



PLANNING COMMISSION AGENDA

Regular Meeting Date: March 7, 2012

Planning Commission
Meeting:

First Wednesday of every
Month @ 7:00pm

Community Center
1808 Main Street
Lake Stevens, WA 98258

www.lakestevenswa.gov

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:

Pledge of Allegiance

B. ROLL CALL

1. Introduction of new Planning Commissioner

C. GUEST BUSINESS

D. PUBLIC HEARINGS

PUBLIC HEARING FORMAT

1. Open 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
8. Re-open public comment portion of hearing for additional comments (optional)
9. Close Hearing
10. COMMISSION ACTION – Recommendation to Council
 - A. Approve
 - B. Deny
 - C. Continue

1. Multi Use Amendment - Russ Wright

The city is proposing to update its multi-family apartment regulations for the Suburban Residential Zone

2. SEPA Code Update - Russ Wright

Public Hearing covering State Environmental Policy Act (SEPA) SEPA Code revision

E. ACTION ITEMS

1. Approve Minutes of February 1, 2012

F. INFORMATION ITEMS

1. 20th Street SE Corridor Briefing draft EIS/Subarea Plan - Becky Ableman

G. DISCUSSION ITEMS

H. COMMISSIONERS'S REPORT

I. PLANNING DIRECTOR'S REPORT

J. 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, at (800) 833-6388, and ask the operator to dial the City of Lake Stevens City Hall number.

PLANNING COMMISSION REGULAR MEETING MINUTES

Community/Senior Center
1808 Main Street, Lake Stevens
Wednesday, February 1, 2012

CALL TO ORDER: 7:00 pm by Vice Chair Hoult

MEMBERS PRESENT: Sammie Thurber, Janice Huxford, Dean Franz, Gary Petershagen and Jennifer Davis

MEMBERS ABSENT: JR Meyer

STAFF PRESENT: Planning Director Becky Ableman, Senior Planner Russ Wright and Planning/Public Works Coordinator Cindy Moore, Public Works Director Mick Monken

OTHERS PRESENT:

Introductions: Planning Director Ableman introduced new Planning Commissioner Jennifer Davis. The Commission introduced themselves and welcomed Ms. Davis.

Excused absence. Commissioner Huxford moved to excuse Commissioner Meyer, seconded by Commissioner Thurber, motion passed unanimously (6-0-0-1.)

Guest business. None

Election of Officers: Vice Chair Hoult opened the discussion for election of new officers. The Commission discussed availability and interest. Commissioner Petershagen moved to elect Vice Chair Hoult and Commissioner Sammie Thurber to the positions of Chair and Vice-Chair respectively, seconded by Commissioner Franz; motion passed unanimously (6-0-0-1)

Approve Minutes of December 7, 2011: Commissioner Franz moved to approve the minutes of December 7, 2011 as written, seconded by Commissioner Huxford, motion passed unanimously with Commissioner Davis abstaining (5,0,1,1.)

North Davies Road Roundabouts: Public Works Director Monken delivered a PowerPoint presentation about the City's plans for mini roundabouts at the Lake Stevens Center. He explained this is something the City can do short range that will not cost a lot. Commissioner Huxford asked about pedestrian access points and whether or not they would be safe. Public Works Director Monken said definitely safer. Chair Hoult asked how we are paying for this. Planning Director Monken said council has approved this.

SEPA Code Update: Senior Planner Wright briefed the Commission on the current status of the SEPA code revision. He advised the proposed amendments would ensure consistence with the state requirements and authorize the use of Planned Actions.

Multi Family Code Amendment: Senior Planner Wright said as you know the city annexed a great deal from the county. Some that was built under county standards is

not the same as our standards. Staff's intent is to clarify the use status of these projects. Chair Hoult said this is an example of how we need to be creative while we are in the transition mode. Planning Director Ableman said we want to keep this very narrow so it applies consistently. Commissioner Huxford asked if this gives the owners the ability to legally keep what they have? Senior Planner Wright said it gives the city some control by making them build to current guidelines while keeping their unit counts. There will be a public hearing next month on this topic.

Lake Stevens Center Draft subarea Plan/DEIS Senior Planner Wright advised the EIS has been issued. He showed a PowerPoint presentation to the Commission highlighting some of the work that has been done to date. Vice-Chair Hoult asked if we have come up with our branding? Commissioner Franz asked if there is any way we could put in incentives for developers if they did a parking garage. Commissioner Davis said she is extremely enthusiastic about these plans. She asked what is the realistic timeline in terms of development?. Senior Planner Wright said this is a 20 year timeline. Ultimately it is market-driven. Chair Hoult said she appreciated how staff listed the summary of impacts. She said we will probably use a combination of the alternatives. Chair Hoult also asked if the city has ever thought of our own bus system? Vice-Chair Hoult thanked Senior Planner Wright for his work.

Commissioner Reports. Another welcome to Jennifer

Planning Director's Report. Planning Director Ableman advised that the next meeting will be a full one. We have SEPA update, code update and more introduction to the 20th Center plan. The City Council will be discussing their preferred alternative. Planning Director Ableman said maybe we can do a joint meeting with the Council and Commission, or at least part of the Commission could be available for the discussion. She encouraged the Commissioner to consider that. The next meeting will be March 6th. There is a public meeting for the draft EIS for 20th Street on February 16

Adjourn. Commissioner Petershagen moved to adjourn the meeting at 8:55 p.m., seconded by Vice Chair Thurber; motion passed unanimously. (6-0-0-1)

Linda Hoult, Chair

Cindy Moore, Planning/Public Works
Coordinator



Staff Report
City of Lake Stevens Planning Commission

Planning Commission Public Hearing
Date: **March 07, 2012**

Subject: **Multi-family Use Amendment (LS 2011-10)**

Contact Person/Department: **Russ Wright**, Senior Planner

SUMMARY:

The city is proposing to update its multi-family apartment regulations for the Suburban Residential Zone (Exhibit 1)

ACTION REQUESTED OF PLANNING COMMISSION:

Public Hearing and Recommendation to City Council

BACKGROUND/HISTORY:

The city has discovered that there is at least one existing, legally developed multi-family apartment located in a single-family residential zone annexed into the city. Staff would like to clarify the use status of such structures. Currently, multi-family apartments are not an allowed use in single-family residential zones and would be considered legal non-conforming structures, which can cause financing and insurance difficulties for larger complexes.

The code amendment would permit multi-family apartments in the Suburban Residential Zone as allowed uses on properties annexed into Lake Stevens, on or after January 1, 2006, that Snohomish County previously approved. The code amendment would also allow the expansion and/or replacement of multi-family apartments, for the same identified properties, as a conditional use with the implementation of supplemental regulations.

FINDINGS AND CONCLUSIONS:

1. Compliance with selected elements of the Comprehensive Plan

- Housing Goal 3.1 – Support the need for a variety of housing types and densities, and the need for affordable housing through regulations and capital investments.
- Housing Goal 3.2 – Encourage the new development of multi-family housing and small single-family units in a manner that is compatible with existing neighborhoods.
- Housing Goal 3.3 – Increase the opportunity for all residents to purchase or rent affordable, safe, and sanitary housing.
- Land Use goal 4.1 – Ensure that land uses optimize economic benefit and the enjoyment and protection of natural resources while minimizing the threat to health, safety and welfare
- Land Use Goal 4.5 – Ensure the proper maintenance of the City’s environmental quality
- Land Use Goal 4.13 – Achieve a diverse array of housing opportunities.

- Land Use Goal 4.14 – Preserve and promote character of existing neighborhoods.

Conclusions – The proposed code amendment is consistent with several Comprehensive Plan goals as they relate to housing.

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 coded revisions, dated January 13, 2012 (Exhibit 2a).
- The City’s SEPA official issued a Determination of Nonsignificance on January 25, 2012 (Exhibit 2b).
- The City did not receive 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 provided the Department of Commerce with a Notice of Proposed Amendment on January 25, 2012 (Exhibit 3a).
- The Department of Commerce sent a letter of acknowledgment to the City on January 30, 2012 (Exhibit 3b).
- The Department of Commerce granted expedited review on February 13, 2012 (Exhibit 3c).
- Staff will file the final ordinance and regulations with the Department of Commerce within 10 days of City Council adoption.

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

4. Public Notice and Comments

- The City published a notice of SEPA determination in the Lake Stevens Journal on January 25, 2012 and January 31, 2012 (Exhibit 4a)
- The City published a notice of Public Hearing in the Lake Stevens Journal on February 22, 2012 and February 28, 2012 (Exhibit 4b)

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 Multi-family Use Amendment (LS 2011-10).

EXHIBITS:

- 1. Draft Code Amendments
- 2a. Environmental Checklist
- 2b. SEPA Determination
- 3a. Notification of Amendment to Department of Commerce
- 3b. Letter of Acknowledgement
- 3c. Notice of Expedited Review
- 4a. Notice of SEPA Publication
- 4b. Notice of Public Hearing Publication

Section 1. Chapter 14.40 LSMC Permissible Uses – Amended

A. The City hereby amends Table 14.40-I: Table of Permissible Uses by Zones to permit multi-family apartments, as an allowed use in the Suburban Residential (SR) zoning district, with the following note:

14. Existing multi-family structures, located in the Suburban Residential Zoning District, annexed into the City on or after January 1, 2006 are allowed and considered conforming land uses, so long as the structure is not expanded and/or replaced.

B. The City hereby amends Table 14.40-I: Table of Permissible Uses by Zones to permit multi-family apartments, as an conditional use in the Suburban Residential (SR) zoning district, with the following note:

15. Any requests to expand and/or replace (regardless of reason) an existing multifamily structure, located in the Suburban Residential Zoning District, annexed into the City on or after January 1, 2006 shall require a conditional use permit and comply with the supplemental regulations found in Part V of Chapter 14.44 LSMC Supplementary Use Regulations

TABLE 14.40-I: TABLE OF PERMISSIBLE USES BY ZONES

USE DESCRIPTIONS	SR
1.000 RESIDENTIAL	
1.300 Multi-Family Residences	
1.330 Multi-family apartments	P ¹⁴ / C ¹⁵

Section 2. Chapter 14.44 LSMC Supplementary Use Regulations, Part V Multi-family apartments annexed into the City – New.

The City hereby establishes Part V Multi-Family Apartments Annexed into the City for properties that contain multi-family apartments, located in the Suburban Residential zoning district, annexed into the City on or after January 1, 2006 to Chapter 14.44 LSMC Supplementary Use Regulations, as part of the Lake Stevens Municipal Code to read as follows:

Sections:

14.44.500 Authority

14.44.510 Conditional Use Permit Required

14.44.520 Additional Requirements

14.44.500 Authority

This chapter contains the City's procedures and policies, related to the expansion or replacement of existing multi-family structures, located in the Suburban Residential Zoning District, annexed into the City on or after January 1, 2006.

14.44.510 Conditional Use Permit Required

Any requests to expand and/or replace existing multifamily structures (regardless of reason), located in the Suburban Residential Zoning District, annexed into the City on or after January 1, 2006 shall require a Conditional Use Permit per Section 14.16C.045 prior to approval of the expansion and/or replacement.

14.44.520 Additional Requirements

- (a) The proposed expansion and/or replacement cannot increase the number of units.
- (b) The proposed expansion and/or replacement must comply with current regulations and obtain all applicable permits and approvals, including but not limited to a building permit per the current International Construction Codes.
- (c) The density and dimensional standards of the MFR (Multifamily) zone shall apply per Table 14.48-I Density and Dimensional Standards to Chapter 14.48 LSMC.
- (d) All other provisions of the LSMC associated with multifamily development, including but not limited to critical areas, landscaping, design guidelines, and parking shall apply.
- (e) The project proponent shall submit the original county approved official site plan and supporting county decision documents, to the city, with the conditional use permit application or equivalent documentation that identifies the approved number of units and lot configuration prior to expansion or replacement.



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 PLANNING AND COMMUNITY DEVELOPMENT
 PO Box 257, LAKE STEVENS, WA 98258
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CITY OF LAKE STEVENS

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Multi-family Use Amendment (LS 2011-10)
2. Name of applicant:
City of Lake Stevens
3. Address and phone number of applicant and contact person:
Russ Wright, Senior Planner
City of Lake Stevens
1812 Main Street / PO Box 257
Lake Stevens, WA 98258
4. Date checklist prepared:
January 13, 2012
5. Agency requesting checklist:
City of Lake Stevens
6. Proposed timing or schedule (including phasing, if applicable):
 - SEPA Determination January 2012
 - Public Workshops February 2012 (Planning Commission and City Council)
 - Public Hearings March 2012 (Planning Commission and City Council)
 - Final City Council adoption April, 2012
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.
None
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.
NA – This nonproject action updates the city’s multi-family use 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 code amendment would permit multifamily apartments in the Suburban Residential Zone as an allowed use on properties annexed into Lake Stevens, on or after January 1, 2006, that Snohomish County previously approved for such use through a Planned Residential Development Official Site Plan. The code amendment

would also allow the expansion and/or replacement of multifamily apartments, for the same properties, as a conditional use with supplemental regulations.

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 project would affect properties annexed on or after January 1, 2006 in the **Suburban Residential Zone (SR)** (see attached zoning map).

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)?

NA – This nonproject action updates the city’s multi-family use regulations.

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 prime farmland.

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

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, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NA – This nonproject action updates the city’s multi-family use regulations.

f. Could erosion occur as a result of clearing, construction, or use?

yes no

If so, generally describe.

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

NA – This nonproject action updates the city’s multi-family use regulations.

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

NA – This nonproject action updates the city’s multi-family use regulations.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NA – This nonproject action updates the city’s multi-family use regulations.

b. Are there any off-site sources of emissions or odor that may affect your proposal?

yes no

If so, generally describe.

NA – This nonproject action updates the city’s multi-family use regulations.

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

NA – This nonproject action updates the city’s multi-family use regulations.

3. Water

a. Surface:

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)?

yes no

If yes, describe type and provide names. 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?

yes no

If yes, please describe and attach available plans.

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.

NA – This nonproject action updates the city’s multi-family use regulations.

4) Will the proposal require surface water withdrawals or diversions?

yes no

Give general description, purpose, and approximate quantities if known.

5) Does the proposal lie within a 100-year floodplain?

yes no

If so, note location on the site plan.

The city of Lake Stevens has lands with Special Flood Hazard Area Zone A, depicted on the FIRMs for Lake Stevens, WA that will be subject to the proposed regulations, including properties zoned Suburban Residential.

6) Does the proposal involve any discharges of waste materials to surface waters?

yes no

If so, describe the type of waste and anticipated volume of discharge.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water?

yes no

Give general description, purpose, and approximate quantities if known.

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

NA – This nonproject action updates the city’s multi-family use regulations.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including stormwater) 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.

NA – This nonproject action updates the city’s multi-family use regulations.

2) Could waste materials enter ground or surface waters?

yes no

If so, generally describe.

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

NA – This nonproject action updates the city’s multi-family use regulations.

4. Plants

a. Check types of vegetation found on the site:

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?
NA – This nonproject action updates the city’s multi-family use regulations.
- c. List threatened or endangered species known to be on or near the site.
NA – This nonproject action updates the city’s multi-family use regulations.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
NA – This nonproject action updates the city’s multi-family use regulations.

5. Animals

- a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:
Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other: raccoons, opossums, rodents
Fish: bass, salmon, trout, herring, shellfish, other: sculpin and stickleback
- b. List any threatened or endangered species known to be on or near the site.
The following species have been documented in and around the waters in the city of Lake Stevens:
 - 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
- a. Is the site part of a migration route?
 yes no
If so, explain. Pacific flyway, salmonid migratory route
- d. Proposed measures to preserve or enhance wildlife, if any:
NA – This nonproject action updates the city’s multi-family use regulations.

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.

NA – This nonproject action updates the city’s multi-family use regulations.

- b. Would your project affect the potential use of solar energy by adjacent properties?

yes no

If so, generally describe.

NA – This nonproject action updates the city’s multi-family use regulations.

- 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:

NA – This nonproject action updates the city’s multi-family use regulations.

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?

yes no

If so, describe.

NA – This nonproject action updates the city’s multi-family use regulations.

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

NA – This nonproject action updates the city’s multi-family use regulations.

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

NA – This nonproject action updates the city’s multi-family use regulations.

- b. Noise

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

NA – This nonproject action updates the city’s multi-family use regulations.

- 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.

NA – This nonproject action updates the city’s multi-family use regulations.

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

NA – This nonproject action updates the city’s multi-family use regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The city of Lake Stevens includes a variety of urban land uses including residential, commercial, office, industrial and public. The Suburban Residential zone is primarily a single-family zone.

- b. Has the site been used for agriculture?

yes no

If so, describe.

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.

c. Describe any structures on the site.

The Suburban Residential zone contains single-family structures primarily with some some multifamily structures.

Will any structures be demolished?

yes no

If so, what?

NA – This nonproject action updates the city’s multi-family use regulations.

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

The city of Lake Stevens includes a variety of urban zones including residential, commercial, office, industrial and public. This proposal relates specifically to the Suburban Residential zone.

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

The city of Lake Stevens includes a variety of comprehensive plan designations including residential, commercial, office, industrial and public. This proposal relates specifically to the Medium Density Residential Designation.

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

The city’s draft Shoreline Master Program proposes the following Environment Designations: Aquatic, Natural, High Intensity, Urban Conservancy, and Shoreline Residential. The Shoreline Residential and Natural Environment Designations may overlay or are adjacent to portions of the Suburban Residential zone.

h. Has any part of the site been classified as an "environmentally sensitive" area?

yes no

If so, specify.

Yes, 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, including portions of the Suburban Residential zone.

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

NA – This nonproject action updates the city’s multi-family use regulations. Residential and commercial densities will be subject to municipal regulations at the time of development.

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

NA – This nonproject action updates the city’s multi-family use regulations.

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

NA – This nonproject action updates the city’s multi-family use regulations.

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

The Multi-family Use Amendment will ensure that the existing land uses are compatible.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
NA – This nonproject action updates the city’s multi-family use regulations.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
NA – This nonproject action updates the city’s multi-family use regulations.
- c. Proposed measures to reduce or control housing impacts, if any:
NA – This nonproject action updates the city’s multi-family use regulations.

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?
NA – This nonproject action updates the city’s multi-family use regulations.
- b. What views in the immediate vicinity would be altered or obstructed?
NA – This nonproject action updates the city’s multi-family use regulations.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
NA – This nonproject action updates the city’s multi-family use regulations.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
NA – This nonproject action updates the city’s multi-family use regulations.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NA – This nonproject action updates the city’s multi-family use regulations.
- c. What existing off-site sources of light or glare may affect your proposal?
NA – This nonproject action updates the city’s multi-family use regulations.
- d. Proposed measures to reduce or control light and glare impacts, if any:
NA – This nonproject action updates the city’s multi-family use regulations.

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?
 yes no
If so, describe.

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

NA – This nonproject action updates the city’s multi-family use regulations.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?

yes no

If so, generally 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. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NA – This nonproject action updates the city’s multi-family use regulations.

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

NA – This nonproject action updates the city’s multi-family use regulations. However, during future project construction, if the proponent/contractor(s) observe archaeological, historical materials, and/or human remains, they will stop all work in the immediate vicinity and notify affected agencies to assess the situation and determine how to preserve the resource(s).

14. Transportation

- a. Identify public streets and highways serving the site, 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 currently served by public transit?

yes no

If not, what is the approximate distance to the nearest transit stop?

- c. How many parking spaces would the completed project have? How many would the project eliminate?

NA – This nonproject action updates the city’s multi-family use regulations.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways?

yes no

If so, generally describe (indicate whether public or private).

NA – This nonproject action updates the city’s multi-family use regulations.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation?

yes no

If so, generally describe.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NA – This nonproject action updates the city’s multi-family use regulations.

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

NA – This nonproject action updates the city’s multi-family use regulations.

15. Public Services

a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)?

yes no

If so, generally describe.

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

NA – This nonproject action updates the city’s multi-family use regulations.

16. Utilities

a. Check utilities currently available at the site:

Electricity

Telephone

Natural gas

Sanitary sewer

Water

Septic system

Refuse service

Other (list)

f. 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.

NA – This nonproject action updates the city’s multi-family use regulations.

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:



Date Submitted: January 13, 2012

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?

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.

Proposed measures to avoid or reduce such increases are:

The replacement or expansion of existing multi-family apartments in the Suburban Residential zone will be consistent with applicable federal, state and local regulations related to air quality, water quality, toxic or hazardous substances or the production of noise.

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.

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

The replacement or expansion of existing multi-family apartments in the Suburban Residential zone will be consistent with applicable federal, state and local regulations related to plants, animals, fish, or marine life.

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:

The replacement or expansion of existing multi-family apartments in the Suburban Residential zone will be consistent with applicable federal, state and local regulations related to 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 is not likely to affect environmentally sensitive areas and historical or archaeological sites.

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

The replacement or expansion of existing multi-family apartments in the Suburban Residential zone will be consistent with applicable federal, state and local regulations related to sensitive areas and historical or archaeological sites.

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 multi-family regulations in the Suburban Residential Zone with the purpose of ensuring that existing or replacement multifamily units are made compatible with existing land and shoreline uses.

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

The replacement or expansion of existing multi-family apartments in the Suburban Residential zone will be consistent with applicable federal, state and local regulations related to land and shoreline uses.

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

It is not likely that the proposal will increase transportation demands or public services and utilities.

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

The replacement or expansion of existing multi-family apartments in the Suburban Residential zone will be consistent with applicable federal, state and local regulations related to transportation and public services.

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*, SEPA, and the Growth Management Act.



DETERMINATION OF NONSIGNIFICANCE

Issuance Date: January 25, 2012

Project Name (No.): Multi-family Use Amendment (LS 2011-10)

Proponent: City of Lake Stevens

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

Description of Proposal:

The code amendment would permit multifamily apartments in the Suburban Residential Zone as an allowed use on properties annexed into Lake Stevens, on or after January 1, 2006, that Snohomish County previously approved for such use through a Planned Residential Development Official Site Plan. The code amendment would also allow the expansion and/or replacement of multifamily apartments, for the same properties, as a conditional use with supplemental regulations.

Project Location: City of Lake Stevens

Contact Person: Russ Wright, Senior Planner

Phone: (425) 212-3315

SEPA Responsible Official:

Rebecca Ableman, Planning and Community Development Director,
City of Lake Stevens

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 43.21.030(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 below.

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 **February 08, 2012**. 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, **February 15, 2012**. 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, WA
Mailing Address:	P.O. Box 257 Lake Stevens, WA 98258
Date:	January 25, 2011

Contact Name:	Russ Wright
Title/Position:	Senior Planner
Phone Number:	425-212-3315
E-mail Address:	rwright@lakestevenswa.gov

Brief Description of the Proposed/Draft Development Regulations Amendment: <i>(40 words or less)</i>	The code amendment would permit multifamily apartments in the Suburban Residential Zone as an allowed use on properties annexed into Lake Stevens, on or after January 1, 2006, that Snohomish County previously approved for such use through a Planned Residential Development Official Site Plan. The code amendment would also allow the expansion and/or replacement of multifamily apartments, for the same properties, as a conditional use with supplemental regulations.
Public Hearing Date:	Planning Commission – March 7, 2012 City Council – March 26, 2012
Proposed Adoption Date:	April, 2012

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

January 30, 2012

Russ Wright
Senior Planner
City of Lake Stevens
Post Office Box 257
Lake Stevens, Washington 98258

Dear Mr. Wright:

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 code amendment permitting multifamily apartments in the suburban residential zone as an allowed use on properties annexed into Lake Stevens, on or after January 1, 2006. These materials were received on January 24, 2012 and processed with the material ID # 17766. 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 will deny expedited review and the standard 60-day review period (from date received) will apply. 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 fifteen calendar days after the original date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten 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 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services

From: [COM GMU Review Team](#)
To: [Russell Wright](#)
Cc: [Dave Andersen](#)
Subject: 17766, City of Lake Stevens, Expedited Review Granted, DevRegs
Date: Monday, February 13, 2012 10:00:40 AM

Dear Mr. Wright:

The City of Lake Stevens has been granted expedited review for the proposed code amendment permitting multifamily apartments in the suburban residential zone as an allowed use on properties annexed into Lake Stevens, on or after January 1, 2006, that Snohomish County previously approved for such use through a Planned Residential Development Official Site Plan. 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 Paul Johnson at 360.725.3048 or by email at paul.johnson@commerce.wa.gov.

Thank you.

Review Team, Growth Management Services

Department of Commerce

P.O. Box 42525

Olympia WA 98504-2525

(360) 725-3000

FAX (360) 664-3123

AFFIDAVIT OF PUBLICATION

State of Washington
County of Snohomish

Legal No.

RECEIVED
JAN 26 2012
CITY OF LAKE STEVENS

SS.

Leah Hughes-Anderson, being first duly sworn on oath deposes and says that she is the Secretary of the Lake Stevens Journal, a weekly newspaper. That said newspaper is a legal newspaper which has been approved by order of the Superior Court in Snohomish County, July 18, 1995, in compliance with Chapter 213 of Washington Laws of 1941, and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language to the date of the publication of said newspaper. That the annexed is a true copy of a legal for: City of Lake Stevens as it was published in regular issues (and not supplement form) of said newspaper once each week for a period of one consecutive week(s), commencing on day 25 of January, 2012, and ending on day 31 of January, 2012, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee for the foregoing publication is the sum \$ 100.50, which amount has been paid in full.

Leah Hughes-Anderson
Leah Hughes-Anderson



Subscribed and sworn to before me this 25 day of January, 2012.

[Signature]

AFFIDAVIT OF PUBLICATION

State of Washington
County of Snohomish

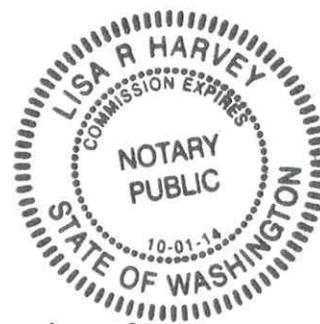
Legal No.

RECEIVED
FEB 23 2012
CITY OF LAKE STEVENS

SS.

Leah Hughes-Anderson, being first duly sworn on oath deposes and says that she is the Secretary of the Lake Stevens Journal, a weekly newspaper. That said newspaper is a legal newspaper which has been approved by order of the Superior Court in Snohomish County, July 18, 1995, in compliance with Chapter 213 of Washington Laws of 1941, and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language to the date of the publication of said newspaper. That the annexed is a true copy of a legal for: City of Lake Stevens as it was published in regular issues (and not supplement form) of said newspaper once each week for a period of one consecutive week(s), commencing on day 22 of February, 2012, and ending on day 28 of February, 2012, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee for the foregoing publication is the sum \$40.20, which amount has been paid in full.

Leah Hughes-Anderson
Leah Hughes-Anderson



Subscribed and sworn to before me this 22nd day of February, 2012.

Jim R. Fay

COPY
for Planning



Staff Report
City of Lake Stevens Planning Commission

Planning Commission Public Hearing
Date: **March 07, 2012**

Subject: **SEPA Code Update LS2011-8**

Contact Person/Department: **Russ Wright**, Senior Planner

SUMMARY:

Public Hearing covering State Environmental Policy Act (SEPA) SEPA Code revision (Exhibit 1)

ACTION REQUESTED OF PLANNING COMMISSION:

Public Hearing and Recommendation to City Council

BACKGROUND/HISTORY:

The City adopted its SEPA policies in 1992, which have remained largely unchanged. Several sections are inconsistent with the current state regulations. The scope of the project is an update to the City's State Environmental Policy Act regulations (Title 16 LSMC) to ensure consistency with state requirements and authorize the use of Planned Actions. The proposed revisions are predominately procedural and conform to the SEPA rules of Chapter 197-11 of the Washington Administrative Code (WAC). The major proposed changes include removing outdated sections and inserting new sections for consistency with the model ordinance. The draft regulations include comments on optional elements for the Planning Commission's consideration.

FINDINGS AND CONCLUSIONS:

1. ***Compliance with selected elements of the Comprehensive Plan***

- Land Use goal 4.1 – Ensure that land uses optimize economic benefit and the enjoyment and protection of natural resources while minimizing the threat to health, safety and welfare
- Land Use Goal 4.5 – Ensure the proper maintenance of the City's environmental quality through the preservation and conservation of the natural environment and resources.
- Land Use Goal 4.28 – Require development to be sensitive to site characteristics and to protect natural resources.
- Critical Areas Goal 10.1: – Protect the natural environment and conserve all critical areas, including wetlands, shorelines, creeks/streams, geological hazard areas and wildlife habitats.

Conclusions – The proposed code amendments are consistent with several Comprehensive Plan goals as they relate to protection of the environment.

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 coded revisions, dated December 30, 2011 (Exhibit 2a).
- The City's SEPA official issued a Determination of Nonsignificance on January 04, 2012 (Exhibit 2b).
- The City did not receive 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 provided the Department of Commerce with a Notice of Proposed Amendment on January 04, 2012 (Exhibit 3a).
- The Department of Commerce sent a letter of acknowledgment to the City on January 4, 2012 (Exhibit 3b).
- The Department of Commerce granted expedited review on February 02, 2012 (Exhibit 3c).
- Staff will file the final ordinance and regulations with the Department of Commerce within 10 days of City Council adoption.

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

4. ***Public Notice and Comments***

- The City published a notice of SEPA determination in the Lake Stevens Journal on January 04, 2012 (Exhibit 4a)
- The City published a notice of Public Hearing in the Lake Stevens Journal on February 22, 2012 and February 28, 2012 (Exhibit 4b)

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 SEPA Code Update (LS2011-8).

EXHIBITS:

1. Draft Code Amendments
- 2a Environmental Checklist
- 2b SEPA Determination
- 3a Notification of Amendment to Department of Commerce
- 3b Letter of Acknowledgement
- 3c Notice of Expedited Review
- 4a. Notice of SEPA Publication
- 4b. Notice of Public Hearing Publication

Title 16

SEPA Procedures and Policies

Chapter 16.40 SEPA

16.40.010 Authority.

The city of Lake Stevens adopts this chapter under the State Environmental Policy Act (SEPA), Revised Code of Washington (RCW) 43.21C.120, and the SEPA rules, Washington Administrative Code (WAC) 197-11-904. This ordinance contains this city's SEPA procedures and policies, which must be used in conjunction with Chapter 197-11 WAC.

16.40.015 Policy.

The city adopts the following section of Chapter 197-11 WAC section by reference.

197-11-030 Policy

16.40.020 General requirements.

This section contains the basic requirements that apply to the SEPA process. The city adopts the following sections of Chapter 197-11 WAC by reference.

- 197-11-040 Definitions.
- 197-11-050 Lead agency.
- 197-11-055 Timing of the SEPA process.
- 197-11-060 Content of environmental review.
- 197-11-070 Limitations on action during SEPA process.
- 197-11-080 Incomplete or unavailable information.
- 197-11-090 Supporting documents.
- 197-11-100 Information required of applicants.
- 197-11-158 GMA project review – reliance on existing plans, laws, and regulations.
- 197-11-210 SEPA/GMA integration.
- 197-11-220 SEPA/GMA definitions.
- 197-11-228 Overall SEPA/GMA integration procedures.
- 197-11-230 Timing of an integrated GMA/SEPA process.
- 197-11-232 SEPA/GMA integration procedures for preliminary planning, environmental analysis, and expanded scoping.
- 197-11-235 Documents.
- 197-11-250 SEPA/Model Toxics Control Act integration.
- 197-11-253 SEPA lead agency for MTCA actions.
- 197-11-256 Preliminary evaluation.
- 197-11-259 Determination of Nonsignificance for MTCA remedial actions.
- 197-11-262 Determination of Significance and EIS for MTCA remedial actions.
- 197-11-265 Early Scoping for MTCA remedial actions.
- 197-11-268 MTCA interim actions.

16.40.025 Designation of responsible official.

- (a) For those proposals for which the city is the lead agency, the responsible official shall be the Planning and Community Development Director or designee.
- (b) For all proposals for which the city is the lead agency, the responsible official shall make the threshold determination, supervise scoping and preparation of any required environmental impact statement (EIS), and perform any other functions assigned to the "lead agency" or "responsible official" by those sections of the SEPA rules adopted by reference in WAC 173-806-020, as identified in Section 16.40.020.
- (c) The city shall retain all documents required by the SEPA rules (Chapter 197-11 WAC) and make them available in accordance with Chapter 42.17 RCW.

16.40.030 Lead agency determination and responsibilities

- (a) When receiving an application for or initiating a proposal that involves a nonexempt action, the city shall determine the lead agency for that proposal under WAC 197-11-050, 197-11-253, and 197-11-922 through 197-11-940, unless the lead agency has been previously determined or the city is aware that another department or agency is in the process of determining the lead agency.
- (b) When the city is not the lead agency for a proposal, the city shall use and consider, as appropriate, either the DNS or the final EIS of the lead agency in making decisions on the proposal. The city shall not prepare or require preparation of a DNS or EIS in addition to that prepared by the lead agency, unless required under WAC 197-11-600. In some cases, the city may conduct supplemental environmental review under WAC 197-11-600.
- (c) If the city receives a lead agency determination made by another agency that appears inconsistent with the criteria of WAC 197-11-253 or 197-11-922 through 197-11-940, it may object to the determination. Any objection must be made to the agency originally making the determination and resolved within fifteen days of receipt of the determination, or the city must petition the Department of Ecology for a lead agency determination under WAC 197-11-946 within the fifteen-day time period.
- (d) The city, by decisions of the responsible official, can make agreements as to lead agency status or share lead agency duties for a proposal under WAC 197-11-942 and 197-11-944.
- (e) In making a lead agency determination for a private project, the city shall require sufficient information from the applicant to identify which other agencies have jurisdiction over the proposal.
- (f) When the city is lead agency for a Model Toxics Control Act (MTCA) remedial action, the city shall provide the Department of Ecology an opportunity, under WAC 197-11-253(5), to review the environmental documents prior to public notice being provided. If the SEPA and MTCA documents are issued together with one public comment period, under WAC 197-11-253(6), the city shall decide jointly with the Department of Ecology who receives the comment letters and how copies of the comment letters will be distributed to the other agency.

16.40.035 Transfer of lead agency status to a state agency

For any proposal for a private project where the city would be the lead agency and for which one or more state agencies have jurisdiction, the city's responsible official may elect to transfer the lead agency duties to a state agency. The state agency with jurisdiction appearing first on the priority listing in WAC 197-11-936 shall be the lead agency and the city shall be an agency with jurisdiction. To transfer lead agency duties, the city's responsible official must transmit a notice of the transfer with any available relevant information, on the proposal, to the appropriate state agency with jurisdiction. The city's responsible official shall also give notice of the transfer to the private applicant and any other agencies with jurisdiction over the proposal.

16.40.040 Additional timing considerations.

- (a) For nonexempt proposals, the DNS or final EIS for the proposal shall accompany the city's staff recommendation to any appropriate advisory body.
- (b) If the city's only action on a proposal is a decision on a building permit or other license, not subject to the notice of application requirements of RCW 36.70B.110 or LSMC 14.16A.225, but that requires detailed project plans and specifications, the applicant may request in writing that the city conduct environmental review prior to submission of the detailed plans and specifications.

16.40.045 Categorical exemptions and threshold determinations.

This section contains information for deciding whether a proposal has a “probable significant, adverse environmental impact,” requiring an environmental impact statement (EIS) to be prepared. This section also contains rules for evaluating the impacts of proposals not requiring an EIS. The city adopts the following sections of Chapter 197-11 WAC by reference.

- 197-11-300 Purpose of this part.
- 197-11-305 Categorical exemptions.
- 197-11-310 Threshold determination required.
- 197-11-315 Environmental checklist.
- 197-11-330 Threshold determination process.
- 197-11-335 Additional information.
- 197-11-340 Determination of nonsignificance (DNS).
- 197-11-350 Mitigated DNS.
- 197-11-355 Optional DNS process.
- 197-11-360 Determination of significance (DS)/invitation of scoping.
- 197-11-390 Effect of threshold determination.

16.40.050 Categorical exemptions.

- (a) The city adopts by reference the following sections of Chapter 197-11 WAC regarding categorical exemptions:

- 197-11-800 Categorical exemptions.
- 197-11-880 Emergencies.
- 197-11-890 Petitioning Department of Ecology to change exemptions.

- (b) Under WAC [197-11-800\(1\)\(a\)](#) and (c), the city may raise categorical exemption levels for certain types of minor new construction described in WAC 197-11-800(1)(b). Local conditions, including zoning or other land use plans or regulations, implemented by ordinance, shall support any raised categorical exemption level. If the city increases any categorical exemptions levels, they shall send these to the Department of Ecology. The maximum level that any such category exemption may be raised is specified in WAC 197-11-800(1)(c).

16.40.055 Use of exemptions.

- (a) When the city receives an application or request for a proposed project or non-project action, the responsible official shall determine if the action is properly defined per WAC 197-11-060 and categorically exempt per WAC 197-11-800. The determination that a proposal is exempt shall be final and not subject to administrative review. If a proposal is exempt, none of the procedural requirements

of this chapter applies to the proposal. The city shall not require completion of an environmental checklist for an exempt proposal.

- (b) If a proposed project or non-project action includes both exempt and nonexempt actions, the city may authorize exempt actions prior to compliance with the procedural requirements of this chapter, except that The city shall not authorize:
 - (1) Any nonexempt action;
 - (2) Any action that would have an adverse environmental impact; or
 - (3) Any action that would limit the choice of alternatives.

14.64.060 Environmental checklist.

- (a) A project proponent shall submit a completed environmental checklist (or a copy), substantially in the form provided in WAC 197-11-960 or as hereafter amended, when they submit a permit application, license, certificate, or other project proposal not specifically exempted in this chapter. The city shall use the completed environmental checklist to determine the lead agency and, if the city is the lead agency, for making the threshold determination.
- (b) The city will not require an environmental checklist when the city and applicant agree that an EIS is required; another agency, acting as lead agency, has prepared its own EIS for a public proposal; or when the proposed project or non-project action qualifies as a planned action, pursuant to subsection 14.64.060(e) of this section.
- (c) For private proposals, the city will require the applicant to complete the environmental checklist and the city will provide assistance as necessary, for example the city may provide relevant, available technical information to the private applicant; or notify them if material provided is inaccurate.
- (d) For city proposals, the department initiating the proposal shall complete the environmental checklist for that proposal.
- (e) For projects submitted as planned actions under WAC 197-11-164, the city shall use its existing environmental checklist form or may modify the environmental checklist form as provided in WAC 197-11-315. The modified environmental checklist form may be prepared and adopted along with the planned action ordinance, or developed after adoption of the planned action ordinance. In either case, the city must send the Department of Ecology the modified environmental checklist form to allow the Department at least a thirty-day review of the form prior to its use.

16.40.065 Mitigated DNS.

- (a) As provided in this section and in WAC 197-11-350, the responsible official may issue a DNS based on conditions attached to the proposal by the responsible official or on changes to, or clarifications of, the proposal made by the applicant.
- (b) An applicant may request in writing early notice of whether a DS is likely under WAC 197-11-350. The request must:
 - (1) Follow submission of a permit application and environmental checklist for a nonexempt proposal for which the department is lead agency; and
 - (2) Precede the city's actual threshold determination for the proposal.
- (c) The responsible official should respond to the request for early notice within fourteen (14) days in conformance with the timing requirements found in LSMC 14.16A.230. The response shall:
 - (1) Be written;
 - (2) State whether the city currently considers issuance of a DS likely and, if so, indicate the general or specific area(s) of concern that is/are leading the city to consider a DS; and

- (3) State that the applicant may change or clarify the proposal to mitigate the indicated impacts, revising the environmental checklist and/or permit application as necessary to reflect the changes or clarifications.
- (d) The city should assist the applicant with identification of impacts to the extent necessary to formulate mitigation measures.
- (e) When an applicant submits a changed or clarified proposal, along with a revised or amended environmental checklist, the city shall base its threshold determination on the changed or clarified proposal.
 - (1) If the city indicated specific mitigation measures in its response to the request for early notice, and the applicant changed or clarified the proposal to include those specific mitigation measures, the city shall issue and circulate a DNS under WAC 197-11-340(2).
 - (2) If the city indicated areas of concern, but did not indicate specific mitigation measures that would allow it to issue a DNS, the city shall make the threshold determination, issuing a DNS or DS as appropriate.
 - (3) The applicant's proposed mitigation measures (clarifications, changes or conditions) must be in writing and must be specific. For example, proposals to "control noise" or "prevent stormwater runoff" are inadequate, whereas proposals to "muffle machinery to X decibel" or "construct 200-foot stormwater retention pond at Y location" are adequate.
 - (4) Mitigation measures, which justify issuance of a mitigated DNS, may be incorporated in the DNS by reference to agency staff reports, studies or other documents.
- (f) A mitigated DNS is issued under WAC 197-11-340(2), requiring a fourteen (14) day comment period in conformance with the timing requirements found in LSMC 14.16A.230.
- (g) The city shall deem mitigation measures incorporated in the mitigated DNS conditions of approval of the permit decision and enforce them in the same manner as any term or condition of the permit.
- (h) The city's written response, under section 16.40.065(b) is not a determination of significance. In addition, preliminary discussion of clarifications or changes to a proposal, as opposed to a written request for early notice, shall not bind the city to consider the clarifications or changes in its threshold determination.

16.40.070 Environmental Impact Statement.

This section contains the rules for preparing environmental impact statements. The city adopts the following sections of Chapter 197-11 WAC by reference.

- 197-11-400 Purpose of EIS.
- 197-11-402 General requirements.
- 197-11-405 EIS types.
- 197-11-406 EIS timing.
- 197-11-408 Scoping.
- 197-11-410 Expanded scoping.
- 197-11-420 EIS preparation.
- 197-11-425 Style and size.
- 197-11-430 Format.
- 197-11-435 Cover letter or memo.
- 197-11-440 EIS contents.

197-11-442	Contents of EIS on Nonproject Proposals.
197-11-443	EIS contents when prior Nonproject EIS.
197-11-444	Elements of the environment.
197-11-448	Relationship of EIS to other considerations.
197-11-450	Cost-benefit analysis.
197-11-455	Issuance of DEIS.
197-11-460	Issuance of FEIS.

16.40.075 Preparation of EIS – Additional considerations

- (a) Preparation of draft and final EISs (DEIS and FEIS) and draft and final supplemental EISs (SEIS) is the responsibility of the Planning and Community Development Department under the direction of the responsible official. Before the city issues an EIS, the responsible official shall be satisfied that, the EIS complies with this chapter and Chapter 197-11 WAC.
- (b) City staff, the applicant, or a consultant selected by the city or the applicant shall prepare the DEIS and FEIS or draft and final SEIS. If the responsible official requires an EIS for a proposal and determines that someone other than the city will prepare the EIS, the responsible official shall notify the applicant immediately after completion of the threshold determination. The responsible official shall also notify the applicant of the city's procedure for EIS preparation, including approval of the DEIS and FEIS prior to distribution.
- (c) The city may require an applicant to provide information the city does not possess, including but not limited to specific investigations and reports, that the responsible official deems necessary to prepare the DEIS and/or FEIS. The applicant shall be responsible for the costs and expense of providing such information.

16.40.080 Commenting.

This section contains rules for consulting, commenting, and responding to environmental documents, under SEPA, including rules for public notices and hearings. The city adopts the following sections of Chapter WAC 197-11 by reference.

197-11-500	Purpose of this part.
197-11-502	Inviting comment.
197-11-504	Availability and cost of environmental documents.
197-11-508	SEPA register.
197-11-510	Public notice.
197-11-535	Public hearings and meetings.
197-11-545	Effect of no comment.
197-11-550	Specificity of comments.
197-11-560	FEIS responses to comments.
197-11-570	Consultant agency costs to assist lead agency.

16.40.085 Public notice.

- (a) Whenever possible, the city shall integrate the public notice required under this section with existing notice procedures pursuant to LSMC 14.16A.225 and Chapter 14.16B LSMC.

- (b) Whenever the city issues a DNS under WAC 197-11-340(2) or a DS under WAC 197-11-360(3), the city shall give public notice as follows:
 - (1) If public notice is required for a nonexempt permit application, the notice shall state whether the city has issued a DS or DNS and when comments are due.
 - (2) If an environmental document is issued concurrently with a notice of application, the public notice requirements in RCW 36.70B.110(4) and Chapter LSMC 14.16A.225 will suffice to meet the SEPA public notice requirements in WAC 197-11-510(1).
 - (3) If no public notice is otherwise required for the permit application or approval, the city shall give notice of the DNS or DS by:
 - (i) Posting the property, for site-specific proposals;
 - (ii) Publishing notice in a newspaper of general circulation in the county, city, or general area where the proposal is located; and
 - (iii) Notifying public or private groups, which have expressed interest in this proposal or in the type of proposal under consideration.
 - (4) Whenever the city issues a DS under WAC 197-11-360(3), the city shall state the scoping procedure for the proposal in the DS as required in WAC 197-11-408, and provide public notice pursuant to LSMC 14.16A.225 and Chapter 14.16B LSMC.
- (c) If a DNS is issued using the optional DNS process, the public notice requirements for a notice of application in RCW 36.70B.110(4), supplemented by the requirements in WAC 197-11-355, will suffice to meet the SEPA public notice requirements in WAC 197-11-510 (1)(b).
- (d) Whenever the city issues a DEIS under WAC 197-11-455(5) or a SEIS under WAC 197-11-620, notice of the availability of those documents shall be given by:
 - (1) Indicating the availability of the DEIS in any public notice required for a nonexempt permit application or approval;
 - (2) Posting the property for site-specific proposals;
 - (3) Publishing notice in a newspaper of general circulation in the county, city, or general area where the proposal is located; and
 - (4) Notifying public or private groups which have expressed interest in a proposal or in the type of proposal being considered;
- (e) Public notice for projects that qualify as planned actions shall be tied to the underlying permit as specified in WAC 197-11-172(3) and notice provided pursuant to LSMC 14.16A.225 and Chapter 14.16B LSMC.
- (f) The city may require an applicant to complete the public notice requirements for the applicant's proposal at his or her expense.

16.40.090 Designation of official to perform consulted agency responsibilities for the city.

- (a) The responsible official or designee shall be responsible for preparation of written comments for the city in response to a consultation request prior to a threshold determination, participation in scoping, and reviewing a DEIS.
- (b) The responsible official or designee shall be responsible for the city's compliance with WAC 197-11-550 whenever the city is a consulted agency and is authorized to develop operating procedures that will ensure that responses to consultation requests are prepared in a timely fashion and include data from all appropriate departments of the city.

16.40.095 Using and supplementing existing environmental documents.

This section contains rules for using and supplementing existing environmental documents prepared under SEPA or National Environmental Policy Act (NEPA) for the city’s own environmental compliance. The city adopts the following sections of Chapter 197-11 WAC by reference.

- 197-11-164 Planned actions – Definition and criteria.
- 197-11-168 Ordinances or resolutions designating planned actions – Procedures for adoption.
- 197-11-172 Planned actions – Project review.
- 197-11-600 When to use existing environmental documents.
- 197-11-610 Use of NEPA documents.
- 197-11-620 Supplemental Environmental Impact Statement – Procedures.
- 197-11-625 Addenda procedures.
- 197-11-630 Adoption procedures.
- 197-11-635 Incorporation by reference procedures.
- 197-11-640 Combining documents.

16.40.100 SEPA and agency decisions.

This section contains rules and policies for SEPA’s substantive authority, such as decisions to mitigate or reject proposals because of SEPA. This part also contains procedures for appealing SEPA determinations to agencies or the courts. The city adopts the following sections of Chapter 197-11 WAC by reference.

- 197-11-650 Purpose of this part.
- 197-11-655 Implementation.
- 197-11-660 Substantive authority and mitigation.
- 197-11-680 Appeals.

16.40.105 Substantive authority

- (a) The policies and goals set forth in this chapter are supplementary to those in the existing policies and regulations of the city of Lake Stevens.
- (b) The city may attach conditions to a permit or approval for a proposal so long as:
 - (1) Such conditions are necessary to mitigate specific probable adverse environmental impacts identified in environmental documents prepared pursuant to this chapter; and
 - (2) Such conditions are in writing;
 - (3) The mitigation measures included in such conditions are reasonable and capable of being accomplished;
 - (4) The city has considered whether other local, state, or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts; and
 - (5) Such conditions are based on one or more policies in subsection (d) of this section and cited in the permit or other decision document.
- (c) The city may deny a permit or approval for a proposal on the basis of SEPA so long as:
 - (1) A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a FEIS or final SEIS prepared pursuant to this chapter;
 - (2) A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact(s); and

- (3) The denial is based on one or more policies identified in subsection (d) of this section and identified in writing in the decision document.
- (d) The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:
 - (1) The city shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:
 - (i) Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
 - (ii) Assure for all people of Washington safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
 - (iii) Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, and/or other undesirable and unintended consequences;
 - (iv) Preserve important historic, cultural, and natural aspects of our national heritage;
 - (v) Maintain, wherever possible, an environment which supports diversity and variety of individual choice;
 - (vi) Achieve a balance between population and resource use, which will permit high standards of living and a wide sharing of life's amenities; and
 - (vii) Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.
 - (2) The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.
 - (3) The city adopts by reference the policies in the following city documents as now or hereafter amended:
 - (i) The Lakes Stevens Comprehensive Plan, including without limitation all individual elements, subarea plans, capital plans, supporting documents, and any standards, plans, policies, and other materials incorporated by reference into the comprehensive plan;
 - (ii) The Lake Stevens Municipal Code and supporting documents including without limitation all supporting documents, standards, plans, policies, and other materials incorporated by reference into the municipal code; and
 - (iii) The Lake Stevens Engineering Design and Development Standards.

16.40.110 Appeals.

- (a) The city establishes the following appeal procedures under RCW 43.21C.075 and WAC 197-11-680.
 - (1) The city will process appeals according to the procedures found in LSMC 14.16A.265 and Chapter 14.16B LSMC.
 - (2) For any appeal under this section, the city's record shall consist of the following:
 - (i) Findings and conclusions;
 - (ii) Written documents;
 - (iii) Testimony under oath; and

- (iv) A taped or written transcript.
- (3) The city may require the appellant to provide an electronic transcript.
- (4) The procedural determination by the city's responsible official shall carry substantial weight in any appeal proceeding.
- (b) The city shall give official notice, under WAC 197-11-680(5), whenever it issues a permit or approval for which a statute or ordinance establishes a time limit for commencing judicial appeal.

16.400.115 General definitions

This part contains uniform usage and definitions of terms under SEPA. The city adopts the following sections of Chapter 197-11 WAC by reference, as supplemented by WAC 173-806-030.

- 197-11-700 Definitions.
- 197-11-702 Act.
- 197-11-704 Action.
- 197-11-706 Addendum.
- 197-11-708 Adoption.
- 197-11-710 Affected tribe.
- 197-11-712 Affecting.
- 197-11-714 Agency.
- 197-11-716 Applicant.
- 197-11-718 Built environment.
- 197-11-720 Categorical exemption.
- 197-11-721 Closed record appeal.
- 197-11-722 Consolidated appeal.
- 197-11-724 Consulted agency.
- 197-11-726 Cost benefit analysis.
- 197-11-728 County/city.
- 197-11-730 Decision maker.
- 197-11-732 Department.
- 197-11-734 Determination of nonsignificance (DNS).
- 197-11-736 Determination of significance (DS).
- 197-11-738 EIS.
- 197-11-740 Environment.
- 197-11-742 Environmental checklist.
- 197-11-744 Environmental document.
- 197-11-746 Environmental review.
- 197-11-750 Expanded scoping.
- 197-11-752 Impacts.
- 197-11-754 Incorporated by reference.
- 197-11-756 Lands covered by water.

197-11-758	Lead agency.
197-11-760	License.
197-11-762	Local agency.
197-11-764	Major action.
197-11-766	Mitigated DNS.
197-11-768	Mitigation.
197-11-770	Natural environment.
197-11-772	NEPA.
197-11-774	Nonproject.
197-11-775	Open record hearing.
197-11-776	Phased review.
197-11-778	Preparation.
197-11-780	Private project.
197-11-782	Probable.
197-11-784	Proposal.
197-11-786	Reasonable alternative.
197-11-788	Responsible official.
197-11-790	SEPA.
197-11-792	Scope.
197-11-793	Scoping.
197-11-794	Significant.
197-11-796	State agency.
197-11-797	Threshold determination.
197-11-799	Underlying governmental action.

16.40.120 Additional definitions.

(a) In addition to those definitions contained within WAC [197-11-700](#) through [197-11-799](#), when used in this Chapter, the following terms shall have the following meanings unless the context indicates otherwise:

- (1) "SEPA Rules" means Chapter [197-11](#) WAC adopted by the Department of Ecology.
- (2) "Early notice" means the city's response to an applicant stating whether it considers issuance of a determination of significance likely for the applicant's proposal (mitigated determination of nonsignificance (DNS) procedures).

16.40.125 Agency compliance

This section contains rules for agency compliance with SEPA, including rules for charging fees under the SEPA process, designating categorical exemptions that do not apply within critical areas, listing agencies with environmental expertise, selecting the lead agency, and applying these rules to current agency activities. The city adopts the following sections of Chapter 197-11 WAC by reference.

197-11-900	Purpose of this part.
197-11-902	Agency SEPA policies.

- 197-11-916 Application to ongoing action.
- 197-11-920 Agencies with environmental expertise.
- 197-11-922 Lead agency rules.
- 197-11-924 Determining lead agency.
- 197-11-926 Lead agency for governmental proposals.
- 197-11-928 Lead agency for public and private proposals.
- 197-11-930 Lead agency for private projects with one-agency jurisdiction.
- 197-11-932 Lead agency for private projects requiring licenses from more than one agency, when one of the agencies is a county/city.
- 197-11-934 Lead agency for private projects requiring licenses from a local agency, not a county/city; and one or more state agencies.
- 197-11-936 Lead agency for private projects requiring licenses from more than one state agency.
- 197-11-938 Lead agency for specific proposals.
- 197-11-940 Transfer lead agency status to a state agency.
- 197-11-942 Agreements on lead agency status.
- 197-11-944 Agreements on division of lead agency disputes.
- 197-11-946 DOE resolution of lead agency disputes.
- 197-11-948 Assumption of lead agency status.

16.40.130 Critical areas.

(a) All categorical exemptions listed in WAC 197-11-800 apply whether or not a proposal is located wholly or partially within a critical area. The city shall treat proposals located wholly or partially within critical areas no differently than other proposals under this chapter. The city shall not automatically require a threshold determination or EIS for a proposal merely because it is located wholly or partially within a critical area.

- (1) The scope of environmental review of actions within these areas shall be limited to:
 - (i) Documenting whether the proposal is consistent with the requirements of Chapter 14.88 LSMC; and
 - (ii) Evaluating potentially significant impacts on the critical area resources not adequately addressed by GMA planning documents and development regulations, if any, including any additional mitigation measures needed to protect the critical areas in order to achieve consistency with SEPA and with other applicable environmental review laws.

16.40.140 Fees.

The city shall require fees as set forth by resolution for its activities in accordance with provisions of this chapter. The City Council may amend fees at any time by resolution.

16.44.145 Forms.

The city adopts the following forms and sections of Chapter 197-11 WAC by reference.

- 197-11-960 Environmental checklist.
- 197-11-965 Adoption notice.
- 197-11-970 Determination of nonsignificance (DNS).

- 197-11-980 Determination of significance and scoping notice (DS).
- 197-11-985 Notice of assumption of lead agency status.
- 197-11-990 Notice of action.

16.40.155 Severability.

If any provision of this title or its application to any person or circumstance is held invalid, the remainder of this title or the application of the provision to other persons or circumstances shall not be affected.

Title 14 Land Use Code

Chapter 14.16B Types of Land Use Review

14.16B.230 Minimum Comment Period.

- (c) If early SEPA review is requested, as described in Section ~~((16.08.015))~~ 16.40.065(b), the Planning Director shall combine the notice of application and DNS comment periods. When a final DNS is issued, there is no additional comment period.

14.16B.320 Minimum Comment Period

- (c) If the early SEPA review is requested, as described in Section ~~((16.08.015))~~, the notice of application and DNS comment periods shall be combined. When a final DNS is issued, there is no additional comment period.

14.16B.420 Minimum Comment Period.

- (c) If the early SEPA review is requested, as described in Section ~~((16.08.015))~~ 16.40.065(b), the notice of application and DNS comment periods shall be combined. When a final DNS is issued, there is no additional comment period.

14.16B.520 Minimum Comment Period

- (c) If the early SEPA review is requested, as described in Section ~~((16.08.015))~~ 16.40.065(b), the notice of application and DNS comment periods shall be combined. When a final DNS is issued, there is no additional comment period.

14.16B.330 Environmental Review.

Environmental review includes a threshold determination pursuant to Chapter [16.40 LSMC](#), SEPA Procedures and Policies. Early SEPA review may be issued with the notice of application pursuant to Section ~~((16.08.015))~~ 16.40.065(b).

14.16B.430 Environmental Review.

Environmental review includes a threshold determination pursuant to Chapter [16.40 LSMC](#), SEPA Procedures and Policies. Early SEPA review may be issued with the notice of application pursuant to Section ~~((16.08.015))~~ 16.40.065(b).

14.16B.530 Environmental Review.

Environmental review includes a threshold determination pursuant to Chapter 16.40 LSMC, SEPA Procedures and Policies. Early SEPA review may be issued with the notice of application pursuant to Section ~~((16.08.015))~~ 16.40.065(b).



CITY OF LAKE STEVENS
 PLANNING AND COMMUNITY DEVELOPMENT
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CITY OF LAKE STEVENS

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

SEPA update (LS 2011-08)

2. Name of applicant:

City of Lake Stevens

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

Russ Wright, Senior Planner

City of Lake Stevens

1812 Main Street / PO Box 257

Lake Stevens, WA 98258

4. Date checklist prepared:

December 01, 2011

5. Agency requesting checklist:

City of Lake Stevens

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

- SEPA Determination December 14, 2011
- Public Workshops December 07, 2011 (Planning Commission) and January 09, 2012 (City Council)
- Public Hearings February 01, 2012 (Planning Commission), and February 13, 2012 (City Council)
- Final City Council adoption March 05, 2012

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.

None

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 SEPA regulations. 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 scope of the project is to update the city's State Environmental Policy Act regulations (Title 16 LSMC) to ensure consistency with state requirements and authorize the use of Planned Actions. The proposed revisions are predominately procedural and conform to the SEPA rules of Chapter 197-11 of the Washington Administrative

Code (WAC). The major proposed changes include removing outdated sections and inserting new sections for consistency with the SEPA model ordinance (Chapter 173-806 WAC).

- 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 project would affect project and nonproject actions citywide that required environmental review under SEPA.

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)?

NA – This nonproject action updates the city’s SEPA regulations.

- 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 prime farmland.

The city contains the following soil series:

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

- 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, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NA – This nonproject action updates the city’s SEPA regulations.

f. Could erosion occur as a result of clearing, construction, or use?

yes no

If so, generally describe.

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

NA – This nonproject action updates the city’s SEPA regulations.

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

NA – This nonproject action updates the city’s SEPA regulations.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NA – This nonproject action updates the city’s SEPA regulations.

b. Are there any off-site sources of emissions or odor that may affect your proposal?

yes no

If so, generally describe.

NA – This nonproject action updates the city’s SEPA regulations.

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

NA – This nonproject action updates the city’s SEPA regulations.

3. Water

a. Surface:

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)?

yes no

If yes, describe type and provide names. 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?

yes no

If yes, please describe and attach available plans.

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.

NA – This nonproject action updates the city’s SEPA regulations.

4) Will the proposal require surface water withdrawals or diversions?

yes no

Give general description, purpose, and approximate quantities if known.

5) Does the proposal lie within a 100-year floodplain?

yes no

If so, note location on the site plan.

The city of Lake Stevens has lands with Special Flood Hazard Area Zone A, depicted on the FIRMs for Lake Stevens, WA that will be subject to the proposed SEPA regulations.

6) Does the proposal involve any discharges of waste materials to surface waters?

yes no

If so, describe the type of waste and anticipated volume of discharge.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water?

yes no

Give general description, purpose, and approximate quantities if known.

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

NA – This nonproject action updates the city’s SEPA regulations.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including stormwater) 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.

NA – This nonproject action updates the city’s SEPA regulations.

2) Could waste materials enter ground or surface waters?

yes no

If so, generally describe.

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

NA – This nonproject action updates the city’s SEPA regulations.

4. Plants

a. Check types of vegetation found on the site:

- 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?

NA – This nonproject action updates the city’s SEPA regulations.

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

NA – This nonproject action updates the city’s SEPA regulations.

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

NA – This nonproject action updates the city’s SEPA regulations.

5. Animals

a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

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

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

b. List any threatened or 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

a. Is the site part of a migration route?

- yes no

If so, explain. Pacific flyway, salmonid migratory route

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

NA – This nonproject action updates the city’s SEPA regulations.

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.

NA – This nonproject action updates the city's SEPA regulations.

- b. Would your project affect the potential use of solar energy by adjacent properties?

yes no

If so, generally describe.

NA – This nonproject action updates the city's SEPA regulations.

- 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:

NA – This nonproject action updates the city's SEPA regulations.

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?

yes no

If so, describe.

NA – This nonproject action updates the city's SEPA regulations.

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

NA – This nonproject action updates the city's SEPA regulations.

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

NA – This nonproject action updates the city's SEPA regulations.

- b. Noise

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

NA – This nonproject action updates the city's SEPA regulations.

- 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.

NA – This nonproject action updates the city's SEPA regulations.

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

NA – This nonproject action updates the city's SEPA regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

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

b. Has the site been used for agriculture?

yes no

If so, describe.

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.

c. Describe any structures on the site.

There are a mix of residential, public, and commercial buildings.

Will any structures be demolished?

yes no

If so, what?

NA – This nonproject action updates the city’s SEPA regulations.

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

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

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

The city of Lake Stevens includes a variety of comprehensive plan designations including residential, commercial, office, industrial and public.

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

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

h. Has any part of the site been classified as an "environmentally sensitive" area?

yes no

If so, specify.

Yes, 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?

NA – This nonproject action updates the city’s SEPA regulations. Residential and commercial densities will be subject to municipal regulations at the time of development.

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

NA – This nonproject action updates the city’s SEPA regulations.

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

NA – This nonproject action updates the city’s SEPA regulations.

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

The SEPA update will ensure that the city conducts environmental review of future project and nonproject actions consistently and in compliance with state requirements.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
NA – This nonproject action updates the city’s SEPA regulations.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
NA – This nonproject action updates the city’s SEPA regulations.
- c. Proposed measures to reduce or control housing impacts, if any:
NA – This nonproject action updates the city’s SEPA regulations.

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?
NA – This nonproject action updates the city’s SEPA regulations.
- b. What views in the immediate vicinity would be altered or obstructed?
NA – This nonproject action updates the city’s SEPA regulations.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
NA – This nonproject action updates the city’s SEPA regulations.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
NA – This nonproject action updates the city’s SEPA regulations.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NA – This nonproject action updates the city’s SEPA regulations.
- c. What existing off-site sources of light or glare may affect your proposal?
NA – This nonproject action updates the city’s SEPA regulations.
- d. Proposed measures to reduce or control light and glare impacts, if any:
NA – This nonproject action updates the city’s SEPA regulations.

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?
 yes no
If so, describe.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
NA – This nonproject action updates the city’s SEPA regulations.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?

yes no

If so, generally describe.

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

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NA – This nonproject action updates the city’s SEPA regulations.

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

NA – This nonproject action updates the city’s SEPA regulations. However, during future project construction, if the proponant/contractor(s) observe archaeological, historical materials, and/or human remains, they will stop all work in the immediate vicinity and notify affected agencies to assess the situation and determine how to preserve the resource(s).

14. Transportation

- a. Identify public streets and highways serving the site, 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 currently served by public transit?

yes no

If not, what is the approximate distance to the nearest transit stop?

- c. How many parking spaces would the completed project have? How many would the project eliminate?

NA – This nonproject action updates the city’s SEPA regulations.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways?

yes no

If so, generally describe (indicate whether public or private).

NA – This nonproject action updates the city’s SEPA regulations.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation?

yes no

If so, generally describe.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NA – This nonproject action updates the city’s SEPA regulations.

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

NA – This nonproject action updates the city’s SEPA regulations.

15. Public Services

a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)?

yes no

If so, generally describe.

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

NA – This nonproject action updates the city’s SEPA regulations.

16. Utilities

a. Check utilities currently available at the site:

Electricity

Telephone

Natural gas

Sanitary sewer

Water

Septic system

Refuse service

Other (list)

f. 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.

NA – This nonproject action updates the city’s SEPA regulations.

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: 

Date Submitted: December 30, 2011

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?

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.

Proposed measures to avoid or reduce such increases are:

The SEPA update will ensure that the city conducts environmental review of future project and nonproject actions consistently and in compliance with state requirements.

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.

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

The SEPA update will ensure that the city conducts environmental review of future project and nonproject actions consistently and in compliance with state requirements.

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:

The SEPA update will ensure that the city conducts environmental review of future project and nonproject actions consistently and in compliance with state requirements.

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 is not likely to affect environmentally sensitive areas and historical or archaeological sites.

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

The SEPA update will ensure that the city conducts environmental review of future project and nonproject actions consistently and in compliance with state requirements.

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 SEPA regulations by incorporating mandatory and optional elements from the SEPA model ordinance. The revised SEPA code will be a primary regulatory tool to evaluate land and shoreline uses in the city.

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

The SEPA update will ensure that the city conducts environmental review of future project and nonproject actions consistently and in compliance with state requirements.

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

It is not likely that the proposal will increase transportation demands or public services and utilities.

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

The SEPA update will ensure that the city conducts environmental review of future project and nonproject actions consistently and in compliance with state 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*, SEPA model ordinance, and the Growth Management Act.



DETERMINATION OF NONSIGNIFICANCE

Issuance Date: January 04, 2012

Project Name (No.): SEPA update (LS 2011-08)

Proponent: City of Lake Stevens

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

Description of Proposal:

The scope of the project is to update the city's State Environmental Policy Act regulations (Title 16 LSMC) to ensure consistency with state requirements and authorize the use of Planned Actions. The proposed revisions are predominately procedural and conform to the SEPA rules of Chapter 197-11 of the Washington Administrative Code (WAC). The major proposed changes include removing outdated sections and inserting new sections for consistency with the SEPA model ordinance (Chapter 173-806 WAC).

Project Location: City of Lake Stevens

Contact Person: Russ Wright, Senior Planner

Phone: (425) 212-3315

SEPA Responsible Official:

Rebecca Ableman, Planning and Community Development Director,
City of Lake Stevens

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 43.21.030(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 below.

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 **January 18, 2012**. 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, **January 25, 2012**. 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, WA
Mailing Address:	P.O. Box 257 Lake Stevens, WA 98258
Date:	January 04, 2011

Contact Name:	Russ Wright
Title/Position:	Senior Planner
Phone Number:	425-212-3315
E-mail Address:	rwright@lakestevenswa.gov

Brief Description of the Proposed/Draft Development Regulations Amendment: <i>(40 words or less)</i>	The scope of the project is to update the city's State Environmental Policy Act regulations (Title 16 LSMC) to ensure consistency with state requirements and authorize the use of Planned Actions. The proposed revisions are predominately procedural and conform to the SEPA rules of Chapter 197-11 of the Washington Administrative Code (WAC). The major proposed changes include removing outdated sections and inserting new sections for consistency with the SEPA model ordinance (Chapter 173-806 WAC).
Public Hearing Date:	Planning Commission – February 01, 2012 City Council – February 13, 2012
Proposed Adoption Date:	March 05, 2012

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

January 4, 2012

Russ Wright
Senior Planner
City of Lake Stevens
Post Office Box 257
Lake Stevens, Washington 98258

Dear Mr. Wright:

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 update the city's State Environmental Policy Act regulations (Title 16 LSMC) to ensure consistency with state requirements and authorize the use of planned actions. These materials were received on January 04, 2012 and processed with the material ID # 17701. 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 will deny expedited review and the standard 60-day review period (from date received) will apply. 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 fifteen calendar days after the original date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten 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 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services

From: [COM GMU Review Team](#)
To: [Russell Wright](#)
Cc: [Dave Andersen](#)
Subject: 17701, City of Lake Stevens, Expedited Review Granted, DevRegs
Date: Thursday, February 02, 2012 6:07:42 PM

Dear Mr. Wright:

The City of Lake Stevens has been granted expedited review for the proposed update the city's State Environmental Policy Act regulations (Title 16 LSMC) to ensure consistency with state requirements and authorize the use of planned actions. 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 Paul Johnson at 360.725.3048 or by email at paul.johnson@commerce.wa.gov.

Thank you.

Review Team, Growth Management Services

Department of Commerce

P.O. Box 42525

Olympia WA 98504-2525

(360) 725-3000

FAX (360) 664-3123



NOTICE OF APPLICATION AFFIDAVIT OF POSTING

Project Name: SEPA Code Update

File Number: LS2011-8

<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. Property: signs - # _____	_____	_____
2. City Hall	_____	_____
3. Planning	_____	_____
4. Publication in Lake Stevens Journal	<u>1/4/2012</u>	<u><i>Cindy Moore</i></u>
Emailed:	<u>12/27/2011</u>	
OR		
Everett Herald	_____	_____
Emailed:	_____	_____
5. Mailings (300') # _____	_____	_____
6. Web Page	_____	_____
7. Parties of Record Notice	_____	_____

AFFIDAVIT OF PUBLICATION

State of Washington
County of Snohomish

Legal No.

RECEIVED
FEB 23 2012
CITY OF LAKE STEVENS

SS.

Leah Hughes-Anderson, being first duly sworn on oath deposes and says that she is the Secretary of the Lake Stevens Journal, a weekly newspaper. That said newspaper is a legal newspaper which has been approved by order of the Superior Court in Snohomish County, July 18, 1995, in compliance with Chapter 213 of Washington Laws of 1941, and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language to the date of the publication of said newspaper. That the annexed is a true copy of a legal for: City of Lake Stevens as it was published in regular issues (and not supplement form) of said newspaper once each week for a period of one consecutive week(s), commencing on day 22 of February, 2012, and ending on day 28 of February, 2012, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee for the foregoing publication is the sum \$36.85, which amount has been paid in full.

Leah Hughes-Anderson
Leah Hughes-Anderson



Subscribed and sworn to before me this 22nd day of February, 2012.

[Signature]

COPY
for Planning



Staff Report
City of Lake Stevens Planning Commission

Planning Commission Meeting
Date: **March 7, 2012**

Subject: **20th Street SE Corridor – Briefing on Draft EIS and Subarea Plan**
 Contact Person/Department: **Karen Watkins**, Planning and Community Development
 Via: **Becky Ableman**, Planning Director

SUMMARY: The 20th Street SE Corridor Subarea Plan Draft Environmental Impact Statement (DEIS) was issued on January 24, 2012 with a 45-day comment period to March 8, 2012. At the briefing, staff will provide a summary of the Draft Subarea Plan and DEIS in a PowerPoint presentation.

ACTION REQUESTED OF PLANNING COMMISSION: Briefing only, no Planning Commission action required at this time.

BACKGROUND/HISTORY: At the September 7, 2011 Planning Commission briefing, staff presented the alternatives for both the Lake Stevens Center and 20th Street SE Corridor. Since then, a draft 20th Street SE Corridor Subarea Plan was completed and the Draft Environmental Impact Statement (DEIS) was issued and distributed to affected agencies, tribes and organizations. The DEIS covers the existing conditions, land use alternatives, impacts, and mitigation measures for planning consideration, while the Subarea Plan describes the specific Goals and Policies for implementation. The purpose of tonight's meeting is to introduce the Subarea Plan and DEIS for the 20th Street SE Corridor.

The 20th Street SE Corridor is envisioned as the future employment center for the City with commercial and mixed-use nodes and higher density residential development in transition zones on the border with existing single-family development. The alternatives presented in the DEIS consider varying levels of growth and place different emphases on commercial or residential land uses. There is not a preferred alternative at this time. The table below summarizes the land use assumptions for the alternatives.

Alternative	Retail (Gross Sq. Ft)	Office (Gross Sq. Ft)	Housing Units (dwelling units)
Alternative 1 – No Action	150,000-180,000	20,000-35,000	600-1,200
Alternative 2 – Employment/Commercial Emphasis	400,000-450,000	1-1.25 million	900-1,000
Alternative 3 – Moderate Employment/Commercial with Residential Emphasis	300,000-350,000	600,000-750,000	1,200-1,400

The DEIS considers the following broad areas of environmental concern: Earth; Stormwater; Water Resources; Plants & Animals; Air Quality; Land Use; Population, Housing, & Employment; Aesthetics; Transportation; Public Services; and Utilities.

The DEIS did not predict significant environmental impacts, that is outcomes that cannot be corrected through reasonable, targeted mitigation measures, such as new regulations and policies or capital improvements. The most significant issues relate to traffic impacts and public services. Traffic models predict that congestion will increase with all alternatives. The need for increased public services, facilities, & utilities will increase proportionately to increases in population and development.

The plan objectives encourage increased economic development, establishing an employment center, guiding future growth at higher densities within a designated corridor, revitalizing the area, and enhancing the quality of development.

A public meeting was held on February 16, 2012, to discuss the DEIS land use alternatives and impacts. After the end of the comment period on March 8, the Council and Planning Commission will hold a joint meeting to discuss a preferred alternative for both subareas, which could be any of the draft alternatives or combinations thereof. After Council identifies a preferred alternative, staff and the consultant team will begin work on the 20th Street SE Corridor Final EIS and Subarea Plan for action in 2012. To implement the subarea plan, the City will need to take the following actions:

1. Adopt a subarea plan, pursuant to the Revised Code of Washington (RCW) 36.70A.080, which will amend and become an element of the Lake Stevens Comprehensive Plan;
2. Amend the zoning map to rezone properties consistent with the subarea plan;
3. Revise the zoning code to amend or adopt new classifications, development standards and/or design guidelines;
4. Amend the Comprehensive Plan's Transportation Element and Capital Facilities Element to address infrastructure needs required to support planned growth in the subarea; and
5. Adopt an ordinance designating the subarea as a Planned Action, pursuant to the State Environmental Policy Act (SEPA, RCW 43.21C.031) and the SEPA Rules (Washington Administrative Code (WAC, 197-11-164), for purposes of future environmental review and permitting.

ATTACHMENTS:

- A. 20th Street SE Corridor Subarea Plan DEIS Summary
- B. 20th Street SE Corridor Draft Subarea Plan

1. SUMMARY

1.1 Proposed Action & Alternatives

Legislative Actions

The City of Lake Stevens will consider the following actions and approvals for the 20th Street SE Corridor Subarea:

1. Adopting a subarea plan, pursuant to the Revised Code of Washington (RCW) 36.70A.080, which will amend and become an element of the Lake Stevens Comprehensive Plan;
2. Amending the zoning map to rezone properties consistent with the subarea plan;
3. Revising the zoning code text to amend or adopt new classifications, development standards and/or design guidelines;
4. Amending the Comprehensive Plan's Transportation Element and Capital Facilities Element to address infrastructure needs required to support planned growth in the subarea; and
5. Adopting an ordinance designating the subarea as a Planned Action, pursuant to the State Environmental Policy Act (SEPA, RCW 43.21C.031) and the SEPA Rules (Washington Administrative Code (WAC) 197-11-164), for purposes of future environmental review and permitting.

Study Area

The City of Lake Stevens is located in Snohomish County, approximately six miles east of downtown Everett. The 20th Street SE Corridor crosses the southern portion of the City from approximately South Lake Stevens Road in the east to Cavalero Road in the west. The 20th Street SE Corridor Subarea, shown in Figure 2-1, is comprised of approximately 845 acres of land located north and south of 20th Street SE, east and west of SR-9. The subarea was annexed into the City on December 31, 2009.

Proposal Objectives

The objectives for the 20th Street SE Corridor Subarea Plan are based on policies in the Lake Stevens Comprehensive Plan and the opportunities identified in recent economic studies and an economic development strategy. The objectives provide a basis for developing and evaluating subarea plan alternatives.

1. Establish 20th Street SE as an appealing gateway into the city with attributes reflecting a distinct, unified community.
2. Promote economic development and a more positive balance of jobs and housing by providing a mixture of jobs, goods and services, housing with recreation/open space and protection of important environmental resources.
3. Attract a variety of employers of varying sizes.
4. Encourage a concentration of local and regional retailing and services around the intersection of 20th Street SE and SR 9.

ATTACHMENT A

5. Create pockets of parks and open space throughout the corridor.
6. Continue the widening of 20th Street SE westward towards the Hewett Avenue (US-2) trestle.
7. Provide multiple routes of travel with clear circulation and access to destinations including parallel east-west circulation routes north and south of 20th Street SE.
8. Enhance the appearance of streets, sidewalks, sites, and buildings.

EIS Subarea Alternatives

The EIS considers three alternatives, which involve different amounts, types and intensities of growth within the subarea, as summarized in Table 1-1. Assumptions about future growth are based on a review of historical land use patterns, adopted forecasts, projects currently under review, and emerging economic development strategies. Land use for the alternatives is illustrated in Figures 2-2, 2-3 and 2-4, contained in Chapter 2.

Table 1-1. Summary of Growth Assumptions for Alternatives

Alternative	Retail (Gross Sq. Ft)	Office (Gross Sq. Ft)	Housing Units (dwelling units)
Alternative 1 – No Action	150,000-180,000	20,000-35,000	600-1,200
Alternative 2 – Employment/Commercial Emphasis	400,000-450,000	1-1.25 million	900-1,000
Alternative 3 – Moderate Employment/Commercial with Residential Emphasis	300,000-350,000	600,000-750,000	1,200-1,400

Alternative 1/No Action

The No Action Alternative, which is required by SEPA, assumes continued growth under existing zoning and current plans without the adoption of a subarea plan. Land use would be primarily single-family residential, with one or two areas of commercial development. The subarea would not be designated as a Planned Action. Overall, under *the No Action Alternative*, the 20th Street SE Corridor would retain much of its current character in terms of type and intensity of land uses. Site-by-site development would occur without the guidance of an overarching plan or vision. Commercial growth assumed in the *No Action Alternative* primarily reflects vested or planned development projects. A wide variety of commercial uses could occur on appropriately zoned properties (Local Business and Sub-Regional Commercial zones) alongside single-family residential uses in the remainder of the area.

Alternative 2, Employment/Commercial Emphasis

Alternative 2 places the greatest emphasis on encouraging and accommodating significant employment and commercial growth in the subarea that focuses growth in a number of nodes along the corridor, alongside some larger complexes, with an increase in high-density residential uses in transitional areas.

ATTACHMENT A

Alternative 3, Moderate Retail/Commercial with Residential Emphasis

Alternative 3, which is similar to *Alternative 2*, emphasizes moderate employment growth in identified commercial and mixed-use nodes and centers, but places a greater relative emphasis on residential growth, particularly high-density residential growth.

In contrast to *No Action*, which is based on past trends and would perpetuate existing development patterns, land uses for *Alternative 2* and *Alternative 3*, would be driven by market opportunities and an economic development strategy. Rather than following past trends, *Alternative 2* and *Alternative 3* would establish a different image and land use pattern for the 20th Street SE Corridor with a strong emphasis on employment growth, economic diversification and capturing the retail spending occurring outside the City. Identified development nodes would encourage a more intensive mix of uses – in the same building, on the same site, or within the same area – through new zoning classifications. These nodes would complement concentrated commercial and employment centers in the area and provide services to local neighborhoods and beyond. Permitted uses would be more limited than at present and more focused on market opportunities. New development would be subject to design guidelines and standards to achieve the desired quality and character of the subarea. Designating the subarea as a Planned Action will provide an incentive to attract the desired type of growth.

None of the alternatives is preferred at this time. The City is using the integrated SEPA/GMA process described in Section 1.2 to help craft and select a preferred alternative which will be proposed for adoption. The selected alternative may combine elements of the various EIS alternatives, and will be identified in the Final EIS.

1.2 Planned Action & Environmental Review Process

Planned Action

A Planned Action is a tool that cities can use to provide regulatory certainty and encourage economic development. This tool is permitted by state law (RCW 43.21C.031 and WAC 197-11-164), and operates by performing up-front SEPA review for a subarea plan and/or specific geographic area to streamline SEPA review for subsequent projects that are consistent with the plan. A Planned Action is designated by ordinance following preparation of an Environmental Impact Statement (EIS); the EIS evaluates the impacts of planned growth and identifies mitigation measures the City will require of the development.

Environmental Review Process

SEPA/GMA Integration. State Rules for implementing the State Environmental Policy Act (SEPA), authorize cities to combine the planning requirements of the Growth Management Act (GMA) with the environmental review requirements of SEPA in their planning processes (WAC 197-11-210). The goal of this “integration” is to ensure that consideration of environmental issues is an integral part of local planning, that it occurs early in the process, and that informed public involvement occurs. The integration rules provide flexibility regarding the timing of SEPA review and the format of planning and SEPA documents.

The City is developing a subarea plan for the 20th Street SE Corridor concurrently with the Planned Action EIS. This approach will generate environmental information early in the planning process,

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and allow decision makers to make planning decisions – including identification of a preferred alternative – using this information.

Prior Environmental Review. In 2006, the City prepared an integrated EIS for its 10-year Comprehensive Plan Update, which extended the planning horizon and population projections for the Comprehensive Plan. The EIS to the Comprehensive Plan identified the general (programmatic) impacts to the natural and built environment associated with the additional incremental growth. The EIS also identified a range of programmatic actions – including changes to policies and development regulations – that could mitigate potential impacts. The 2025 population and employment targets evaluated in the EIS are still the basis for City planning and for *Alternative 1* of this EIS.

The City recently issued a Planned Action DEIS on December 27, 2011 for the Lake Stevens Center Subarea Plan. The two subareas are independent projects, which are being planned and reviewed concurrently with consideration of future connections between the two subareas and related cumulative effects. Both subareas were included in a previous economic development strategy and fiscal analysis.

Scope of Environmental Review

The City initiated the SEPA process for the 20th Street SE Corridor in June 2011, by issuing a determination of significance (DS), indicating that an environmental impact statement would be prepared, and requesting comments on the scope of the EIS. A public scoping meeting was held on July 14, 2011. The scoping comment period was open from June 28 to July 22, 2011. Based on its review of comments received and other available information, the City identified the following topics for discussion in the EIS:

- **Natural Environment**
 - Earth* – soils, geologically hazardous areas
 - Water* – wetlands, streams and groundwater
 - Plants & Animals* – wildlife, habitat and fisheries
- **Air Quality** – greenhouse gas emissions
- **Land & Shoreline Use** – land use patterns, consistency with adopted plans & polices, population, housing and employment
- **Aesthetics/Light & Glare** – changes to visual character and impacts to views
- **Historic & Cultural Resources** – impacts to documented and potential cultural resources within the study area
- **Transportation** – vehicular and pedestrian movement, traffic congestion, parking, and public transit
- **Public Services** – police, fire, schools, parks and recreation
- **Utilities** – sewer, water, drainage and stormwater

1.3 Summary of Impacts

Table 1-2 summarizes the impacts of the EIS alternatives and is based on the analysis in Chapter 3 of the Draft EIS. It is intended to be brief and selective; the reader is directed to the complete analysis for more information.

Table 1-2 Summary of Impacts

Alternative 1 – No Action	Alternative 2	Alternative 3
Natural Environment	Natural Environment	Natural Environment
<p><i>Earth</i></p> <ul style="list-style-type: none"> Clearing and grading could cause some erosion. <p><i>Geologically Hazardous Areas</i></p> <ul style="list-style-type: none"> Erosion hazards affect 6.6 acres; 6 acres characterized as steep slopes. <p><i>Water Resources</i></p> <ul style="list-style-type: none"> Aquifer sensitivity of subarea is “low” and no designated recharge areas or wellhead protection areas are present. No significant impacts are anticipated. The increase in impervious surface from development would reduce infiltration and increase runoff to surface water bodies. <p><i>Streams</i></p> <ul style="list-style-type: none"> Clearing of vegetation and increasing impervious surfaces would increase stormwater flows and carry pollutants and sediments to streams. <p><i>Wetlands</i></p> <ul style="list-style-type: none"> Development could affect wetlands and buffers, but impacts would be limited 	<p><i>Earth</i></p> <ul style="list-style-type: none"> Clearing and grading could cause some erosion. Greater clearing and grading than No Action. <p><i>Geologically Hazardous Areas</i></p> <ul style="list-style-type: none"> Erosion hazards affect 6.6 acres; 6 acres characterized as steep slopes. <p><i>Water Resources</i></p> <ul style="list-style-type: none"> Aquifer sensitivity of subarea is “low” and no designated recharge areas or wellhead protection areas are present. No significant impacts are anticipated. The increase in impervious surface from development would be greater than No Action and would reduce infiltration and increase runoff to surface water bodies. <p><i>Streams</i></p> <ul style="list-style-type: none"> Clearing of vegetation and increasing impervious surfaces would increase stormwater flows and carry pollutants and sediments to streams. Potential impacts greater than <i>No Action</i>. <p><i>Wetlands</i></p> <ul style="list-style-type: none"> Development could affect wetlands and buffers, but impacts would be limited 	<p><i>Earth</i></p> <ul style="list-style-type: none"> Clearing and grading could cause some erosion. Clearing and grading similar to Alternative 2. <p><i>Geologically Hazardous Areas</i></p> <ul style="list-style-type: none"> Erosion hazards affect 6.6 acres; 6 acres characterized as steep slopes. <p><i>Water Resources</i></p> <ul style="list-style-type: none"> Aquifer sensitivity of subarea is “low” and no designated recharge areas or wellhead protection areas are present. No significant impacts are anticipated. The increase in impervious surface from development would be similar to Alternative 2 and would reduce infiltration and increase runoff to surface water bodies. <p><i>Streams</i></p> <ul style="list-style-type: none"> Clearing of vegetation and increasing impervious surfaces would increase stormwater flows and carry pollutants and sediments to streams. Potential impacts similar to <i>Alternative 2</i>. <p><i>Wetlands</i></p> <ul style="list-style-type: none"> Development could affect wetlands and buffers, but impacts would be limited by

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Alternative 1 – No Action	Alternative 2	Alternative 3
<p>by adopted regulations.</p> <p><i>Flooding</i></p> <ul style="list-style-type: none"> No flooding impacts would occur. <p><i>Wildlife/ Habitat</i></p> <ul style="list-style-type: none"> Reduction in vegetation and further fragmentation of remaining habitat. No significant impacts to threatened, endangered or candidate species would occur. No significant impacts to fish would occur. 	<p>by adopted regulations.</p> <p><i>Flooding</i></p> <ul style="list-style-type: none"> No flooding impacts would occur. <p><i>Wildlife/Habitat</i></p> <ul style="list-style-type: none"> Reduction in vegetation and further fragmentation of remaining habitat. Impacts greater than <i>No Action</i>, but limited by existing regulations. No significant impacts to threatened, endangered or candidate species would occur. Potentially greater impacts to fish compared to <i>No Action</i>, but impacts would be limited by existing regulations. 	<p>adopted regulations.</p> <p><i>Flooding</i></p> <ul style="list-style-type: none"> No flooding impacts would occur. <p><i>Wildlife/Habitat</i></p> <ul style="list-style-type: none"> Reduction in vegetation and further fragmentation of remaining habitat. Impacts and mitigation similar to <i>Alternative 2</i>. No significant impacts to threatened, endangered or candidate species would occur. Potentially greater impacts to fish compared to <i>No Action</i>, but impacts would be limited by existing regulations.
Air	Air	Air
<p><i>Air Quality</i> <u>Construction Impacts</u></p> <ul style="list-style-type: none"> Dust from construction activities would contribute to ambient concentrations of suspended particulate matter. Construction would require the use of heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that would slightly degrade local air quality. Some phases of construction would cause odors detectable to some people in the area, particularly during paving operations using asphalt. Impact would be short term. <p><u>Operational Impacts</u></p> <ul style="list-style-type: none"> Based on projected traffic with <i>any alternative</i>, under 	<p><i>Air Quality</i> <u>Construction Impacts</u></p> <ul style="list-style-type: none"> Dust from construction activities would contribute to ambient concentrations of suspended particulate matter. Construction would require the use of heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that would slightly degrade local air quality. Impacts greater than <i>No Action</i>. Some phases of construction would cause odors detectable to some people in the area, particularly during paving operations using asphalt. Impact would be short term. <p><u>Operational Impacts</u></p> <ul style="list-style-type: none"> Based on projected traffic with <i>any alternative</i>, under 	<p><i>Air Quality</i> <u>Construction Impacts</u></p> <ul style="list-style-type: none"> Dust from construction activities would contribute to ambient concentrations of suspended particulate matter. Construction would require the use of heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that would slightly degrade local air quality. Impacts similar to <i>Alternative 2</i>. Some phases of construction would cause odors detectable to some people in the area. This would be particularly true during paving operations using asphalt. Impact would be short term. <p><u>Operational Impacts</u></p> <ul style="list-style-type: none"> Based on projected traffic with <i>any alternative</i>, under

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Alternative 1 – No Action	Alternative 2	Alternative 3
<p>existing (2011) or future conditions (2025), CO concentrations would be less than the ambient air quality standards for CO. No significant impacts to ambient air quality are likely.</p>	<p>existing (2011) or future conditions (2025), CO concentrations would be less than the ambient air quality standards for CO. No significant impacts to ambient air quality are likely.</p>	<p>existing (2011) or future conditions (2025), CO concentrations would be less than the ambient air quality standards for CO. No significant impacts to ambient air quality are likely.</p>
<p><i>Greenhouse Gas Emissions</i></p> <ul style="list-style-type: none"> The No Action Alternative would result in lower total GHG emissions than <i>Alternative 2</i> or <i>Alternative 3</i>, but would have higher GHG emissions per service area population. The overall significance of GHG impacts at the subarea level is uncertain. 	<p><i>Greenhouse Gas Emissions</i></p> <ul style="list-style-type: none"> <i>Alternative 2</i> would result in the highest total GHG emissions, but would have lower emissions per service area population compared to existing conditions and <i>No Action</i>. The overall significance of GHG impacts at the subarea level is uncertain. 	<p><i>Greenhouse Gas Emissions</i></p> <ul style="list-style-type: none"> <i>Alternative 3</i> would result in the highest total GHG emissions, but would have the lowest GHG emissions per service area population. The overall significance of GHG impacts at the subarea level is uncertain.
Land Use	Land Use	Land Use
<ul style="list-style-type: none"> Vacant land would be developed for urban uses, primarily single-family residential. Minor changes to the type, form and intensity of land use would occur. The subarea would remain primarily residential in character, but could include large format retail. Development would occur lot-by-lot, controlled by existing zoning and without the guidance of a subarea plan. Design standards would not be adopted and existing character would continue. Gross residential density would increase from less than 1 dwelling unit (du) per acre to a high of approximately 2.4 du per acre. Some potential for land use conflicts exists due to broad range of permitted uses in existing commercial zones. 	<ul style="list-style-type: none"> Vacant land would be developed for a mix of urban uses. Land would be used more intensively than with <i>No Action</i>. The types, form and intensity of land use would change significantly. The land use pattern would include more mixed-use and mid-rise buildings, and large format retail. Development would be guided to various nodes through a plan; new zoning regulations, design guidelines and standards would positively influence development character. Gross residential density would increase from 1 du per acre currently to approximately 2.2 du per acre, primarily in multifamily buildings. Land uses would be guided to identified activity nodes; uses within the activity nodes would generally be complimentary in character and no significant land use 	<ul style="list-style-type: none"> Vacant land would be developed for a mix of urban uses. Land would be used more intensively than with <i>No Action</i>. The types, form and intensity of land use would change significantly. The land use pattern would include more mixed-use and mid-rise buildings, and large format retail. Development would be guided to various nodes of activity through a plan; new zoning regulations, design guidelines and standards would positively influence development character. Gross residential density would increase from 1 du per acre currently to approximately 2.7 du per acre, primarily in multifamily buildings. Land uses would be guided to identified activity nodes would generally be complimentary in character and no significant land use conflicts are anticipated.

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Alternative 1 – No Action	Alternative 2	Alternative 3
<ul style="list-style-type: none"> Without adoption of subarea plans for 20th Street SE and Lake Stevens Center and, growth would be less focused in designated centers. Construction would cause short-term impacts such as dust, noise, and temporary interruptions in access. 	<p>conflicts are anticipated.</p> <ul style="list-style-type: none"> Adoption of subarea plans for 20th Street SE and Lake Stevens Center and together would help focus growth in designated centers, consistent with the Comprehensive Plan and regional growth policies. Construction would cause short-term impacts, including dust, noise, and temporary interruptions in access. Impacts more extensive than <i>No Action</i>. 	<ul style="list-style-type: none"> Adoption of subarea plans for 20th Street SE and Lake Stevens Center and together would help focus growth in designated centers, consistent with the Comprehensive Plan and regional growth policies. Construction would cause short-term impacts, including dust, noise, and temporary interruptions in access. Impacts similar to <i>Alternative 2</i>.
Population, Housing & Employment	Population, Housing & Employment	Population, Housing & Employment
<p><i>Population</i></p> <ul style="list-style-type: none"> Population increase of 1,722-3,444 from existing over 20 years; within City's 2025 population target. <p><i>Housing</i></p> <ul style="list-style-type: none"> Housing increase of 600-1,200 units. <p><i>Employment</i></p> <ul style="list-style-type: none"> Increase of 360-465 jobs over 20 years. 	<p><i>Population</i></p> <ul style="list-style-type: none"> Population increase of 2,600-2,900 from existing; within City's 2025 population target. <p><i>Housing</i></p> <ul style="list-style-type: none"> Housing increase of 900-1,000 units from existing. <p><i>Employment</i></p> <ul style="list-style-type: none"> Greatest focus on employment uses, and increase of 3,800-4,500 jobs. 	<p><i>Population</i></p> <ul style="list-style-type: none"> Population increase of 3,500-4,000 from existing; within City's 2025 population target. <p><i>Housing</i></p> <ul style="list-style-type: none"> Greater emphasis on housing, with increase of 1,200-1,400 units from existing. <p><i>Employment</i></p> <ul style="list-style-type: none"> More balance between housing and employment uses, with Increase of 3,500-4,000 jobs.
Aesthetics	Aesthetics	Aesthetics
<p><i>Visual Character</i></p> <ul style="list-style-type: none"> Existing character would change incrementally over time as development occurs. Some larger multifamily and commercial buildings would develop but most development would be single-family. No new regulations or design guidelines/standards would be adopted to influence design. 	<p><i>Visual Character</i></p> <ul style="list-style-type: none"> Visual character would change significantly over time as subarea develops with a mix of more intensive urban uses. Design guidelines and standards would be adopted and would help establish consistent approach to design of sites, streetscape, landscaping and lighting. 	<p><i>Visual Character</i></p> <ul style="list-style-type: none"> Visual character would change significantly over time as subarea develops with a mix of more intensive urban uses. Impacts would be similar to <i>Alternative 2</i>. Impacts would be similar to <i>Alternative 2</i>. Design guidelines and standards would be adopted and would help establish consistent approach to design of sites, streetscape, landscaping and lighting.

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Alternative 1 – No Action	Alternative 2	Alternative 3
<ul style="list-style-type: none"> Landscaping per existing regulations, <p><i>Views</i></p> <ul style="list-style-type: none"> No significant impacts to views from public parks or spaces, which are limited. <p><i>Light & Glare</i></p> <ul style="list-style-type: none"> Increase in lighting, but no significant impacts are anticipated. Some potential for shadowing from larger buildings. 	<ul style="list-style-type: none"> More substantial landscaping than <i>No Action</i>. <p><i>Views</i></p> <ul style="list-style-type: none"> Potential for greater view blockage from larger buildings. Subarea plan includes potential to locate parks and open space to capture views, and to protect view corridors through design review. <p><i>Light & Glare</i></p> <ul style="list-style-type: none"> Increase in lighting, but no significant impacts are anticipated. Lighting design would be addressed in design guidelines and standards. Greater potential for shadowing from larger buildings. Shadow impacts would be addressed in design guidelines and standards. 	<ul style="list-style-type: none"> More substantial landscaping, similar to <i>Alternative 2</i>. <p><i>Views</i></p> <ul style="list-style-type: none"> Impacts would be similar to <i>Alternative 2</i>. Potential to locate parks and open space to capture views, and to protect view corridors through design review. <p><i>Light & Glare</i></p> <ul style="list-style-type: none"> Increase in lighting, but no significant impacts are anticipated. Lighting design would be addressed in design guidelines and standards. Impacts similar to <i>Alternative 2</i>. Greater potential for shadowing from larger buildings. Shadow impacts would be addressed in design guidelines and standards.
Cultural Resources	Cultural Resources	Cultural Resources
<ul style="list-style-type: none"> Potential for impacts to identified and unidentified resources. 	<ul style="list-style-type: none"> Potential for impacts to identified and unidentified resources. 	<ul style="list-style-type: none"> Potential for impacts to identified and unidentified resources.
Transportation	Transportation	Transportation
<p><i>Roadway Operations</i></p> <p>PM peak hour Level of Service (LOS) would be degraded at the following intersections:</p> <ul style="list-style-type: none"> 20th St SE/Cavalero Rd (F) 20th St SE/SR-9 (E) <p>AM peak hour Level of Service would be degraded at the following intersections:</p> <ul style="list-style-type: none"> SR-9/20th Street SE (D), 20th St SE/83rd Ave SE (E) <p><i>Pedestrian and Bicycle System</i></p> <ul style="list-style-type: none"> The <i>No Action Alternative</i> is not anticipated to interfere 	<p><i>Roadway Operations</i></p> <p>PM peak hour Level of Service (LOS) would be degraded at the following intersections:</p> <ul style="list-style-type: none"> 20th St SE/Cavalero Rd (F) 20th St SE/91st Ave SE (E) 20th St SE/SR-9 (F) <p>AM peak hour Level of Service would be degraded at the following intersections:</p> <ul style="list-style-type: none"> 20th Street SE/79th Ave SE (D) 20th St SE/83rd Ave SE (F) 20th St SE/SR-9 (F) 20th St SE/S Lake Stevens Rd (D) <p><i>Pedestrian and Bicycle System</i></p> <ul style="list-style-type: none"> <i>Alternative 2</i> is not anticipated to interfere 	<p><i>Roadway Operations</i></p> <p>PM peak hour Level of Service (LOS) would be degraded at the following intersections:</p> <ul style="list-style-type: none"> 20th St SE/Cavalero Rd (F) 20th St SE/91st Ave SE (D) 20th St SE/SR-9 (F) 20th St SE/S Lake Stevens Rd (D) <p>AM peak hour Level of Service would be degraded at the following intersections:</p> <ul style="list-style-type: none"> 20th Street SE/79th Ave SE (D) 20th St SE/83rd Ave SE (F) 20th St SE/SR-9 (E) <p><i>Pedestrian and Bicycle System</i></p> <ul style="list-style-type: none"> <i>Alternative 3</i> is not anticipated to interfere with

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Alternative 1 – No Action	Alternative 2	Alternative 3
<p>with any existing or planned pedestrian or bicycle facilities. Overall traffic growth would result in more pedestrian and bicycle interactions.</p> <p><i>Transit</i></p> <ul style="list-style-type: none"> No transit routes are expected to be adversely affected. Vehicle operations may be slower due to increased traffic congestion. 	<p>with any existing or planned pedestrian or bicycle facilities. Proposed improvements (new bicycle lanes, sidewalks, landscaping, and off-street trails) would substantially improve the quality of the pedestrian and bicycle system when compared to the <i>No Action Alternative</i>.</p> <p><i>Transit</i></p> <ul style="list-style-type: none"> No transit routes are expected to be adversely affected. Vehicle operations may be slower due to increased traffic congestion 	<p>any existing or planned pedestrian or bicycle facilities. Proposed improvements (new bicycle lanes, sidewalks, landscaping, and off-street trails) would substantially improve the quality of the pedestrian and bicycle system when compared to the <i>No Action Alternative</i>.</p> <p><i>Transit</i></p> <ul style="list-style-type: none"> No transit routes are expected to be adversely affected. Vehicle operations may be slower due to increased traffic congestion
Public Services	Public Services	Public Services
<ul style="list-style-type: none"> Public service impacts would generally be proportional to population increase. <p><i>Police Service</i></p> <ul style="list-style-type: none"> Calls for service would increase. Need for 40-42 additional officers per adopted level of service, and additional equipment and facility space. Needs are addressed in the adopted CIP. <p><i>Fire & EMS</i></p> <ul style="list-style-type: none"> Calls for service would increase, generating need for additional firefighters and equipment. A ladder truck would be required for any development above 2 stories. <p><i>Schools</i></p> <ul style="list-style-type: none"> Housing growth could 	<ul style="list-style-type: none"> Public service impacts would generally be proportional to population increase. <p><i>Police Service</i></p> <ul style="list-style-type: none"> Calls for service would increase. Need for 41-42 additional officers per adopted level of service, and additional equipment and facility space. Needs are addressed in the adopted CIP. <p><i>Fire & EMS</i></p> <ul style="list-style-type: none"> Calls for service would increase, generating need for additional firefighters and equipment. A ladder truck would be required for any development above 2 stories. Response times could be reduced for a more concentrated, higher density development pattern. <p><i>Schools</i></p> <ul style="list-style-type: none"> Housing growth could 	<ul style="list-style-type: none"> Public service impacts would generally be proportional to population increase. <p><i>Police Service</i></p> <ul style="list-style-type: none"> Calls for service would increase. Need for 44-45 additional officers per adopted level of service, and additional equipment and facility space. Needs are addressed in the adopted CIP. <p><i>Fire & EMS</i></p> <ul style="list-style-type: none"> Calls for service would increase, generating need for additional firefighters and equipment. A ladder truck would be required for any development above 2 stories. Response times could be reduced for a more concentrated, higher density development pattern. <p><i>Schools</i></p> <ul style="list-style-type: none"> Housing growth could

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Alternative 1 – No Action	Alternative 2	Alternative 3
<p>generate between 86 and 171 additional students, depending on the type, number and size of housing units. Growth is addressed in school district’s CFP.</p> <ul style="list-style-type: none"> Construction could have temporary impacts for school bus routes. <p><i>Parks & Recreation</i></p> <ul style="list-style-type: none"> Subarea growth would require between 13 and 26 acres of park land, based on the City’s adopted LOS. Existing park facilities would be used more intensively. 	<p>generate between 75 and 83 additional students, depending on the type, number and size of housing units. Growth is addressed in school district’s CFP.</p> <ul style="list-style-type: none"> Construction could have temporary impacts for school bus routes. <p><i>Parks & Recreation</i></p> <ul style="list-style-type: none"> Subarea growth would require between 20 and 22 acres of park land based on the City’s adopted LOS. Existing park facilities would be used more intensively. The utility corridor could provide locations for 8-10 acres of public parks and trails. New residential and commercial areas could provide additional parks and open spaces. 	<p>generate between 100 and 116 additional students, depending on the type, number and size of housing units. Growth is addressed in school district’s CFP.</p> <ul style="list-style-type: none"> Construction could have temporary impacts for school bus routes. <p><i>Parks & Recreation</i></p> <ul style="list-style-type: none"> Subarea growth would require between 26 and 30 acres of park land based on the City’s adopted LOS. Existing park facilities would be used more intensively. The utility corridor could provide locations for 8-10 acres of public parks and trails. New residential and commercial areas could provide additional parks and open spaces.
Utilities	Utilities	Utilities
<p><i>Stormwater & Drainage</i></p> <ul style="list-style-type: none"> Development would result in increases in impervious surface and clearing which would increase stormwater runoff and could degrade water quality. The City would review development proposals and apply its adopted stormwater regulations to ensure that no significant impacts occur. <p><i>Water</i></p> <ul style="list-style-type: none"> Projected increase in water demand from development (713-1,346 equivalent residential units/134,040-253,035 gallons per day) represents 18% of available water supply. No significant impact would occur. 	<p><i>Stormwater & Drainage</i></p> <ul style="list-style-type: none"> Development would increase impervious surface and clearing which would increase stormwater runoff and could degrade water quality. The City would review development proposals and apply its adopted stormwater regulations to ensure that no significant impacts occur. <p><i>Water</i></p> <ul style="list-style-type: none"> Projected increase in water demand from development (2,093-2,412 equivalent residential units/393,400-453,500 gallons per day) represents 32.5% of available water supply. No significant impact would occur. Additional water supply may be necessary to serve long-term growth. 	<p><i>Stormwater & Drainage</i></p> <ul style="list-style-type: none"> Development would increase impervious surface and clearing which would increase stormwater runoff and could degrade water quality. The City would review development proposals and apply its adopted stormwater regulations to ensure that no significant impacts occur. <p><i>Water</i></p> <ul style="list-style-type: none"> Projected increase in water demand from development (1,953-2,341 equivalent residential units/367,200-440,200 gallons per day) represents 31.5% of available water supply. No significant impact would occur. Additional water supply may be necessary to serve long-term growth.

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Alternative 1 – No Action	Alternative 2	Alternative 3
<ul style="list-style-type: none"> • Planned improvements in 2012 and 2018 would provide sufficient water storage; increase in required storage would not result in significant impacts to the system. • Additional distribution facilities would be required to serve new development. • Some upgrading of fire flow conveyance systems (pipes) could be required in specific areas, depending on the type and intensity of development. Project-specific needs would be determined by the City, PUD and Fire Marshall in conjunction with development review. <p><i>Sewer</i></p> <ul style="list-style-type: none"> • Growth would increase the demand for sewerage collection and treatment, but are within the capacity of the existing and planned system; no significant impacts would occur. • A planned upgrade of Lift Station 11 would address an existing deficiency. • Portions of the subarea are not currently sewered, and additional collection lines will be required to provide service. 	<ul style="list-style-type: none"> • Planned improvements in 2012 and 2018 would provide sufficient water storage; increase in required storage would not result in significant impacts to the system. Planned development could consume approximately 1/3 of available surplus. • Additional distribution facilities would be required to serve new development • Some upgrading of fire flow conveyance systems (pipes) could be required in specific areas, depending on the type and intensity of development. Project-specific needs would be determined by the City, PUD and Fire Marshall in conjunction with development review. <p><i>Sewer</i></p> <ul style="list-style-type: none"> • Growth would increase sewerage flows and loadings (up to 104%) but are within the capacity of the existing and planned treatment system; no significant impacts would occur. • A planned upgrade of Lift Station 11 would address an existing deficiency. • Portions of the subarea are not currently sewered, and additional collection lines will be required to provide service. 	<ul style="list-style-type: none"> • Planned improvements in 2012 and 2018 would provide sufficient water storage; increase in required storage would not result in significant impacts to the system. Planned development could consume approximately 1/3 of available surplus. • Additional distribution facilities would be required to serve new development. • Some upgrading of fire flow conveyance systems (pipes) could be required in specific areas, depending on the type and intensity of development. Project-specific needs would be determined by the City, PUD and Fire Marshall in conjunction with development review. <p><i>Sewer</i></p> <ul style="list-style-type: none"> • Growth would increase sewerage flows and loadings (353%-361%) but are within the capacity of the existing and planned system; no significant impacts would occur. • A planned upgrade of Lift Station 11 would address an existing deficiency. • Portions of the subarea are not currently sewered, and additional collection lines will be required to provide service.

1.4 Mitigation Measures

1.4.1 Natural Environment

Earth

Applicable Regulations and Commitments

- **Geological Assessments Required:** The Lake Stevens Municipal Code requires the preparation of a geological assessment for any development proposal within 200 feet of an area designated as geologically hazardous. Must analyze potential impacts to geologically hazardous areas resulting from the proposed development and identify appropriate mitigation measures necessary to protect development and the geologically hazardous area (LSMC 14.88.630).
- **Native Growth Protection Area:** LSMC 14.88.670 requires developers to place geologically hazardous areas not approved for alteration and their buffers in a native growth protection area; lawfully altered geologically hazardous areas are subject to a covenant of notification and indemnification/hold harmless agreement.
- **Erosion Control Measures Required:** LSMC 14.64.130 requires the implementation of sedimentation and erosion control measures for any development that would entail land disturbance. The Public Works Director must review and approve erosion control plans.

Additional Mitigation Measures

- No additional measures are required.

Water Resources

Applicable Regulations and Commitments

- **Stormwater Management:** The City's municipal code requires the use of natural drainage systems to the extent feasible in order to preserve natural topography (LSMC 14.64.100). The Code also requires all new stormwater drainage systems to be constructed in accordance with the requirements of the Department of Ecology's 2005 Stormwater Management Manual for Western Washington (LSMC 11.06.020 and LSMC 14.64.140). Continued implementation of the City's stormwater management codes will ensure a rigorous permit review process that promotes sound development and redevelopment policies; continued protection of water quality in the City's lakes, streams and wetlands habitats and groundwater recharge; property protection from increased runoff; and the promotion of low impact development strategies that reduce impervious surface and stormwater runoff.
- **NPDES Phase II Municipal Stormwater Permit:** The Western Washington Phase II Municipal Stormwater Permit was issued in 2007 to implement the requirements of the Clean Water Act and the National Pollutant Discharge Elimination System as codified in Sections 11.06.020 and 14.64.140 of the City's municipal code. In accordance with the requirements of the permit, the City of Lake Stevens has adopted a stormwater

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management plan focused on public education and outreach, detection and elimination of illicit stormwater discharge, controlling runoff generated by new development activities, and prevention of pollution resulting from municipal activities. Continued implementation of the measures contained in the stormwater management program would reduce pollutant loading and improve water quality in the City's lakes, streams and wetlands.

- **Critical Areas Regulations:** Under all alternatives, future development will be subject to the adopted critical areas regulations found in Chapter 14.88 LSMC, including all applicable mitigation requirements and mitigation sequencing procedures.

Additional Mitigation Measures

- **Stormwater Detention:** For properties adjacent to identified wetlands and their buffers, new development and redevelopment cannot result in an increased rate of runoff from the site to the wetland. Where onsite stormwater management is not feasible, the City may, consistent with federal and state regulations, encourage design and construction of regional stormwater detention and infiltration infrastructure.
- **Low Impact Development (LID):** The City should also consider providing incentives for the use of LID techniques to reduce stormwater impacts in the subarea plan and new zoning regulations.
- **Critical Areas:** More detailed analysis – including full delineation, classification and function assessment – will be required in conjunction with development permitting for future projects that occur on sites containing critical areas.

Plants & Animals

Applicable Regulations and Commitments

- **Tree Retention:** The City's land use code (LSMC 14.76.120) requires development projects to retain existing significant trees and stands of trees that occur on the development site. The code also requires that removed significant trees be replaced and that retained and replanted trees be protected during construction. Similarly, the code requires retention or planting of trees along dedicated streets (LSMC 14.76.110).
- **Critical Areas Regulations:** Future development in the study area has the potential to adversely affect wildlife and habitat through clearing of vegetated areas. However, the City's critical areas regulations protect wetlands, riparian areas, and other critical areas that provide habitat for plants and animals by limiting the activities allowed within the critical area and establishing appropriate protective buffers and mitigation strategies for unavoidable impacts.

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1.4.2 Air Quality

Air Quality

Mitigation During Construction

Although significant air quality impacts from construction are not anticipated with any of the alternatives, construction contractors would be required to comply with all relevant federal, state, and local air quality rules. In addition, implementation of best management practices would also reduce emissions related to the construction phase of the project. The Washington Associated General Contractors brochure *Guide to Handling Fugitive Dust from Construction Projects* and the PSCAA suggest a number of methods for controlling dust and reducing the potential exposure of people to emissions from diesel equipment during construction. A list of possible control measures is included in the Air Quality section (3.2) of the Draft EIS.

Mitigation During Operation

The air quality analysis indicates that the alternatives would not result in any significant adverse air quality impacts in the study area. Consequently, no operational impact mitigation measures are warranted or proposed.

Greenhouse Gas Emissions

Some or all of the following strategies for reducing GHG could be implemented:

- Adopt green building standards for new development (e.g., LEED silver or better);
- Adopt a mandatory commute trip reduction program for all applicable employers in the 20th Street SE Corridor subarea. This commute trip reduction program could include the establishment of the following:
 - Mode split goals
 - Mode split monitoring program
 - Mode split goal implementation program
 - Transportation management agency which provides resources for employers such as carpool matching, vanpool/transit information, and a guaranteed ride home program;
- In conjunction with a commute trip reduction program, expand transit options such as the Community Transit vanpool program or new fixed route bus service; and
- Implement efficient transportation design standards including the use of roundabouts and LED street lighting and area lighting where appropriate.

1.4.3 Land Use

Many of the land use changes identified in the Land Use section (3.3) of the Draft EIS – including increased density/intensity and a greater diversification and mix of land uses – are not considered adverse impacts. The change in the subarea’s land use pattern would be significant, but does not require mitigation. However, to implement the subarea plan the City will develop refined development regulations and design guidelines and standards.

Potential land use conflicts, between proximate land uses of different intensity, can be avoided or

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otherwise mitigated through the application of new development regulations and design guidelines and standards that ensure appropriate land uses along with adequate buffering and transitions between different abutting land uses. For example, height and bulk limits and setback requirements in zoning regulations could be tailored to address these potential conflicts. Landscaping requirements can also help to buffer and screen land uses of dissimilar intensity or scale. Design guidelines and standards would also require approaches to site planning and building design, which reduce a range of potential impacts, such as shadows, noise and visual incongruities. These techniques are an integral aspect of implementing the subarea plan.

1.4.4 Population, Housing & Employment

Population

No significant adverse impacts have been identified and no mitigation is necessary.

Housing

No significant adverse impacts have been identified and no mitigation is necessary.

Employment

No significant adverse impacts have been identified and no mitigation is necessary.

1.4.5 Aesthetics, Light & Glare

Visual Character

- **Development Regulations:** New zoning regulations in combination with specific design guidelines and standards would be adopted to implement the subarea plan. Regulations would address appropriate uses, height, setbacks, and similar development parameters. The code could also include incentives, such as bonuses in height or intensity, in exchange for incorporating a menu of public amenities in new development. Existing landscaping standards would be modified to create the desired character for development sites, roads, and sidewalks and trails. Existing tree protection/replacement requirements could be modified to ensure the subarea maintains a desirable amount of vegetative cover.
- **Design Guidelines and Standards:** Design guidelines and standards would ensure that future development achieves a cohesive visual character and high-quality site planning, building design, lighting and signage.

Views

- **Park & Open Space Planning:** The City will update its *Parks & Open Space Plan* to address needs created by planned growth in the 20th Street SE Corridor. In conjunction with this planning, the City may identify new parks or open space areas that provide views of landscape features and consider ways to preserve specified viewpoints. New development in some portions of the subarea may also create public spaces that provide open views of the landscape.
- **Design Guidelines and Standards:** In addition, the City could consider adopting guidelines and standards that identify when and how site plans or building design could be modified to protect views from parks and other public spaces.

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Light & Glare

- **Development Regulations:** The City should consider adopting “dark sky” regulations to minimize lighting increases and night glow in the subarea.
- **Design Guidelines and Standards:** Design guidelines and standards should provide guidance on avoiding light spillage, glare and shadow impacts through site planning, building design and landscaping. The guidelines and standards would specifically address lighting and signage.

1.4.6 Historic & Cultural Resources

Applicable Regulations and Commitments

- **Chapter 27.53 RCW:** Washington State Law prohibits the disturbance, destruction, or removal of historic or prehistoric archaeological deposits without approval from Department of Archaeology and Historic Preservation (DAHP). Persons who violate the terms of this statute are subject to both criminal and civil liability.

Additional Mitigation Measures

- **New Cultural Resources Policies:** Although the *Lake Stevens Comprehensive Plan* currently contains policies designed to protect archaeological resource and promote preservation of historic structures, this commitment could be emphasized by also including such policies in the subarea plan.
- **Archaeological Survey:** As part of the development review process, the City could require an archaeological survey for properties in the same general vicinity as the known archaeological site, and for properties, which display a similar history of logging activity, to determine the presence of archaeological or historic resources.
- **Development Agreements:** The City may consider the use of development agreements, per LSMC 14.16C.055, for any properties with known archaeological or historic resources. Such a development agreement could include mitigation measures to protect archaeological resources, such as a memorandum of agreement with DAHP regarding research and curation of artifacts, as well as construction monitoring by a qualified archaeologist.
- **Inadvertent Discovery Plan:** For development proposals on properties that are extensively forested, previously undeveloped, or known to be associated with the historic railroad or historic logging operations, the City should require the preparation of an inadvertent discovery plan to establish protocols for handling archaeological deposits uncovered during construction.

1.4.7 Transportation

Concurrency

Concurrency is intended to ensure that improvements are planned and constructed in phase with projected growth (i.e., within six years). It requires adoption of level of service standards to gauge performance of the transportation system, identification of improvements necessary to maintain the adopted level of service, and a system to ensure that concurrency is maintained. If the trips generated by a development will cause a facility to fall below the adopted LOS standard, the local government may deny permits for the project, change the LOS standard, or modify land use. Changes may be made to a development proposal to meet the concurrency requirements, such as

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reducing project size or employing travel demand management to reduce the number of trips generated.

Per the Growth Management Act, concurrency does not apply to highways of statewide significance, such as SR-9. Lake Stevens' adopted concurrency management system, set forth in LSMC 14.110, identifies three options an applicant may select to maintain concurrency when mitigation is required: (1) reducing the size of the development; (2) delaying the development until needed improvements are provided by the City or others; or (3) constructing the needed facilities.

Level of Service Threshold

The City has adopted LOS C as its PM peak hour standard for all areas except the downtown. In view of the level of growth encouraged by the subarea plan, and the extent of improvements that would be required to achieve this LOS, it may not be feasible financially to maintain the current level of service threshold (LOS C) at all intersections within the study area. (Fehr & Peers, 2011.) In addition, poor traffic conditions on state highways (notably US-2 and SR-9) constrain the ability of Lake Stevens to manage traffic congestion in the 20th Street Corridor since there are no plans to address some of the regional traffic congestion issues. Therefore, it is recommended that the City amend its threshold for signalized intersections in designated centers and mixed-use areas to strive for a goal of LOS E.

In addition, it should be acknowledged that some intersections will operate at LOS F during peak travel periods and these intersections should be exempted from the LOS E goal. For unsignalized intersections, it is recommended that an intersection be considered deficient if it falls below LOS E operations *and* meets a signal warrant. This level of service will be more affordable and practical and will support Comprehensive Plan policies related to centers. It is also in line with the typical traffic activity seen in economically vibrant areas.

If the recommended LOS thresholds are adopted, then only the following intersections would be considered deficient or impacted:

- 20th Street SE and Cavalero Road under *all alternatives* during the PM peak hour;
- 20th Street and 83rd Avenue SE under *Alternatives 2 and 3* during the AM peak hour; and
- 20th Street SE and SR-9 under *Alternative 2* during the AM and PM peak hours, and under *Alternative 3* during the PM peak hour

Intersection-Specific Mitigation Measures

20th Street SE and Cavalero Road

A signal or roundabout should be added to the intersection of 20th Street SE and Cavalero Road. Future traffic volumes would fulfill the requirements for a peak hour signal warrant under all three land use alternatives. Under *Alternative 2* during the PM peak hour, signalizing the intersection would improve operations to LOS C.

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20th Street and 83rd Avenue SE

This intersection would operate at LOS F under *Alternative 2* and *Alternative 3* during the AM peak hour. Adding a southbound right turn pocket would improve the intersection's overall LOS to D with 52 seconds of delay. If a left turn pocket could be added to the northbound approach, delay would decrease by an additional 12 seconds, although overall LOS would still remain at D. A dual-lane roundabout would also work at this intersection if the metered traffic volumes are assumed.

20th Street SE and SR-9

This intersection is under the jurisdiction of WSDOT and mitigation measures would likely be identified as part of the *SR-9 Corridor Planning Study*. Adding dual left turn lanes to all approaches would result in LOS E (80 seconds of delay) at this intersection. To achieve additional improvements in LOS would require either additional lanes on SR-9, grade separation, or an unconventional intersection, such as a "continuous flow intersection" (CFI).

Design Alternatives

The Draft EIS Transportation section (3.8) discusses a number of design options (e.g., roundabouts) for improvements to the intersections along the 20th Street SE corridor. Please refer to the Draft EIS for more information.

Additional Mitigation Measures

In addition to the capacity enhancing projects described above, it is recommended that the City of Lake Stevens explore the potential for other programmatic mitigation measures identified below.

Impact Fees

The improvements described above will require a substantial capital investment to implement (Fehr & Peers, 2011). To generate the funds necessary to implement the mitigation measures described above, it is recommended that a traffic impact fee program be established by ordinance. This fee could be exclusive to the 20th Street SE Corridor or could be part of a citywide impact fee program.

Given that the majority of the traffic impacts would occur on the state highway system, it is recommended that if an impact fee program is established, the City of Lake Stevens enter an interlocal agreement with WSDOT that would allow the City and WSDOT to share fee revenues and help construct the required improvements.

Transportation Benefit District

Formation of a Transportation Benefit District (TBD), as authorized by RCW 36.73.120, is another approach the City could use to help finance transportation improvements. While more complex to establish and administer, compared to traffic impact fees, the formation of a TBD would enable the City to assess additional fees and charges within the district, including a supplemental sales tax. A

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TBD could apply citywide or specific to 20th Street SE Corridor, and could be used in conjunction with a traffic impact fee.

Transportation Demand Management

Transportation demand management (TDM) strategies include mandatory commute trip reduction programs and enhanced transit service. These measures have proven to be effective at reducing trip generation even in low-density areas such as Lake Stevens (California Air Pollution Control Officers Association, August 2010.) While these measures will help reduce overall trip generation and vehicle congestion impacts, their effectiveness relative to the magnitude of the congestion levels in the study area would be small.

1.4.8 Public Services

Under all alternatives, development would be subject to adopted development regulations, which require emergency access, fire suppression systems, and school and park impact mitigation fees to offset impacts to these services.

Alternative 2 and *Alternative 3* could incorporate the following additional measures:

- During construction, implement security measures such as onsite lighting, fencing, onsite surveillance, etc. to reduce potential criminal activity.
- Construct a well-designed internal street system that provides fast and efficient police, fire and emergency vehicle access to all areas of the subarea.
- Develop streets, sidewalks, walkways, bicycle and pedestrian paths and public spaces designed to promote public safety and visibility for residents, employees, site visitors and police.
- Design all parking areas and public spaces with specially designed no-glare security lighting to provide for security.
- Include incentives in development regulations for providing public spaces in new development.
- Begin a planning process to identify additional park space within the subarea. Identify land that is suitable for acquisition, and investigate the potential for acquiring easements within the utility corridor.

1.4.9 Utilities

Drainage

Applicable Regulations and Commitments

- **City of Lake Stevens Stormwater Ordinance:** Chapter 11.06 and Chapter 14.64 (Part II) of the Lake Stevens Municipal Code adopt the *Department of Ecology's 2005 Stormwater Management Manual for Western Washington*. Any project that meets or exceeds the thresholds defined in the manual for new impervious area, drainage system modifications, or redevelopment is subject to City review and permit approval.

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- **Ecology Stormwater Manual Adopted:** The City has adopted the *Department of Ecology's 2005 Stormwater Management Manual for Western Washington* as its minimum design standard for stormwater infrastructure. All development meeting the minimum thresholds is required to design associated stormwater infrastructure to be consistent with these standards.
- **Low Impact Development Encouraged:** The City's stormwater ordinance states that Low Impact Development solutions, as defined and listed in the LID Technical Guidance Manual for Puget Sound, are acceptable and encouraged alternative standards for management of stormwater.

Additional Mitigation Measures

- **Permitting Incentives for Low Impact Development:** To reduce the need for new stormwater conveyance infrastructure and protect water quality, the City should incentivize the use of LID techniques for onsite stormwater treatment and detention for appropriate projects.

Water

Applicable Regulations and Commitments

- **Supply Upgrades:** Snohomish County PUD's *2011 Water System Plan* identifies necessary capital improvements to provide adequate water supply for the next 20 years. Planned and budgeted supply improvements include conversion of the system's two emergency groundwater wells to a full-time source, increasing system supply by approximately 1.2 MG per day.
- **Storage Upgrades:** The PUD's *2011 Water System Plan* identifies the following planned and budgeted capital improvements to storage capacity:
 - Walker Hill Booster Zone Intertie: Eliminates dead storage in the Walker Hill tanks, making this water available to the Lake Stevens 500 zone for emergency use. (2012)
 - Getchell Reservoir: New 9.2 MG reservoir serving the Lake Stevens 500 pressure zone.
- **Distribution Upgrades:** The PUD's ongoing water main replacement program annually evaluates aging pipes for replacement with a focus on the replacement of galvanized iron/steel and asbestos cement pipes.

Additional Mitigation Measures

- **Joint Planning with Snohomish County PUD:** Upon adoption of a preferred alternative, the City should consult with Snohomish County PUD to establish a joint planning process for capital improvements necessary to serve anticipated development in the subarea. This process should also address any cumulative needs for water storage generated by the 20th Street SE Corridor Subarea Plan in combination with the Lake Stevens Center Subarea Plan.
- **Design Review for Fire Flow:** The City and developers should coordinate development permit application with Snohomish County PUD and the Lake Stevens Fire Marshal to determine fire flow requirements based on project design. Upgrades to existing lines should

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be coordinated with Snohomish County PUD. Installation of new water lines adequate to provide required fire flows should be the responsibility of the developer and/or the City.

- 12-inch pipes and 3000 gpm for commercial areas, possibly multifamily,
- 8-inch pipes and 1500 gpm for existing residential areas,
- intermediate value for other areas, for example 10-inch pipe with 2000 gpm.

Sewer

Applicable Regulations and Commitments

- **Planned Capital Improvements:** As described in the impact analysis, the Lake Stevens Sewer District updated its Comprehensive Plan in 2007 and 2010, describing the capital improvements planned for the near future, including several pipeline expansions, decommissioning of several lift stations, pump upgrades, and construction of a new wastewater treatment plant. These improvements are designed to relieve existing system deficiencies and create the capacity necessary to serve future development.

Additional Mitigation Measures

- **Joint Planning with Lake Stevens Sewer District:** Upon adoption of a preferred alternative, the City should consult with the Lake Stevens Sewer District to establish a joint planning process for capital improvements necessary to serve anticipated development in the subarea, including new wastewater collection infrastructure and future expansions to the new treatment plant that may be necessary to accept projected flows from development under the subarea plan.
- **Development Review for Wastewater Flows and Loads:** Because planned improvements to the wastewater system will be implemented in phases over several years, the Planned Action should establish size thresholds for new development that, when met or exceeded, would require developers to initiate consultation with Lake Stevens Sewer District. Consultation would confirm that projected wastewater flows and loads from any proposed project would not exceed the treatment or conveyance capacity of the wastewater system existing at that time.

1.5 Significant Unavoidable Adverse Impacts

1.5.1 Natural Environment

All alternatives could result in additional development within the subarea, thereby increasing the level of impervious surface and reducing vegetated areas. Additional development within the study area is also anticipated to generate increased stormwater runoff that must be detained or treated before discharge to surface water. With application of the City's adopted regulations regarding critical areas, stormwater, and tree retention, as well as proposed mitigation measures, no significant unavoidable adverse impacts to the natural environment are anticipated.

1.5.2 Air Quality

No significant unavoidable adverse impacts have been identified for air quality or greenhouse gas

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emissions and none are anticipated.

1.5.3 Land Use

The land use pattern of the subarea would change significantly to accomplish the objectives of *Alternative 2* or *Alternative 3*. This would result in the subarea becoming more urbanized and intensively developed, with a greater mix of uses. The area would experience a significant increase in employment uses and population relative to the *No Action Alternative*. This change, while significant, is not considered adverse.

1.5.4 Population, Housing & Employment

While population growth is unavoidable, it is not necessarily an adverse impact. No significant unavoidable adverse impacts would occur.

1.5.5 Aesthetics, Light & Glare

Visual Character

The visual character of the subarea would change significantly over time as a result of growth and development. The direction of change would be from a primarily single-family residential area with large lots to an area that includes a mixed-use employment district alongside residential neighborhoods. It would become more densely developed and urban in character with taller, larger scale buildings. This change could be considered adverse by some viewers and positive by others, but this change is an unavoidable consequence of implementing the subarea plan.

Views

Some existing views to the west from locations in the western portion of the subarea could be partially or completely obstructed by future development. View blockage could be mitigated through use of new development regulations, however, this impact is not considered unavoidable. The subarea plan, and future planning for parks and open spaces, could focus on identifying future public spaces from which views could be protected through design guidelines and standards.

Light & Glare

Lighting will increase, but will be controlled through development regulations and design guidelines and standards. No significant unavoidable adverse impacts are anticipated.

1.5.6 Historic & Cultural Resources

Although the subarea is believed to have a low probability for discovery of archaeological resources, there is some potential for undiscovered archaeological resources to be inadvertently destroyed during construction. This is neither certain to occur nor unavoidable, however. With implementation of appropriate implementation measures, no significant unavoidable adverse impacts are anticipated.

1.5.7 Transportation

As described above, the increased traffic volumes caused by the action alternatives (*Alternative 2* and *Alternative 3*), lead to increased delay at the 20th Street SE/SR-9 intersection. Since WSDOT has not yet defined its plan to improve traffic conditions along SR-9, specific mitigation measures cannot be identified. Given that WSDOT is actively planning to improve the SR-9 corridor and some

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level of mitigation is possible (although full improvement to provide LOS D conditions is unlikely because of the high costs), impacts are not necessarily inevitable or entirely unavoidable.

Similarly, Lake Stevens does not own or control the intersection of South Lake Stevens Road/24th Street SE/SR-9. While the analysis in this document showed that a traffic signal would operate acceptably at this location, this improvement has not been approved by WSDOT and there is no certainty that it will be implemented. If a full access intersection is not provided at this location, turning movements will be added to the 20th Street SE/SR-9 intersection, further exacerbating poor operations at that location.

1.5.8 Public Services

Demand for public services would increase incrementally in conjunction with the additional population and commercial growth expected to locate in the subarea. Any additional needs would be addressed in the City's Capital Facilities Plan and are not unavoidable.

1.5.9 Utilities

All alternatives are anticipated to result in additional development within the subarea, thereby increasing demand for water, sewer, and stormwater services. An increase in population and employment in the study area could exacerbate existing water and wastewater system deficiencies and increase demand for services beyond the capacity of existing infrastructure in some limited areas. However, with application of mitigation measures, which include both regulatory measures and planned capital improvements, no significant unavoidable adverse impacts are anticipated.

1.6 Benefits & Disadvantages of Delaying the Proposed Action

The City is taking advantage of the current economic downturn to prepare for the next wave of growth; subarea planning is an element of a conscious strategy to grow and diversify the local economy. Benefits of the proposed action, and the objectives of the subarea plan, include additional retail and services, expanded housing, increased employment opportunities, and concentrated growth in a mixed-use center. From an economic development perspective, the proposal seeks to attract a greater amount of regional employment to the City, and to use the subarea plan and planned action to create an attractive environment and incentives for development.

Delaying the proposed subarea plan would be equivalent to implementing the *No Action* alternative, and would result in these possible benefits being postponed or potentially lost. Growth in the City would also be relatively more dispersed and less concentrated in centers. At the same time, lower levels of growth would create lower demand for public services and capital facilities.

1.7 Issues to be Resolved

Issues to be resolved by the City in selecting a preferred alternative include determining the appropriate types, intensity and overall magnitude of development for the subarea and how this could change the existing character of the area.

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20th Street SE Corridor



Subarea Plan

DRAFT FEBRUARY 2012

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I. Introduction

A. Planning Process

The 20th Street SE Corridor Subarea Plan is a key tool for the City to add employment through business park development, expand the retail areas, and increase residential density near commercial and office areas. Specifically the plan will create a framework to refine the area’s land uses and zoning; analyze required improvements to the street network and other capital facilities; establish a vision for upgrading the aesthetic environment; and help attract new businesses and residents. The plan’s vision for employment and commercial development with higher-density housing provides the foundation for developing a planned action, establishing regulations and standards, and identifying desired outcomes necessary to realize the overall vision for the 20th Street SE Corridor and direct its subsequent development. Additionally, the plan will provide conceptual guidance as to the intent of subsequent regulations and actions.

The subarea planning process for the 20th Street SE Corridor grew out of a vision expressed in the City’s Comprehensive Plan to establish concentrated growth centers to receive the majority of future employment, retail, and housing growth. The City hired a consultant team to prepare separate economic assessment and economic development reports (Leland Consulting Group & LMN Architects, 2011a and 2011b; Leland Consulting Group, 2011). The economic assessment evaluated the opportunities and constraints associated with each growth center.

For the 20th Street SE Corridor, the assessment identified the potential for providing the City’s highest concentration of jobs, particularly professional services, engineering and high value-added small manufacturers in multi-story office and industrial buildings integrated with retail nodes to serve workers and residents in the new higher-density housing on the periphery or in mixed-use nodes. The Economic Development Strategy identified that significant retail “leakage” was occurring (i.e., consumers were travelling outside the City for retail purposes) and that the City has an opportunity to attract new retail

development and capture this retail spending based on its demographics, location and quality of life.

In early 2011, the City initiated a public outreach and visioning effort to solicit opinion and comment from different stakeholders including the public, business interests, elected and appointed officials, and affected agencies through several meetings, public workshops and open houses (Figure 1.1). Stakeholder comments have guided the plan’s formation and focus. Concurrently, the City has been developing a Planned Action Environmental Impact Statement that analyzes potential impacts of the plan on the built and natural environment and outlines appropriate mitigation for identified impacts. The Planned Action will set the parameters for future development and provide a streamlined permitting process.



Figure 1.1 Public meeting

B. Plan Area

The 20th Street SE Corridor encompasses approximately 845 acres in the southern portion of the City and is roughly divided into quadrants by the 20th Street SE and SR-9 intersection, as shown in Figure 1.2. The study area extends across the southern portion of the City from about Cavalero Road to the west to South Lake Stevens Road on the east and the UGA boundary to the south to approximately 13th Street SE to the north. The study area is relatively level though the topography slopes down toward Ebey Slough at the western end and slopes up toward a small plateau in the northeastern portion. Scenic elements include the views to the west from the western portion of the study area

encompassing Spencer Island, Ebey Slough and the Snohomish River Estuary Wetland Preserve, downtown Everett and the Olympic Mountains.

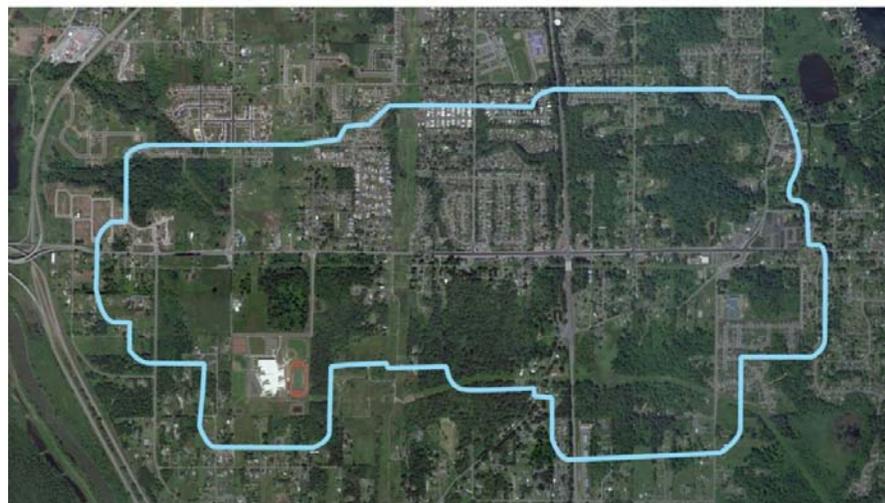


Figure 1.2 20th Street SE Corridor Subarea aerial

C. Purpose & Authority

To help realize its economic strategy, the City is developing a subarea plan for the 20th Street SE Corridor, as authorized under the Revised Code of Washington (RCW) 36.70A.080, to promote balanced development in this growth center and to support the addition of employment and retail growth in the City in an area with larger parcels for development. The City will adopt the subarea plan as a supplementary document to the City’s Comprehensive Plan. The subarea plan will identify the land use goals and policies for the area that in turn will frame the regulatory development regulations attached as appendices. The plan will also be the primary mechanism to identify actions and capital investments necessary to implement the plan. The City will adopt the 20th Street SE Corridor Subarea Plan in accordance with the Lake Stevens Comprehensive Plan and incorporate associated regulations as part of the municipal code. The City will also adopt the subarea plan as a planned action. A planned action is a tool that cities can use to provide regulatory certainty and encourage

economic development, as allowed under the State Environmental Policy Act (RCW 43.21C.031 and WAC 197-11-164). Performing early environmental review as part of a subarea plan will streamline SEPA review for subsequent projects that are consistent with the plan.

D. Existing Conditions

The 20th Street SE Corridor was annexed by the City on December 31, 2009. Development patterns range from large undeveloped parcels, large single-family lots, to housing developments, natural areas and a commercial/retail center. Snohomish County upgraded 20th Street SE from 91st Avenue SE west to South Lake Stevens Road (Figure 1.3); however, the western portion will be upgraded by the City. The visual character of the 20th Street SE Corridor is a product of the existing street network and transportation facilities, built environment (scale and type of structures), topography and natural features, and an electric transmission corridor. From an aesthetic perspective, the subarea and adjacent areas do not possess cohesive architecture and site design and are not distinctive in character.



Figure 1.3 20th Street SE/S Lake Stevens Road



Figure 1.4 Lake Stevens Fire Conference Center

The 20th Street SE Corridor includes a small office/commercial complex including the Lake Stevens Fire Administrative Offices and Conference Center on the northeast corner of 20th Street SE and South Lake Stevens Road (Figure 1.4) and additional commercial area on the northwest corner of the same intersection. Smaller businesses are located along the south side of 20th Street SE near South Lake Stevens Road with a church on the northeast corner of 20th Street SE and SR-9. An undeveloped County Park with a current dog park is located on the south side of 20th Street SE at 79th Street SE and a small garden business near the northeast corner of this intersection.

Combined residential uses comprise over 47 percent of the study area with over 35 percent undeveloped/underdeveloped or open space. Commercial/office uses comprise barely over one percent of the study area with government/civic, church and utilities over 16 percent.

Existing commercial uses total approximately 10 acres or one percent of the subarea. More than half of the commercial development in the area took place before 1990. There is one commercial node in the eastern portion of the study area, at the intersection of 20th Street SE and South Lake Stevens Road. The commercial uses are primarily auto-

oriented retail and services (a small market, restaurants, etc.) as well as professional offices.

Residential uses include single-family and multifamily developments in addition to a mobile home park with the majority of the area devoted to single-family uses. Current gross density of the subarea is well below 4 dwelling units per acre. Based on the City's current average household size of 2.87 persons per household, the current population for the study area is approximately 2,456, which represents 9.2 percent of the City's total population.



Figure 1.5 Tom Thumb Grocery Store

The study area also has a relatively large amount of utility and civic/government uses. Utilities include power transmission lines and detention facilities. The largest contiguous utility tract is located west of SR-9 and includes a large electrical transmission line. Civic and government uses include the fire district's administrative offices and conference center, schools, and other City or County owned properties and facilities (Figure 1.6). Combined, these categories add up to approximately 16 percent of the area.



Figure 1.6 Prominent public building – Cavalero Mid High School (Photo courtesy of Benjamin Benschneider)

The subarea enjoys excellent transportation access because of the alignment of SR-9 north towards the City and south towards US 2 and points south and 20th Street SE’s alignment east and west towards the US 2 trestle, Everett and Interstate 5. The local road network is limited, due to limited development, residential subdivisions, the power line, and numerous forested and wetland areas. Traffic congestion is light to moderate during the AM and PM peak hours. However, during the AM peak, westbound traffic backs up to 79th Avenue SE due to congestion on west bound US 2. Volumes are also high during the morning peak hour, particularly along southbound SR-9. The intersection of 20th Street SE and 83rd Avenue SE is the only access point to Cavalero Mid High School, so it experiences congestion during the morning peak.

Other elements of the circulation and transportation network include public transit, pedestrian, and bicycle facilities. With the exception of the upgraded portion of 20th Street SE, the pedestrian and bicycle network is fairly disjointed (Figure 1.7). Some roads have wide shoulders that may accommodate pedestrians or bicyclists, but do not provide dedicated facilities. Due to the piecemeal nature of past development, many sidewalks do not connect to any other facilities.

Community Transit provides bus service within the subarea on 91st Avenue SE and west on 20th Street SE. Bus service targets commute trips to employment centers; however, service is relatively infrequent. There is ample parking in the 20th Street SE Corridor for existing commercial and office uses.



Figure 1.7 20th Street SE – upgraded portion

There are approximately 120 undeveloped acres and another 86 partially developed acres of land scattered throughout the subarea, excluding utility areas and non-developable tracts, such as native growth protection areas and private easements. The subarea also includes 105 acres of wetlands and six acres of steep slopes, but has relatively few other critical areas or any identified protected species. One unnamed creek has been documented with Coho Salmon in the past. There is potential for development of larger commercial parcels, increased employment, and denser housing.

II. Economic Development

A. Economic Growth Strategy

The City's growth strategy envisions residential and employment growth occurring in "growth centers", with available infrastructure and services to increase employment, improve the jobs to housing balance citywide, conserve environmental resources, and provide efficient services and facilities. This growth strategy presumes that there will be complimentary services available throughout the three growth centers Downtown Lake Stevens, the 20th Street SE Corridor, and the Lake Stevens Center. Under this scheme, each center will fill a slightly different function citywide and/or regionally, but will also cater to the needs of the immediate population in the area. Figure 2.1 is an example of one of the development types for the 20th Street SE Corridor Subarea.



Figure 2.1 Mixed-use development

B. Retail Capture Opportunities & Retail Destination

Being a crossroads for markets, the 20th Street SE Corridor's location favors its position for office and retail growth with considerable pass-through traffic from commuters to the east and north. This area can capture a proportion of the retail market and provide greater employment capacity for the City and surrounding secondary market. Three strategies will help attract additional office and retail development:

- Become an area for business park development, possibly related to the aeronautics industry, due to the proximity to Boeing.
- Capture retail "leakage" (i.e., goods purchased in another market that could or should be purchased locally).
- Promote the addition of significant retail and office space in multiple retail/mixed-use nodes.
- Create a concentrated job center along with providing opportunities for higher-density residential neighborhoods in transitional areas.

The City would like to develop the 20th Street SE Corridor appearance, improve traffic and pedestrian circulation; and expand retail, office, and residential development. Secondary objectives for the corridor include:

- Attracting a variety of different sized employers.
- Establishing a program of road, circulation and transit improvements.
- Emphasizing high quality design standards.

C. Tourism

III. Community Vision

A. Vision

The City intends to provide a framework for the development of the 20th Street SE Corridor through this planning effort. Being a crossroads for markets, the 20th Street SE Corridor’s location favors its position for employment growth with considerable pass-through traffic from commuters to the east and north. This subarea could provide a needed alternative regional employment center, specifically for northern Snohomish County and communities east of 1-5.

The primary impetus of the subarea plan is to increase the City’s retail opportunities, add employment opportunities in business parks and mixed-use nodes and bestow a renewed vitality, purpose and character to the district that capitalizes on the existing infrastructure and natural setting that offers views to the west of the Snohomish River valley and the Olympic Mountains. The subarea plan will guide the transformation of the area into a vibrant employment and commercial corridor for a wide variety of small and mid-sized companies with larger ones occupying a campus-like setting with a few small nodes of shops, services, restaurants and larger retail centers by adding retail and office complexes in distinctive commercial /mixed-use nodes balanced with higher-density residential housing opportunities available to all residents. Enhanced transit services, new trails and greenbelts will connect new development to existing uses, especially parks and schools. A variety of new housing types will be integrated with existing development and provide innovative options like cottage housing and some retirement housing. New development will be bound to high-quality design and development standards to sustain a positive development atmosphere and community image.

The objectives, goals, and policies of the 20th Street SE Corridor Subarea Plan echo the City’s overall vision to ensure that development is sensitive to the natural environment, and that future development considers sustainable approaches to development and mitigates related impacts (Figure 3.1).



Figure 3.1 City of Lake Stevens’ vision is” one community around the lake”

B. Objectives

Comprehensive Plan policies and the recommendations identified in the *Economic Assessment Report* and *Retail Forecast and Leakage Analysis*, discussed previously provide a basis for defining the objectives for the 20th Street SE Corridor Subarea Plan. In turn, the subarea plan objectives provide a foundation for developing and evaluating the plan’s land use alternatives. The following description outlines an overall vision for the redevelopment of the Lake Stevens Center over a 10-20 year planning period.

- Establish 20th Street SE as an appealing gateway into the City with attributes reflecting a distinct, unified community.
- Promote economic development and a more positive balance of jobs and housing by providing a mixture of jobs, goods and

services, housing with recreation/open space and protection of important environmental resources.

- Attract a variety of employers of varying sizes.
- Encourage a concentration of local and regional retailing and services around the intersection of 20th Street SE and SR-9.
- Create pockets of parks and open space throughout the corridor.
- Continue the widening of 20th Street SE westward towards the Hewett Avenue (US 2) trestle.
- Provide multiple routes of travel with clear circulation and access to destinations including parallel east-west circulation routes north and south of 20th Street SE.
- Enhance the appearance of streets, sidewalks, sites, and buildings.

IV. Plan Concept

A. Alternatives

The draft Environmental Impact Statement (EIS) considers three land use alternatives, all of which envision the 20th Street SE Corridor with a strong emphasis on employment growth, economic diversification and capturing the retail spending occurring outside the City. Identified development nodes would encourage a more intensive mix of uses – in the same building, on the same site, or within the same area – through new zoning classifications. The Lake Stevens City Council will ultimately identify a preferred land use alternative based on these models that will be incorporated into the final subarea plan.

Alternative 1 – The No Action Alternative

The *No Action Alternative* assumes continued growth under existing zoning and current plan. Overall, the subarea would retain much of its current character in terms of the types, intensity and pattern of land

use. Site-by-site development would occur without the guidance of an overall plan or vision.

Alternative	Retail (Gross Sq. Ft.)	Office (Gross Sq. Ft.)	Housing (Dwelling Units)
Alternative 1 – No Action	150,000-180,000	20,000-35,000	600-1,200
Alternative 2 – Employment/ Commercial Emphasis	400,000-450,000	1-1.25 million	900-1,000
Alternative 3 – Moderate Employment/ Commercial & Residential Emphasis	300,000-350,000	600,000-750,000	1,200-1,400

Table 4.1 Summary of growth assumptions for EIS alternatives

Alternative 2 – Employment/Commercial Emphasis

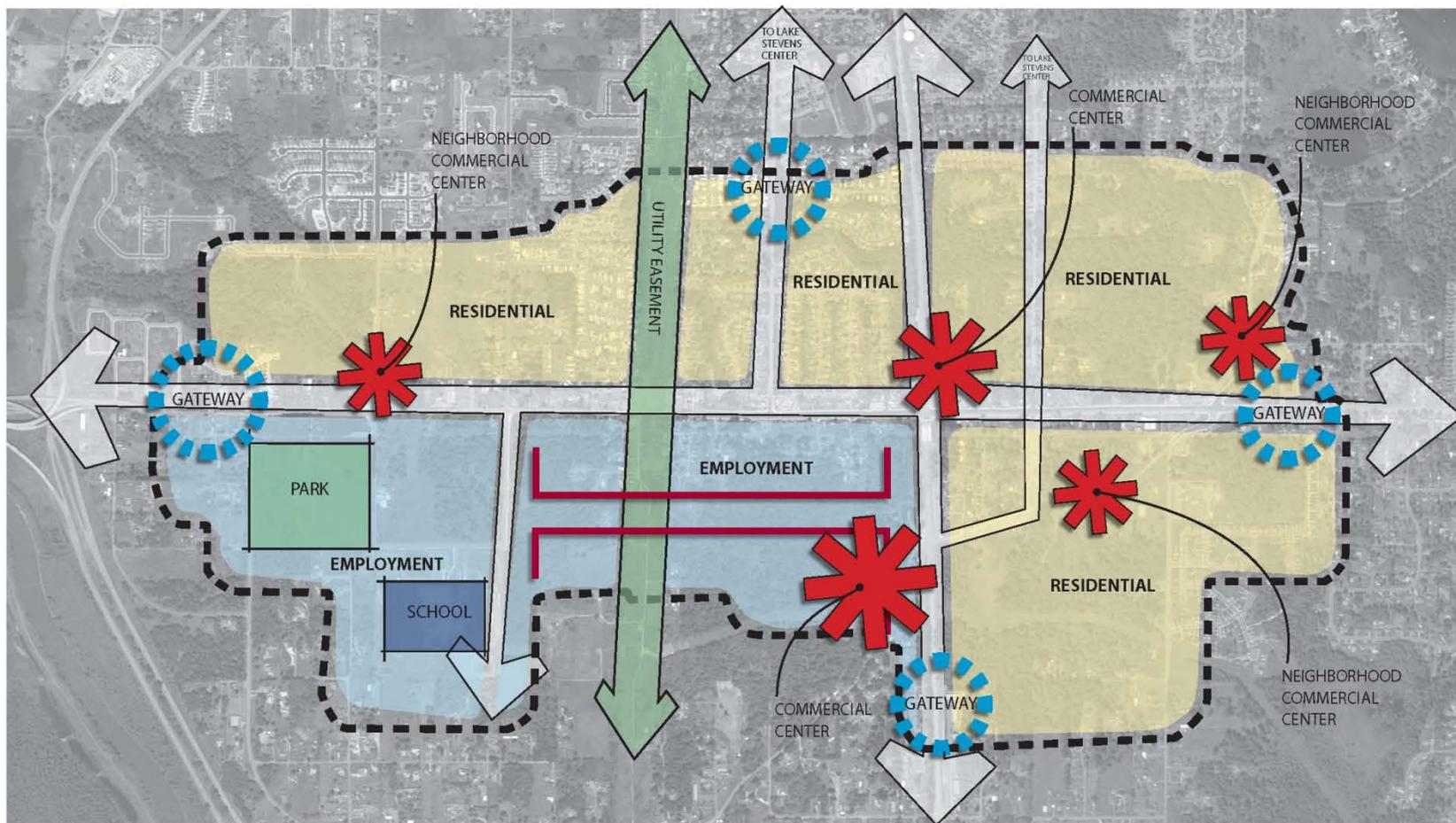
Alternative 2 emphasizes employment and commercial growth that focuses growth in office parks, commercial and mixed-use nodes along the corridor, and larger complexes, with an increase in higher-density residential uses along the periphery of the subarea to provide a transition to existing single-family neighborhoods. New and amended development regulations will address the mix, density, scale and form of planned development. Under this alternative, the City would designate the 20th Street SE Corridor Subarea a planned action, which would encourage economic development and streamline SEPA review for projects that are consistent with the subarea plan and the EIS.

Alternative 3 – Moderate Employment/Commercial with Residential Emphasis

Alternative 3 is similar to *Alternative 2*, but emphasizes moderate employment growth in identified office park, commercial and mixed-use nodes and centers, but places a greater relative emphasis on high-density residential growth. As in *Alternative 2*, the city would develop new development regulations and designate the subarea a planned action.

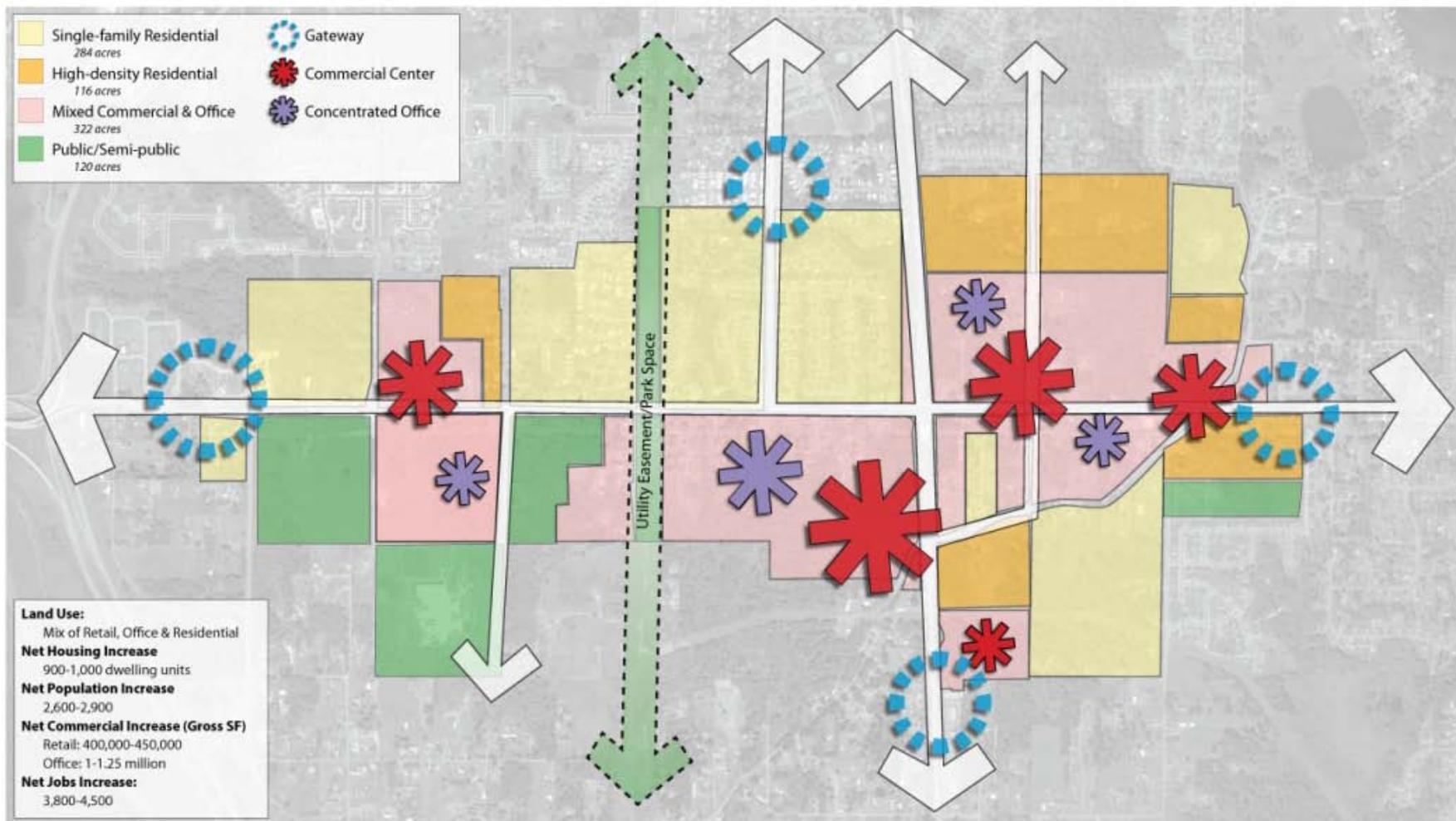
The graphics for the *No Action Alternative*, *Alternative 2* and *Alternative 3* (Figures, 4.1, 4.2 and 4.3) provide generalized representations of the locations of various land uses under consideration. These illustrations are not zoning maps or regulatory in nature and do not necessarily follow property boundaries.

Figure 4.1 Alternative 1 No Action Alternative



20th Street Corridor Subarea Preliminary Concept

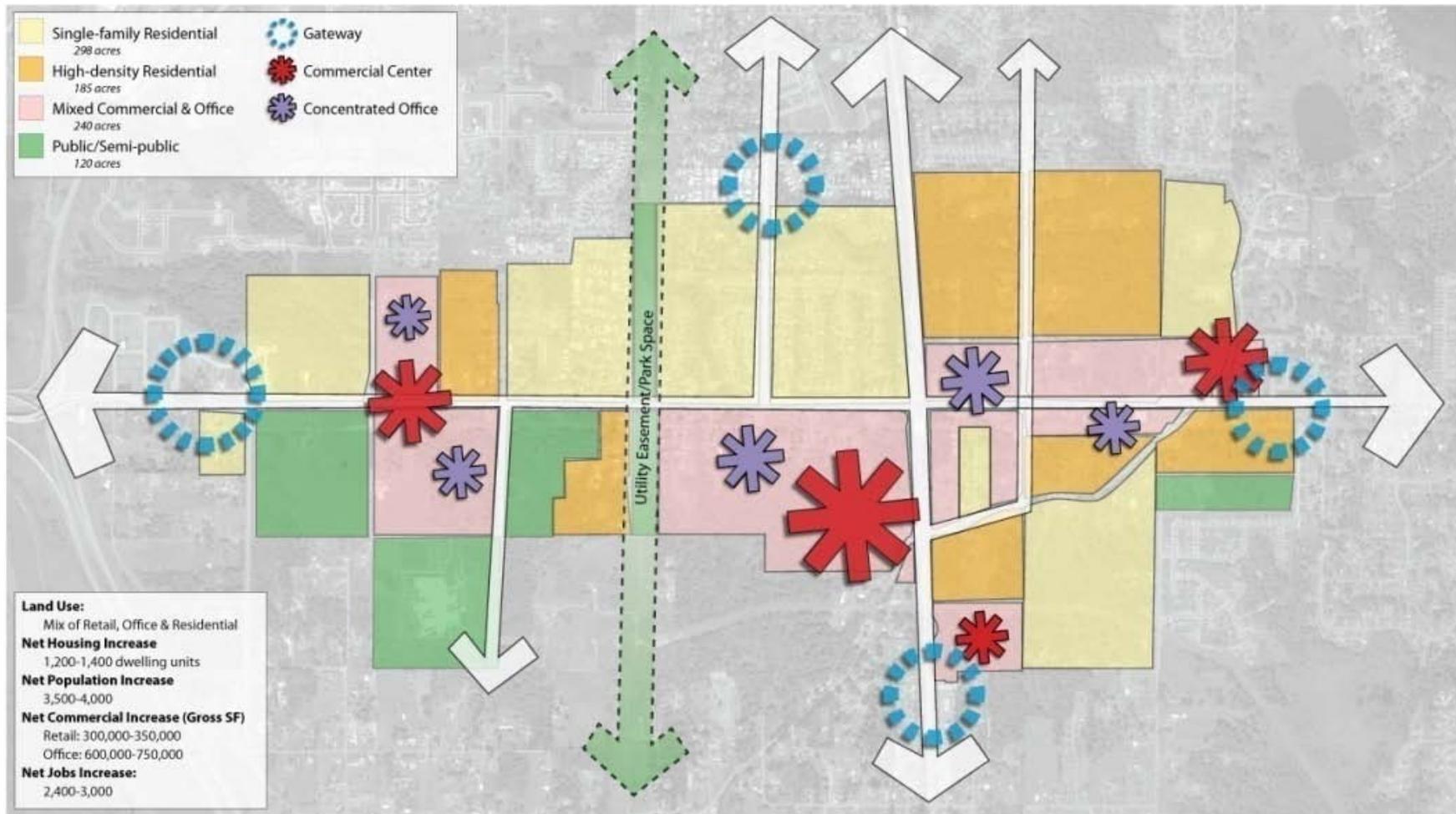
June 27, 2011



20th Street Corridor Alternative 2: Intensive Employment with Residential



Figure 4.2 Alternative 2 Employment/Commercial Emphasis



20th Street Corridor Alternative 3: Enhanced Employment/Increased Residential



Figure 4.3
 Alternative 3 Moderate Employment/Commercial with Residential Emphasis

B. Preferred Alternative

A preferred alternative will be selected by the City Council during review of the Draft EIS. The selected preferred alternative may combine elements of several EIS alternatives within the identified ranges for land uses, jobs and population estimates considered in the Draft EIS.

V. Plan Elements

A. Goals and Policies



Figure 5.1 District identity

1. Community Character

The subarea is currently not a fully formed district. It has been in transition from a semi-rural environment largely dominated by single-family homes on larger lots, scattered clusters of houses, subdivisions, and limited retail goods and services. The character of the eastern half, east of SR-9, is somewhat more mature, with established development patterns and an expanded roadway. The western half contains large

properties, some of them vacant or with low-intensity uses, with larger properties held in single-ownership. This corridor should evolve into a cohesive district with a specific identity as an employment center of high quality development with supporting commercial and mixed-use nodes and higher-density neighborhoods, attractive streets, and public spaces. The following policies seek to enhance the image and identity of the area and its relationship to the community. Figure 5.1 illustrates this concept.



Figure 5.2 District identity and gateway treatment

a. Goals

Goal 1: Dramatically modify the appearance, function, identity and economic value of the area by creating a cohesive district.

b. Policies

Policy 1.1 – District Identity

1.1.1 Assign the district a distinct name, drawing from people, events and places that are unique to the area to imbed the district identity into the collective perceptions of the area. (Figure 5.2)

- For example, Cavalero is an historic family name of people who settled in the subarea.

Policy 1.2 – Gateways & Wayfinding

1.2.1 Entrance points or gateways to the district along 20th Street SE and SR-9 should be enhanced with landscaping, lighting, and signage, with the unique name assigned to the district.

1.2.2 Develop a system of wayfinding signage, which reinforces the image of the district by incorporating unique graphic imagery.

- For example, street signs could have metal frames with distinctive shapes and colors (see Figure 5.2).

1.2.3 Wayfinding signage should be easily visible from cars and identify local destinations, such as parks, schools, business parks, commercial centers, etc.



Figure 5.3 High quality new development

Policy 1.3 – Design Standards for New Development

1.3.1 New buildings and structures, while urban in function, should reflect a “natural character,” human scale, and welcoming aspect.

1.3.2 Establish a set of design guidelines and standards to address best practices of streetscape design, site design, building design and signs that respect natural features, an enhanced public realm, and excellence in architecture that will appeal to high quality employers and businesses. Figure 5.2 illustrates high-quality development.

1.3.3 Public and private development should be subject to design review under the adopted design guidelines and standards.

Policy 1.4 – Incentives for Public Amenities in New Developments

1.4.1 Develop new land use regulations governing uses, intensities and heights that allow additional development potential in return for a development with specified public amenities.

- For example, specific public benefit features could include public plazas, green roofs, low impact development, trails and/or connections, green belts, and planted walkways.

Policy 1.5 – Streetscapes

1.5.1 Establish streetscape standards for major streets, indicating sidewalk widths, street trees, pedestrian-scale lightings, street furnishings and wayfinding signs to establish the tone and quality of development, as well as reinforce the design character. Figure 5.4 illustrates a well-designed streetscape.



Figure 5.4 Streetscape

Policy 1.6 – Public Views

1.6.1 Identify view corridors from public spaces and develop regulations to help maintain or enhance designated views of the Olympic Mountains and Snohomish River valley.

1.6.2 Consider designating view corridors in a future element of the Parks and Recreation Plan.

Policy 1.7 – Landmarks

1.7.1 Encourage development of highly visible and architecturally dramatic buildings near designated gateways, intersection of 20th Street SE and SR-9, and at activity nodes to reinforce the district as unique. Figure 5.5 is an example of an architecturally dramatic design at a crossroads.



Figure 5.5 Landmarks

Policy 1.8 – High Quality Public Buildings

1.8.1 Public buildings constructed by any government entity, such as the City, school district, transit authority, utility districts, the State, or Snohomish County should exhibit a very high quality of design befitting the important role of local or regional government as illustrated in Figure 5.3.

- *Local examples in the district include Cavalero Mid High School and Lake Stevens Fire Administration Building (Figure 5.3).*

1.8.2 Discourage strictly utilitarian structures, regardless of the function.



Figure 5.6 High quality public building – Cavalero Mid High School (Photo courtesy of Benjamin Schneider)

2. Livable Places & Housing

Over the next twenty years, the 20th Street SE Corridor Subarea should evolve into a collection of neighborhoods that offer a range of choices in housing type and size, as well as tenure, retail goods and services,

and employment. Although the subarea is envisioned for major new employers, different nodes with varying intensities and character should be designed so people can choose to live in close proximity to workplaces and daily needs. The following goals and policies are intended to create a vibrant and livable district. Figure 5.7 illustrates how to integrate different uses and define a strong community identity.



Figure 5.7 Mixed-use neighborhood development – residential over office

a. Goals

Goal 2: Create a collection of neighborhoods offering a range of choices in housing type and size, tenured retail goods and services, and employment with high quality design.

b. Policies

Policy 2.1 – Urban Neighborhoods

2.1.1 Establish distinct neighborhoods/nodes that contain a variety of uses including housing, retail and employment allowing people the choice to live and work in the same area with less dependency on the individual automobile.

2.1.2 Develop land use and zoning regulations that allow self-sufficient neighborhoods with closer proximity of buildings, more

street and pedestrian connections, mixed-uses, and higher-density housing.

Policy 2.2 – Transit-Oriented Development

2.2.1 Provide at least one transit oriented development to take advantage of the higher, multi-directional accessibility to and from jobs and housing in and near the subarea.

Policy 2.3 – Neighborhood Public Places

2.3.1 Provide a range of public or semi-public spaces in each neighborhood. Examples include passive and active parks, plazas, courtyards, pathways or overlooks.

2.3.2 Public spaces can be combined with storm drainage facilities with proper enhancements.

Policy 2.4 – Neighborhood Retail and Services

2.4.1 Encourage pockets of neighborhood shops and services to serve the immediate surrounding area, limiting the range so that the limited market for regional goods is focused in specific nodes.

2.4.2 Consider development incentives for neighborhood shops and services that serve the immediate surrounding area in mixed-use and transitional areas. (Figure 5.8)



Figure 5.8 Mixed-use neighborhood development – office over retail

Policy 2.5 – Community Policing Through Environmental Design (CPTED)

2.5.1 As development occurs, use CPTED principles to review projects, to ensure there are “eyes on the street” creating safe neighborhoods and shopping areas.

2.5.2 Give design attention to building entrances and keeping lines of sight open through landscaped areas.

Policy 2.6 – Lighting

2.6.1 Develop a cohesive lighting plan for the subarea specifying the types, designs, and locations of streetlights and parking lights to ensure a uniform collection of lights in the subarea.

2.6.2 Require all lighting fixtures be designed to “dark sky” standards to shield and direct light downward.



Figure 5.9 Lighting

Policy 2.7 – Housing Choices and Density

2.7.1 Develop land use regulations that provide a wide range of housing choices including types and sizes to meet the needs of people across all income levels.

2.7.2 Encourage the creation of well-designed, higher-density residential housing as standalone developments or as part of mixed-use buildings, as illustrated in Figure 5.10.



Figure 5.10 Higher density housing choices

2.7.3 Develop illustrated design guidelines and standards that clearly define quality expectations for design and construction to ensure all higher-density housing creates a livable environment, is compatible with adjacent land uses and creates a transition between more intensive and less intensive development (Figure 5.11).



Figure 5.11 Livable environment

2.7.4 Ensure design standards and subsequent review process is mandatory.



Figure 5.12 Trash or utility enclosure

Policy 2.8 – Screening Less Desirable Uses

2.8.1 Establish specific screening standards for loading areas, truck staging areas, open storage, warehousing, and utility structures, where they are close to residential areas or visible to the public, as part of the design guideline and standards or zoning regulations (Figure 5.12).

2.8.2 Encourage parking behind or beside buildings rather than between the street and the building.

2.8.3 Establish specific screening and lot development standards for screening parking lots from the public view through site design and landscaping regulations so the predominant view from the street would be of buildings and vegetation, not parking lots.

3. Land Use and Intensity

Because of the larger proportion of vacant or partially used properties in single ownership, this subarea holds great potential for accommodating employers, a land use that is deficient in the City as a whole. Businesses locating here would range in size from small start-ups to larger ones looking for a natural, campus-like setting. Employers could also include research, academic and health-related institutions. It also would be the location of at least one retail/mixed-use center with a regional draw. Nodes of commercial would be located at

specific intersections and pockets of higher density housing would be developed throughout.

a. Goals

Goal 3: Identify at least one area for a natural, campus-like office park, and areas of commercial nodes, mixed-use areas and specific locations for higher density housing to create a vibrant district for economic development, jobs, regional shopping and housing options over a 10 to 20 year period with some areas developing earlier and others later depending upon access, market demand, environmental factors and other variables.



Figure 5.13 Mixed-use office/retail development

b. Policies

Policy 3.1 – Land Uses

3.1.1 Develop or revise existing comprehensive plan designations to support the mix of land uses and support the development of distinct nodes and neighborhoods proposed in the subarea (Figure 5.13).

3.1.2 Develop or revise existing zoning designations to support the mix of land uses and support the development of distinct nodes and centers proposed in the subarea.

3.1.3 Identify at least one location for a natural, campus-like office park to support increased employment within the City and the region. For example, the area south of 20th Street SE between 79th Avenue SE and 91st Avenue SE may be appropriate as an office park.

3.1.4 Identify separate nodes for mixed use or commercial development. For example, the southwest corner of 20th Street SE and SR- 9 is proposed for a large regional commercial development. The northwest corner of the same intersection or the northeast intersection of 20th Street SE and 79th Avenue SE could be identified for mixed-use development. Figure 5.6 illustrates a commercial building.



Figure 5.14 Three-story, well-designed commercial building

3.1.5 Identify areas for higher-density residential development as a transition between office and commercial areas and existing development. For example, areas between identified commercial and mixed use nodes could be developed as a transition area with higher-density housing serving as a transition from higher intensity uses to existing residential developments.

3.1.6 Land uses, densities and intensities should not be the same throughout, but should vary within the subarea. The highest intensity areas should be located within a quarter mile of SR-9 or

20th Street SE with less intense uses allowed adjacent to existing residential areas.

Policy 3.2 – Heights

3.2.1 Encourage multistory development averaging three to four stories within the business parks and mixed-use nodes.

3.2.2 Consider height increases up to five stories for business parks and mixed-use nodes for buildings that include high quality design and public amenities (Figure 5.15).



Figure 5.15 Mid-rise buildings in business park

Policy 3.3 – Office Park Development

3.3.1 Require a natural, campus-like design with smaller buildings around the site, smaller parking areas, preservation of natural features, and areas for people to gather (Figure 5.15).

3.3.2 Connect paths and walkways to adjacent schools, parks or retail areas.

3.3.3 Recommend plazas or open spaces which could be used for public events or public use (Figure 5.16).



Figure 5.16 High rise office park with public plaza

4. Circulation and Mobility

The subarea should have a complete transportation system that supports all modes of travel. There are a number of desired outcomes:

- A robust transportation system and layered street network that provides additional choices to travelers, such as walking and bicycling. Figure 4.1 illustrates a layered street network.
- A cost effective transportation system for both the City to construct and for travelers to use.
- Link to Lake Stevens Center by 91st Avenue SE and 99th Avenue SE.
- Expanded public transit service to serve commuters as well as local circulation.
- Minimal climate change impacts.
- Accommodate trucks through the area with minimal effects to other modes.

a. Goals

Goal 4a: *Develop a complete and efficient transportation system that supports all modes of travel based on an attainable Level of Service.*

Goal 4b: *Acknowledge that designing a road network to accommodate the peak one hour of vehicle travel per day may not be economically feasible and has negative consequences for other modes of travel and the environment.*

Figure 5.17 Layered street network (see Figure 6.1 for a larger version of this illustration)



b. Policies

Policy 4.1 – Layered Network and Roadway Design (Figure 5.17)

- 4.1.1** *Provide a layered street network that prioritizes various types of travel on different roadways.*
- 4.1.2** *New or improved streets may be of any class defined in the layered network.*

Policy 4.2 – Level of Service

- 4.2.1** *Adopt Level of Service (LOS) standards that are consistent with the modal priorities for a given street type.*

4.2.2 Adopt an automobile LOS D standard on the major arterials that focus on moving freight, regional traffic, and transit.

4.2.3 Adopt LOS E or F conditions during the peak one hour of travel per day if the additional lanes required to provide LOS D or better conditions would seriously degrade access by other modes of travel or would lead to a streetscape that is inconsistent with the design vision for the subarea.



Figure 5.18 Safe connections to school

Policy 4.3 – Streets, Connectivity & Safety

4.3.1 Achieve more connectivity and accommodate development as it occurs, by identifying additional public streets of any class defined in the layered network or significant upgrades to existing streets as development occurs.

- For example, constructing a new street, 24th Street SE, in the southern part of the subarea would provide a secondary east-west connector for local vehicle access and could be developed as a trail street to support walking and biking.

4.3.2 Establish standard block lengths to aid in the formation of an effective transportation and circulation grid.

- For example, block lengths on 20th Street SE should conform to a grid approximately 660 feet as this is half the

distance between the existing signalized intersections along the 20th Street SE Corridor.

- In neighborhoods and streets off 20th Street SE, block lengths should be between 300 and 400 feet in length to encourage pedestrian friendly, walkable neighborhoods.

4.3.3 Provide mid-block crosswalks on long blocks, where appropriate, to allow more frequent crossing opportunities and reduce jaywalking.

4.3.4 Roundabouts should be used in place of four-way stops to create a neighborhood identity, provide space for landscaping and art, minimize climate change impacts, and provide safety benefits (Figure 5.19).



Figure 5.19 Roundabout on Lundeen Parkway at Lake & Vernon roads

4.3.5 Require single-family residential neighborhoods to provide attractive and landscaped pedestrian and bike connections to adjacent streets, centers or greenbelts.

4.3.6 Require landscaping or equivalent to buffer pedestrians from vehicle travel.

4.3.7 Implement Safe Routes to Schools programs for Cavalero Mid/High School, Skyline Elementary School, and Glenwood Elementary School (Figure 4.2).



Figure 5.20 Centennial Trail

Policy 4.4 – Trail Connections

4.4.1 Develop active transportation links, including an off-street trail network that connects commercial, retail, civic and residential areas in the subarea and to the Lake Stevens Center Subarea to the north.

4.4.2 Encourage the development a multi-use trail along the power line corridor to connect the 20th Street SE Corridor to the Lake Stevens Center as a future element of the Parks and Recreation Plan similar to the Centennial Trail in Figure 5.20.

4.4.3 Encourage the development multi-use trails through future and existing greenbelts and other open spaces in the subarea, including along the power line corridor.

4.4.4 Develop trail standards for major trails and those adjacent to residential areas that include pedestrian-scale and energy efficient

lighting to ensure safety and encourage use during the winter months.

Policy 4.5 – Enhance Transit

4.5.1 Support expanded transit service to allow convenient access to regional destinations, retail and employment centers, schools, and residential areas (Figure 5.21).

4.5.2 Encourage the development of amenities, such as shelters, benches, and lighting to provide a comfortable and safe environment for transit passengers in coordination with Community Transit.

4.5.3 Coordinate with Community Transit to provide a transit center within the 20th Street SE Corridor. Examples include under the power lines or in a shared use parking lot with a new residentially-focused mixed use development.



Figure 5.21 Community Transit bus

5. Sustainability and Natural Resources

The 20th Street SE Corridor Subarea contains wetlands, a rolling terrain with stands of trees, and open fields, all of which convey a semi-rural appearance. In addition, the subarea contains numerous critical areas including both seasonal and perennial unnamed streams, substantial wetlands and a few areas of steep slopes. One stream is habitat for Coho Salmon, a species of concern. The existing wetlands provide valuable natural stormwater detention and habitat functions.

New development for this area should integrate into the natural systems of wetlands, creeks, and greenbelts, subject to the City’s adopted critical areas regulations. To enhance the area, the City should continue to support the retention and/or replacement of existing trees and natural vegetation including significant trees. It will be necessary to protect critical areas by ensuring stormwater is handled appropriately.

a. Goals

Goal 5: Development and infill projects should apply best management practices and integrate site design into the natural systems and greenbelts while striving to retain natural elements such as existing vegetation and significant trees and take advantage of mountain and valley views.



Figure 5.22 Integrated drainage/landscaping design

b. Policies

Policy 5.1 – Integration of Built Environment & Natural Features

5.1.1 *Require the retention of a minimum percentage of existing trees and natural vegetation as part of new or revised zoning regulations.*

5.1.2 *Preserve and integrate natural vegetation and topography with built elements of the development site to protect habitat and prevent slope erosion, where feasible.*



Figure 5.23 Natural wetland

5.1.3 *Parking lots should be designed as a collection of smaller lots, separated by landscaping and “stepped” to follow natural topography, as feasible*

- Wholesale grading and benching to create large contiguous parking lots is discouraged.
- Wetlands, stands of trees and greenbelts should be incorporated into parking lots and plazas rather than removed or filled in.
- New trees of significant size should be required for new parking lots.

5.1.4 Avoid construction of new development on portions of the site characterized by steep slopes to avoid threats to building safety, to preserve natural landforms and protect existing habitat. Native vegetation in these areas should be preserved.

5.1.5 Incorporate “best practices” in Low Impact Development, stormwater management and protection of wetlands for new development.

5.1.6 Incorporate Leadership in Energy and Environmental Design (LEED) standards of the U.S. Green Building Council and include features such as green roofs, rainwater harvesting, pervious paving, water-and energy-efficient fixtures, and renewable building materials in new buildings.

5.1.7 Offer incentives for implementation of Low Impact Development and LEED development in the zoning code and design guidelines and standards.



Figure 5.24 Onsite recharge and drainage area

Policy 5.2 – Stormwater & Critical Areas

5.2.1 Require consistency with the latest version of the Department of Ecology’s Stormwater Management Manual for Western Washington for stormwater flow management, protection of natural systems, and to encourage infiltration.

5.2.2 Recognize the importance of natural and critical areas and ensure all development within the subarea protects groundwater,

surface water hydrology, and wildlife habitat in a manner consistent with the City’s adopted critical areas regulations.

5.2.3 New development within the subarea should utilize a variety of environmental enhancement and low impact development techniques such as rain gardens, pervious pavement, and other infiltration techniques as appropriate and feasible. Figure 5.12 illustrates one example of these techniques.

5.2.4 Focus the location of new development away from natural resources and critical areas.

5.2.5 Incorporate natural resources, view corridors, and sensitive site characteristics as amenities and design elements to enhance the character of the subarea.

5.2.6 Minimize water quality impacts to fish habitat from stormwater runoff from new development located upland from documented fish-bearing streams.

6. Public Places and Community Facilities

Community gathering places can come in many different forms. Obviously, parks and community centers are gathering places as are centralized plazas or squares. Less formal gathering areas can include quiet residential courts, natural open spaces, and outdoor seating tied to restaurants or cafes.

Investment in or planning for public and semi-public spaces is critical to attract high-quality residential and employment developments. Developers will expect to see a commitment by the City to build or plan for a network of parks, trails and community facilities. They are willing to contribute to the network if they see actions by the local government in planning, financing and building new spaces.

Over time, a variety of parks would be beneficial throughout the subarea including both recreation-oriented for active recreation and passive for respite and quiet. In addition to formal parks, the land use code should require and /or provide incentives for usable public spaces. Private entertainment facilities, such as a movie theater or bowling alley, should also be encouraged.

a. Goals

Goal 6: Invest in and/or plan for public and semi-public gathering places and community facilities to attract high-quality residential and employment development throughout the subarea.

b. Policies

Policy 6.1 – Parks

6.1.1 Identify high-level parks and recreation planning needs for the subarea, such as recreational preferences and general locations of spaces needed to serve the anticipated population. Consider areas with critical areas, such as stream corridors, wetlands and stands of native vegetation, as passive recreation areas to protect the resource (Figure 5.25).

6.1.2 Incorporate identified parks and recreation needs with future updates to the Parks and Recreation element of the Comprehensive Plan.

6.1.3 Provide connections between private and public open space areas as future office, commercial and residential development occurs near identified park and recreation areas.

6.1.4 Establish an off-street trail system that connects public open spaces with activity nodes and nearby residential areas. Trails should be designed for both pedestrian and bicycle traffic.



Figure 5.25 Park and trail amenities

6.1.4 The City should explore possible recreational uses along the power line corridor with the affected power companies and private property owners.

- This could include pea patches, parks, or trails as part of a future master plan and adopted into the Parks and Recreation Element of the Comprehensive Plan.
- This could include a trail to connect the Lake Stevens Center with the 20th Street SE Corridor.
- The City should consider the creation of a “Green Spine” along the existing power line easement, including construction of natural stormwater treatment infrastructure, such as rain gardens and bioswales.

6.1.5 Consider construction of a community center, possibly in association with a school, to provide year-round space for activities such as aquatic facilities for water sports.



Figure 5.26 Community gathering place

Policy 6.2 – Community Gathering Places

6.2.1 Ensure all development provides plazas, courtyards, gardens, or other type of open space for people to enjoy themselves outside, whether it’s a few people or hundreds. Some will tend to be used principally by employees, local residents or shoppers (Figure 5.26).

6.2.2 Consider adding a “sliding scale” requirement for public spaces to the development regulations.

VI. Development Typologies & Layered Road Network

A. Development Typologies

1. Office

Employment opportunities within the City of Lake Stevens are supported by a combination low and medium intensity office uses. The majority of these uses are planned for the 20th Street SE Corridor Subarea. These uses are expected to serve both local and regional employers. The proposed office related zones, in both subareas, are intended to prevent the appearance of strip commercial development by allowing office uses but limiting the amount of commercial uses. However, the 20th Street SE Office Typology Development is expected to be somewhat auto-accommodating.

a. Office Park

The location of an Office Park is the product of lot size and access. Typically a collection of 2-4 story buildings, Office Parks are often times sited in a natural, “campus-like” environment where landscaping serves to soften the scale of the buildings and adjacent parking areas. A number of smaller parking lots with greenbelts, landscaping or open areas is preferable to one large parking area. (Figures 6.1 and 6.2)



Figure 6.1 Illustration of office park development



Figure 6.2 Office park developments

b. Low-Rise Office

Low-rise development is intended to be of a scale and character similar to nearby residential developments as a means of promoting compatibility with the surrounding area. The allowed uses are intended to primarily serve nearby neighborhoods and have few detrimental impacts on the neighborhood. Where feasible, development should be oriented to local pedestrians and bicyclists. (Figures 6.3 and 6.4)

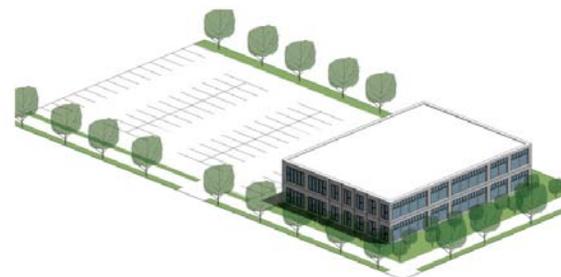


Figure 6.3 Illustration of low-rise office development



Figure 6.4 Low-rise office developments

c. Mid-Rise Office

The location of Mid-rise Office is the product of lot size and access. Typically 2-4 stories, Mid-rise Office is often times sited in a “park-like” environment where landscaping serves to soften the scale of the building and adjacent parking areas. (Figures 6.5 and 6.6)



Figure 6.5 Illustration of mid-rise office development



Figure 6.6 Mid-rise office development

d. Mixed-Use Office

Unlike the low office which is designated to be compatible with surrounding residential neighborhoods and solely consist of surface parking, mixed-use examples of office include shared parking with the other commercial and/or residential use and some tuck-under structured parking, which can be accommodated onsite or integrated vertically into the office building. (Figures 6.7 and 6.8)



Figure 6.7 Illustration of mixed use office development



Figure 6.8 Mixed use office development

2. Commercial

Commercial uses in the 20th Street SE Subarea are envisioned to include both neighborhood-oriented retail uses that serve the surrounding residential neighborhoods and larger format retail chains serving a region. The 20th Street SE Subarea will be developed with recognition and respect for natural areas, where feasible, including views of designated woodlands and habitat corridors. Development is also intended to be pedestrian-oriented with limited parking allowed between the building and the street, lush landscaping that helps screen the building and clearly defines the pedestrian realm. Landscaping associated with stormwater management practices shall be incorporated into all parking areas.

a. Neighborhood Retail Centers

The neighborhood centers could occur at intersections throughout the Subarea and could be zoned for mixed-use development. The existing center in the northeast corner of 20th Street SE and South Lake Stevens Road is an example of a smaller retail center serving a neighborhood as well as including the administrative offices for Lake Stevens Fire. (Figures 6.9 and 6.10)

Figure 6.9 Illustration of neighborhood retail center



Figure 6.10 Neighborhood retail center

b. Regional Retail Centers

The larger retail centers correspond to the availability of larger sites within the 20th Street SE Subarea. One location is the area in the southwest corner of SR9 and 20th Street SE. These centers could include big box retail with smaller retail, restaurants, and entertainment. (Figures 6.11 and 6.12)

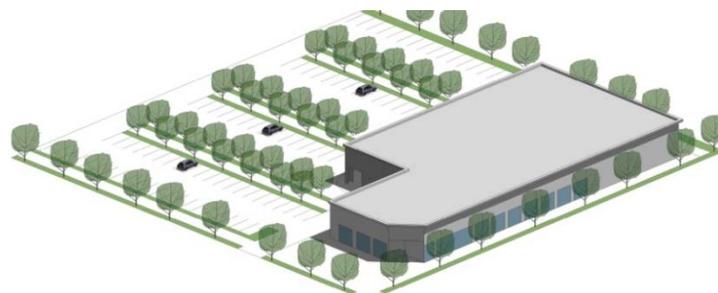


Figure 6.11 Illustration of regional retail center



Figure 6.12 Regional retail centers

3. Higher Density Residential

Higher density residential development in the subarea would support the new jobs and commercial centers. The use can also serve as a transition zone between higher intensity uses such as office parks and regional commercial centers and existing single-family housing developments. There are two types of higher density residential: multi-family residential and small lot single-family residential.

a. Multi-Family Residential

Multi-family residential development includes condominiums, apartments, townhouses, and row houses. Complexes proposed in the 20th Street SE Subarea are expected to be 2-4 stories with a common street frontage and parking behind or to the side of the buildings. Based upon the size of the development, buildings are to include a common or shared open space that encourages neighbors to gather and children play.

Besides creating a consistent and unified edge condition, the street facing façade should consist of a range of plantings, including grass that softens the appearance of the building. Where feasible, the primary street facing façade is oriented to a public amenity such as a park, retail or a community service use or a civic use such as a local library or a post office. Safety, in the shared open space and along the street, is promoted by a site and building layout that encourages “eyes on the street”. (Figures 6.13 and 6.14)



Figure 6.13 Illustration of a multi-family housing



Figure 6.14 Multi-family housing developments

b. Small Lot Single-Family Residential

Small lot single-family residential includes single-family homes on small or shared lots, duplexes, cottage housing, etc. These serve to increase housing density near employment and retail locations, while serving as a transition between the higher density use and existing single-family developments. Due to the closeness of the houses, shared open areas such as community gardens, lawn areas or seating areas are important amenities. Non-motorized connections to nearby parks or trails, retail centers or other facilities are important. (Figures 6.15 and 6.16)

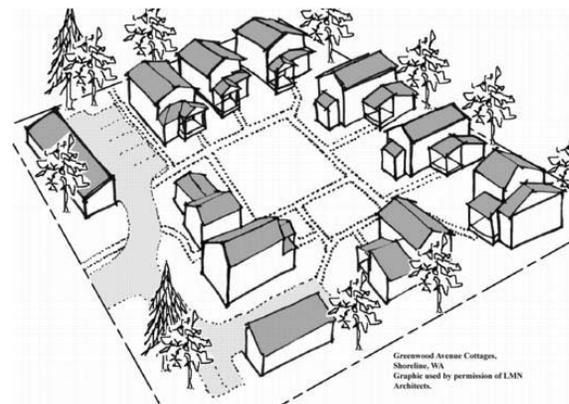


Figure 6.15 Illustration of a cottage housing development



Figure 6.16 Cottage housing developments

B. Layered Street Network

1. Network Description

The 20th Street SE Corridor will provide a layered street network that prioritizes various types of travel on different roadways to reflect and emphasize the character of the neighborhood. Figure 6.20 illustrates the network.

- **State Highway** – SR-9 serves as the main north-south arterial for freight movement, public transit, and through traffic. SR-9 will have limited pedestrian and bicycle access. The City will coordinate street design and features along SR-9 with WSDOT.
- **Boulevard** – 20th Street SE functions as a boulevard to serve all modes of transportation and provide east-west connections. 20th Street SE will provide turn lanes at key intersections, separate bike lanes, sidewalks, and high visibility crossing treatments. It will also enhance the streetscape by including landscape buffers and planted medians where right-of-way is available (Figure 6.17). Roundabouts may be used in place of signaled intersections.



Figure 6.17 Possible boulevard street section

- **Local Street** – Smaller low-speed local streets emphasize bicycle and pedestrian travel alongside reduced automobile use. These streets should feature curb, gutter, buffered sidewalks and bicycle lanes or widened shoulders if traffic

volumes are in excess of 2,000 vehicles per day (Figure 6.18). This category would also include an enhanced 99th Avenue SE that functions as the main eastern connector to the Lake Stevens Center that would promote design amenities between the two subareas.



Figure 6.18 Possible local street section

- **School Connection Street** – These streets could be any class of street accessing schools, such as 91st Avenue SE and 83rd Avenue SE, that emphasize pedestrian and bicycle safety, while still accommodating school buses and automobiles (Figure 6.19). These streets should operate at low speeds and use high visibility crosswalks. 91st Avenue SE also functions as the main western connector to the Lake Stevens Center that would need to carry design amenities between the two subareas.



Figure 6.19 Possible school connection street section



Figure 6.20 Layered street network

Trail Street – Complete 24th Street SE as a trail street providing local access for vehicles, with an emphasis on accommodating bicycles and pedestrians (Figure 6.21). Because of the undeveloped nature of the corridor, this route is a good candidate for a multi-use trail on the north side of the street that can be integrated into a larger system of trails throughout the entire city. Rather than four-way stops, roundabouts should be used to create a neighborhood identity, provide space for landscaping and art, minimize climate change impacts, and provide safety benefits.



Figure 6.21 Possible trail street section

2. Alternative Measures of Transportation Performance

Rather than adopting an auto-oriented LOS, a design-based approach for the non-arterial roads in the subarea may be appropriate. A design-based approach looks to the primary function of the roadway, as defined by the layered network, to allocate the limited right-of-way between different transportation modes. For example, a pedestrian oriented street should not be more than three lanes across and should feature buffered sidewalks and frequent crossing opportunities. On these non-arterial roads, it may be inappropriate to add vehicle lanes simply to meet an arbitrary vehicle LOS standard because doing so would compromise the quality of travel for other modes.

VII. Implementation

A. Market and Promotion

As the previous report on economic development pointed out, the City can choose to be passive in its attitude about development. Indeed, that is the usual stance that local governments take. However, this means that the transformation of an area will take longer, along with its concomitant benefits of increased tax revenues. In recent years, many communities have accelerated the pace of change by actively promoting themselves and reaching out to developers, companies and real estate professionals with a deliberate marketing approach. The City should prepare a plan to identify individuals and groups who could take on this role. The subarea could see development much earlier using the more assertive method.

B. Partnerships

No City on its own can create a transformation of an area in all its many forms, nor does it have the financial resources to accomplish that. The City should identify strategic partners who can contribute resources, investments, and efforts to implement the 20th Street SE Corridor Subarea Plan. Partners include utility districts, school districts, Snohomish County, Washington Department of Transportation, non-profit groups, civic organizations, and private developers.

C. Zoning (See Appendix A)

The proposed (future) land use regulations, maps and standards, focus on how a site must be developed. These regulations typically deal with topics such as building height, setbacks, and landscaping. These clear and objective elements promote the basic structure of the subarea and are therefore mandatory. By all development within the subarea following the same regulations, a cohesive district will be designed and built.

D. Design Standards and Guidelines (See Appendix B)

Design Standards and Guidelines typically overlay objective development standards. Design Standards and Guidelines described in

Appendix B are divided between site and building elements. They are intended to initiate discussion about the types of design elements that create an aesthetically pleasing and vital district. The design elements described in this section comply with the City of Lake Steven’s Vision Statement and Comprehensive Plan. Design guidelines, in general, provide a framework for how the subareas look, function, and feel to create a cohesive district.

Unlike design guidelines, which are discretionary, design standards are intended to be administered as part of the Site Plan Review process, resulting in a timelier and cost efficient process. Design standards are intended to assist developers, property owners, architects, planners, elected officials, and interested citizens in understanding the types of projects that comply with the community’s vision for a vibrant and attractive subarea.

E. Capital Improvement Plan (See Appendix C)

F. Environmental Impact Statement (EIS) and Planned Action Ordinance (See Appendix D)

The City of Lake Stevens intends to adopt the 20th Street SE Subarea Plan as a Planned Action. A Planned Action is a tool that cities are authorized to use to provide regulatory certainty and encourage economic development. This tool is permitted by the State Environmental Policy Act (SEPA), and operates by performing up-front SEPA review for a subarea plan to streamline SEPA review for subsequent projects consistent with the plan.

A Planned Action is designated by ordinance following preparation of an Environmental Impact Statement (EIS); the EIS evaluates the impacts of growth anticipated in the subarea plan and identifies mitigation measures that the City will require of future development. The Planned Action Ordinance identifies the criteria that a project must satisfy to be considered as a planned action. These criteria relate to the type of land use proposed, whether its impacts have been addressed in the EIS, and whether mitigation measures are sufficient.

A development proposal that meets these criteria qualifies as a planned action project and does not have to go through an independent SEPA process.

VIII. Appendices

A. Zoning and Land Use Regulations

B. Design Standards and Guidelines

C. Capital Improvement Plan

D. EIS and Planned Action Ordinance

E. Public Input Summary