



SEPA ADDENDUM NO. 1

TO THE CITY OF LAKE STEVENS DRAFT AND FINAL SUBAREA PLANS ENVIRONMENTAL IMPACT STATEMENTS

**Proposed
Non-Project Action:**

The proposed non-project action is the adoption by the Lake Stevens City Council of the Subarea Adoption Package including two subarea plans (Lake Stevens Center and 20th Street SE Corridor), two planned actions (Lake Stevens Center and 20th Street SE Corridor) and associated documents (Subarea Design Guidelines, Subarea Development Regulations, Subareas Capital Facilities Plan, Official Zoning Map Amendments, Land Use Map Amendments, Land Use Code Amendments, and Comprehensive Plan Amendments).

Description of Proposal:

The Subarea Plan Adoption Package was updated with a Final Subareas Capital Facilities Plan with major updates including adding an Inventory section (page 3) and updating the Facilities Needs Assessment (page 5), and adding a Conclusion and Reassessment Section (page 26). These changes respond to comments from the city attorney and integrate information presented in background technical documents. Other changes include updates to the tables, project descriptions, and figures throughout. Major changes are shown in edit mode. These changes do not cause any new or different impacts or change any conclusions of the EIS.

The additional code amendments are to Chapter 14.110 Concurrency Management System of the Lake Stevens Municipal Code. Section 14.110.030 Exemptions is amended by deleting reference to sewer impacts in subsection (a) and adding "Planned action projects" as an exempt decision in subsection (b). Section 14.110.040 Level of Service Standards is amended by adding language describing the change in the LOS from intersections to system-wide within subareas and removing LOS for sewers. These changes do not cause any new or different impacts or change any conclusions of the EIS.

Final amendments were made to the City's Official Zoning Map for Lake Stevens Center and 20th Street SE Corridor after publication of the Final EIS for each. In the Lake Stevens Center Subarea, three parcels with a total of one-half an acre were originally proposed for rezone from Sub-Regional Commercial to Mixed-Use Neighborhood. At the request of the property owners, Council changed the zoning to Commercial District, which is the new designation for the Sub-Regional Commercial zone. In the 20th Street SE Corridor Subarea, six parcels with a total of ten acres were originally proposed for rezone from High Urban Residential to Mixed-Use Neighborhood. Based on concerns of circulation to the first floor retail, Council changed the zoning back to the original High Urban Residential zone. No change in land use designation was required for either subarea. These changes do not cause any new or different impacts or change any conclusions of the EIS.

The Final Subareas Capital Facilities Plan, Chapter 14.110 code amendments, and Official Zoning Map are available for review on the

City's website at www.lakestevenswa.gov, and search for "Subarea SEPA Addendum No. 1".

Purpose of the Addendum: The purpose of this addendum is to add information relating to the adoption of the Lake Stevens Center Subarea Plan and 20th Street SE Corridor Subarea Plan, planned actions and associated documents, which were updated or added to since the issuance of the Final Environmental Impact Statements. The updated and new information does not indicate any new or increased significant adverse impacts than those discussed in the Draft and Final EIS.

Addended Documents: Lake Stevens Center Subarea Plan Draft and Final Environmental Impact Statements, issued December 27, 2011 and July 27, 2012; and 20th Street SE Corridor SE Subarea Plan Draft and Final Environmental Impact Statements, issued January 24 and July 31, 2012

**Proponent/
Lead Agency:** City of Lake Stevens, P.O. Box 257, Lake Stevens, WA 98258
(425) 377-3235

Required Approvals: Adoption of Ord No. 875 (Comprehensive Plan Related Amendments), 876 (Code Related Amendments), 877 (LSC Planned Action) & 878 (20th Planned Action) by the Lake Stevens City Council.

Circulation: This Addendum is being sent to all recipients of the previously issued Final EIS and other interested parties.

Comment: No comment period is required for this addendum.

Contact Person: Karen Watkins, Principal Planner
(425) 377-3221 or kwatkins@lakestevenswa.gov

Date of Issuance: September 18, 2012

Responsible Official:

Signature


Rebecca Ableman, Planning Director

Final Adoption: The City Council will take final action on September 24, 2012.