



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/

Walk-up and drive-through espresso/coffee stands are uses that are permitted in the Local Business (LB) and Central Business District (CBD) zones with an Administrative Conditional Use Permit and a Commercial Building Permit; and in the Planned Business District (PBD), Sub-Regional Commercial (SRC), Light Industrial (LI), and in General Industrial (GI) zones with a Commercial Building Permit (Chapter 14.40 LSMC).

An espresso stand must meet all applicable city codes as outlined in Title 14. This includes but may not be limited to setbacks from property lines, road improvements, landscaping, and parking requirements. Parking requirements require one parking stall per 100 square feet of gross floor area and a reservoir lane capacity equal to 5 spaces per drive-in window.

Administrative Conditional Use Permit

An administrative conditional use permit is utilized to place conditions on the use or development of property to ensure that new development is compatible with surrounding properties and achieves the intent of the Comprehensive Plan. An administrative conditional use shall be approved if the proposal is:

- consistent with the Comprehensive Plan;
- the proposal complies with applicable requirements for the use set forth in the Title 14;
- the proposal is not materially detrimental to uses or property in the immediate vicinity; and the proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and the immediate vicinity (LSMC 14.16C.015).

Public Notice is required prior to making a decision pursuant to requirements for a Type II Land Use Decision (Chapter 14.16B) that allows a 14-day comment period for the public and interested parties. If during the comment period someone requests a public hearing, a hearing will be conducted before the Hearing Examiner. An approved administrative conditional use permit runs with the land and compliance with the conditions of any such permit is the responsibility of the current owner of the property.

Commercial Building Permit

A commercial building permit authorizes an owner or authorized agent to enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, regulated under the International Building Code, to be done.

Approval from the Health District is required for all food related services. Please contact the Health District at (425) 339-5250.

To make application, submit to the city a completed Administrative Conditional Use application (Type II Administrative Decision Land Use Development Application), a completed commercial building permit application, a completed Land Use Development Submittal Checklist, and associated fees.