



PLANNING COMMISSION AGENDA

Regular Meeting Date: 07.06.2016

Planning Commission Meeting:

First Wednesday of every Month @ 7:00pm

Planning & Community Development Department

1812 Main Street
Lake Stevens, WA 98258
(425) 377-3235

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 June 1, 2016 Meeting Minutes

E. **PUBLIC HEARING: Floodplain Regulation Code Amendment—Place ***

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. **DISCUSSION ITEMS**

1. Beautification Plan—Meis #
2. Building Code Update—Meis #

G. **COMMISSIONER REPORTS**

H. **PLANNING DIRECTOR'S REPORT—Update on Long Range Work Program**

I. **ADJOURN**

*Items attached

**Items previously distributed

Items to be distributed

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,

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, June 1, 2016

CALL TO ORDER: 7:00 pm by Commissioner Hoult

MEMBERS PRESENT: Janice Huxford, Linda Hoult, Gary Petershagen, Vicki Oslund

MEMBERS ABSENT: Chair Tom Matlack, Commissioner Trout,
Commissioner Davis

STAFF PRESENT: Planning and Community Development Director Russ Wright
and Senior Planner Stacie Pratschner

OTHERS PRESENT: Council Member Rauchel McDaniel, resident Sally Jo Sebring

Excused Absence: Commissioner Huxford made a motion to excuse Commissioners Matlack, Commissioner Trout and Commissioner Davis, Commissioner Oslund 2nd. Motion carried 4-0-0-3.

Guest business: None

Action Items:

1. *Approve May 18, 2016 Meeting Minutes.* Commissioner Oslund made a motion to approve May 18, 2016 minutes, Commissioner Petershagen 2nd. Motion carried 4-0-0-3

Discussion Items:

Critical Areas Amendment – Director Wright presented the staff report covering the critical areas amendments. Director Wright described comments and staff responses to requested changes from the Department of Ecology including more stringent language related to buffer protection, mitigation measures and expanded buffers and a new definition for “qualified professional”. Director Wright also provided written comments from Commissioner Matlack and an addendum to the staff report responding to these comments. Main topics were related to monitoring lake health and considers buffers used by Snohomish County and the city of Sammamish. Finally, Director Wright recommended that the Planning Commission add sections explicitly describing the use of wetland banks as an alternative mitigation strategy and adding a section that describes mitigation ratios for wetland buffers. Commissioners asked questions about timing, definitions and “small city designation.” The commission recommended that staff hold a final briefing before moving to a public hearing so the absent commissioners can provide any final comments.

Land Disturbance – Senior Planner Pratschner presented the staff report covering the proposed land disturbance amendments. Planner Pratschner discussed the revised schedule and primary components of the proposed amendments including a purpose statement, application type, prescriptive standards, adoption of forest practices, inspection and violation procedures. Planner Pratschner provided land disturbance management comparisons from other agencies for reference. Commissioner members asked about timing for taking on the forest practices responsibility. Staff will bring the code amendment back for another briefing when the model code is completed.

Commissioner Reports-No reports

Planning Director Report: – Director Wright provided a status update on the Downtown Subarea Plan

Adjourn: Motion by Commissioner Huxford to adjourn, Commissioner Oslund 2nd. Motion carried 4-0-0-3. Meeting adjourned at 9:03 p.m.

Tom Matlack, Chair

Jennie Fenrich, Clerk, Planning & Community Development



Staff Report City of Lake Stevens Planning Commission

Planning Commission Public Hearing

Date: **July 6, 2016**

Subject: **Amendments to the City of Lake Stevens Floodplain Regulations LUA2016-0084**

Contact Person/Department: **Russ Wright**, Community Development Director / **Melissa Place**, Senior Planner

SUMMARY:

Amendments to the City of Lake Stevens Floodplain regulations as recommended by an audit in 2015.

ACTION REQUESTED OF PLANNING COMMISSION:

Hold a public hearing and forward a recommendation to the City Council.

BACKGROUND/DISCUSSION:

In 2015 a Community Assistance Visit (CAV) was conducted by the Department of Ecology (DOE) with City staff and representatives from the Federal Emergency Management Agency (FEMA) and National Marine Fisheries Service (NMFS). DOE summarized their findings from the 2015 visit into the CAV Report. Their findings highlighted two main areas where the City's municipal code and/or review of floodplain permits contained deficiencies. The City is determined to resolve the deficiencies and close the CAV Report by way of 1) Submitting documentation to DOE to address questions related to two land use cases as discussed in the report (documentation has been submitted and is pending review by DOE) and 2) Processing code amendments to the Lake Stevens Municipal Code (LSMC) as recommended by DOE in the report.

At the last briefing on this topic on May 4, 2016, staff reviewed the draft work plan and schedule for the project and provided copies of the draft code amendments (**Attachment 1**) for consideration and feedback. Since then staff has issued a SEPA DNS (**Attachment 2**), sent the proposed amendments out for agency review and asked for expedited review from the Department of Commerce. DOE reviewed the draft code changes and had one comment, requesting that a severability clause be either codified or included in the ordinance. The city is including the severability clause in the ordinance. The proposed regulations are consistent with the changes requested in the 2015 CAV Report.

FINDINGS AND CONCLUSIONS:

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

- Land Use Goal 4.1, Policy 4.1.1 – The city will continue to prioritize the protection of wetlands, streams and creeks, lakes and ponds, aquifer recharge areas, geologically hazardous areas (e.g., steep slopes and erosion areas), significant trees, fish and wildlife habitat areas and corridors, cultural resources, and frequently flooded areas through land use policies, regulations and decisions based on best available information and in coordination with state and regional priorities. Land Use Goal 4.3 – Economic development: attain the highest level of economic well-

being possible for all citizens in Lake Stevens through the achievement of a stable and diversified economy offering a wide variety of employment opportunities

- Land Use Goal 4.1, Policy 4.1.15 – Encourage and support the retention of natural open spaces or land uses which maintain hydrologic function and are at low risk to property damage from floodwaters within frequently flooded areas.
- Environment and Natural Resource Goal 4.3, Policy 4.3.2 – Ensure compatibility of land uses with topography, geology, soil suitability, surface water, ground water, frequently flooded areas, wetlands, climate and vegetation and wildlife.
- Environment and Natural Resource Goal 4.3, Policy 4.3.4 – Permit development, fill, or encroachments in floodways, frequently flooded areas, highly erodible areas and other critical areas using Best Management Practices (BMP's) and Best Available Science (BAS).
- Environment and Natural Resource Goal 4.3, Policy 4.3.7 – Support the restoration of degraded shorelines and other critical areas to help minimize erosion, sedimentation and flooding.
- Environment and Natural Resource Goal 4.3, Policy 4.3.8 – Protect natural drainage systems and courses associated with floodways, floodplains, or other areas subject to flooding.

Conclusions – The proposed code amendments are consistent with several Land Use and Environment and Natural Resource goals.

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

- Staff prepared an environmental checklist for the proposed code revisions, dated June 6, 2016 (**Exhibit 2**).
- The SEPA official issued a Determination of Nonsignificance on June 10, 2016 (**Exhibit 3**).
- The city did not receive any comments or 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 June 8, 2016 (**Exhibit 4a**).
- The Department of Commerce sent a letter of acknowledgment on June 8, 2016 (**Exhibit 4b**).
- 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 5)

- The city published a notice of SEPA determination in the Everett Herald on June 10, 2016.
- The city published a notice of Public Hearing in the Everett Herald on June 22nd and June 29th, 2016.
- The city notified interested parties of the SEPA DNS and public hearing on June 10, 2016.

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 amendments to the floodplain regulations (LUA2016-0084).

ATTACHMENTS:

1. Draft Code Amendments
2. SEPA Checklist
3. DNS
4. Commerce Review
 - a. Review Request
 - b. Letter of Acknowledgement
 - c. Email granting expedited review
5. Public Noticing

Chapter 14.08

BASIC DEFINITIONS AND INTERPRETATIONS

Sections:

[14.08.010](#) Definitions of Basic Terms

14.08.010 Definitions of Basic Terms.

Appeal (Definition related to flood permits only). A request for a review of the interpretation of any provision of this ordinance or a request for a variance.

Start of Construction (Definition related to flood permits only). Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Substantial Improvement (Definition related to flood permits only). Means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term can exclude:

1. Any project for improvement of a structure to correct pre-cited existing violations of state or local health, sanitary, or safety code specifications which have previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or

2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

~~Any repair, reconstruction, rehabilitation, addition, replacement, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage,” regardless of the actual repair work performed. The term does not include any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions in relationship to Chapter 14.64, Part I, and Chapter 14.88, Part V.~~

Chapter 14.64

SPECIAL FLOOD HAZARD AREAS, DRAINAGE, AND EROSION

Sections:

Part I. Special Flood Hazard Areas and Regulatory Floodplain

[14.64.005](#) Basis for Establishing Special Flood Hazard Areas

[14.64.020](#) Administrative Procedures

[14.64.050](#) Special Provisions for Subdivisions

14.64.005 Basis for Establishing Special Flood Hazard Areas.

The City hereby adopts by reference the special flood hazard areas identified by the Federal Emergency Management Agency (FEMA) in its most current scientific Flood Insurance Study for Snohomish County, Washington, and incorporated areas dated November 8, 1999, and any revisions thereto, with the current accompanying Flood Insurance Rate Map (FIRM), and any revisions thereto, and declare the same to be a part of the Lake Stevens Municipal Code. The Flood Insurance Study is on file in the Planning and Community Development Department. (Ord. 860, Sec. 4 (Exh. 2), 2011)

14.64.020 Administrative Procedures.

(a) The City shall require a floodplain development permit before construction and/or development begins within the regulatory floodplain.

(b) The City shall review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.

(c) For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in LSMC 14.64.015(d):

- i. Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed.
- ii. Maintain the floodproofing certifications required in LSMC 14.64.045(c).

(d) Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source (Section 4.3-2), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks,

photographs of past flooding, etc., where available. Failure to elevate at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

(be) Applicants shall submit a floodplain development permit, on forms furnished by the City, and shall submit one or more site plans, drawn to scale, including, but not limited to, the following:

- (1) The nature, location, dimensions, and elevations of the property in question;
- (2) Names and location of all lakes, water bodies, waterways and drainage facilities within 300 feet of the site;
- (3) The elevations of the 10-, 50-, 100-, and 500-year floods, where the data are available;
- (4) The boundaries of the regulatory floodplain, special flood hazard area, floodway, riparian habitat zone, and channel migration area, as appropriate;
- (5) The proposed drainage system including, but not limited to, storm sewers, overland flow paths, detention facilities and roads;
- (6) Existing and proposed structures, fill, pavement and other impervious surfaces, and sites for storage of materials;
- (7) Critical areas per Chapter [14.88](#); and
- (8) Existing native vegetation and proposed revegetation.

(fe) The applicant must record a notice on title that the property contains land within the regulatory floodplain including special flood hazard areas and protected areas, as applicable, before the City issues the floodplain development permit.

(g) The City shall notify adjacent communities and the Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

(h) The City shall require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished. (Ord. 860, Sec. 4 (Exh. 2), 2011)

14.64.050 Special Provisions for Subdivisions.

(a) This section applies to all subdivision proposals including but not limited to subdivisions, short subdivisions, planned developments, and binding site plans per Chapter [14.18](#).

(b) All proposals shall be consistent with the need to minimize flood damage.

(c) All proposals shall have utilities and facilities, such as sewer, gas, electrical, and water systems, located and constructed to minimize or eliminate flood damage.

(d) All proposals shall provide adequate drainage to reduce exposure to flood damage.

(e) Wherever possible, all proposals shall provide at least one access road connected to land outside the regulatory floodplain with the surface of the road at or above the flood protection elevation.

(f) Where base flood elevation data has not been provided or is not available from another authorized source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

(g) The final recorded plat, short plat, or binding site plan shall include a note that a portion of the property contains land within the regulatory floodplain including special flood hazard areas and protected areas, as applicable. (Ord. 860, Sec. 4 (Exh. 2), 2011)



CITY OF LAKE STEVENS
PLANNING AND COMMUNITY DEVELOPMENT
PO BOX 257, LAKE STEVENS, WA 98258
PHONE: (425) 377-3235 / FAX: (425) 212-3327

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:

Amendments to the City of Lake Stevens Municipal Code – Floodplain Regulations

2. Name of applicant:

City of Lake Stevens

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

Melissa Place, Associate Planner
City of Lake Stevens
1812 Main Street / PO Box 257
Lake Stevens, WA 98258

(425) 377 - 3229

4. Date checklist prepared:

June 6, 2016

5. Agency requesting checklist: **City of Lake Stevens**

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

SEPA Determination: June 10, 2016

Dates listed below are tentative and subject to change:

Planning Commission Public Hearing: July 6, 2016

City Council Public Hearing (1st Reading and Adoption): July 12, 2016

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

Not at this time

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

Federal Emergency Management Agency (FEMA), Department of Ecology (DOE), and National Marine Fisheries Service (NMFS) Community Assistance Visit (CAV) letter dated March 16, 2015.

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.

The City has miscellaneous residential permits under review vested to the current floodplain regulations on Lake Stevens. After adoption, new development will follow the updated

regulations.

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

City Council approval and Department of Commerce review

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.)

The City of Lake Stevens is proposing amendments to Chapter 14.64 and 14.08 of the Lake Stevens Municipal Code. The proposed code amendments to LSMC 14.08 *Definitions* and Chapter 14.64 *Special Flood Hazard Areas and Regulatory Floodplain* are an update to the city's existing floodplain regulations that incorporate proposed changes from a 2015 FEMA audit for consistency with the Endangered Species Act (ESA). The proposed amendments affect properties abutting Lake Stevens and a portion of Catherine Creek inside city limits.

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.

The amendments affect properties abutting Lake Stevens and portions of Catherine Creek, inside city limits, identified on the FIRM maps as Special Flood Hazard Area, Zone A.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

The City of Lake Stevens' topography includes steep slopes, ravines, hilly and some flat land areas.

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

Not applicable – This nonproject action affects all properties located within Special Flood Hazard Areas.

- 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.

The city contains the following soil series:

- Tokul gravelly loam
- Mukilteo Muck
- Everett gravelly sandy loam
- Norma loam
- Urban Land
- Disturbed/Fill
- Winston gravelly loam
- Bellingham silty clay loam
- McKenna gravelly silt loam
- Rober silt loam
- Pastik silt loam
- Terric Medisaprist

The soils around Lake Stevens are primarily Tokul series with small areas of disturbed fill, Terric Medisaprist and Kitsap series. The soils around Catherine Creek are primarily Tokul series with smaller areas of Everett and Norma series.

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

yes no

If so, describe.

The Land Capability Classification from the USDA Web Soil Survey shows soil types ranging from 2e to 7e. This index rates the suitability of soil for cultivation. This means some soil types in the city are potentially unstable depending on site conditions, such as soil depth, water content and may be susceptible to erosion without proper soil management. The Tokul, Winston, and Paskit series are most susceptible to erosion. The Bellingham, McKenna, and Pilchuck series may be unstable with excessive water.

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, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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.

yes no

If appropriate, state what stream or river it flows into.

The City of Lake Stevens has several bodies of water including Lake Stevens, Catherine Creek, Stevens Creek, Lundeen Creek, Stitch Lake and associated wetland complexes. Catherine Creek flows into Little Pilchuck Creek.

- 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, this is a Non-project action

- 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, this is a Non-project action

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

Not applicable, this is a Non-project action

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

yes no

If so, note location on the site plan.

The proposed regulations affect properties within Special Flood Hazard Area Zone A, depicted on the FIRMs for Lake Stevens, WA.

- 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, this is a Non-project action

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, this is a Non-project action

- 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, this is a Non-project action

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, this is a Non-project action. However, many streams exist in the city and UGA that run into Lake Stevens and Catherine Creek eventually into the Little Pilchuck Creek. The storm drains collect water and discharge into various ditches and streams and eventually reach the lake or the Pilchuck River.

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

4. Plants

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

The following vegetation types are found within the boundaries of the City of Lake Stevens:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- 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, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Himalayan Blackberry, Holly and English Ivy are known to be present within the boundaries of the City of Lake Stevens. Other noxious weeds or invasive species may be present on a case-by-case basis.

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: various picidae species, various corvidae species, various waterfowl species

Mammals: deer, bear, elk, beaver, other: raccoons, opossums, rodents

Fish: bass, salmon, trout, herring, shellfish, other: sculpin and stickleback

- b. List any threatened and endangered species known to be on or near the site.
- Lake Stevens - Puget Sound Coho salmon (*O. Kisutch*) – Federal Species of Concern, and State Priority Species
 - Streams - Puget Sound Steelhead (*O. mykiss*) – Federal Threatened Species
 - Streams - Bull Trout (*S. Confluentus*) – Federal Threatened Species
- c. Is the site part of a migration route? If so, explain.

yes no

If so, explain.

The City of Lake Stevens is located within the Pacific flyway and salmonid migratory routes.

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

Not applicable, this is a Non-project action. However, the proposed regulations protect wildlife and habitat and comply with the Endangered Species Act.

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

Grey squirrels are the only known invasive animal species within the boundaries of the City of Lake Stevens.

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, this is a Non-project action

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

Not applicable, this is a Non-project action

- 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, this is a Non-project action

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.

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

- 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, this is a Non-project action

- 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, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

b. Noise

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

Not applicable, this is a Non-project action

- 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, this is a Non-project action

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

Not applicable, this is a Non-project action

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.

The city of Lake Stevens includes a variety of urban land uses including residential, commercial, office, industrial and public.

- b. Has the project site been used as working farmlands or working forest lands?

yes no

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?

Some parcels within the city of Lake Stevens were likely used for agriculture in the past. Currently, some larger parcels include fruit trees and may still have farm animals. This is a non-project action and no farmland or forest land of long-term commercial significance exist within the city boundaries of Lake Stevens, therefore no tax status conversion is expected.

- 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, this is a Non-project action

- c. Describe any structures on the site.

There are a mix of residential, public, and commercial buildings within the City of Lake Stevens. There are docks and other types of in-water structures on Lake Stevens.

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

Not applicable, this is a Non-project action. Demolition may occur at the time of development.

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

Zoning districts around the lake, in the city, include Waterfront Residential (WR), Public/Semi-Public (PSP), and Local Business (LB). Zoning districts around Catherine Creek, in the city, include Light Industrial (LI), Urban Residential (UR) and Public/Semi-Public.

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

Comprehensive Planning Designations around the lake, in the city, include Medium Density Residential (MDR), Public/Semi-Public (PSP) and Local Commercial (LC). Comprehensive Planning Designations along Catherine Creek, in the city, include Light Industrial (LI), Medium Density Residential (MDR) and Public/Semi-Public (PSP).

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

The city's Shoreline Master Program has the following Environment Designations: Aquatic, Natural, High Intensity, Urban Conservancy, and Shoreline Residential.

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

yes no

The proposed regulations amend the current floodplain regulations to better protect ESA species and their habitats and functions. The city of Lake Stevens includes a variety of critical areas including streams, wetlands, fish and wildlife habitat conservation areas, flood hazard areas and geologically hazardous areas.

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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

The proposed regulations will be consistent with the city's existing critical area, shoreline, and zoning regulations as well as FEMA regulations and the Endangered Species Act.

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

There are no agricultural or forest lands of long-term commercial significance located within the city boundaries of Lake Stevens.

9. Housing

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

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

Not applicable, this is a Non-project action

12. **Recreation**

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

The City of Lake Stevens includes a variety of recreational facilities including the lake, city and county parks, schools, athletic fields, and the Centennial Trail.

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

Not applicable, this is a Non-project action

- 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, this is a Non-project action

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.

The WA Dept. of Archaeology and Historic Preservation database shows two historical properties adjacent to Lake Stevens including the Grimm House a nationally registered historic place.

- 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, this is a Non-project action

- 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, this is a Non-project action.

- 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, this is a Non-project action

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.

The city of Lake Stevens includes several major roads including highways SR-9, SR-92, and SR-204. Major roads through the city include Vernon, Lundeen Parkways, 20th Street NE and 20th Street SE.

- b. Is the site or affected geographic area currently served by public transit?

yes no

If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Community Transit of Snohomish County provides transit service to select areas of Lake Stevens.

- 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, this is a Non-project action

- 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, this is a Non-project action

- 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, this is a Non-project action

- 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, this is a Non-project action

- 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, this is a Non-project action

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

Not applicable, this is a Non-project action

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, this is a Non-project action

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

Not applicable, this is a Non-project action

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity

Natural gas

Water

Refuse service

Telephone

Sanitary sewer

Septic system

Other (list)

- 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, this is a Non-project action

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: Melissa Place

Name of signee: Melissa Place

Position and Agency/Organization: Associate Planner - City of Lake Stevens

Date Submitted: 6/7/16

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to 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?

The proposal is not likely to increase discharge to water; air emissions; production, storage, or release of toxic or hazardous substances, or production of noise. As noted, the proposed code amendments update the city's existing floodplain regulations and incorporate elements from the FEMA CAV Report to ensure consistency with the ESA.

Proposed measures to avoid or reduce such increases are:

The proposed regulations help protect ecological functions and address specific mitigation for possible development impacts.

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

The proposal is not likely to affect plants, animals, fish, or marine life as the current floodplain is highly developed. The proposed regulations will ensure consistency with the FEMA Model Ordinance and the Endangered Species Act; therefore, the new regulations will provide increased protection for plants, animals, fish, or marine life.

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

The proposed regulations are intended to positively impact plants, animals, fish, or marine life by protecting and increasing the quality of habitat.

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

The proposal is not likely to deplete energy sources. All new development would be subject to the International Energy Code and all municipal code requirements.

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

Any proposed development will be required to comply with applicable regulations to protect or conserve energy and natural resources.

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?

The proposal aims to better protect floodplains and endangered species habitat.

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

Prior to development, projects will be required to follow all applicable federal, state, and local regulations to protect critical areas and cultural resources.

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?

As noted, the proposed code amendments update the city's existing floodplain regulations and incorporate elements from the FEMA model ordinance to ensure consistency with the Endangered Species Act.

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

Any future development proposals within the special flood hazard area of Lake Stevens will be required to comply with the City's floodplain regulations.

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

The proposal is not likely to increase demands on transportation or public services and utilities.

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

Any future development proposals will be required to submit a traffic impact analysis report and comply with applicable transportation, public service and utility requirements.

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

The proposal creates no known conflicts with local, state, or federal law. It is consistent with the City of Lake Stevens Comprehensive Plan, Shoreline Master Program, Snohomish County Countywide Planning Policies, and the Growth Management Act. Additionally, the proposed code amendments will comply with the Endangered Species, FEMA Model Ordinance, and Washington State Shoreline Management Act.



SEPA DETERMINATION OF NONSIGNIFICANCE

Issuance Date: June 10, 2016

Project Name (No.): City of Lake Stevens Floodplain Regulations Update

Proponent: City of Lake Stevens

Applicant: City of Lake Stevens
1812 Main Street / P.O. Box 257
Lake Stevens, WA 98258

Description of Proposal: The City of Lake Stevens is proposing amendments to Chapter 14.64 and 14.08 of the Lake Stevens Municipal Code. The proposed code amendments to LSMC 14.08 *Definitions* and Chapter 14.64 *Special Flood Hazard Areas and Regulatory Floodplain* are an update to the city's existing floodplain regulations that incorporate proposed changes from a 2015 FEMA audit for consistency with the Endangered Species Act (ESA). The proposed amendments affect properties abutting Lake Stevens and a portion of Catherine Creek inside city limits.

Project Location (including street address, if any): Within City Limits of Lake Stevens

Contact Person: Melissa Place, Associate Planner

Phone: (425) 377-3229

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 14 days from the date of issuance.

SEPA Responsible Official:

Russ Wright, Community Development 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 **June 24, 2016** (14 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, **June 24, 2016** (14 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: Russ Wright.



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 Lake Stevens, WA 98258
Date:	6/8/2016

Contact Name:	Melissa Place
Title/Position:	Associate Planner
Phone Number:	(425) 377-3229
E-mail Address:	mplace@lakestevenswa.gov

Brief Description of the Proposed/Draft Development Regulations Amendment: <i>(40 words or less)</i>	<i>The City of Lake Stevens is proposing amendments to Chapter 14.64 and 14.08 of the Lake Stevens Municipal Code. The proposed code amendments to LSMC 14.08 Definitions and Chapter 14.64 Special Flood Hazard Areas and Regulatory Floodplain are an update to the city's existing floodplain regulations that incorporate proposed changes from a 2015 FEMA audit for consistency with the Endangered Species Act (ESA). The proposed amendments affect properties abutting Lake Stevens and a portion of Catherine Creek inside city limits.</i>
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i>	Yes: ___ No: <u> X </u>
Public Hearing Date:	Planning Board/Commission: July 6, 2016 Council/County Commission: July 12, 2016

Proposed Adoption Date:	July 12, 2016
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REQUIRED: Attach or include a copy the proposed amendment text or document(s).
We do not accept a website hyperlink requiring us to retrieve external documents.
Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please contact reviewteam@commerce.wa.gov.



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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

June 8, 2016

Melissa Place
Associate Planner
City of Lake Stevens
1812 Main Street
Post Office 257
Lake Stevens, Washington 98258-0257

Dear Ms. Place:

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 amendments to Chapter 14.64 and 14.08 of the Lake Stevens Municipal Code. The proposed code amendments to LSMC 14.08 Definitions and Chapter 14.64 Special Flood Hazard Areas and Regulatory Floodplain are an update to the city's existing floodplain regulations that incorporate proposed changes from a 2015 FEMA audit for consistency with the Endangered Species Act (ESA). The proposed amendments affect properties abutting Lake Stevens and a portion of Catherine Creek inside city limits. These materials were received on June 08, 2016 and processed with the material ID # 22487. 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 August 07, 2016. 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 June 22, 2016. 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

From: [COM GMU Review Team](#)
To: [Melissa Place](#)
Cc: [Andersen, Dave \(COM\)](#)
Subject: 22487, City of Lake Stevens, Expedited Review Granted, DevRegs
Date: Monday, June 27, 2016 7:17:00 AM

Dear Ms. Place:

The City of Lake Stevens has been granted expedited review for the: Proposed amendments to Chapter 14.64 and 14.08 of the Lake Stevens Municipal Code. The proposed code amendments to LSMC 14.08 Definitions and Chapter 14.64 Special Flood Hazard Areas and Regulatory Floodplain are an update to the city's existing floodplain regulations that incorporate proposed changes from a 2015 FEMA audit for consistency with the Endangered Species Act (ESA). The proposed amendments affect properties abutting Lake Stevens and a portion of Catherine Creek inside city limits.

This proposal was submitted for the required state agency review under RCW 36.70A.106.

As of receipt of this email, the City of Lake Stevens has met the Growth Management Act notice to state agency requirements in RCW 36.70A.106 for this submittal. For the purpose of documentation, please keep this email as confirmation.

If you have any questions, please contact reviewteam@commerce.wa.gov

Thank you.

Review Team, Growth Management Services
Department of Commerce
P.O. Box 42525
Olympia WA 98504-2525



NOTICE OF PUBLIC HEARING Lake Stevens Planning Commission

Land Use Regulations Related to Floodplain Development

The Lake Stevens Planning Commission is scheduled to conduct a public hearing on July 6, 2015 at 7:00 PM to consider the proposed regulations for revisions to the city's floodplain regulations (LUA2016-0084) at the Lake Stevens Community Center (1808 Main Street). ADA information may be found at www.lakestevenswa.gov.

The scope of the project is to amend land use regulations, as part of the Lake Stevens Municipal Code, which resolve the deficiencies found by a 2015 Community Assistance Visit Report by the Department of Ecology (DOE) and representatives from the Federal Emergency Management Agency (FEMA) and National Marine Fisheries Service (NMFS).

The proposed revisions to the floodplain regulations are available at the Permit Center and on the city's website (www.lakestevenswa.gov).

Interested Parties can direct questions or provide written comments to the Department of Planning and Community Development Attn: Melissa Place at 1812 Main Street (PO Box 257), Lake Stevens, WA 98258 or by calling (425) 377-3229, prior to the hearing. Public testimony on the proposed regulations may be submitted orally at the hearing.

From: Melissa Place
To: "CED@arlingtonwa.gov"; "dkoenig@marysvillewa.gov"; "agemmer@marysvillewa.gov"; "cholland@marysvillewa.gov"; "dennison@snohomishwa.gov"; "eldem@ci.snohomish.wa.us"; "M.McCrory@co.snohomish.wa.us"; "misty.terry@snoco.org"; "cindy@snoqualmiation.com"; "ryoung@tulaliptribes-nsn.gov"; "kfinley@tulaliptribes-nsn.gov"; "knelson@tulaliptribes-nsn.gov"; "reviewteam@commerce.wa.gov"; "Kate.Tourtellot@commtrans.org"; "dahp.separeview@dahp.wa.gov"; "efheinitz@doc1.wa.gov"; "Kelly.Cooper@doh.wa.gov"; "kmclain@agr.wa.gov"; "sepacenter@dnr.wa.gov"; "separegister@ecy.wa.gov"; "sposner@utc.wa.gov"; "Reichgott.Christine@epamail.epa.gov"; "randy.kline@parks.wa.gov"; "info@psp.wa.gov"; "imiller@psrc.org"; "Terri.Sinclair-Olson@dshs.wa.gov"; "marane.a.brenne@usace.army.mil"; "brockdwb@dfw.wa.gov"; "sepadesk@dfw.wa.gov"; "Jamie.Bails@dfw.wa.gov"; "Ramin.Pazooki@wsdot.wa.gov"; "RodmanS@wsdot.wa.gov"; "John.Warrick@cable.comcast.com"; "info@snoedc.org"; "rockinw1@frontier.com"; "kristin@futurewise.org"; "rmarshall@lsfire.org"; Robert Stanton; "jdix@lkstevenssewer.org"; "mbowers@lkstevenssewer.org"; "tchristoffersen@lkstevenssewer.org"; "jbaisch@lkstevenssewer.org"; "superintendents_office@msvl.k12.wa.us"; "mpattison@MBAKS.COM"; "david.matulich@pse.com"; "mewicklund@snopud.com"; "mgstevens@snopud.com"; "kplemel@shd.snohomish.wa.gov"; "paul.sjunnesen@sno.wednet.edu"; "David.Radabaugh@ecy.wa.gov"
Subject: SEPA DNS for Code Amendments to Lake Stevens's Floodplain Regulations
Date: Friday, June 10, 2016 9:40:00 AM
Attachments: [image001.png](#)
[FEMA2016_SEPA_Non-Project_Checklist.pdf](#)
[FEMA2016_SEPA_DNS.pdf](#)

Good morning,

The City of Lake Stevens is processing code amendments to its floodplain regulations as recommended by DOE in a 2015 CAV Report. Please find a DNS and SEPA checklist attached. Please review these materials and notify me if you have any questions or comments concerning this project.

Thank you in advance for your review, and please don't hesitate to contact me if I can provide additional information.

Sincerely, Melissa

Melissa Place, Associate Planner

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.377.3229 | mplace@lakestevenswa.gov





Staff Report City of Lake Stevens Planning Commission

Planning Commission Briefing
Date: **July 6, 2016**

SUBJECTS: 2016 Planning and Community Development Status Report

CONTACT PERSON/DEPARTMENT: Russ Wright *Community Development Director*

SUMMARY: Long-Range Work Program and Development Status Update

Report 1 – 2015-2016 Long-Range Planning Work Program

At the mid-year point staff is generally on schedule with the long-range work plan for code amendments and the annual comprehensive plan docket amendments. To date, staff has completed the marijuana revisions, manufacturing tax exemptions and business license updates. Staff is nearing completion of the following code amendments: Critical Areas, FEMA, Administrative Authority and Single-family Impact Fee Deferrals. Staff is also nearing completion of a traffic fee adjustment incentive with City Council. Staff has begun Land Disturbance, Stormwater Updates, Content Based Sign Code and Building Code Updates.

Staff has begun its analysis and outreach on the city and citizen initiated amendments to the Comprehensive Plan. The next steps will be issuing SEPA and sending the amendments to the Department of Commerce for review. Public hearings will be held in late summer.

Crandall Arambula has been selected as the city's consultant for the subarea planning process. Staff has formed a citizen's advisory committee for the subarea plan. The public kick off will be in July.

Report 2 – Permit Status

Building and land use permit activity has been extraordinary in 2016. Code enforcement is also up. The following table shows 2016 permit and land use activity levels through June 30, 2016.

Permit/Land Use Action	2016
Building Permit	577
Inspections Performed	2565
Business License	87
Code Enforcement	58
Fire Permit	58
Land Use	101
Public Works	62
Sign Permits	8
Special Events	15

ATTACHED:

1. Master Schedule w/ status notes

Lake Stevens 2015 – 2016 Long Range Work Program

Project Group	4 th Quarter 2015	1st Quarter 2016	2nd Quarter 2016	3 rd Quarter 2016	4 th Quarter 2016
<i>Code Amendments</i>					
Environment (Part 1) <ul style="list-style-type: none"> • Critical Areas Update • Clearing/Grading/Forest Practices 	Planning Commission		City Council		
Environment (Part 2) <ul style="list-style-type: none"> • Stormwater Manual • DOE Floodplain Audit 			Planning Commission		City Council
Status:	<ul style="list-style-type: none"> • Critical Areas Code will have final briefing in late July and public hearing in August • Land Disturbance (AKA Clearing and Grading) Code will back to Planning Commission in late July – tentative public hearing in late August or early September • Stormwater update being consolidated with Land Disturbance amendments • FEMA Update – Public Hearing July 6 / Council Adoption July 12 				
Miscellaneous Zoning Code Updates (Part 1) <ul style="list-style-type: none"> • Marijuana Update • Content Based Sign Code 		Planning Commission	City Council		
Miscellaneous (Part 2) <ul style="list-style-type: none"> • Manufactured Homes/ Recreational vehicles • Temporary Encampments • Wireless Facilities 				Planning Commission	City Council
Status:	<ul style="list-style-type: none"> • Marijuana updates completed • Content Based Sign Code on-hold temporarily • Temporary encampment and wireless amendments not started yet 				
Economic Development (Part 1) <ul style="list-style-type: none"> • Impact Fees 		Planning Commission	City Council		
Economic Development (Part 2)			Planning Commission		City Council

<ul style="list-style-type: none"> Manufacturing Tax Exemption Multifamily Housing Tax Exemption 					
Status:	<ul style="list-style-type: none"> Impact Fee deferral has had an initial briefing with Planning Commission - tentative public hearing in late July Manufacturing Tax Exemption completed Multifamily Tax Exemption not started yet 				
Process (Part 1) <ul style="list-style-type: none"> Administrative Authority 		Planning Commission		City Council	
Process (Part 2) <ul style="list-style-type: none"> Park Fees 				Planning Commission	City Council
Housekeeping <ul style="list-style-type: none"> Private Roads Sewers School Impact Mitigation 					Planning Commission
Status:	<ul style="list-style-type: none"> Administrative Authority has had two briefings with Planning Commission - tentative public hearing in late July with City Council Action in August Park fee updates not started Housekeeping not started 				
<i>Comprehensive Plan</i>					
Downtown Subarea Plan		City Council	Planning Commission		
Shoreline Master Program (CA / DT)				Planning Commission	City Council
Annual Comprehensive Plan Docket <ul style="list-style-type: none"> Citizen and city initiated amendments 		Planning Commission		City Council	
Status:	<ul style="list-style-type: none"> Subarea consultant selected, kick off meeting in July Shoreline updates with subarea plan Annual Comprehensive Plan – City will issue SEPA in July, Public Hearing w/ Planning Commission in August, PH w/City Council in September 				

*Items shown in red are mandated amendments to stay compliant with state and federal laws.

- 1st Quarter January through March
- 2nd Quarter April through June
- 3rd Quarter July through September
- 4th Quarter October through December