.00	0.00	0.00	
MU Redevelopable	13	15	5.19	2.59	38.89	23.89	
MU Partially-Used	0	0	0.00	0.00	0.00	0.00	
MUN	132	140	22.41	11.20	168.04	28.04	0-30%, 30- 50%, and 50- 80%
MUN Vacant	0	0	0.32	0.16	2.43	2.43	
MUN Redevelopable	129	138	21.76	10.88	163.21	25.21	
MUN Partially-Used	2	2	0.32	0.16	2.40	0.40	
CBD Total	19	20	6.70	3.35	50.24	30.24	0-30%, 30- 50%, and 50- 80%
CBD Vacant	0	0	1.02	0.51	7.68	7.68	
CBD Redevelopable	18	20	5.67	2.84	42.56	22.56	
CBD Partially-Used	0	0	0.00	0.00	0.00	0.00	
PBD Total	13	8	1.92	0.96	14.42	6.42	0-30%, 30- 50%, and 50- 80%
PBD Vacant	0	0	0.00	0.00	0.00	0.00	
PBD Redevelopable	7	7	1.20	0.60	9.00	2.00	
PBD Partially-Used	1	1	0.00	0.00	0.00	-1.00	
CD Total	115	97	112.35	56.17	842.59	745.59	0-30%, 30- 50%, and 50- 80%
CD Vacant	0	0	20.53	10.26	153.96	153.96	
CD Redevelopable	87	81	82.08	41.04	615.60	534.60	
CD Partially-Used	17	16	9.74	4.87	73.03	57.03	
Mixed-Use / Commercial	292	280	148.555	74.28	1,114.16	834.16	

1. *Area minus critical areas.*
2. *Gross area minus reduction factor for parking, roads and utilities (25% used for residential uses and 50% used for MFR, mixed-use and commercial).*
3. *Base capacity multiplies the net acres by the zoning capacity, measured in units per acre.*
4. *The total capacity is a total of the revised base including middle housing.*

Table 2 – Housing Types by Income Band with Projected Surplus or Deficit

Income Band(s) (% AMI)	Housing Types Serving Range	Associated Zoning Districts	2044 Growth Target	Current (2023) Capacity	Surplus or (Deficit)
0-30% (non-PSH) 30-50% 50-80%	Apartments, Condos	MFR, CD, MU, MUN, CBD, PBD (PBD to be eliminated)	2,081	1,780	(301)
0-30% (PSH)	PSH	MFR, CD, MU, MUN, CBD, PBD (PBD to be eliminated)	456	0	(456)
100-120%	Duplexes, triplexes, fourplexes, townhomes, cottage housing, ADUs	R4, R6, R8-12	458	1,829	1,371
120% and above	Detached single family residences	WR, R4, R6, R8-12	1,920	2,930	1,010

- Table 2 estimates that the city has adequate capacity to meets its 2044 housing growth targets, except for a projected 301-unit deficit of multifamily housing units affordable at lower income ranges (0-80% AMI) and 456 units of PSH, for a total of 757 units.
- Given this projected deficit, the city is proposing several land use and zoning map amendments to increase its capacity for MFR development at different income brackets and for supportive housing, as shown in Figures 2.4 (Future Land Use Map) and 2.5 (Zoning Map).
- Table 3 includes an analysis of increased MFR development capacity resulting from proposed land use and zoning map amendments from traditionally single-family residential zones (R4 and R8-12) to zoning districts associated with potential MFR development (MFR, CBD and CD)
- Table 3 does not factor in proposed land use and zoning map amendments from PBD to MFR, MUN to MFR, or MU to CBD, which have similar densities and are proposed as housekeeping amendments intended to simplify the city's zoning hierarchy.
- The assumed densities in Table 3 are higher (approximately double) than those in Table 1 due to the lack of existing development on the parcels proposed to be rezoned.
- Overall, Table 3 shows that the proposed rezones have the potential to increase MFR (including that required for PSH) by 774 units while reducing SFR capacity by 217 units.
- These amendments would provide the city with the necessary zoned capacity to address its projected deficit of 757 units at the 0-30%, 30-50%, and 50-80% AMI income bands (including PSH), as required by the GMA.

Table 3 – Proposed Zoning Map Amendments to Meet Lower Income Band Growth Targets

Current Zoning	Proposed Zoning	Net Acres	Assumed Density	Projected Increase in MFR Units	Projected Reduction in SFR Units
R4	MFR	15.1	20 un/acre	302	(60)
R8-12	MFR	12.8	20 un/acre	256	(102)
R8-12	CD	5.8	30 un/acre	174	(47)
R4	CBD	0.3	30 un/acre	9	(1)
R6	CBD	1.1	30 un/acre	33	(7)
Total				774	(217)

- As it relates to emergency housing, the city intends to allow (or already allows) emergency housing in all zones that allow hotels as a permitted use. These include:
 - Local Business (LB)
 - Business District (BD)
 - Central Business District (CBD)
 - Commercial District (CD)
 - Public/Semi-Public (P/SP) (currently requires an administrative conditional use permit)
- Most of these zones (other than P/SP) are focused within the city's three adopted subareas, which provide access to transit, retail and commercial uses, and services that would be beneficial when siting emergency housing.
- Given the current absence of existing hotels in Lake Stevens, the city is likely to need to rely on either the conversion of existing commercial and mixed-use buildings or the development of new structures (including microhomes or tiny home villages) to meet its emergency housing needs within these zones. Please note Lake Stevens has almost zero vacancy rates in existing commercial buildings.
- Utilizing the density prototypes included on pages 48-49 of the [September 2024 Commerce guidance](#) and from other cities in the region, the city would anticipate a mix of the emergency housing development concepts shown in Table 4.

Table 4 – Lake Stevens Emergency Housing Development Concepts

Name	Location	Zoning	Beds	Acres	Density (beds/acre)
North King County Enhanced Shelter	Shoreline	Mixed Business	60	2.66	23
Hope House	Spokane	Downtown South	100	0.45	200
Quince Street Village	Olympia	Downtown Business	100	1.41	71

- Based on a mix of these prototypes, the city would anticipate an average density of 60 beds/acre within its commercial, mixed-use, and public/semi-public zones, which is on par with the assumptions in the Commerce guidance.
- Given the city's projected need for 304 emergency housing beds by 2044, this results in a need for approximately 5.1 acres of land for emergency housing.
- Table 1 shows approximately 74.3 acres of land available for residential development within these commercial and mixed-use zones, not accounting for potential development of surplus public/semi-public (city, state, school district, etc.). At 60 beds/acre, this results in a maximum capacity of 4,458 emergency housing beds, a surplus of 4,053 beds over the city's 2044 growth target.
- When factoring in the zoning map amendments that were approved in October 2024 via Ordinance 1189, allocating 5.1 acres towards the city's 2044 emergency housing needs would still allow the city to meet its 2044 growth targets for housing and employment, as required by the GMA.
- As such, the city has adequate land capacity to meet its emergency housing needs and meet the adequate provision requirements for all housing types as mandated by the GMA. Potential barriers to the provision of emergency housing and permanent supportive housing are shown in Table 5, while potential barriers to extremely low, very low-, and low-income housing are shown in Table 6.

Table 5 – Supplementary Barrier Review Checklist for PSH and Emergency Housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Spacing requirements (for example, minimum distance from parks, schools or other emergency/PSH housing facilities)¹	Yes	The city is currently lacking regulations of PSH and permanent emergency housing, including spacing requirements.	Develop clear and objective development regulations, with spacing requirements that balance best practices, community needs, and state legislation, including RCW 35A.21.430.
Parking requirements	Yes	The city is currently lacking regulations of PSH and permanent emergency housing, including parking requirements.	Develop clear and objective development regulations, with parking requirements that balance best practices, community needs, and state legislation, which are slated for review in 2025.
On-site recreation and open space requirements	No	The city does not currently have on-site recreation and open space requirements for PSH and emergency housing and intends to utilize similar standards as those for other housing types.	N/A
Restrictions on support spaces, such as office space, within a transitional or PSH building in a residential zone	No	While the city does not currently have standards for PSH and emergency housing, these uses are expected to be located primarily within the MFR, commercial and mixed-use zones, which generally allow for a mix of uses. Development standards within	N/A

¹ Note that RCW 35A.21.430 expressly states requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii). The restrictions on these uses must be to protect public health and safety.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
		residential zones will be consistent with best practices and state law.	
Arbitrary limits on number of occupants (in conflict with RCW 35A.21.314)	No	City regulations are currently consistent with RCW 35A.21.314	N/A
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with RCW 36.130.020)	No	The city will be developing PSH and emergency housing regulations in 2025 and intends to comply with RCW 36.130.020 and other state legislation.	N/A
Other restrictions specific to emergency shelters, emergency housing, transitional housing and permanent supportive housing	NO	The city will be developing PSH and emergency housing regulations in 2025 and intends to comply with RCW 36.130.020 and other state legislation.	N/A

Table 6 – Low-Rise or Mid-Rise Housing Barrier Review Checklist (0-80% AMI)

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	No	LSMC 14.48 (Density and Dimensional Regulations), 14.56 (Streets and Sidewalks), 14.72 (Parking) and 14.76 (Screening and Trees) contain clear and objective development regulations for low-rise and mid-rise multifamily housing.	N/A
High minimum lot sizes	No	Per LSMC Tables 14.48-I and 14.48-II, the city's MFR, commercial and mixed-use zones (where low-rise and mid-rise MFR is permitted) do not have a minimum lot size.	N/A
Low maximum densities or low maximum FAR	No	The city does not have a maximum density or FAR in these zones.	N/A
Low maximum building heights	No	The maximum building height in the MFR, commercial and mixed-use zones is 55 feet, with a 10-foot height bonus available within the city's three subareas for projects that provide affordable housing or a parking structure.	N/A
Large setback requirements	No	Setbacks within the MFR, commercial and mixed-use zones range from 0-10 feet.	N/A

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
High off-street parking requirements	Yes	Per LSMC 14.72-I, MFR units outside of the city's subareas are required to provide two parking spaces per unit plus one additional space for every four units (senior housing has slightly lower requirements). Parking requirements in subareas are slightly lower, with Table 14.38-III showing a minimum of 1.25 stalls per unit (0.5 units per senior housing unit). The code does allow for parking reductions when certain conditions are met.	Evaluate potential reductions in parking requirements, especially within the city's subareas and in close proximity to transit. The city's 2025 long-range planning work program includes proposed amendments to the city's streets and parking code.
High impervious coverage limits	No	The maximum impervious surface in the MFR zone is 80%, and there is no maximum within the city's mixed-use and commercial zones (projects must demonstrate compliance with the city's stormwater regulations).	N/A
Lack of alignment between building and development codes	No	The building and zoning codes are regularly monitored for consistency and are updated as needed.	N/A
Other (for example: ground floor retail requirements, open space requirements, complex design standards, tree retention regulations, historic preservation requirements)	Yes	Outside of the MFR zone, current development regulations require ground floor retail/commercial as part of multifamily housing developments.	As part of the city's 2025 work program, explore allowing MFR as a standalone permitted use (or as part of a horizontal mixed-use project) within the city's commercial and mixed-use zones in certain situations.
PROCESS OBSTACLES			

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Conditional use permit process	No	MFR housing does not require a CUP	N/A
Design review	No	The city previously eliminated its Design Review Board and all design review is administrative. The city will be updating its design review process to comply with HB 1293, including more clear and objective design review standards.	Update code to further comply with HB 1293 and other recent state legislation.
Lack of clear and accessible information about process and fees	No	The city has developed a series of handouts and checklists designed to simplify the development process, including for MFR housing. The city's fee resolution was updated in late 2024 to reflect changes required by SB 5290 and include clear and concise information.	No
Permit fees, impact fees and utility connection fees	No	The city spent considerable time updating its fees resolution to demonstrate compliance with SB 5290. Impact fees for MFR units are significantly less than those for SFR units.	No
Process times and staffing challenges	No	The city will be hiring an Assistant Planner in early 2025, with the primary role serving to review building permits and staff the planning counter and respond to questions from residents and the development community.	N/A

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
SEPA process	No	The city has adopted Planned Action Ordinances for its three subareas, with two of the three still showing significant residential capacity and the city evaluating increasing the residential threshold in the third subarea. The city has also adopted higher SEPA flexible thresholds, with MFR projects up to 60 units exempt from SEPA review.	N/A
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	Yes	The 2021 BLR shows a lack of large parcels with infill development potential in Lake Stevens.	The city will need to rely on more infill development of smaller lots. As part of its housing implementation work in 2025, it will explore potential updates to its development regulations.
Environmental constraints	Yes	Many of the remaining developable parcels have significant environmental constraints.	As part of its work on Housing Implementation Work and Critical Areas Update in 2025, the city will consider how to further balance environmental protection and housing production.