



TABLE OF CONTENTS i

EXECUTIVE SUMMARY ES-1

CHAPTER 1: INTRODUCTION I-1

VISION FOR PLANNING I-2

INTRODUCTION..... I-2

PLANNING CONTEXT I-3

ENVIRONMENTAL REVIEW..... I-8

PUBLIC PARTICIPATION I-10

ELEMENT VISIONS I-11

PLAN IMPLEMENTATION & AMENDMENTS..... I-13

GOALS & POLICIES I-13

CHAPTER 2: LAND USE ELEMENT LU-1

VISION FOR LAND USE..... LU-2

INTRODUCTION..... LU-2

PLANNING CONTEXT LU-3

LAKE STEVENS GROWTH STRATEGY LU-6

DOWNTOWN LAKE STEVENS..... LU-10

LAKE STEVENS SUBAREA LU-10

20TH STREET SE CORRIDOR..... LU-11

HARTFORD INDUSTRIAL CENTER..... LU-11

NEIGHBORHOOD SERVICE CENTER..... LU-11

ANNEXATION & RURAL URBAN TRANSITION AREA..... LU-12

LAND USES & ZONING..... LU-12



EXISTING ZONING IN CITY & UGA LU-15

BUILDABLE LANDS ANALYSIS LU-18

DEVELOPMENT TRENDS LU-20

REASONABLE MEASURES..... LU-24

GOALS & POLICIES..... LU-28

CHAPTER 3: HOUSING ELEMENT H-1

VISION FOR HOUSING H-2

INTRODUCTION H-2

PLANNING CONTEXT H-3

INVENTORY AND ANALYSIS..... H-6

STRATEGIES TO ACHIEVE AFFORDABLE HOUSING.....H-12

GOALS AND POLICIES.....H-17

CHAPTER 4: ENVIRONMENT & NATURAL RESOURCES.....E-1

VISION FOR ENVIRONMENT & NATURAL RESOURCES.....E-2

INTRODUCTIONE-2

PLANNING CONTEXTE-3

DESCRIPTION OF PLANNING AREA & NATURAL RESOURCES.....E-4

CRITICAL AREAS.....E-7

SHORELINE MASTER PROGRAME-8

GOALS & POLICIES E-11

CHAPTER 5: PARKS, RECREATION & OPEN SPACE ELEMENT.....P-1

VISION FOR PARKS.....P-2

INTRODUCTION.....P-2

PLANNING CONTEXTP-2

FACILITY CLASSIFICATIONS, CHARACTERISTICS & INVENTORYP-4



FUTURE NEEDS & LEVELS OF SERVICE P-24

GOALS AND POLICIES P-35

CHAPTER 6: ECONOMIC DEVELOPMENT ED-1

VISION FOR ECONOMIC DEVELOPMENT ED-2

INTRODUCTION..... ED-2

PLANNING CONTEXT ED-2

ECONOMIC DEVELOPMENT STRATEGY..... ED-3

GOALS & POLICIES..... ED-8

CHAPTER 7: PUBLIC UTILITIES & SERVICES ELEMENT PS-1

VISION FOR PUBLIC SERVICES & UTILITIES PS-2

INTRODUCTION..... PS-2

PLANNING CONTEXT PS-3

INVENTORY & DESCRIPTION OF PUBLIC SERVICES & UTILITIES PS-5

GOALS & POLICIES..... PS-18

CHAPTER 8: TRANSPORTATION ELEMENT..... T-1

VISION FOR TRANSPORTATION T-2

INTRODUCTION..... T-2

PLANNING CONTEXT T-2

INVENTORY & ANALYSIS..... T-4

ASSESSING ROADWAY CAPACITY..... T-9

LEVEL OF SERVICES STANDARDS..... T-10

FUTURE NEEDS & ALTERNATIVES..... T-14

GOALS AND POLICIES T-17

CHAPTER 9: CAPITAL FACILITIES..... CF-1

VISION FOR CAPITAL FACILITIES..... CF-2



INTRODUCTION.....CF-2

PLANNING CONTEXTCF-3

REVENUE SOURCESCF-5

LAND USE PLANNING CONSIDERATIONS.....CF-6

INVENTORY & ANALYSIS.....CF-6

PROJECTION OF CAPITAL FACILITY NEEDS.....CF-8

FUTURE NEEDS AND ALTERNATIVESCF-9

FINANCIAL RESOURCES CF-10

CAPITAL FACILITY STRATEGIES..... CF-16

PROJECTED REVENUES..... CF-22

GOALS & POLICIES..... CF-26

FIGURES

FIGURE 1.1 - FUTURE ANNEXATION AREAS..... I-6

FIGURE 2.1 - 2035 GROWTH TARGETS LU-5

FIGURE 2.2 - GROWTH CENTERS MAP LU-7

FIGURE 2.3 - CITY LAND USE MAP LU-13

FIGURE 2.4 - DEVELOPMENT TRENDS MAP LU-22

FIGURE 3.1 - COUNTY HOUSEHOLD INCOME LEVELSH-8

FIGURE 4.1 - CRITICAL AREAS OVERVIEW E-9

FIGURE 5.1 - PARKS & RECREATION FACILITIES..... P-6

FIGURE 5.2 - COMMUNITY PARK DISTRIBUTION P-9

FIGURE 5.3 - NEIGHBORHOOD PARK DISTRIBUTION..... P-13

FIGURE 5.4 - MINI-PARK INVENTORY..... P-16

FIGURE 5.5 - OPEN SPACE & TRAIL DISTRIBUTION..... P-20



FIGURE 7.1 - LAKE STEVENS STORMWATER INVENTORY..... PS-6
FIGURE 7.2 - LAKE STEVENS SEWER DISTRICT BOUNDARY MAP..... PS-8
FIGURE 7.3 - LAKE STEVENS FIRE DISTRICT #8 SERVICE AREA..... PS-10
FIGURE 7.4 - LAKE STEVENS SCHOOL DISTRICT BOUNDARY..... PS-12
FIGURE 7.5 - MAP OF WATER FACILITIES PS-16
FIGURE 8.1 - SIDEWALK INVENTORY..... T-8
FIGURE 8.2 - ROADWAY CLASSIFICATIONS T-11
FIGURE 8.3 - PM PEAK HOUR TRAFFIC MODEL T-13
FIGURE 9.1 - PUBLIC FACILITIES CF-7
FIGURE 9.2 - SOURCE OF EXISTING CITY RESOURCES, AVERAGE 2014 CF-10

TABLES

TABLE 2.1 - GROWTH & DEV. POTENTIAL OF EXISTING GROWTH CENTERS..... LU-8
TABLE 2.2 - EMPLOYMENT ZONING IN LAKE STEVENS UGA..... LU-16
TABLE 2.3 - RESIDENTIAL ZONING LU-17
TABLE 2.4 - BUILDABLE LANDS/2035 GROWTH TARGET COMPARISON..... LU-19
TABLE 2.5 - BUILDABLE LANDS ANALYSIS - RESIDENTIAL CAPACITY..... LU-19
TABLE 2.6 - BUILDABLE LANDS ANALYSIS - EMPLOYMENT CAPACITY LU-20
TABLE 2.7 - REASONABLE MEASURES LU-24
TABLE 3.1 - FAMILY HOUSEHOLDS IN SNOHOMISH COUNTY..... H-6
TABLE 3.2 - TWO DWELLING UNIT SUMMARY H-7
TABLE 3.3 - SNOHOMISH CO. & LK STEVENS HOUSING AFFORDABILITY ESTIMATES ... H-10
TABLE 3.4 - PROJECTED HOUSING NEED H-11
TABLE 3.5 - EST. LOW-MODERATE INCOME HOUSING NEEDS/2010-35 GROWTH..... H-12
TABLE 5.1 - PARK, REC. & OPEN SPACE CLASSIFICATIONS & CHARACTERISTICS P-5
TABLE 5.2 - COMMUNITY PARK INVENTORY..... P-8
TABLE 5.3 - NEIGHBORHOOD PARK INVENTORY P-12



TABLE 5.4 - MINI-PARK INVENTORY..... P-15

TABLE 5.5 - SCHOOL PARKS INVENTORY P-17

TABLE 5.6 - SPECIAL USE INVENTORY..... P-23

TABLE 8.1 - INTERSECTION LEVEL OF SERVICE..... T-10

TABLE 8.2 - LEVEL OF SERVICE STANDARDS FOR STATE ROUTES..... T-12

TABLE 9.1 - CAPITAL FACILITIES PROGRAM CF-30

TABLE 9.2 - SIX YEAR CAPITAL IMPROVEMENT PLAN CF-37

TABLE 9.3 - LIMITATION OF INDEBTEDNESS CF-18

TABLE 9.4 - LEVEL OF SERVICE STANDARDS CF-20

TABLE 9.5 - REVENUE PROJECTIONS AFFECTING CAP. IMPROV. (THOUSANDS)-2015 CF-23

APPENDICES

APPENDIX A – SEPA FINAL EIS/SEPA ADDENDUM.....A-1

APPENDIX B – BUILDABLE LANDS REPORT FOR SNOHOMISH COUNTY..... A-45

APPENDIX C – LSSD 2007 COMPREHENSIVE PLAN (2010 AMENDMENT NO.1)A-290

APPENDIX D – STREET INVENTORYA-291

APPENDIX E – SIX-YEAR TIPA-300

APPENDIX F – LAKE STEVENS SCHOOL DIST CAP FAC PLAN (2014-2019).....A-301

APPENDIX G – CITY DRAINAGE FACILITIESA-302



Planning in Lake Stevens