



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

To Be Completed By Staff
 Date Received: _____
 Staff Initials: [Signature]
 Permit Number: LUA 2019-0068

Planned Action Determination – Review Checklist

Lake Stevens Center 20th Street SE Corridor

Part One: Project Information (applicant to complete)				
Property Information	Site Address: N/A - 91st Ave SE road extension and S. Lake Stevens Rd Connector			
	Assessor Parcel No: 00457000002102 and 2304	Area of property	Square Feet: Acres:	
	Land Use Designation: Commercial		Zoning: Commercial District	
	Number of Buildings on Site/: 0		Number to be Retained: 0	
	Existing Impervious Surface Area:		Proposed Impervious Surface Area: 1,745 linear ft	
Applicant/ Contact	Name/Company: Jessica Knoepfle, PW Administrative Assistant, City of Lake Stevens			
	Address: 1812 Main Street	City/State/Zip: Lake Stevens, WA 98258		
	Phone: 425-622-9444	Applicants relationship to owner: City Employee		
	Fax:	Email: jknoepfle@lakestevenswa.gov		
Property Owner	Name/Company: City of Lake Stevens (see above contact info)			
	Address:	City/State/Zip:		
	Phone:	Email:		
	Fax:			
Project Description	Existing land use (describe): Undeveloped/SFR			
	Proposed land use (check all that apply)			
	<input type="checkbox"/>	Retail & Services – those uses including but not limited to department, drug & grocery stores; eating & drinking establishments; specialty goods/foods; entertainment & recreation; convenience stores; services; and commercial goods.	<input type="checkbox"/>	Office & Employment – those uses including but not limited to business & professional offices such as medical or dental, educational & institutional offices, research & development, light manufacturing, high-tech, and associated uses.
	<input type="checkbox"/>	Civic & Cultural – those uses including but not limited to libraries, museums, community center, stadium, performing arts facility, City Hall and other public facilities, which are not essential public facilities.	<input type="checkbox"/>	Lodging – those uses including hotels, motels, and other similar facilities offering temporary accommodation.
	<input type="checkbox"/>	Mixed-Use – those uses that combine two or more land uses on a single site or within a single building.	<input type="checkbox"/>	Residential – those uses including but not limited to single-family attached & detached units, multifamily units, residential care facilities, nursing homes and senior housing.

	Other (describe): Public road extensions		
Development Information	Residential (dwelling units)		
	Existing Dwellings 0	Proposed Dwellings 0	Proposed Density (dwellings per acre) 0
	No. Single-family: 0	No. Single-family: 0	Single-family: 0
	No. Multifamily: 0	No. Multifamily: 0	Multifamily: 0
	Office / Employment (square feet)		
	Existing Office/ Employment: 0		Proposed Office/ Employment: 0
	Retail & Services (square feet)		
	Existing Retail & Services: 0		Proposed Retail & Services: 0
	PM Peak Hour Weekday Vehicle Trips		
	Existing Estimated Trips: N/A	Future Estimated Trips:	Net New Trips:
	Source of Trip Rate		Transportation Impacts Consistent with Chapter 14.112 LSMC
	ITE Manual <input type="checkbox"/>	Other	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Signature (Applicant)			
Date 4/18/2019	<i>Joni Lepple</i>		

Part Two: Review Criteria (City to complete)
The City's SEPA Responsible Official may designate conforming projects as "planned actions," pursuant to RCW 43.21C.030 , that meet the following conditions (Ordinance No. 877 - Lake Stevens Center and Ordinance No. 878 - 20th Street SE Corridor)

Criteria (LSMC 14.38.120)	Complies (if not explain on separate sheet and attach)	
The proposal is located within a planned action area as identified on the official zoning map.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The proposal is consistent with the City of Lake Stevens Comprehensive Plan and the applicable subarea plan.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The proposed uses & activities are consistent with those described in the planned action EIS & zoning requirements of Section 14.38.020.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The proposal is consistent with the cumulative planned action thresholds identified in Section 14.38.120(c).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Dwelling Threshold:	Dwellings Remaining:	
Office / Employment Threshold:	Office / Employment Remaining	
Retail & Services Threshold:	Retail & Services Remaining:	
Vehicle Trips Threshold:	Vehicle Trips Remaining:	

The proposal's significant adverse environmental impacts have been identified in the planned action EIS.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The proposal's significant impacts have been mitigated by application of the measures identified in Section 14.38.120(d), and other applicable City regulations, together with any modifications, variances, or special permits that may be required.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The proposal complies with all applicable local, state &/or federal laws and regulations.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The proposal is not an essential public facility as defined by RCW 36.70A.200(1) and Section 14.16C.060, except as permitted by Chapter 43.21C RCW.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Part Three: Planned Action Determination (City to complete)		
Requirement	Complies (if no, explain on separate sheet and attach)	
Applications for planned actions were made on forms provided by the City including a SEPA checklist	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The application is complete as provided in LSMC 14.16A.220(f).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The application is consistent with the criteria of the Planned Action Ordinance.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The development application meets all applicable requirements of the Lake Stevens Municipal Code.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Qualifying Project (if no, explain on separate sheet and attach)		
Yes <input type="checkbox"/>	Qualifies as a Planned Action – The application is consistent with the Planned Action Ordinance and thereby qualifies as a Planned Action project. All development activities shall proceed in accordance with the applicable permit review procedures specified in Lake Stevens Municipal Code Title 14, except that no SEPA threshold determination, EIS or additional SEPA review shall be required. Public notice of the determination shall be pursuant to Chapter 43.21C RCW.	
No <input type="checkbox"/>	Does not Qualify as Planned Action – The application is not consistent with the Planned Action Ordinance and does not qualify as a Planned Action project for the following reasons: Additional SEPA Review Required – Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.	
Signature (Director or Designee)		
Date (certification expires one year from date)		

