



November 19, 2020

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

RE: Planning Commission Recommendation on 2020 Comprehensive Plan Docket

Commissioners Present: Jennifer Davis, John Cronin, Janice Huxford, Vicki Oslund, Linda Hoult, Todd Welch and Michael Duerr

Commissioners Absent: None

PLANNING COMMISSION PUBLIC HEARING

On November 18, 2020, Planning and Community Development staff presented the 2020 Docket and responded to questions and comments from the Planning Commission. Staff discussed the background and overview of the proposed Comprehensive Plan text and map amendments as well as the concurrent rezone proposals. Staff also provided an overview of the public and agency notice for the amendments. No members of the public attended or provided testimony during the public hearing.

Staff concluded that each amendment met the approval criteria of the Comprehensive Plan and the Growth Management Act (GMA). A synopsis of each amendment is provided below.

T-1 – The city is proposing text amendments Chapter 2 – the Land Use Element and the Downtown Lake Stevens Subarea Plan. Comprehensive Plan Figures 2.3 and 2.4 would be updated to reflect map changes and minor text amendments would reflect city growth and proposed annexations. Text, tables, and figures in the Downtown Lake Stevens Subarea Plan would be amended to reflect the proposed map amendments to four parcels along 17th Pl NE.

T-2 – The city is proposing text amendments to Chapter 5 – the Parks, Recreation and Open Space Element, which would describe new and recently completed park projects in the capital project list and update park planning descriptions.

T-3 – The city is proposing text amendments to Chapter 7 – the Public Services and Utilities Element, which would update references to the current Lake Stevens School District Capital Facilities Plan and update references to Snohomish Regional Fire and Rescue (formerly Lake Stevens Fire).

T-4 - The city is proposing text amendments to Chapter 9 – the Capital Facilities Element, which would include amendments to add updated park, facility and road projects to the Capital Facilities Element and update the public facilities map (Figure 9.1).

T-5 – T6 – Along with the above-defined text amendments, staff will also include standard administrative amendments including the Cover, Title Page, Table of Contents, Executive Summary, Introduction and Appendices (including SEPA Addenda).

The city-initiated map amendments and concurrent rezone applications (M-1) include the following:

1. Updated Comprehensive Plan map, including updated pre-designations within the city's UGA;
2. Change the land use designation of four (4) Waterfront Residential properties on 17th PI NE to Downtown/ Local Commerce to complete an implementation task identified in the Downtown Lake Stevens Subarea Plan, with an associated rezone to change the zoning designations to Central Business District; and
3. Change the land use pre-designations of four (4) Local Commercial properties within the city's UGA along 20th St SE from Local Commercial to Medium Density Residential, with an associated rezone to change the zoning pre-designations to R6.

FINDINGS AND CONCLUSIONS

The Planning Commission hereby adopts staff's findings and conclusions described in the staff report and analysis sheets, dated November 18, 2020, and concludes that the proposed amendments and rezones fulfill the following requirements:

1. The Docket is consistent with the adopted Lake Stevens Comprehensive Plan;
2. The Docket meets the criteria for amending the Comprehensive Plan;
3. The associated rezones meet the criteria for amending the Zoning Map; and
4. The Docket complies with the Growth Management Act.

PLANNING COMMISSION RECOMMENDATIONS

Commissioner Welch made a motion to forward a recommendation to the City Council to approve the 2020 Comprehensive Plan Amendments with the following amendment:

1. Exclude the proposed amendment to the Shoreline Master Program (SMP) Shoreline Environment designation for the four parcels along 17th PI NE and remove all references to the proposed SMP amendment from the proposed text amendments to the Downtown Lake Stevens Subarea Plan.

Commissioner Hoult seconded the motion.

Motion passed 7-0.

Respectfully Submitted,



Jennifer Davis, Chair