



NOTICE OF PUBLIC HEARINGS

Lake Stevens Planning Commission & City Council

Public Hearings on Southwest Annexation, Pre-Annexation Land Use and Zoning

The *Lake Stevens Planning Commission and City Council* are scheduled to conduct public hearings to consider pre-annexation comprehensive plan land use designations and zoning classifications for certain property (known as the *Southwest Annexation*) which may be annexed into the City by an election scheduled for November 3, 2009. The Pre-Annexation Land Use and Zoning takes effect only if and when the Southwest Annexation area annexes to the City.

PLANNING COMMISSION PUBLIC HEARING – Wednesday, **March 18, 2009**, at 7:00 PM, at the Lake Stevens Community/Senior Center (1808 Main St.)

CITY COUNCIL PUBLIC HEARING – Monday, **March 23, 2009**, at 7:00 PM, at the Lake Stevens School District Educational Center (12309 22nd Street NE)

Public testimony on the proposed changes will be accepted at both public hearings. A State Environmental Policy Act (SEPA) Determination of Non-Significance and a SEPA Addendum will be issued by the end of February.

The proposed annexation includes over 4,500 parcels and 10 square miles of land. The annexation area includes a population of approximately 10,000 people within the current Lake Stevens Urban Growth Area (UGA). The area, generally described, will include the entire UGA south of the current City of Lake Stevens boundary on the west side of Lake Stevens from the north, west and southern UGA boundary and as far east as South Lake Stevens Road at the bridge just north of the Machias Cutoff. The proposed annexation area then follows South Lake Stevens Road south to 20th Street SE (see map). The Tom Thumb area is included in the annexation boundary continuing east on 20th Street SE to turn south before 107th Drive SE and going straight down to the UGA boundary. The annexation boundary goes to the outside right-of-way of each road that is included on the boundary line.

When proposing new land use designations and zoning classifications, the City evaluates existing designations, actual use of land, and other factors to determine comparable and/or appropriate city designations.

The Revised Code of Washington Section 35A.14.330 allows adoption of land use and zoning before an annexation is final. Comprehensive plan land use designations of Medium Density Residential, High Density Residential, Waterfront Residential, Public/Semi-Public, Local Commercial, and Sub-Regional Commercial are proposed for the Southwest Annexation area. Zoning classifications of Suburban Residential, Urban Residential, High Urban Residential, Multi-Family Residential, Waterfront Residential, Public/Semi-Public, Local Business, and Sub-Regional Commercial are proposed for the Southwest Annexation area.

Existing future land use designations in the County are Lake Stevens Urban Low Density Residential – Limited 4 dwelling units per acre, Lake Stevens Urban Low Density Residential – Limited 6 dwelling units per acre, Urban Medium Density Residential, Urban High Density Residential, Public/Institutional Use, Urban Commercial, and Urban Village. Existing zoning classifications in the County are Residential 7,200, Residential 7,200 - Planned Residential Development (PRD), PRD-8,400, Residential 9,600, Residential 9,600 (PRD), Residential 20,000, Townhouse, Low Density Multiple Residential (LDMR), LDMR-PRD, PRD-LDMR, Multiple Residential, Interim Mobile Home Park, Neighborhood Business, and Planned Community Business.

Pre-Annexation land use designations and zoning classifications maps, annexation information, and SEPA documents are available for review at www.ci.lake-stevens.wa.us. Questions can be directed to the Department of Planning and Community Development at 1812 Main Street or by **contacting Karen Watkins at (425) 377-3221 or kwatkins@ci.lake-stevens.wa.us**.

Comments regarding this project may be submitted orally during the hearing or in writing any time prior to the hearing by sending them to City Hall, attn: Karen Watkins, PO Box 257, Lake Stevens, WA 98258.