



PLANNED ACTION DETERMINATION – REVIEW CHECKLIST

Please complete if your project is located in any one of the three subareas:

Lake Stevens Center

20th Street SE Corridor

Downtown

Part One: Project Information (applicant to complete)					
Property Information	Site Address:				
	Assessor Parcel No:	Area of property	Square Feet:	Acres:	
	Land Use Designation:		Zoning:		
	Number of Buildings on Site:		Number to be Retained:		
	Existing Impervious Surface Area:		Proposed Impervious Surface Area:		
Applicant/Contact	Name/Company:				
	Address:	City/State/Zip:			
	Phone:	Applicant's relationship to owner:			
	Fax:	Email:			
Property Owner	Name/Company:				
	Address:	City/State/Zip:			
	Phone:	Email:			
	Fax:				
Project Description	Existing land use (describe):				
	Proposed land use (check all that apply)				
	<input type="checkbox"/>	Retail & Services —uses include, but are not limited to, department, drug, and grocery stores, eating and drinking establishments, specialty goods/foods, entertainment and recreation, convenience stores, services, and commercial goods.	<input type="checkbox"/>	Office & Employment - uses include but are 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 - uses include but are not limited to libraries, museums, community centers, stadiums, performing arts facilities, City Hall, and other public facilities, which are not essential public facilities.	<input type="checkbox"/>	Lodging - uses include but are not limited to 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 - uses include but are not limited to single-family attached & detached units, multifamily units, residential care facilities, nursing homes and senior housing.	
	Other (describe):				
Development Information	Residential (number of dwelling units)				
	Existing Dwellings	Proposed Dwellings	Proposed Density (dwellings per acre)		
	No. Single-family:	No. Single-family:	Single-family:		
	No. Multifamily:	No. Multifamily:	Multifamily:		
	Office / Employment (square feet)				
	Existing Office/ Employment:	Proposed Office/ Employment:			
	Retail & Services (square feet)				
	Existing Retail & Services:	Proposed Retail & Services:			
	PM Peak Hour Weekday Vehicle Trips (consult your traffic engineer or Traffic Developers Worksheet)				
	Existing Estimated Trips:	Future Estimated Trips:	Net New Trips:		
Source of Trip Rate		Transportation Impacts Consistent with Chapter 14.112 LSMC			
ITE Manual	Other	Yes		No	
Signature (Applicant)					
Date					
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 - 20 th Street SE Corridor)					
Criteria (LSMC 14.38.120)				Complies (if not, explain on a separate sheet and attach)	
The proposal is located within a planned action area as identified on the official zoning map.				Yes	No
The proposal is consistent with the City of Lake Stevens Comprehensive Plan and the applicable subarea plan.				Yes	No
The proposed uses & activities are consistent with those described in the planned action EIS & zoning requirements of Section 14.38.020.				Yes	No
The proposal is consistent with the cumulative planned action thresholds identified in Section 14.38.120(c).				Yes	No
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	No	
The proposal's significant impacts have been mitigated by applying 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	No	
The proposal complies with all applicable local, state &/or federal laws and regulations.	Yes	No	
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	No	
Part Three: Planned Action Determination (City to complete)			
Requirement	Complies (if no, explain on a separate sheet and attach)		
Applications for planned actions were made on forms provided by the City, including a SEPA checklist.	Yes	No	
The application is complete as provided in LSMC 14.16A.220(f).	Yes	No	
The application is consistent with the criteria of the Planned Action Ordinance.	Yes	No	
The development application meets all applicable requirements of the Lake Stevens Municipal Code.	Yes	No	
Qualifying Project (if no, explain on a separate sheet and attach)			
Yes	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	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)			