



PLANNING COMMISSION AGENDA

Regular Meeting Date: 09.02.2015

Planning Commission Meeting:

First Wednesday of every Month @ 7:00pm

Planning & Community Development Department

1808 Main Street
Lake Stevens, WA 98258
(425) 377-3223

www.lakestevenswa.gov

Municipal Code

Available online:

www.codepublishing.com/WA/LakeStevens/

- A. **CALL TO ORDER: 7:00pm**
Pledge of Allegiance
- B. **ROLL CALL**
- C. **GUEST BUSINESS**
- D. **ACTION ITEMS**
1. Approval of 07.29.2015 Meeting Minutes
- E. **PUBLIC HEARING continued from 07.29.2015**

Public hearing presentation will follow the public hearing format listed below:

PUBLIC HEARING FORMAT

1. PC Chair Opens Public Hearing
2. Staff Presentation
3. Commission's questions for staff
4. Proponent's comments
5. Comments from the audience
6. Proponent rebuttal comments
7. Close public comments portion of hearing by motion
8. Re-open public comment portion of hearing for additional comments (optional)
9. Close Hearing by motion
10. COMMISSION ACTION BY MOTION—Recommendation to Council
 - A. Approve
 - B. Deny
 - C. Continue

- F. **HEARING (B) HIGH URBAN RESIDENTIAL (HUR) IMPERVIOUS SURFACE ALLOWANCE CODE AMENDMENT TO LAKE STEVENS MUNICIPAL CODE (LSMC) 14.48.055. ***
- G. **COMMISSIONER REPORTS**
- H. **PLANNING DIRECTOR'S REPORT**
- I. **ADJOURN**

SPECIAL NEEDS

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, at (425) 377-3227 at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service,

*Items attached

**Items previously distributed

Items to be distributed

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, July 29, 2015

CALL TO ORDER: 7:01 pm by Vice Chair Jennifer Davis

MEMBERS PRESENT: Vice Chair Jennifer Davis, Janice Huxford, Mirza Avdic, Linda Hoult, Gary Petershagen, Vicky Oslund

MEMBERS ABSENT: Tom Matlack

STAFF PRESENT: Director Becky Ableman-McCrary, Lead Senior Planner Russ Wright, Associate Planner Stacie Pratschner, and Clerk Jill Meis

OTHERS PRESENT: None

Excused Absence: Commissioner Hoult made a motion to excuse Commissioner Matlack, Petershagen 2nd. Motion carried 6-0-01

Guest business: None.

Action Items:

1. *Approve July 15, 2015 Meeting Minutes.* Commissioner Hoult made a motion to approve July 15, 2015 minutes, Commissioner Avdic 2nd. Motion carried 5-0-1-1.

Public Hearing A: 2015-2035 Comprehensive Plan

PC Chair Opens Meeting - Commissioner Hoult opened the public hearing, Commissioner Huxford 2nd. Motion carried 6-0-01.

Staff Presentation – Lead Senior Planner Russ Wright presented the Comprehensive Plan with the edits and additional comments from the Planning Commission incorporated into the draft. He also went over the comments and distributed information from the Puget Sound Regional Council review. Director Ableman-McCrary gave updated information about the capital facilities and transportation plan. She also gave an update to the funding and phasing of the Cavalero Park project. Staff made a recommendation to Planning Commission to forward their recommendation to City Council.

Commissioner's questions for staff – Commissioner Petershagen asked about the SR 9 and SR204 project design. Director Ableman-McCrary stated the City's preferred design is a round-a-bout. Commissioner Huxford asked about the sewer connection potentially reaching Hartford. Director Ableman-McCrary said the sewer does not follow that direction so the sewer connection would not come closer. Commissioner Hoult asked for clarification regarding the spelling of "Cavalero", Director Ableman-McCrary said it is spelled two different ways intentionally due the County and Family spelling it differently. Commissioner Hoult also asked for clarification on the term the County uses for their Comprehensive Plan. Commissioner Huxford suggested the boat launch potential funding be released to the local paper.

Proponent's comments – None

Comments from the audience – None

Proponent rebuttal comments – None

Comments from the audience – None

Proponent rebuttal comments – None

Close public comments portion of hearing by motion- Commissioner Hoult made motion to close public portion, Commissioner Huxford 2nd, motion carried 6-0-0-1.

Close public hearing- Commissioner Hoult made a motion to close public hearing, Commissioner Avdic 2nd, motion carried 6-0-0-1.

Commission Action by Motion – Commissioner Hoult made motion to recommend the 2015-2035 Comprehensive Plan Update to City Council, Commissioner Avdic 2nd, motion carried 6-0-0-1. Commissioner Hoult amended the motion to include the comments made by Puget Sound Regional Council, Commissioner Avdic 2nd, motion carried 6-0-0-1.

Public Hearing B: High Urban Residential (HUR) Impervious Surface Allowance Code Amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055.

PC Chair Opens Meeting - Commissioner Huxford opened the public hearing, Commissioner Avdic 2nd. Motion carried 6-0-0-1.

Staff Presentation – Associate Planner Stacie Pratschner presented the proposed code amendment and gave a background and demonstrated how the project proponent has met the application requirements and the code is consistent with the Comprehensive Plan Land Use Designation and surrounding jurisdictions.

Commissioner's questions for staff – Commissioner Hoult asked if staff could provide a background on why the City has a 40% impervious surface allowance. Director Ableman-McCrary said the City adopted this policy at a time when the storm water detention requirements were less than today's requirements. Commissioner Hoult voiced concern for the environmental impacts and wanted clarification on the areas that would be affected by the code amendment. Commissioner Petershagen and Commissioner Davis stated the zoning is already in place and passing the code amendment would bring the zoning and the density requirements in line. Commissioner Huxford asked if anyone has gone to surrounding jurisdictions to see what the increased impervious surface looks like. Staff explained that the increased impervious surface exists in several plats already that the City inherited from the County in the annexation process.

Proponent's comments – None

Comments from the audience – None

Proponent rebuttal comments – None

Comments from the audience – None

Proponent rebuttal comments – None

Close public comments portion of hearing by motion- Commissioner Huxford made motion to close public portion, Commissioner Avdic 2nd, motion carried 6-0-0-1.

Close public hearing- Commissioner Huxford made a motion to continue public hearing, Commissioner Hoult 2nd, motion carried 6-0-0-1.

Commission Action by Motion – None

Discussion Items: None

Commissioner Reports: None

Planning Director Report: Director Ableman-McCrary extended her thanks for a good Aquafest and Lead Senior Planner Wright presented the choices for the Comprehensive Plan cover art and asked for input.

Adjourn: Motion by Commissioner Hoult, Commissioner Petershagen 2nd, motion carried 6-0-0-1. Meeting adjourned at 7:51 p.m.

Tom Matlack, Chair

Jill Meis, Clerk, Planning &
Community Development



LAKE STEVENS PLANNING COMMISSION
SUPPLEMENTAL STAFF REPORT

Agenda Date: September 2, 2015

**Subject: High Urban Residential (HUR) Impervious Surface Allowance Code Amendment
(LUA2015-0042)**

Contact Person/Department: Stacie Pratschner, Associate Planner **Budget Impact:** None

SUMMARY:

Continued Public Hearing covering a proposed code amendment to the current requirements for impervious surface allowances found in LSMC 14.48.055. The proposed change would permit up to 65% impervious surface for developments in the High Urban Residential zone district outside of the 20th Street SE Corridor Subarea and the Lake Stevens Center Subarea.

ACTION REQUESTED OF PLANNING COMMISSION:

Continued Public Hearing and Recommendation to City Council

BACKGROUND/DISCUSSION:

On May 7, 2015, staff received an application from Seattle Pacific Development, care of Mr. Ry McDuffy, to modify the language in LSMC 14.48.055 to allow 65% impervious surface in the High Urban Residential (HUR) zoning district. The Lake Stevens Planning Commission held a Public Hearing on July 29, 2015 to discuss the modified language for LSMC 14.48.055, review a schedule of implementation of the proposed code amendment, and hear staff's recommendation that the Planning Commission forward a recommendation of approval to City Council (**Exhibit 1**).

The initial staff report concluded that the proposed code amendment would be consistent with the allowance for 65% impervious surface in the HUR zoning district within the Subareas pursuant to the density and dimensional regulations in Table 14.38-11 LSMC. Staff also determined that the allowance for additional impervious surface in the HUR zoning district was consistent with the Comprehensive Plan Land Use designation of High Density Residential Development, which encourages single-family, two-family, and multi-family residential uses. Staff also stated that new impervious surface proposals pursuant to the current Department of Ecology (DOE) Stormwater Manual for Western Washington to mitigate stormwater pollution runoff. Staff also indicated that the City receives regular feedback from the development community that due to the minimum lot size of 3,600, it has been difficult to develop site-appropriate home sizes.

Planning Commission made a motion to continue the Public Hearing to September 2, 2015. The Planning Commission requested that staff provide additional information for their review of the code amendment, including examples of plats within the city that allow for greater than 40% impervious surface, code examples from other cities in Snohomish County that allow up to 75% impervious surface in high density residential areas, a GIS map demonstrating parcels eligible for development within the city zoned HUR (outside of the Subareas), and further information concerning stormwater mitigation as required pursuant

to the city's Western Washington Phase II Municipal Stormwater Permit. The following report presents research as requested by the Planning Commission, and is accompanied by a PowerPoint presentation (*Slides 1 through 11*) that also includes a discussion of how individual project proposals are evaluated for consistency with local code and by extension the requirements of the Growth Management Act (GMA) and the State Environmental Policy Act (SEPA) (*Slides 4 and 5*).

PROPOSED LAND USE CODE AMENDMENTS:

In brief the proposed code:

- Allows for 65% maximum impervious surface on parcels in the HUR zone district, as is permitted in the Subareas pursuant in Table 14.38-11 LSMC;
- Notes exceptions to this allowance in the Lake Stevens Shoreline Management Program (LSSMP) and in the Lake Stevens Municipal Code (LSMC) Title 14 :
 - i. LSSMP Chapter 5.C.8.c.1.: 40% maximum impervious surface of lot area above the OHWM.
 - ii. LSMC 14.44.110 (b): Staff will add the following language to account for the greater impervious surface allowance from this code amendment: *For single-family and duplex lots, no grading shall be allowed which results in the impervious surface area of the lot to exceed 40 percent of the total lot area. If the lot has 40 percent or more impervious surface area prior to grading, no additional impervious surface area is allowed, **except as modified by LSMC 14.48.055.***
 - iii. LSMC 14.88.220 (f): The definition of minor expansion within critical areas also includes a limitation of 1,000 feet of added impervious area; no changes are proposed to this section of code.
- Does not modify the allowed 40% maximum impervious surface in the other residential zones; and
- Does not modify the definition of *impervious surface* pursuant to Chapter 14.08 LSMC.

RESULTS OF RESEARCH:

Pursuant to direction provided by the Planning Commission at the previous meeting, staff presents the following research for review:

- Subdivisions in Lake Stevens (Slide 6): The following subdivisions within the city allow for over 40% impervious surface coverage:
 - i. **Stonebriar:** 193-lot Planned Residential Development (PRD) approved by Snohomish County in 2006. The plat allows for 55% lot coverage, which pursuant to Snohomish County Code does not include driveways, gravel, or concrete patios. (*Note: Snohomish County Code relies on sizing of the stormwater system to dictate impervious allowances*)
 - ii. **Maple Rock:** 63-lot subdivision in the HUR zoning district and the 20th Street SE Subarea. The plat allows for 65% impervious surface coverage.
 - iii. **S&G NW Development:** 68-lot subdivision in the HUR zoning district and the 20th Street SE Subarea. The plat allows for 65% impervious surface coverage.
- Snohomish county Municipality Code Example (Slide 7): The following municipalities within Snohomish County permit over 65% impervious surface coverage in mid- and high-density residential areas:
 - i. **City of Arlington:** Pursuant to Arlington Municipal Code (AMC) 20.49.094, 75% impervious surface is permitted in the Residential High Density Zone.
 - ii. **City of Marysville:** Pursuant to Marysville Municipal Code (MMC) 22C.010.080, 70% impervious surface is permitted in the R-12 (permitted density of 12 units per acre) Zone.

- iii. **City of Monroe:** Pursuant to Monroe Municipal Code (MMC) 18.10.140, 75% impervious surface is permitted in the Mid-density Multi-family Zones.
- ArcGIS Analysis (Slide 8): Staff has prepared a GIS analysis that includes a land status categorization of all the parcels within city limits (**Exhibit 2**). Parcels located within the HUR zone outside of the subareas that are either currently vacant or have the potential to be redeveloped have been highlighted in red.
 - i. There are currently 27 parcels zoned HUR outside of the city's subareas that are vacant or have the potential to be redeveloped.
 - ii. These 27 parcels comprise approximately 43 acres; this calculation does not take into account the acreage that would be devoted to open space, stormwater detention, or subject to Native Growth Protection Area (NGPA) easements pursuant to a land development application.
- City of Lake Stevens 2015 Stormwater Management Plan (Slide 9): The city has developed a Stormwater Management Program (SWMP) to satisfy the requirements of the Western Washington Phase II Municipal Stormwater Permit. The Phase II Permit has been in effect since February of 2007, and is a component of the National Pollutant Discharge Elimination Systems (NPDES) permit pursuant to the federal Clean Water Act.
 - iv. **Compliance:** Compliance with the Phase II permit provides assurance that stormwater discharge will not have a negative impact on water quality, water quantity, or public safety.
 - v. **Controlling Run-off from New Development:** The Phase II permit require the city to implement and enforce a program to reduce pollutants in stormwater runoff due to development and construction site activities.
 1. Currently the city implements the 2005 DOE Stormwater Manual¹. Current law and regulations require the design, construction, operation, and maintenance of stormwater systems that prevent pollution of State waters. If the strategies in the Manual are implemented correctly, it should result in compliance with the Federal Clean Water Act, the Federal Safe Drinking Water Act, and the State Water Pollution Control Act.
 2. All development exceeding the thresholds described in the Stormwater Manual is subject to designing stormwater mitigation, inspections by staff to ensure proper installation and maintenance, and if necessary pursue enforcement per LSMC Chapter 17.20.

Applications for new developments that propose over 5000 square feet of new impervious surface are subject to the Minimum Requirements for New Development and Redevelopment pursuant to Chapter 2 of the DOE Manual (*Slide 10*). The following steps describe the minimum requirements that Public Works staff requires when assessing projects for compliance with the DOE standards:

1. Preparation of Stormwater Site Plans: The applicant provides a site plan that includes an analysis of existing conditions, the preliminary development layout, a statement of minimum requirements, a permanent stormwater control plan, and a pollution prevention plan.
2. Construction Stormwater Pollution Prevention (SWPPP): A 12-step plan that includes the marking of clearing limits, establishment of construction entrances, installation of BMP's, soil stabilization, and protection of any critical areas during dirt work.
3. Source Control of Pollution: A plan to prevent stormwater from coming into contact with pollutants.
4. Preservation of Natural Drainage Systems and Outfalls: The applicant must demonstrate that to the maximum extent practicable, natural drainage patterns shall be maintained and discharges

from the project site shall occur at the natural location. Runoff from the site must not cause an adverse impact to downstream waters or downgradient properties.

5. On-site Stormwater Management: Projects shall employ BMP's to infiltrate, disperse, and retain stormwater runoff onsite to the maximum extent feasible without causing flooding or erosion impacts.
6. Run-off Treatment: A stormwater facility design is submitted for staff review that reduces pollutant loads so that beneficial uses of receiving waters are maintained, and ideally restored. Infiltration is the most effective BMP when site conditions are appropriate, but the Manual also allows for wet ponds, biofiltration, and detention.
7. Flow Control: Stormwater discharges shall match developed discharge durations to pre-developed durations. The pre-developed condition to be matched shall be a forested land cover.
8. Wetlands Protection: Discharges to wetlands shall maintain the hydrological conditions, wetland vegetation, and substrate characteristics necessary to support existing and designed uses.
9. Basin/Watershed Planning: Lake Stevens does not currently have any regulated Watersheds or Basins that are subject to more stringent stormwater planning.
10. Operation and Maintenance: The applicant shall submit an operations and maintenance manual that identified the parties responsible for maintaining BMP's on the project site.

RESULTS OF RESEARCH:

Staff concludes that approval of this requested code amendment is consistent with the Comprehensive Plan policy of encouraging high density in appropriate areas, with the impervious surface allowances for mid- and high-density zones in other Snohomish County municipalities, and that stormwater runoff from new developments in the HUR zone will be adequately addressed by all the requirements of the 2005 DOE Stormwater Manual (*Slide 11*).

RECOMMENDATION: Forward a recommendation to the City Council to APPROVE the proposed HUR Impervious Surface Allowance Code Amendment (LUA2015-0042).

EXHIBITS:

1. First Staff Report with Exhibits
2. ArcGIS Map

EXHIBIT 1

Staff Report City of Lake Stevens Planning Commission

Planning Commission Public Hearing
Date: **July 29, 2015**

Subject: **High Urban Residential (HUR) Impervious Surface Allowance Code Amendment (LUA2015-0042)**

Contact Person/Department: Stacie Pratschner, Associate Planner

SUMMARY:

Public Hearing covering a proposed code amendment to the current requirements for impervious surface allowances found in LSMC 14.48.055. The proposed change would permit up to 65% impervious surface for developments in the High Urban Residential zone district outside of the 20th Street SE Corridor Subarea and the Lake Stevens Center Subarea.

ACTION REQUESTED OF PLANNING COMMISSION:

Public Hearing and Recommendation to City Council

BACKGROUND/DISCUSSION:

On May 7, 2015, staff received an application from Seattle Pacific Development, care of Mr. Ry McDuffy, to modify the language in LSMC 14.48.055 to allow 65% impervious surface in the High Urban Residential (HUR) zoning district (**Exhibit 1**). The applicant also submitted an accompanying project narrative and SEPA checklist for staff review.

Staff has proposed modified language for LSMC 14.48.055 as shown in **Exhibit 2**. A Schedule for implementation of the proposed code amendment is included as **Exhibit 3** with the first reading before City Council scheduled for September 21, 2015.

The proposed code amendment will be consistent with the allowance for 65% impervious surface in the HUR zoning district within the Subareas pursuant to the density and dimensional regulations in Table 14.38-11 LSMC. The allowance for additional impervious surface in the HUR zoning district is also consistent with the Comprehensive Plan Land Use designation of High Density Residential Development, which encourages single-family, two-family, and multi-family residential uses with no density limits. The city reviews new impervious surface proposals pursuant to the current Department of Ecology (DOE) Stormwater Manual for Western Washington to mitigate stormwater pollution runoff.

PROPOSED LAND USE CODE AMENDMENTS:

In brief the proposed code:

- Allows for 65% maximum impervious surface on parcels in the HUR zone district, as is permitted in the Subareas pursuant in Table 14.38-11 LSMC;
- Notes exceptions to this allowance in the Lake Stevens Shoreline Management Program (LSSMP) and in the Lake Stevens Municipal Code (LSMC) Title 14 :

- i. LSSMP Chapter 5.C.8.c.1.: 40% maximum impervious surface of lot area above the OHWM.
- ii. LSMC 14.44.110 (b): Staff will add the following language to account for the greater impervious surface allowance from this code amendment: *For single-family and duplex lots, no grading shall be allowed which results in the impervious surface area of the lot to exceed 40 percent of the total lot area. If the lot has 40 percent or more impervious surface area prior to grading, no additional impervious surface area is allowed, **except as modified by LSMC 14.48.055.***
- iii. LSMC 14.88.220 (f): The definition of minor expansion within critical areas also includes a limitation of 1,000 feet of added impervious area; no changes are proposed to this section of code.
 - Does not modify the allowed 40% maximum impervious surface in the other residential zones; and
 - Does not modify the definition of *impervious surface* pursuant to Chapter 14.08 LSMC.

FINDINGS AND CONCLUSIONS:

1. Compliance with selected Land Use Goals of the Comprehensive Plan.

- Land Use Goal 4.13.1 – Allow for high density development in appropriate areas.

Conclusions – The proposed code amendment is consistent with Land Use Goal 4.13.

2. Compliance with the State Environmental Policy Act (SEPA)(Chapter 97-11 WAC and Title 16 LSMC)

- Staff reviewed the environmental checklist provided by the applicant for the proposed code revision, dated May 7, 2015 (**Exhibit 4**).
- The SEPA official issued a Determination of Non-significance on July 21, 2015 (**Exhibit 5**).
- The city has not received any appeals related to the SEPA determination.

Conclusions – The proposed code amendments have met local and state SEPA requirements.

3. Compliance with the Growth Management Act (RCW 36.70A.106)

- The city requested expedited review from the Department of Commerce on July 22, 2015 (**Exhibit 6**).
- The Department of Commerce sent a letter of acknowledgment on July 23, 2015 (**Exhibit 7**).
- Staff will file the final ordinance with the Department of Commerce within 10 days of City Council action.

Conclusions – The proposed code amendments have met Growth Management Act requirements.

4. Public Notice and Comments (Exhibit 8)

- The city published a notice of SEPA determination in the Everett Herald on July 24, 2015.
- The city published a notice of Public Hearing in the Everett Herald on July 17, 2015.
- The city notified interested parties of the public hearing on July 17, 2015.

Conclusions – The City has met public notice requirements per Chapter 14.16B LSMC.

RECOMMENDATION: Forward a recommendation to the City Council to APPROVE the proposed HUR Impervious Surface Allowance Code Amendment (LUA2015-0042).

EXHIBITS:

1. Type VI Application
2. Draft Revised Code
3. Proposed Work Schedule
4. SEPA Checklist
5. SEPA DNS
6. Letter to Department of Commerce Requesting Expedited Review
7. Letter of Acknowledgement
8. Affidavit of Publication



COPY



Planning and Community Development
 1812 Main Street, P O Box 257
 Lake Stevens WA 98258
 Phone Number (425) 377-3235

To Be Completed By Staff
 Date of Application: 5/7/15
 Staff Initials: AS
 Permit Number: LUA2015-0042

**TYPE IV, V AND VI - COUNCIL DECISIONS
 LAND USE DEVELOPMENT APPLICATION**

CHECK ONE

<p>TYPE IV – Quasi-judicial</p> <p><input type="checkbox"/> Essential Public Facility</p> <p><input type="checkbox"/> Planned Neighborhood Development</p> <p><input type="checkbox"/> Rezone – Site Specific Zoning Map Amendment</p> <p><input type="checkbox"/> Secure Community Transition Facility</p> <p><input type="checkbox"/> Type IV Other: _____</p>	<p>TYPE V – Quasi-judicial</p> <p><input type="checkbox"/> Final Plats</p> <p><input type="checkbox"/> Plat Alterations</p> <p><input type="checkbox"/> Plat Vacations</p> <p><input type="checkbox"/> Right-of-Way Vacations</p> <p><input type="checkbox"/> Type V Other: _____</p>	<p>TYPE VI – Legislative</p> <p><input type="checkbox"/> Comprehensive Plan Amendment, Map and Text</p> <p><input type="checkbox"/> Development Agreements</p> <p><input checked="" type="checkbox"/> Land Use Code Amendments</p> <p><input type="checkbox"/> Rezones – Area Wide Zoning Map Amendments</p> <p><input type="checkbox"/> Type VI Other: _____</p>
---	--	--

ARE ANY LOWER LEVEL PERMITS REQUIRED? Yes No Describe: _____

Property Information	Site Address: 619 99th Ave NE Lake Stevens, WA 98258			
	Assessor Parcel No: See Attached		Area of property	Square Feet: 645,112 Acres: 14.81
	Land Use Designation: Medium density residential		Zoning: HUR	
	Number of Buildings on Site/: 1		Number to be Retained: none	
	Existing Impervious Surface Area: 6,233sf		Proposed Impervious Surface Area: 5.19 acres	
Applicant	Name/Company: Seattle Pacific Development			
	Address: 120 SW Everett Mall Way		City/State/Zip: Everett, WA 98204	
	Phone: 425-953-2800		Applicants relationship to owner: Owner	
	Fax:		Email: darinhuseby@seattlepacifichomes.com	
Primary Contact	Name/Company: Land Resolutions - Ry McDuffy			
	Address: 3605 Colby Ave		City/State/Zip: Everett, WA 98201	
	Phone: 425-258-4438		Email: ry@orcalsi.com	
	Fax: 425-258-1616			

Property Owner	Name/Company: Same as applicant				
	Address:		City/State/Zip:		
	Phone:		Email:		
	Fax:				
Project Description	Grading Quantities		Cut:		Fill:
	Proposed project/land use (attach additional sheets if necessary):				
Building Information	Gross Floor Area of Existing and Proposed Buildings:				
	Bldg 1:	Bldg: 2	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:				
	Use 2:				
	Use3:				
	Use4:				

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.


 Signature of Property Owner/Agent

May 7, 2015
 Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: _____

Staff Initials: _____

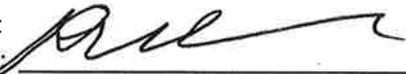
Permit Number: _____

STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant

Signature: 

Name: Darin Huseby

Address: 120 SW Everett Mall Way
Everett, WA 98204

Phone: 425-953-2800

Email address: darinhuseby@seattlepacifichomes.com

Property Owner(s)

Signature: _____

Name: Same as above

Address: _____

Phone: _____

Email address: _____

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____



Memo

Date: July 23, 2015
To: Becky McCrary, Planning and Community Development Director
From: Stacie Pratschner, Associate Planner
Subject: Code draft for LUA2015-0042: Request for Director and City Attorney Review

Staff is in receipt of an application (LUA2015-0042) for a land use code amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055. The applicant's, Seattle Pacific Development, Inc., requests the following modifications to the existing code section:

Current Code: 14.48.055 Maximum Impervious Surface

In single-family zone districts, maximum impervious surface shall not exceed 40 percent of the lot for single family and duplex residential developments.

Applicant Proposed Code: 14.48.055 Maximum Impervious Surface

In single-family zone districts, maximum impervious surface shall not exceed 65 percent of the lot for single family and duplex residential development.

Staff has discussed the proposed language with the applicant, and understands that their goal is to raise the impervious surface limitation to 65% in the High Urban Residential zoning district, not to each of the residential zoning districts. Staff therefore recommends the following code amendment to you and the City Attorney for review:

Staff Proposed Code: 14.48.055 Maximum Impervious Surface

Unless otherwise provided for elsewhere in Title 14 or the Shoreline Master Program, the maximum impervious surface shall not exceed 40 percent of a lot for development in single-family zoning districts, except that the impervious surface areas for development in the High Urban Residential (HUR) zoning district shall not exceed 65 percent of the lot.

Staff's proposed code amendment is consistent with the allowance in LSMC 14.38.040 (11) for 65% impervious surface in the HUR zone within the Subareas, and meets the intent of high density residential land use.

Thank you, and please let me know if I can provide additional information.

Sincerely,

A handwritten signature in blue ink that reads "Stacie J. Pratschner".

Stacie Pratschner, Associate Planner

City of Lake Stevens

HUR Zone Impervious Surface Code Amendment Schedule (LUA2015-0042)

	Minimum Timeline					
ACTIVITY	May	June	July	August	September	October
Issue Notice of Completeness	05/15					
Complete code drafting		06/01				
Prepare Environmental documents		06/01				
Draft adopting ordinance and including City Attorney review			6/17			
Issue Environmental (SEPA) Determination – 21-day appeal period required			6/19			
Send to WA State Department of Commerce for 60-day required review period (request expedited review)			6/19			
SEPA appeal period end				7/6		
Publish Planning Commission Public Hearing Notice				7/17		
Planning Commission Review (B-briefing; PH-public hearing)				7/27	9/7 (PH)	
End WA State Department of Commerce review period end					9/7	
Notice City Council Public Hearing in LSJ					9/7	
City Council Briefings & Workshops (B-briefing)				9/21 (B)		
City Council Public Hearing – 1 st Reading of Ordinance					9/21 (PH)	
City Council 2nd & Final Reading (2 nd PH if needed)						10/5
Effective date						10/13 (8 to 10 days after the Final Reading)

FILE COPY



SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background

1. Name of proposed project, if applicable:

Westlake Crossing

2. Name of applicant:

**Seattle Pacific Development
120 SW Everett Mall Way, Suite 100
Everett, WA 98204**

3. Address and phone number of applicant and contact person:

**Attn: Ry McDuffy
3205 Colby Avenue
Everett, WA 98201
425-258-4438**

4. Date checklist prepared:

May 7, 2015

5. Agency requesting checklist:

City of Lake Stevens

6. Proposed timing or schedule (including phasing, if applicable):

As soon as all approvals are received.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not applicable

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Not applicable

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not applicable

10. List any government approvals or permits that will be needed for your proposal, if known.

Code revision

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We are asking for a code revision to allow for greater impervious areas in the HUR zone.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

619 – 99th Avenue NE, Section 19, Township 29 North, Range 6 East, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Not applicable

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not applicable

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not applicable

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not applicable

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable

2) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other willow, cottonwood
- evergreen tree: fir, cedar, pine, other hemlock
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Not applicable

c. List threatened and endangered species known to be on or near the site.

Not applicable

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:rodents
- fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

Not applicable

c. Is the site part of a migration route? If so, explain.

Not applicable

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable

e. List any invasive animal species known to be on or near the site.

Not applicable

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

Not applicable

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable

- 4) Describe special emergency services that might be required.

Not applicable

- 5) proposed measures to reduce or control environmental health hazards, if any:

Not applicable

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable

- 3) Proposed measures to reduce or control noise impacts, if any:

Not applicable

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Not applicable

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not applicable

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable

c. Describe any structures on the site.

Not applicable

d. Will any structures be demolished? If so, what?

Not applicable

e. What is the current zoning classification of the site?

HUR

f. What is the current comprehensive plan designation of the site?

High Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not applicable

i. Approximately how many people would reside or work in the completed project?

Not applicable

j. Approximately how many people would the completed project displace?

Not applicable

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Not applicable

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Not applicable

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not applicable

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Not applicable

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not applicable

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable

16. Utilities

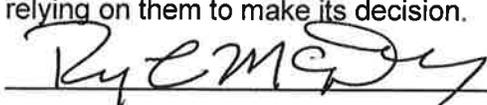
- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.

Not applicable

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Ry L. McDuffy

Position and Agency/Organization Land Resolutions

Date Submitted May 7, 2014

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

LARGER IMPERVIOUS AREAS TO TREAT AND
DETAIN IN DETENTION SYSTEMS

Proposed measures to avoid or reduce such increases are:

NONE

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

NOT LIKELY

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

NONE

3. How would the proposal be likely to deplete energy or natural resources?

NONE

Proposed measures to protect or conserve energy and natural resources are:

NONE

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

NONE

Proposed measures to protect such resources or to avoid or reduce impacts are:

NONE

Ben

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

NONE

Proposed measures to avoid or reduce shoreline and land use impacts are:

NONE

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NONE

Proposed measures to reduce or respond to such demand(s) are:

NONE

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NON CODE REVISU

FILE COPY

LAND RESOLUTIONS

LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
landuse@nwlink.com



May 7, 2015

City of Lake Stevens
Attn: Mr. Russ Wright
1812 Main Street
P.O. Box 257
Lake Stevens, Washington 98258

Re: Code Amendment of 14.48.055

Mr. Wright,

On behalf of our Client Seattle Pacific Development, INC. who is located at 120 SW Everett Mall Way Suite 100, Everett Washington 98204 (425)953-2800, Mr. Darin Huseby. We are asking for a code amendment pursuant to 14.16C.075.

The Code be requested to be changed is

14.48.055 Maximum Impervious Surface.

In single-family zone districts, maximum impervious surface shall not exceed 40 percent of the lot for single-family and duplex residential developments. (Ord. 595, 1999)

We would like it to read as

14.48.055 Maximum Impervious Surface

In single-family zone districts, maximum impervious surface shall not exceed **65** percent of the lot for single-family and duplex residential developments.

If you have any questions or comments please give me a call at (425) 258-4438 or email me at ry@orcalsi.com

Thank you

Ry L. McDuffy
Westlake Crossing
2014 062



DETERMINATION OF NONSIGNIFICANCE

Issuance Date: July 21, 2015

Project Name and Permit Number: Land Use Code Amendment / Permit Number LUA2015-0042

Proponent: City of Lake Stevens

Applicant: Seattle Pacific Development, Inc.

Description of Proposal: Seattle Pacific Development requests a land use code amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055, which limits the maximum impervious surface in all residential zones to 40% for residential and duplex development. Staff has drafted code language to include an exception for the High Urban Residential zoning district, and allow a maximum impervious surface limitation of 65%. This is consistent with the allowance in the city's Subareas for 65% impervious surface in the High Urban Residential zone. All developments generating stormwater runoff from the addition of new impervious surfaces must meet the mitigation requirements of the adopted 2005 DOE Stormwater Manual. No other development or land use action is proposed with this code amendment request.

Project Location: Within City Limits of Lake Stevens

Contact Person: Stacie Pratschner **Phone:** (425) 377-3219

Threshold Determination: The City of Lake Stevens, acting as lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 21 days from the date of issuance.

SEPA Responsible Official

Rebecca McCrary, Planning Director, City of Lake Stevens

Comments on the Threshold Determination: If you would like to comment on this Threshold Determination, your written comments should be sent to the address below by August 11, 2015 (21 days from issuance). The Responsible Official may incorporate any substantial comments into the DNS. If the DNS is substantially modified, it will be reissued for further public review.

Appeals: You may appeal this determination of non-significance by submitting an appeal to the address below no later than 5:00 PM, August 11, 2015 (21 days from issuance). The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure

to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code. All comments or appeals are to be directed to City Hall, P.O. Box 257, Lake Stevens WA, 98258, Attn: Stacie Pratschner.



Department of Commerce

Innovation is in our nature.

Notice of Proposed Amendment Request for Expedited Review

Pursuant to RCW 36.70A.106(3)(b), the following jurisdiction provides notice of a proposed development regulation amendment and requests expedited state agency review under the Growth Management Act.

*****Under statute, proposed amendments to comprehensive plans are not eligible for expedited review. The expedited review period is 10 business days (14 calendar days).***

(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)

Jurisdiction:	City of Lake Stevens
Mailing Address:	1812 Main Street, PO Box 257, Lake Stevens, WA 98258
Date:	07-22-2015

Contact Name:	Stacie Pratschner
Title/Position:	Associate Planner
Phone Number:	425-377-3219
E-mail Address:	spratschner@lakestevenswa.gov

Brief Description of the Proposed/Draft Development Regulations Amendment: <i>(40 words or less)</i>	<i>Example:</i> Proposed amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055: The proposed change would permit up to 65% impervious surface for developments in the High Urban Residential zone district outside of the 20 th Street SE Corridor Subarea and the Lake Stevens Center Subarea.
Public Hearing Date:	Planning Board/Commission: July 29, 2015 Council/County Commission: September 21, 2015
Proposed Adoption Date:	October 5, 2015

REQUIRED: Attach or include a copy the proposed amendment text.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

July 23, 2015

Stacie Pratschner
Associate Planner
City of Lake Stevens
1812 Main Street
Post Office Box 257
Lake Stevens, Washington 98258

Dear Ms. Pratschner:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Lake Stevens - Proposed amendment to Lake Stevens Municipal Code (LSMC) Title 14.48.055: The proposed change would permit up to 65% impervious surface for developments in the High Urban Residential zone district outside of the 20th Street SE Corridor Subarea and the Lake Stevens Center Subarea. These materials were received on July 23, 2015 and processed with the material ID # 21457. Expedited Review is requested under RCW 36.70A.106(3)(b).

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment requesting expedited review, then we have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce may deny expedited review and the standard 60-day review period will end on September 21, 2015. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than August 06, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team
Growth Management Services

The proposed code language is copied below:

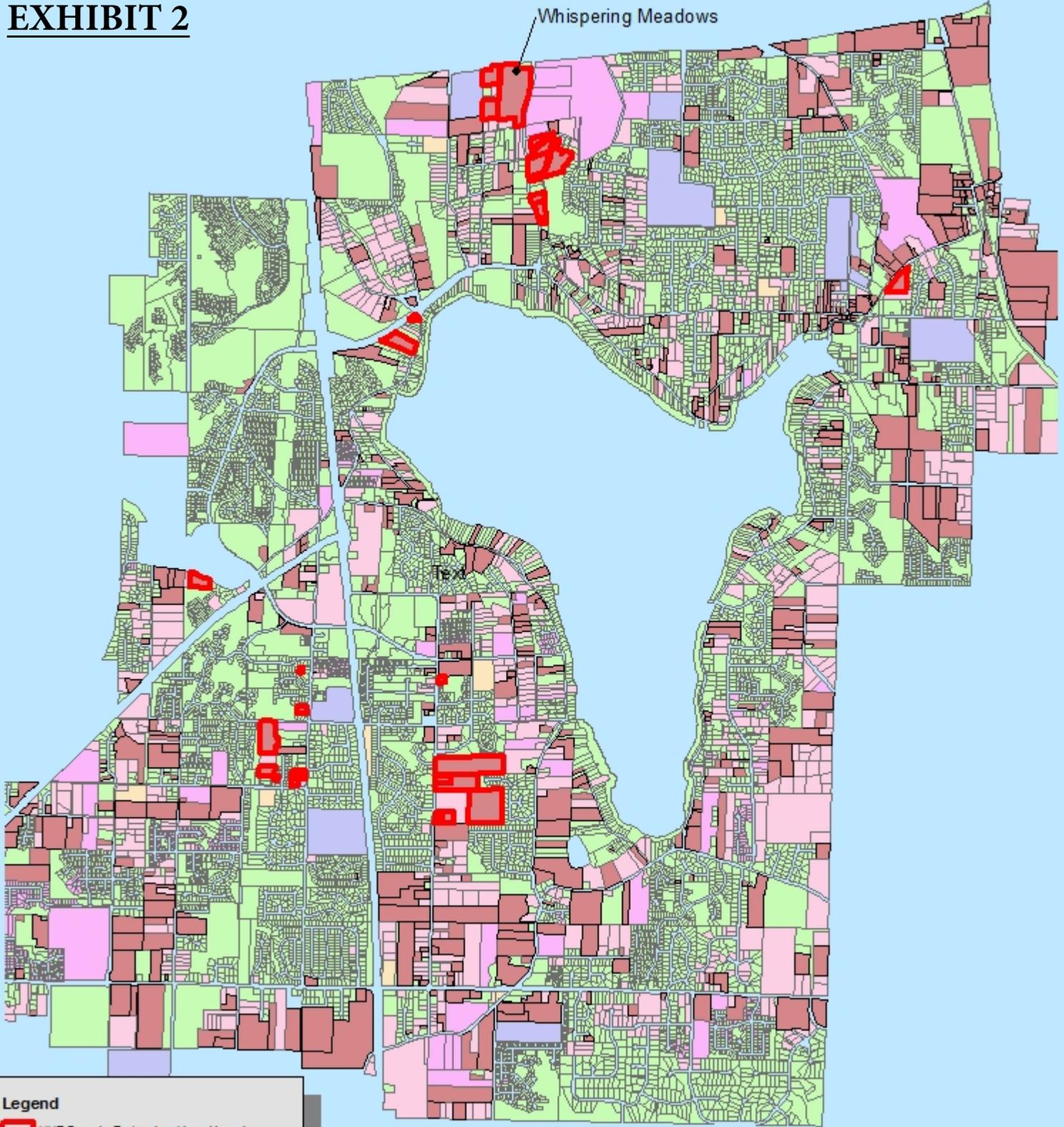
Unless otherwise provided for elsewhere in Title 14 or the Shoreline Master Program, the maximum impervious surface shall not exceed 40 percent of a lot for development in single-family zoning districts, except that the impervious surface areas for development in the High Urban Residential (HUR) zoning district shall not exceed 65 percent of the lot.

HUR Zoned Parcels Eligible for Development

LUA2015-0042

EXHIBIT 2

Whispering Meadows



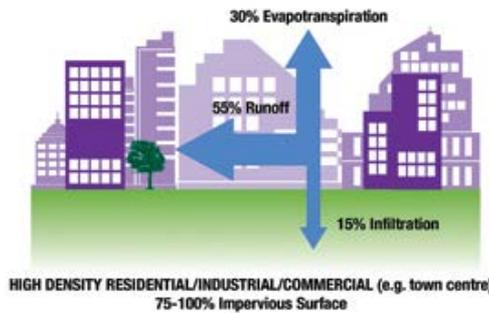
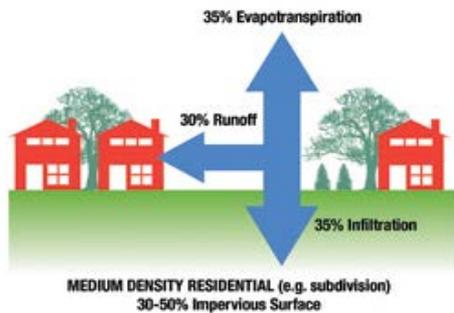
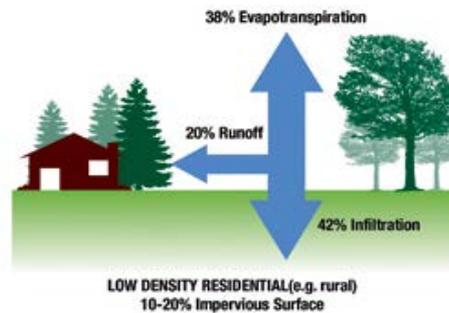
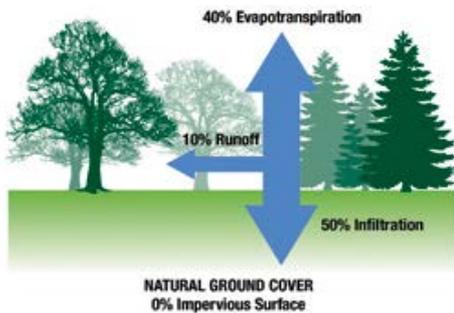
Legend

-  HUR Parcels: Redevelopable or Vacant
- Land Status of Parcels in Lake Stevens**
-  Other
- Status Over**
-  Church
-  Constant
-  Partially-Used
-  Pending
-  Redevelopable; Vacant



Planning Commission Presentation: HUR Code Amendment (LUA2015-0042)

Staff Report and Presentation to Planning Commission:
September 2, 2015



Source: Arnold and Gibbons (1996) Impervious Surface Coverage.



Stacie Pratschner, *Associate Planner*

Seattle Pacific Development, *Project Proponents*

Permit Application LUA2015-0043- Type VI: Amendment to Municipal Code

- May 7, 2015: Application for HUR code amendment received.
- July 29, 2015: Public hearing with Planning Commission.
- September 2, 2015: Continued public hearing to review the code amendment request.

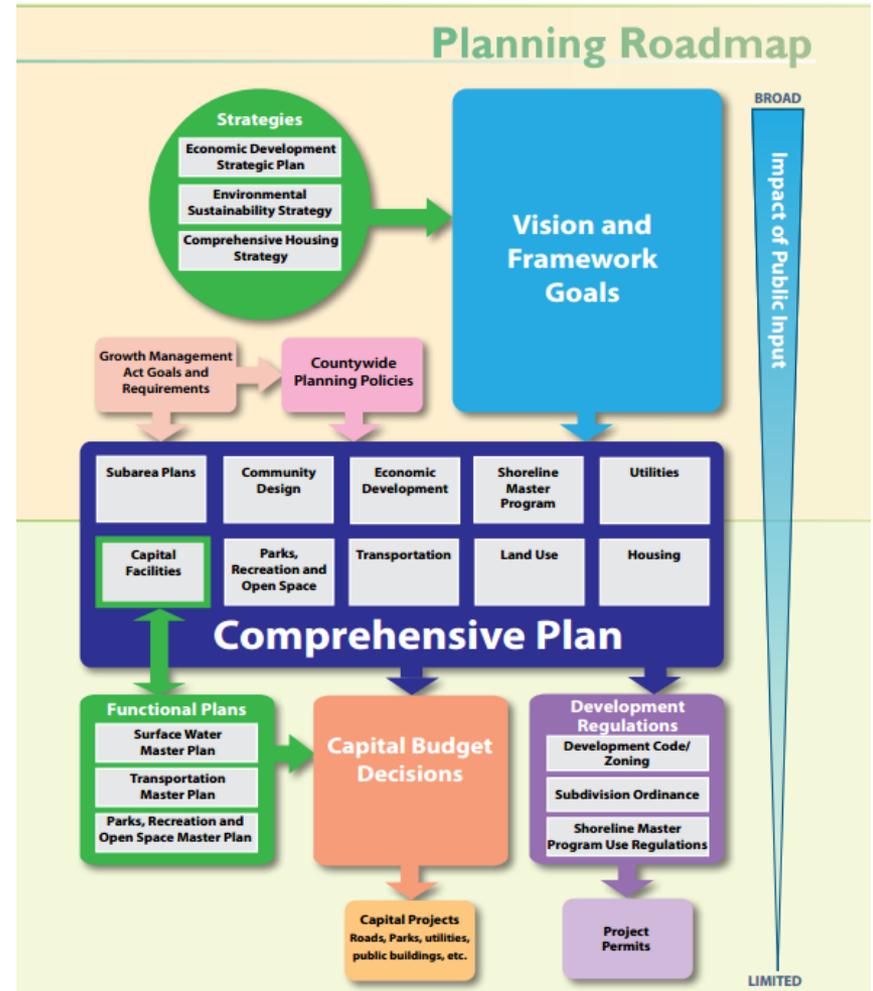
ACTIVITY	Minimum Timeline					
	May	June	July	August	September	October
Issue Notice of Completeness	05/15					
Complete code drafting		06/01				
Prepare Environmental documents		06/01				
Draft adopting ordinance and including City Attorney review			6/17			
Issue Environmental (SEPA) Determination – 21-day appeal period required			6/19			
Send to WA State Department of Commerce for 60-day required review period (request expedited review)			6/19			
SEPA appeal period end				7/6		
Publish Planning Commission Public Hearing Notice				7/17		
Planning Commission Review (B-briefing; PH-public hearing)				7/27	9/2 (PH)	
End WA State Department of Commerce review period end					9/7	
Notice City Council Public Hearing in LSJ					9/7	
City Council Briefings & Workshops (B-briefing)				9/21 (B)		
City Council Public Hearing – 1 st Reading of Ordinance					9/21 (PH)	
City Council 2nd & Final Reading (2 nd PH if needed)						10/5
Effective date						10/13 (8 to 10 days after the Final Reading)

Discussion Overview

- Planning Roadmap
- Subdivision Examples within the City of Lake Stevens
- Code Examples from other municipalities in Snohomish County
- ArcGIS Analysis
- 2005 DOE Stormwater Manual

I. Planning Roadmap

- All of the city's land use decisions occur within a framework of *state, regional, and local* laws.
- Development Code: Governance of specific project details (height, setbacks, impervious surface coverage) that must be consistent with all adopted and municipal codes:
 - LSMC Title 14
 - EDDS
 - 2005 DOE Stormwater Manual



I. Planning Roadmap

- Principles for Integrating *SEPA* and *Development Code Review*:
 1. Different questions will need to be answered and different levels of detail required at each phase.
 2. Focus environmental review and the level of detail needed for decision-making at relevant points in the process, and avoid duplicating reviews.

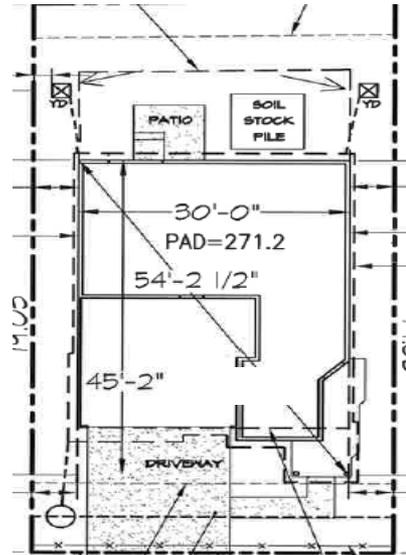


Planning your community's future

*GMA, SEPA and the
Environmental Landscape*

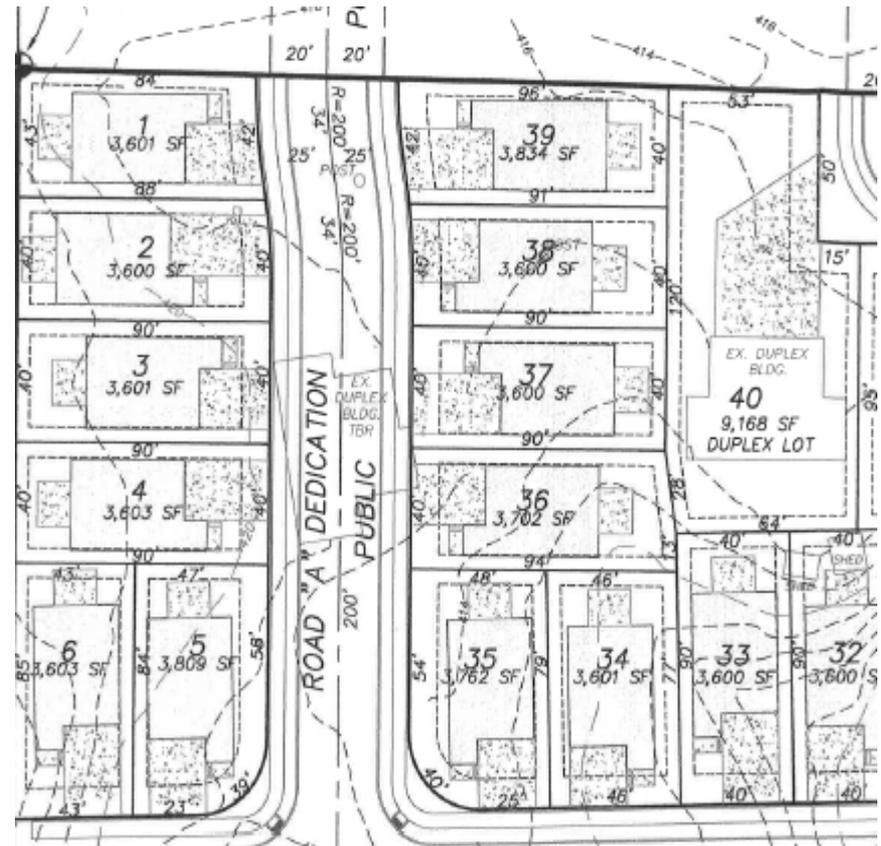
II. Subdivisions in Lake Stevens

1. Stonebriar: 193-lot PRD (55% lot coverage)
2. Maple Rock: 63 lots in the HUR zone within the 20th Street Subarea
3. S&G NW Development: 68 lots in the HUR zone within the 20th Street Subarea



III. Snohomish County Municipalities: Examples

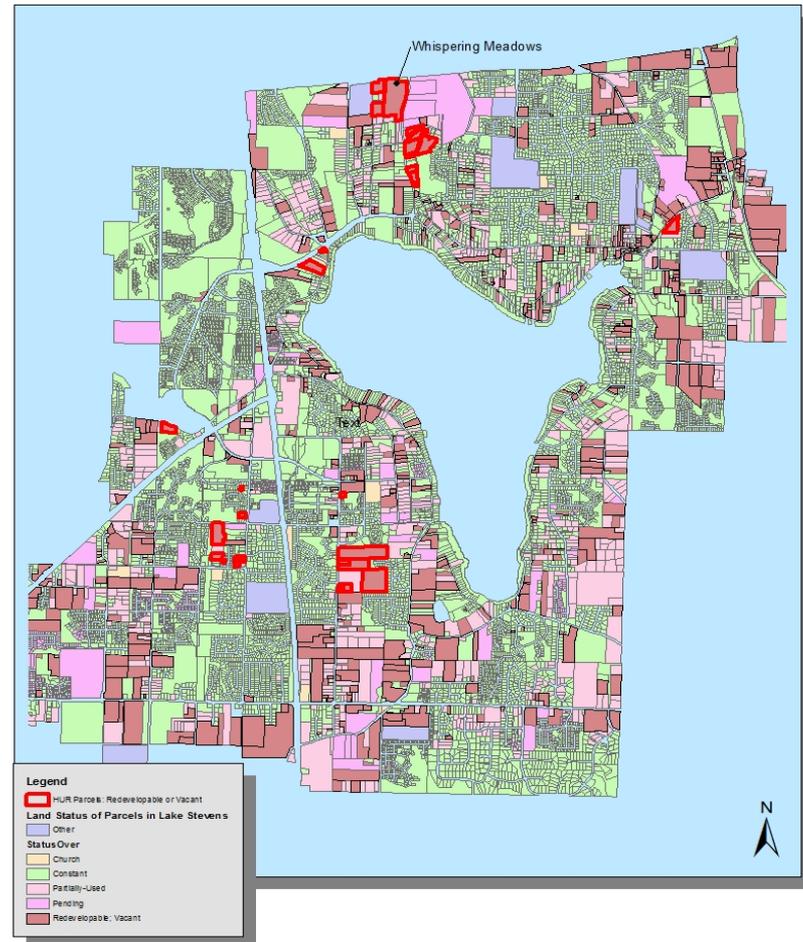
- A. Cities that allow for greater than 40% impervious surface in mid and high density residential areas:**
- Arlington: AMC 20.48.094: 75% in Residential High Density Zone.
 - Marysville: MMC 22C.010.080: 70% in the R-12 (density of 12 du/ac) Zone.
 - Monroe: MMC 18.10.140: 75% in the Mid-density Multifamily Zones.



IV. ArcGIS Analysis: Mapping Future Development

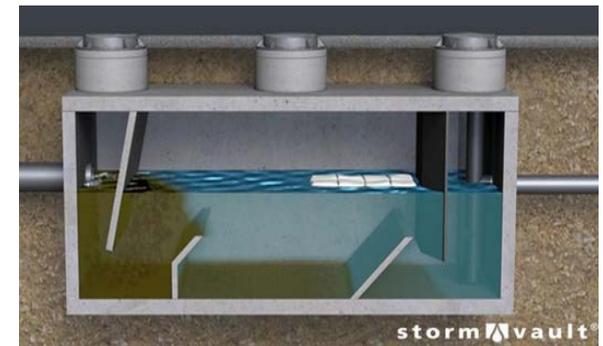
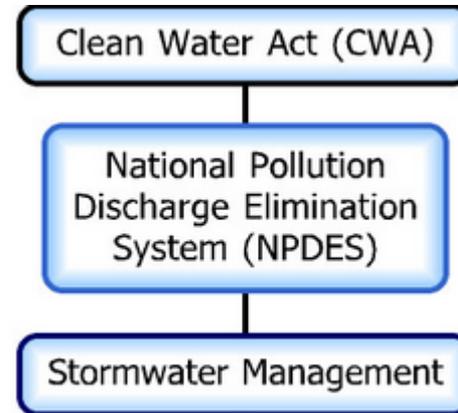
- Parcels zoned HUR outside of the Subareas
- Parcels that are currently vacant or have the potential for redevelopment.

HUR Zoned Parcels Eligible for Development
LUA2015-0042



V. 2015 Stormwater Management Plan

- Stormwater Management Plan (*SWMP*).
- Western Washington Phase II Municipal Stormwater Permit (*Phase II Permit*).
- National Pollutant Discharge Elimination Systems (*NPDES*) Permit.



Minimum Requirements for New Development and Redevelopment

1. Preparation of Stormwater Site Plans
2. Construction of Stormwater Pollution Prevention
3. Source Control Pollution
4. Preservation of Natural Drainage Systems and Outfalls
5. On-site Stormwater Management
6. Runoff Treatment
7. Flow Control
8. Wetlands Protection
9. Basin/Watershed Planning
10. Operation and Maintenance

HUR Code Amendment: Staff Recommendation of Approval

Results of Research:

- The decision to allow 65% impervious surface allowance in the HUR zone outside of the subareas is consistent with the larger Comprehensive Plan policy of encouraging high density in appropriate areas;
- Will be on trend with the impervious surface allowances permitted by other Municipalities in Snohomish County; and
- Will be subject to the requirements of the city's Phase II permit and the management requirements of the 2005 DOE Stormwater Manual for Western Washington.