



Planning & Community
Development Department
1812 Main Street
Lake Stevens, WA 98258
(425) 377-3235

www.lake-stevens.wa.us

Office Hours

Monday - Friday
8:00am - 5:00pm

Plan Submittal
Accepted till 4:30pm

Planning & Community
Development Director
Rebecca Ableman

Municipal Code

Available online:
www.codepublishing.com/WA/LakeStevens/

Frequently Asked Questions

How do I report a violation?

You must file a written complaint with the City. You may do this by requesting a Complaint Investigation Request form from the Planning Department by calling (425) 377-3235 or visit the Permit Center at 1820 Main Street or download the form from our website at:
www.ci.lake-stevens.wa.us/planning-applications_handouts-new.htm

If I make a complaint about a particular property or person does my name or written complaint become public record?

In most cases, information about a complaint, including the identities of the complainants, is considered a public record and is subject to release, upon request, under the provisions of the Washington State Public Disclosure Act, Chapter 42.17 RCW.

RCW 42.17.310(1)(e) says that "The following are exempt from public inspection and copying: information revealing the identity of persons who are witnesses to or victims of crime or who file complaints with investigative, law enforcement, or penology agencies, other than the public disclosure commission, if disclosure would endanger any person's life, physical safety, or property. If at the time a complaint is filed the complainant, victim or witness indicates a desire for disclosure or nondisclosure, such desire shall govern."

The City will disclose the complainant's name if that person is going to be a witness in an enforcement case – the “right of cross examination” requires this provision.

My neighbor and I are having a dispute regarding the boundary line of our properties. Who can I call to help me?

Boundary line disputes are personal legal matters and are not within the jurisdiction of the municipality. You should consult an attorney or your title company to assist you.

How many cars can be parked at a house/street?

There is no specific number of cars to a household. The public can park on a public street provided the vehicle is licensed and able to legally operate on a street. In addition the vehicle must be moved every 72 hours, but it is unlawful to periodically move a vehicle from one location on public property or right-of-way to another location on public property or right-of-way in an effort to avoid compliance with this parking requirement.

Can my neighbor live in his garage?

According to our City Code and the 2006 International Building Codes, it is against the law to live in a garage at any time.

I live in a subdivision and my neighbors are not adhering to the covenants. Who can I call to help me?

You should consult the Homeowners' Association for the subdivision or an attorney as this is a private legal dispute and the municipality has no control or jurisdiction.

My neighbor has built a fence on what I believe is my property. Who can I call to help me?

Boundary disputes are personal legal matters and are not within the jurisdiction of the municipality. You should consult an attorney or your title company to assist you.

This brochure is for informational purposes only and is not intended to replace adopted rules and policies of the City of Lake Stevens. Please consult Title 14 of the Lake Stevens Municipal Code or the Department of Planning and Community Development for actual regulations and requirements.

Am I responsible for pre-existing problems on a property I purchase?

Yes, the property owner is responsible. Violations run with the property, not with the person who created the violation. If you purchased a property that has violations, you are responsible for legally resolving the violations.

My neighbor's tree hangs over the fence into my yard. I am afraid that a tree limb will fall into my yard and cause damage. Who can I call to help me?

You should consult an attorney as this is a private legal dispute and the municipality has no control or jurisdiction.

Who should I call for complaints regarding parking in the street, animals at large, or noise, including barking dogs?

To report a violation, call 911 while the violation is occurring and a Lake Stevens officer will be dispatched as soon as they are available. If you just have questions, you may call the Lake Stevens Police Department at (425) 334-9537.

How many domestic animals can I have on my property?

A household is allowed up to three dogs and/or three cats that are over six months of age as household pets on any premises except as permitted by Chapter 5.16, Commercial Rearing (Kennel) Regulations.

How do I report an abandoned vehicle?

Call the Lake Stevens Police Department at (425) 334-9537.

How do I report illegal dumping *in progress* within the City limits?

Call 911.

If not in progress, call the Lake Stevens Police Department at (425) 334-9537.

What Department do I call to have signs in the Right-of-Way removed?

Call the Department of Public Works at (425) 377-3222.

Who needs a Grading Permit?

LSMC 14.44.100 requires a grading permit for 100 cubic yards or more of material or on all properties covered or partially covered in water for all grading activities. Grading is any excavating or filling of land, including the duff layer, or any combination thereof.

What are the normal hours of operation allowed on a temporary construction site?

Weekdays: 7:00 a.m. - 9:00 p.m.

Weekends: 9:00 a.m. - 9:00 p.m.