AGENDA

Lynnwood Planning Commission

Thursday, August 28, 2014 — 7:00 pm

City Hall, Council Chambers, 19100 44th Ave. W., Lynnwood WA

A. CALL TO ORDER – ROLL CALL

B. APPROVAL OF MINUTES

1. Minutes of the July 24, 2014 meeting.

C. CITIZEN COMMENTS – (on matters not scheduled for discussion or public hearing on tonight's agenda) Note: Citizens wishing to offer a comment on a non-hearing agenda item, at the discretion of the Chair, may be invited to speak later in the agenda, during the Commission's discussion of the matter. Citizens wishing to comment on the record on matters scheduled for a public hearing will be invited to do so during the hearing.

D. PUBLIC HEARINGS

E. WORK SESSION TOPICS

1. Draft Environmental Resources Element of the Comprehensive Plan
2. Draft Land Use Element of the Comprehensive Plan

F. OTHER BUSINESS

G. COUNCIL LIAISON REPORT

H. DIRECTOR'S REPORT

I. COMMISSIONERS' COMMENTS

J. ADJOURNMENT

The public is invited to attend and participate in this public meeting. Parking and meeting rooms are accessible to persons with disabilities. Upon reasonable notice to the City Clerk's office (425) 670-5161, the City will make reasonable effort to accommodate those who need special assistance to attend this meeting.

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CITY OF LYNNWOOD
PLANNING COMMISSION MINUTES
July 24, 2014 Meeting

Commissioners Present:	**Staff Present:**
Robert Larsen, First Vice Chair	Corbitt Loch, Dep. Director Comm. Dev.
Chad Braithwaite, Second Vice Chair	Paul Krauss, Director Comm. Dev.
Maria Ambalada	David Kleitsch, Director Economic. Dev.
George Hurst	Janiene Lambert, City Center Prog. Mgr.
Commissioners Absent:	**Other:**
Michael Wojack	Councilmember Van AuBuchon
Richard Wright, Chair	
Doug Jones	

Call to Order

The meeting was called to order by Vice Chair Larson at 7:03 p.m.

Approval of Minutes

1 Minutes of the May 22, 2014 Meeting

2. Minutes of the June 26, 2014 Meeting

Motion made by Commissioner Ambalada, seconded by Commissioner Braithwaite, to approve the minutes of the May 22, 2014 Meeting and the minutes of the June 26, 2014 Meeting. Motion passed unanimously (4-0).

Citizen Comments

Public Hearing

1. Mixed Use in the PRC and PCD Zones

The hearing was opened at 7:05 p.m.

Staff Presentation:

Community Development Deputy Director Loch explained that the proposed code amendment related to the mixed use regulations in the Planned Regional Center (PRC) Zone and the Planned Commercial Development (PCD) Zone. There is another amendment that applies to all commercial zones where there would be mixed use, but the majority of the issues relate to the PRC and the PCD zones, located primarily in the vicinity of Alderwood Mall. He reviewed the zoning map

showing these areas. He reviewed the background and actions taken regarding this item and the process for moving forward. He then discussed the proposed code amendments as contained in the packet which would:

1. Repeal the prohibition of multifamily dwellings on the second and third building levels.
2. Repeal the requirement that floor area dedicated to residences not exceed the amount of floor area used for the non-residential purposes.
3. Repeal the 35% maximum lot coverage provision for the PRC and PCD zone.
4. Add requirements for onsite recreation area/open space for dwellings in commercial zones. Applicable to the B-1, B-2, B-3, C-G, PRC, PCD and C-R zones. Separate regulations apply to the HMU and City Center zones.

Reasons for the code amendments are:

- They would align the development regulations with real estate market realities (regarding demand for ground level retail and upper level residential units, construction costs, as exemplified by the Lynnwood Place development).
- They would be consistent with the City's obligation to accommodate future population growth as required by the Growth Management Act (GMA).
- The residents create a built-in market for the businesses in the vicinity.
- Sound Transit 3 will have a stop in the mall area, which will dramatically increase the accessibility of the Mall area.
- Supports structured parking rather than surface parking, and in turn better utilize land in the Mall area.
- They will reduce dependence on the automobile.
- They will create a walkable community and help with wellness and sustainability.
- They will create an interesting living environment, especially with the amendments regarding the onsite recreation area and open space.
- They will focus growth within areas where infrastructure is planned or exists, as required by the GMA.
- This will all occur while maintaining environmental protections and mitigation for adverse impacts that can occur as a result of new development.

Deputy Director Loch exhibited photos of example mixed use buildings to show how the area might mature over time based upon these code amendments.

Community Development Director Paul Krauss added that the planned Poplar Way Bridge will have a positive impact on transportation movement and development around the mall. Also Sound Transit is currently preparing preliminary designs for alternative layouts for the ST-3 route through the Mall vicinity. While not finalized, every design alternative includes transit stops at Lynnwood City Center, Alderwood Mall, and Ash Way.

Economic Development Director Kleitsch discussed related policies included in Ordinance 2320, adopted by City Council in 2001, creating the Economic Development Department and pursuing economic development policies and actions in 2001. Ordinance 2320 calls for enhancing the economic health of the community by identifying areas where future economic activity and growth is intended or desired to occur including redevelopment of specific areas or sites. Also in that ordinance, item K says that the City should review the regulations, plans, and policies on the future vitality of the economy and reduce both the burdens and the cost of government regulations on the future development of residentially and commercially zoned land.

Deputy Director Loch stated that staff has received three letters in support of the amendments and none in opposition. Staff is recommending that Planning Commission recommend approval of the code amendments to the City Council.

Public Comments:

Wayne Reisenauer, 4323 Burke Avenue N, Seattle, WA, Real Estate Consultant for the Edmonds School District, on behalf of Stewart Mhyre, spoke in support of this item and urged the Planning Commission to recommend approval of the code amendments to the Council. He thinks the timing is very positive for property owners like the school district who will want to relocate the bus facility. The recent bond measure was approved by the voters funds that replacement facility and construction is to begin next year. These code amendments will give the district's property a better opportunity to succeed in the marketplace.

Robin Murphy, 4411 SW 100th Street, Seattle, WA, stated he is an architect and a member of Seattle's Southwest Design Review Board. He spoke in support of this code amendment to support mixed use in the PRC and PCD zones. He shared some examples of his work in community-centric design in West Seattle and Redmond to illustrate points Deputy Director Loch had made. He spoke in support of high-density housing in appropriate areas to prevent housing sprawl.

Oscar del Moro, Executive Vice President, Cosmos, 11747 NE 1st Street, Bellevue, WA, stated he represents a property owner in the affected area. He is a licensed architect focusing on architectural design, urban design, and real estate development. He has focused his company on mixed use and has worked exclusively in downtown urban environments including Seattle, Redmond, Bellevue, Lynnwood, and Mountlake Terrace. He shared examples of his work. He commented that Lynnwood's size and the number of roads are both blessings and problems. He encouraged the Commission to recommend adoption of the proposed code amendments. He explained that the City of Redmond has a wonderful code which is prescriptive in nature, but encourages creativity. The results are qualitative versus quantitative.

Planning Commission Questions:

Commissioner Braithwaite asked whether an environmental impact statement (EIS) has or would be prepared for this amendment. Deputy Director Loch replied an Environmental Impact Statement was not required, but that environmental review was conducted in full compliance with the State Environmental Policy Act (SEPA), and a Determination of Non-Significance had been issued as a result.

Commissioner Braithwaite asked if consideration was given to the additional traffic congestion related to this development. Director Krauss replied that more traffic is healthy for businesses in the area as long as you can handle it. Every project that is proposed in this area will be subject to its own environmental review and to traffic mitigation. He noted that the Community Transit bus route around the mall area has been the fastest growing route for Community Transit so cars are not the only way to move in the area. Finally, he added that mixed use development is much more efficient from a traffic standpoint than standalone commercial since people have the ability to walk instead of drive for some of their trips.

Commissioner Braithwaite asked about the changes to lot coverage and height limitations. Director Krauss explained that the changes in lot coverage were made due to changes in how urban buildings are handling recreational space and green space. Deputy Director Loch explained that the two zones currently do not have a maximum height limit for buildings. No change is proposed to that. Off-street parking requirements are a self-limiting factor for the amount of floor area that may be constructed.

Director Krauss gave an update on Council's activity related to the Transition Area zoning. He explained that part of that area is being proposed for 120-foot height limit, but the area in general is closer to a single-family neighborhood. Commissioner Braithwaite referred to page 3 of Cosmos handout and asked if the code would allow residential-only buildings or commercial-only buildings on the same site instead of each building being mixed use. Director Krauss replied that the goal was to encourage mixed use. He thought that sort of development would be allowed and noted a similar thing has been done along Highway 99. There was discussion regarding the likelihood that in some instances (such as a building located to the rear of a street-front building, where it could be appropriate to allow residences on all floors of the building. Another example mentioned was on back side of a street-front building, residences may be desirable on the building's first floor.

Commissioner Hurst said he had concerns about the allowable heights, but thought it might be taken care of by the parking requirements. He expressed support in general for these amendments and spoke to the importance of being friendly to developers.

Commissioner Ambalada expressed support for an upscale building to attract residents and be a benefit to economic development in Lynnwood. Director Krauss commented that the City can't legislate building quality or cost, but noted that building a substantial building is very expensive. As a result, the cost of the construction dictates that the rents will be higher than average rents in Lynnwood today. He agreed that Lynnwood needs quality housing attractive to the kids that grew up here who want to stay.

Deputy Director Loch suggested that if the Commission was done asking questions and moving into deliberation, they should close the public hearing.

The public hearing was closed at 8:07 p.m.

Commissioner Deliberation:

Vice Chair Larsen added that the third blessing that Lynnwood has besides roadways and land is location, and that is a big factor. He thinks the Mall is a great node. He referred to the pictures and commented that he thinks there is a market in Lynnwood that would support tall, nice buildings. He expressed concern about recreation being a weak area in the proposed ordinance. He would like to see exercise courts and efforts to better link whatever we get with the area around it. He encouraged staff to work with developers to make sure that the recreation aspect works. He commented that he generally does agree with the increased density residential; however, he'd rather see an organized investment group step forward with a proposal specific to a site.

Commissioner Ambalada thanked the designers who provided testimony for beautiful work and asked them to bring investors to Lynnwood to create buildings such as were depicted.

Commissioner Braithwaite commented that onsite amenities are great, but expressed concern about the existing lack of open space in the city.

Vice Chair Larsen asked Director Kleitsch if the Planning Commission needs to be concerned about City Center with all the focus on the Mall area. Director Kleitsch said it is inevitable that there would be a big attraction around the Mall. The City Center is faced with uncertainties related to the light rail. The City offers numerous incentives to encourage development within City Center, and investors are pursuing opportunities in this interim period before light rail service begins.

Motion made by Commissioner Braithwaite, seconded by Commissioner Ambalada, to forward the draft Ordinance to the City Council with a recommendation to approve with a recommendation to allow extra flexibility for investors to include residential on the first floor as discussed with staff. Motion passed unanimously (4-0).

Work Session Topics

1. Draft City Center Streetscape Plan

Janiene Lambert, City Center Program Manager, reviewed background on this item, including previous Planning Commission/City Council actions. She introduced consultants Liz Gibson and Fong Nguyen from KPG, Inc. who presented the Draft City Center Streetscape Plan via PowerPoint presentation (contained in the Commission's packet). Ms. Gibson stressed that the document is meant to be a living document and could be changed over time, but it should start to set the standards for the development of the City Center. She and Ms. Nguyen then proceeded to discuss the proposed streetscape types and standards for each type. They also described the conceptual designs for transit shelter and the underpass improvement of 44th Ave W at I-5.

Discussion:

Vice Chair Larsen commented that this is quite complicated, similar to a Rubik's cube. He expressed concern about streetscape improvements being done piece-by-piece with gaps in between. He asked if the City could somehow fund the streetscapes in order to facilitate development and consistency. Ms. Lambert stated that the document would provide guidance for the boulevard improvements on 196th Street SW, which runs the entire length of the City Center. That will be the first street project to reflect the Streetscape Plan. That project is in design now and the Streetscape Plan can guide many design details. Another project in design is the Poplar Way Overpass Bridge. This will be visitors' first impression of the City Center from I-5. "Main Street" type improvements could be a next step. These would include 42nd Avenue West and the future 194th Street SW extension. Those would likely be city-led projects, but Streetscape Plan also guides private development that occurs in a piecemeal fashion. Ms. Gibson commented that the City Center Main Street would definitely benefit from a CIP project and suggested seeking federal funding. This has helped other cities such as Auburn and Redmond complete larger streetscape projects and attract private investment.

Commissioner Braithwaite commented that pedestrian crossing at the intersection of 196th Street SW and 44th Ave W will be dangerous no matter how nice it looks. This is also true in other areas. He asked if any thought had been given to incorporating pedestrian overpasses. Ms. Lambert referred to the newly constructed overpass over 44th near the Interurban Trail. That bridge will be highly utilized when Lynnwood Link is operational. A pedestrian overpass for 196th Street SW near the Convention Center is one of the higher-prioritized projects for the City Center, but this is dependent on private development in the area. Other discussions they have had regarding crossings of the major arterials have included pedestrian refuge areas, but this creates difficulty with WSDOT, signal timing, and making sure pedestrians aren't caught in the middle.

Commissioner Braithwaite referred to signals he had seen which had an all-way stop allowing pedestrians to cross in all directions. Ms. Gibson said she didn't think WSDOT would allow that on 196th Street SW as it is a State Highway, but the crosswalks being planned now are wider, which helps cue drivers and pedestrians.

Commissioner Braithwaite asked about pavement lights or other ways of designating pedestrian crosswalks. Ms. Gibson commented that cities are moving away from lights in the pavement because they require a high level of maintenance. She noted that overhead warning lights may be appropriate. Commissioner Braithwaite discussed a recent visit to San Mateo, California, which is very pedestrian-friendly. They have incorporated off-street parking clustered around the pedestrian areas which serves to separate moving traffic from pedestrian areas. Ms. Gibson commented that along a Main Street, it is essential to keep on-street parking, not only for the businesses to have parking, but to create a buffer between pedestrians and vehicular traffic. Commissioner Braithwaite then discussed Ashland, Oregon which has an inviting downtown and offers a model of what can be done. He suggested embellishing the Interurban Trail bridge over 44th Avenue W with a *Welcome to Lynnwood* sign. The consultants indicated this is an option and has been considered.

Commissioner Braithwaite expressed concern about using wood in streetscape features such as benches due maintenance issues. He thought that landscaping might be a better way of incorporating natural elements. Ms. Nguyen commented that the plan requires specific tropical hardwoods which are very durable, resist scraping, and do not need finishing. These have been used very successfully around South Lake Union. Commissioner Braithwaite commented on the need to limit curb cuts. Ms. Lambert noted that there are curb cut standards in the City Center Design Guidelines. The goal is for consolidation. The plan also includes U-turn access with the medians to have access to the properties as opposed to a free left turn. Commissioner Braithwaite referred to the new multi-tenant retail buildings within Lynnwood Crossing (196th Street SW and Highway 99) which contain examples of things not to do--such having no landscaping between the street and sidewalks. He commented that even though the buildings are pushed up close to the street, the retail is really focused on the parking lot on the inside so there is not a good streetscape feel. Ms. Lambert noted that in the City Center there is a code provision for new development for window signage which should help alleviate the feeling of facing the back of the building.

Commissioner Hurst expressed concern about the pedestrian lighting not being dark sky compliant. Ms. Nguyen commented that shields can be installed above the spectra lighting. There is an option of making it opaque which would have full cut off. Commissioner Hurst asked about specific details of some of the other lights. Ms. Nguyen explained the Streetscape Plan contains recommendations and examples of the desired look and feel, but that the lighting industry was changing rapidly and improved equipment.

Commissioner Ambalada commended staff and the consultants for the plan. She likes the ideas for the I-5 bridge over 44th Avenue W.

Vice Chair Larsen asked about the essential versus optional details of the Streetscape Plan as this is forwarded to the Council. Ms. Gibson explained that certain details are already part of the Code. The standards of the sidewalks are important and are not expensive. She thinks having high quality and cohesive look for street furniture is important. The quality of the pedestrian lighting is also important. Ms. Lambert remarked that what the City has charged KPG to do is to provide standards that offer the biggest bang for the buck while keeping it within a very reasonable price.

Vice Chair Larsen said he didn't see bike lanes in the plan, but he hopes they are in there. Also, he suggested preserving larger trees slated trees identified for removal by having an arrangement with nurseries to take out the larger ones for replanting elsewhere, rather than simply destroying the large trees. He expressed concern about people lying on park benches and noted some places are using vertical designs as barriers to that. Additionally, he noted that the designs for transit shelters are attractive, but he wondered if the City had the authority to build those. Ms. Lambert stated that this is proposed to be built by the developer or as part of a city-sponsored improvement project. She noted that the Convention Center has a unique transit shelter.

Commissioner Ambalada suggested having bamboo and midget palm trees incorporated into the landscaping. Ms. Lambert commented that staff had directed KPG to keep things as native and low-maintenance as possible.

Commissioner Braithwaite noted that the proposed lighting was LED. He asked if there has been any thought as to how the color of the light affects the mood of the streetscape. Ms. Nguyen explained that there are several different types of lighting. What the consultants are recommending is warmer than the stark highway/freeway lights, but is still bright, modern, and allows for good facial recognition. They are suggesting a 4000K LED light.

Commissioner Ambalada asked what kind of night lighting would be on the promenade. Ms. Lambert replied they have decorative bollards with lights, and tall columnar type of lights as accent lights. Ms. Gibson added that the developer would be the one doing the lighting for the promenade, but they would have to meet standards for lighting. Commissioner Ambalada asked if there would be poles with hanging baskets around the city. Ms. Lambert replied that there would be along the downtown core area along 196th and along 40th and 42nd.

Vice Chair Larsen commended he consultants for the Plan and recommended they add their names to the acknowledgement section of the document.

2. Draft Land Use Element of the Comprehensive Plan

Deputy Director Loch presented options for this item given the late hour and that only four commissioners were present. There was consensus to defer this to a later date when there were more commissioners present.

Council Liaison Report

Councilmember AuBuchon stated that his comments regarding the Transition Area were made earlier by Director Krauss.

Director's Report

None

Commissioners' Comments

Adjournment

Motion made by Commissioner Braithwaite, seconded by Commissioner Ambalada, to adjourn the meeting. Motion passed unanimously.

The meeting was adjourned at 9:40 p.m.

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Richard Wright, Chair

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LYNNWOOD WASHINGTON

Planning Commission
Meeting of August 28, 2014

Environmental Resources Element - Draft

Agenda Item: E.1

- ☐ Public Hearing
- ☒ Work Session
- ☐ Other Business
- ☐ Information
- ☐ Miscellaneous

Staff Report

Staff Contacts: Jared Bond, Public Works; Todd Hall, Community Development

Summary
The purpose of this agenda item is to receive input from the Planning Commission regarding the second iteration of the Environmental Resources Element update for the 2015 Comprehensive Plan.

Action
Provide direction to staff regarding the second draft of the Environmental Resources Element, as presented.

Background
At the direction of the Planning Commission, staff has provided a “clean copy” with comments on the changes incorporated as comment blocks within the text rather than as bubbles the side. Also, a “track changes” version has been provided.

Previous Planning Commission / City Council Action
The first draft was presented to the Commission at the February 27, 2014 meeting. The Commission requested additional revisions along with a consistent format and explanations for each change.

Funding
None. The majority of work on the Comprehensive Plan will be completed using in-house resources.

Adm. Recommendation
Provide guidance and feedback to staff as desired.

Attachments
1. Draft Environmental Resources Element (clean copy) – bound separately
2. Draft Environmental Resources Element (track changes) – bound separately
3. Meeting minutes

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EXCERPT – PLANNING COMMISSION MEETING MINUTES, February 27, 2014

Work Session

1. 2015 Comprehensive Plan Update – Draft Environmental Resources Element.

Associate Planner Todd Hall gave a brief introduction regarding the draft Environmental Resources Element and introduced Jared Bond, Environmental & Stormwater Services Supervisor, who along with his team drafted the majority of the proposed Environmental Resources Element.

Jared Bond reviewed the submitted errata sheet with the Commission regarding the proposed changes, as well as explained the Aquifer Recharge Area map.

Deputy Director Loch asked Mr. Bond to clarify if there were changes to the Element that result in changes in property rights, or development requirements, or future programs that the City will be undertaking that will result in additional resources. Mr. Bond stated that his staff looked at the requirements of NPDES (National Pollution Discharge Elimination System) permit (August 2013 – 2018), which includes regulations the City must adopt in order to be in compliance with the NPDES permit. Changes include low impact development techniques and a new hydraulics manual and Department of Ecology (DOE) stormwater manual. He explained that staff drafted the Element so that it wouldn't be in conflict with the NPDES. Also, language regarding aquifer recharge areas and critical areas information was updated which may impact properties and property rights. Air quality section was updated so that it too wasn't in conflict with NPDES permit.

Deputy Director Loch reminded the Commission that this Element is the first one in a series of elements that will be brought to the Commission and staff is asking for their guidance on how they would like future Elements presented.

Commissioner Braithwaite asked if there was a guiding principle on updating the element. Was it an effort of staff to make it more concise? Example on pg. 44, all bullet points under 'Wetland Retention' were removed. Deputy Director Loch stated that one goal was to make the Element more precise and easier to read. Another objective is to update factual information as necessary. Mr. Bond stated that the effort was to make the Element more grounded with actual regulations and programs, and less theoretical. He added that many of the provisions of the existing Environmental Element are unachievable and at times inconsistent with other goals and programs.

Deputy Director Loch explained further that when the Element was first drafted in 1994, the Growth Management Act (GMA) was relatively new and jurisdictions attempting to adopt a compliant Comprehensive Plan often provided more detail than is practical. He stated that many of the objectives of the 1994 Element have been achieved and at this time it is necessary only to maintain the policy basis for the City's environmental programs and regulations.

Commissioner Braithwaite also asked about wording changes such as Policy ER-2.1 (pg. 56) regarding, 'Strive to design' versus 'Design.' He inquired whether the City being constrained into doing specific things that may be difficult to achieve. Mr. Bond stated that policies were drafted to be more directive rather than aspirational.

Commissioner Braithwaite also asked about the strikeout of Policy ER-1.7 (pg. 56) and if there was a reason for removing this objective about housing preservation. Deputy Director Loch stated that this policy should be moved in the Housing Element. Commissioner Braithwaite clarified that he prefers to have the "Track Changes" version submitted along with the clean version.

Commissioner Ambalada asked what steps the staff is taking regarding retaining the City's existing environmental programs and resources. She also asked what are the methods regarding the operations and practices the City takes in maintain existing infrastructure and resources, such as the ponds at Cedar Valley and 52nd Ave SW. Mr. Bond stated that in the beginning narrative of the Element, it's clearly stated what rules and regulations are required, and agreed that more detail could be included about maintenance and operational practices. Regarding the ponds, he stated they are privately owned and the City does not have maintenance easements or right of entry. The otters are of local concern but not on endangered species list.

Commissioner Ambalada asked about enforcement of regulations. Mr. Bond stated that the City regulates environmental rules through enforcement actions, stop work orders, notices of violations, or on rare occasions, citations with fines.

Commissioner Larsen expressed that the revisions were very thorough. He made the suggestion that the goals, policies and strategies should be grouped by topic. He also asked about PUD (Snohomish County Public Utility District) vegetation maintenance such as tree limbing/cutting. Mr. Bond stated the City has a close relationship with the arborist at PUD. State law requires six foot clearance of trees from power lines. If a privately-owned tree needs to be removed, tree vouchers are given to owners to purchase replacement trees.

Commissioner Larsen stated that there are several dormant Alderwood Water District wellheads in the area, and that the City should establish and implement policies to protect those wellhead areas. He went on to state that we need policies kept regarding light pollution and need to address dark skies. He also stated that the City has geologic hazard areas and asked about City programs to protect public health and welfare in the event of a natural disaster such as an earthquake. He asked which agency is ultimately responsible during these events, and whether the City need a policy to address this. He also noted that the Commission should carefully consider Element sections to be deleted because many of these still may support adopted regulations. Finally, he mentioned that Lynnwood should be a regional model in how it handles issues of regional importance.

Commissioner Braithwaite inquired about the goals contained in Policy ER-8.2 (pg. 63) regarding City fleet fuel use, and whether these targets are mandated by the State or whether the City chose these goals.
Mr. Bond stated that he would have to follow-up on this question with his staff who drafted this section. Commissioner Braithwaite suggested that if there were specific goals mandated by law, it would be beneficial to know where they are coming from.

Commissioner Braithwaite asked why the View Protection and Light Pollution, as well as the Reduction of Noise Pollution were removed. Associate Planner Hall stated that staff originally was going to remove these sections and relocate the goals and policies in other elements. However, Director Paul Krauss recommended keeping these sections in because they are both of relevant concern to the City with respect to the effects on local property owners. With regards to light pollution, Mr. Hall stated that he is drafting a new Exterior Lighting Standards

code that will address outdoor lighting as well as address the impacts to dark skies. Commissioner Braithwaite suggested a policy which encourages reduction of light pollution. Specific regulations should be located in development regulations. Deputy Director Loch said that staff recognizes these as important issues.

Commissioner Braithwaite stated that neither in this version or old version is there policy or goal with coordinating with Snohomish County or other neighboring jurisdictions, such as development impacting immediately adjacent neighborhoods. Maybe a policy statement that preserves wetlands and other environmental resources adjacent to Lynnwood. Mr. Bond referred to Policy ER-9.2 (pg. 63), and asked whether we want to emphasize tree preservation versus view preservation. He asked whether the City wishes to maintain view corridors at the expense of trees.

Commissioner Ambalada suggested that existing policies be left as is but that any changes to the Element be documented and added as an addendum. Deputy Director Loch stated this approach was different from the approach used by staff, and that staff will implement the direction provided by a majority of the Commission.

Commissioner Wojack inquired about the statement on regarding Chinook salmon (pg. 33), do we keep this statement and amend it if rules change. Mr. Bond stated that protecting the natural environment and wildlife habitat is a primary objective, regardless of whether a particular species is listed as endangered.

Commissioner Wojack, under 'Regional Planning Policies' section, inquired about the statement regarding 'transit', and whether the City was being self-limiting by being served only by transit and not other modes of transportation. Deputy Director Loch stated that this provision was intended to describe Vision 2040 rather than the City's own objective.

Commissioner Wojack inquired about section regarding 'Seismic Hazard Areas' (pg. 34), what's document is driving us to have higher building standards. Staff suggested it might be based on International Building Code, but staff would confirm.

Commissioner Wojack also asked what portion of the City's fleet utilizes alternative fuel. Mr. Bond confirmed there are none at this time. Commissioner Wojack also agrees with need to provide an explanation of proposed edits. Deputy Director Loch confirmed that a one to two sentence explanation would be provided in the next draft Element review.

Commissioner Hurst asked why hybrid was not mentioned as an alternative fuel. Mr. Bond stated this was just an oversight and would be added.

Commissioner Hurst also commented on Policy ER-9.3, he stated that glare is not considered light pollution and instead addresses dark sky. Also changing 'spill' to 'excessive spill', as you won't get a complete cutoff of light on adjoining properties.

Chair Wright asked whether there are any policy changes related to the Goal statement. Is there still the same intent even with the change of wording of the Goal statement? Mr. Bond stated that he made changes to the goal because the Element addresses items beyond water quality and quantity, habitat and wetlands. He stated he didn't want to make the goal too narrow.

Commissioner Ambalada expressed that if we're changing the words regarding process and procedures, that the spirit of the goal is still intact. Deputy Director Loch followed up on that statement and affirmed that staff will better explain the edits and the basis for the changes.

Commissioner Larsen stated that next time documents are presented, he will read the clean version first before the legislative document. Deputy Director Loch stated that staff will facilitate the Commission's review of each Element as directed by the Commission.

Commissioner Wojack asked a question regarding the statement 'protecting the remaining natural environment.' Would an EPA document provide enough protection and thus not needing to address it specifically? Mr. Bond stated that any impact to potential habitat has to go through same protections. Commissioner Wojack also commented that lighting and view protection sections should remain.

Commissioner Braithwaite stated he supports a more concise and edited version. He also asked about the approach for moving each element forward. Deputy Director Loch stated that a public hearing will be conducted after all elements have been reviewed and discussed. He also mentioned that issue-based open houses could be held to gather input from the community. It was agreed that staff would make revisions to the draft Environmental Element and return to the Commission for continued review.

LYNNWOOD WASHINGTON

Planning Commission
Meeting of August 28, 2014

Land Use Element - Draft

Agenda Item: E.2

Staff Report

- ☐ Public Hearing
- ☒ Work Session
- ☐ Other Business
- ☐ Information
- ☐ Miscellaneous

Staff Contact: Corbitt Loch, Deputy Directior

The following report is repeated from the June 26, 2014 and July 24, 2014 agendas. During those meetings, the four Commissioners present deferred review of the draft Land Use Element so that additional members could participate. Refer to the two versions of the draft Land Use Element provided with the packet for the June 26, 2014 meeting.

Summary

The purpose of this agenda item is to introduce a "working draft" of the Land Use Element for the Commission's initial review. The Commission is asked to provide feedback and guidance regarding the content, organization, and appearance of the draft Element. It is expected that several meetings will be needed for the Commission's review of what will ultimately be a full update of the Land Use Element.

Policy Question(s)

Are the edits related to content, organization and appearance generally consistent with the Commission's preferences?

Action

Provide direction to staff as appropriate.

Background

The Land Use Element is a fundamental chapter of the City's Comprehensive Plan. In a sense, all of the other Comprehensive Plan Elements support and facilitate the goals and policies of the Land Use Element.

The draft Element provided now is an iterative draft with additional edits forthcoming regarding population and employment growth targets. Those edits are still being prepared. Meanwhile, the Commission is invited to review the many other changes prepared so far. The Commission's feedback will help determine whether the proposed organization, format and writing style are

appropriate. This is important feedback as all of the Elements are in need of considerable updating, and staff intends to apply a uniform appearance and structure to each Element.

City staff is working to update the Comprehensive Plan in a manner that will facilitate review and participation by the Commission, other advisory groups, the general public, and the City Council. As required by GMA, this update is scheduled to be adopted by the City Council by June 30, 2015.

In February 2014, the Commission reviewed the first draft of the Environment Element. It is expected that the Environment Element will be reviewed a second time at the July meeting.

Staff's work on the 2015 Comprehensive Plan is guided by the following principals:

1. The primary objective is to ensure the Comprehensive Plan's consistency with current versions of the Growth Management Act (GMA), Multicounty Planning Policies (MPPs), and the Countywide Planning Policies for Snohomish County (CPPs). This includes accommodation of population and employment growth targets set forth by the CPPs.

2. Staff's identification of significant changes to Comprehensive Plan policies will help the general public and advisory groups understand and meaningfully participate in Lynnwood's consideration of this revised Comprehensive Plan. Without a highlighting of salient policy changes, readers would be obligated to read original and new versions in order to identify substantive edits.

3. With some re-organization, the Comprehensive Plan can be made more succinct without substantive policy change.

4. With some re-wording, the Comprehensive Plan text can be made more succinct without substantive policy change.

The existing Land Use Element is 35 pages in length, while the draft Element is 19 pages. Overall, there are relatively few, substantive changes proposed.

The existing Land Use Element is provided with "track changes" shown, and with annotations to explain the proposed change. Also provided is a clean version of the draft Land Use Element, with edits incorporated.

Previous Planning Commission / City Council Action

During past meetings, the Planning Commission has provided guidance upon:

1. General scope of the update and a "short-list" of substantive issues to be addressed.

2. Public participation plan for the 2015 Comprehensive Plan update.
3. Draft Environment Element.

Funding

None. The majority of work on the Comprehensive Plan will be completed using in-house resources.

Key Feature(s)

1. Creates a more-efficient organizational structure and more-concise wording.
2. "Track changes" version includes annotations.
3. Moves policies relating to aesthetics, urban design, historic preservation, etc. to a new Community Character Element.
4. Provides "placeholders" for policies/strategies relating to population and employment growth targets.

Adm. Recommendation

Review and provide direction on:

1. Proposed approach to organization, formatting and style.
2. A portion of the draft Land Use Element, as time allows (i.e., first ten pages)

Attachments

None. See the two draft versions of the Land Use Element provided with the June 26, 2014 packet.

ENVIRONMENTAL RESOURCES ELEMENT

~~Introduction ..... 1~~
~~Goal ..... 121~~
~~Planning Context ..... 2~~
~~Summary Of Issues ..... 33~~
~~Environmental Protection And Enhancement ..... 33~~
~~Conservation And Recycling ..... 44~~
~~Natural Landscape And Vegetation ..... 55~~
~~Geologic Hazard Areas ..... 55~~
~~Water Resources ..... 687~~
~~Fish And Wildlife ..... 101412~~
~~Tree Preservation ..... 111614~~
~~Air Quality ..... 121715~~
~~View Protection And Light Pollution ..... 1417~~
~~Noise Pollution ..... 1417~~
~~Environmental Enforcement ..... 1418~~
~~Goals, Objectives And Policies ..... 142219~~

INTRODUCTION

Lynnwood is located on terrain characterized by gently rolling hills and valleys. Lund's Gulch is a prominent natural feature at the northwestern corner of the city and connects to the marine shoreline of Puget Sound.

The city is extensively developed and has few remaining "natural" or forested areas. Approximately 49% of ~~significant percentage of~~ the city's land area is covered with ~~buildings, asphalt and other~~ impervious surfaces. Because of the large amount of commercial and multiple-family development, Lynnwood's proportion of impervious surface is higher than would be found in a community having less commercial development and mostly single-family homes.

Lynnwood is located within~~, or partially within,~~ at least five watersheds: Swamp Creek, ~~Scriber Creek~~, Lund's Gulch, Hall / McAleer Creek, Perrinville Creek, and Puget Sound. Much of the environmentally sensitive land in Lynnwood is located along Scriber Creek ~~and its tributaries~~, which is the largest tributary in the Swamp Creek Watershed. ~~With Chinook salmon listed as a threatened species, and other valued species in danger of joining the list, p~~Protecting our remaining natural environment is an increasing concern as our community continues to grow and develop.

The quality of the environment that surrounds us is essential to maintaining a high quality of life for the citizens of Lynnwood. It is important to find new and innovative ways to preserve as much of the remaining natural environment as possible as new development occurs. Creative design with sensitivity to the natural environment will help reduce flooding, pollution and erosion; create habitat for plants and animals; and preserve the natural aesthetic values that often get lost in the urbanscape.

GOAL

The goal for the Environmental Resources Element of the Comprehensive Plan is:

> **To protect the public health, safety and welfare by effectively managing the natural environment, mitigating unavoidable impacts, and ~~To minimize loss of habitat functions and to maintain, protect and enhance the functions of fish and wildlife habitat, water quantity and quality, wetlands and other water bodies; and to~~ integrat~~ing~~e the nonhuman natural environment with the urban environment.**

This was removed because it seemed to limit the goal of this chapter to habitat and surface water. The subchapters within are much more inclusive. The new wording was intended to be broad enough to allow for the sub-chapter diversity.

PLANNING CONTEXT

Growth Management Act (GMA)

RCW 36.70A.070 requires at least the following mandatory elements:

Land Use
Housing
Capital Facilities
Utilities
Transportation

GMA does not require an Environmental Resources Element. However, state planning goals do require the protection of the environment and the enhancement of the state's high quality of life, including air and water quality. In addition, the GMA requires that we protect sensitive areas, which include wetlands, aquifer recharge areas, fish and wildlife habitat areas, frequently flooded areas and geologically hazardous areas.

Each of the thirteen GMA planning goals was considered in the development of the City's Comprehensive Plan and this element of the Plan. Of those, the following goals were found to have the greatest and/or most direct influence on environmental matters and on the Environmental Resources Element:

GMA Goal 2. Reduce Sprawl: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

GMA Goal 6. Property Rights: Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

GMA Goal 7. Permits: Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

GMA Goal 9. Open space and recreation: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

GMA Goal 10. Environment: Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

GMA Goal 11. Citizen participation and coordination: Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Regional Planning Policies

The Puget Sound Regional Council (PSRC) established a multi-county planning policy framework, *Vision 2040*, as the regional growth strategy. Implementation of these policies will create a regional system of central places framed by open space.

Environmentally healthy communities adjacent to open space represent the environmental piece of the vision. Important objectives of *Vision 2040* are to conserve farmlands, forests and other natural resources when possible. Other policies are intended to conserve and enhance natural resources, to retain open space, to conserve fish and wildlife habitat, to increase access to natural resource lands and water, and to provide recreational opportunities. The *Comprehensive Plan* of the City of Lynnwood is consistent with and furthers the regional plan.

SUMMARY OF ISSUES

The environmental concerns, hazards, and resource-related issues in Lynnwood fall into the following categories: ~~energy and water conservation~~environmental protection and enhancement, conservation and recycling~~ and waste disposal~~, natural landscape and vegetation, geologic hazard~~s~~ areas, water resources, fish and wildlife, trees ~~and plant life~~preservation, air quality, view protection~~,~~ and light pollution, and noise pollution.

Each aspect of the Environmental Resources Element is interconnected with various aspects of other Comprehensive Plan elements. For example, trees cannot survive without the proper care of the soil. Fish cannot survive without proper care of water and stream habitat. Surface water and ground water are closely interconnected. Certain types of wildlife cannot survive without a network of open spaces and connecting corridors.

The goal of the element is to protect the public health, safety and welfare by effectively managing the natural environment, mitigating unavoidable impacts, and integrating the nonhuman natural environment with the urban environment. ~~minimize loss of habitat functions and to maintain, protect and enhance the functions of fish and wildlife habitat, water quantity and quality, wetlands and other water bodies; and to integrate the nonhuman natural environment with the urban environment.~~

Changes reflect the goal above, but could be eliminated as it is redundant.

ENVIRONMENTAL PROTECTION AND ENHANCEMENT

Since local governments can affect the well being of their residents, they must consider the totality of the circumstances affecting the community. The City provides public facilities and services and encourages development in appropriate locations consistent with the Growth Management Act, Lynnwood's Comprehensive Plan and local development regulations.

Part of our responsibility is the protection and enhancement of the natural environment. We know that trees help filter and improve air quality. Accordingly, the City has implemented a comprehensive tree preservation and protection program beginning in 2004, and has been an active Tree City USA for over 10 years. ~~so we undertook a major review and update of our tree regulations in 2002 to find better ways to protect and preserve trees. A number of outside government agencies and organizations in addition to the City of Lynnwood are involved in protecting and enhancing the natural environment.~~

Updated information with current work.

The city plays many different roles in preserving, protecting and enhancing the environment. It is responsible for complying with certain state and federal regulations that apply within the community, such as the Clean Water Act. These regulations may require Lynnwood to undertake certain activities and manage its operations in ways that protect the environment.

The City is a regulator, effectively implementing and enforcing appropriate ~~legal or regulatory~~ requirements through land use and building codes. The City is also an educator that can teach by example. We show through our decisions, capital project and daily operations how to ~~cost-effectively~~ protect the environment. The City can promote ~~knowledge and awareness of the~~ educated personal choices and decisions that positively impact the environment.

Finally, the City can ~~act as a catalyst for businesses and individuals to improve the environmental outcomes of their activities, by~~ provid~~e~~ing ~~ing~~ technical assistance and incentives to businesses and individuals to promote effective environmental stewardship furthering ~~for actions that contribute to~~ our environmental goals.

Best Available Science

The Growth Management Act, RCW 36.70A.172, requires the City to consider best available science in developing policies and development regulations to protect the functions and values of critical areas. The best available science requirement will help ensure that reliable scientific information is considered when cities and counties adopt policies and regulations related to the protection of critical areas. Science can play a central role in:

- ~~Delineating~~ Understanding the functions of critical areas and determining their value,
- Recommending strategies to protect their functions and values, and
- Identifying the risks associated with alternative approaches to their protection.

To be considered "best available science", valid scientific processes must be consistent with criteria set out in WAC 365-195-900 through WAC 365-195-925. Characteristics of a valid scientific process include *peer review, documented methodology* that is clearly stated and able to be replicated, *logical conclusions and reasonable inferences, quantitative analysis,* information that is placed in proper *context,* and *references.*

CONSERVATION AND RECYCLING

As an employer and as a provider of services, the City of Lynnwood has many opportunities to conduct its operations in a ~~an environmentally responsible~~ manner reflecting resource conservation and minimization. ~~In carrying out its operations, t~~The City can make effective choices that reduce consumption of disposable good, reuse materials when appropriate, install high-efficiency fixtures, and ~~favor improvements in air and water quality and noise levels,~~ conserve resources.~~, preserve and enhance wildlife habitat, and minimize greenhouse gas emissions.~~

One of the best ways to ~~have a positive impact on the environment is to promote the more efficient use of natural resources. The City provides leadership in a number of ways~~meet these goals is to implement conservation policies into the City's daily routines and purchasing guidelines. For example, allowing for electronic plan review, encouraging ~~distribution and~~ double-sided copying of reports, agenda, minutes, etc., will help to reduce~~s~~ paper consumption. The City also ~~uses~~ purchases recycled products, and actively recycles materials.

The old wording addressed internal City materials use and operations and not citizen-based.

Lynnwood ~~is also faced with the need to properly dispose of large quantities of packaging and products each year. The City should promote the reuse of these materials and recycle whenever possible, thus reducing the strain on natural systems caused by the producing and disposing of more products. The city also should continue to~~ cooperates regionally in actively encouraging~~e~~ residents and businesses to reduce waste, separate~~and~~ recycl~~e~~ables, and properly handle yard waste by engaging the services of a ~~in programs such as the Waste Prevention and~~part time Recycl~~eling Program~~ Coordinator.

As the population of the City and region grows, we will face increasing demands on water, energy and other resources. The City should continue to distribute water efficiency kits to utility rate payers, encourage energy audits, and support more efficient use of resources~~ and create and continue effective reuse and recycling programs~~. Benefits from ~~energy conservation~~these efforts include reductions in greenhouse gas emissions, additional water in rivers for wildlife and other uses, and reduction in other types of pollution.

NATURAL LANDSCAPE AND VEGETATION

Existing ordinances administered by the Community Development and Public Works departments provide standards for safe development with respect to slope stability and the suitability of soil-bearing capacity for placement of structures. Development may comply with engineering standards yet fail to minimize the disturbance of existing vegetation, soils and natural landscape, thereby affecting the use and amenities of nearby properties and the community in general (for example, by use of retaining structures, a project may be "safe" even though the natural landscape and vegetation are greatly disturbed).

Retention of the natural landscape, vegetation, and topsoil is a key element of Low Impact Development (LID). The benefits of LID include: reducing total impervious surface coverage, providing infiltration areas for overland flows, and maintain or more closely mimic the natural hydrologic function of a site. The City should encourage the use of LID techniques where feasible, and adopt regulations that do not preclude its implementation.

This is in-line with best available science.

GEOLOGIC HAZARD AREAS

The geology of the Lynnwood area consists mostly of glacial material derived from repeated glacial advances and retreats over the past two million years. Each advance erased and remodeled the deposits produced since the last advance, resulting in layers of discontinuous lenses of gravel, sand, silty sand, and silt. The Frasier Glaciation was the most recent glacial advance and occurred approximately 12,000 to 16,000 years ago.

The City regulates development on geologically hazardous areas through its Critical Areas Regulations. These are identified as naturally occurring slopes of 40 percent or more, or other areas which the City believes to be unstable due to factors such as landslide, erosion, or seismic hazards.

Landslide Hazard Areas

Landslides occur as~~are~~ a result of slope conditions, instability of the soil, and loading~~ which causes the slope to fail~~. Lynnwood is located in the Puget Sound Lowlands, which generally are characterized by glacial soils on steep slopes. Glacial soils are prone to debris flows and shallow landslides. Lynnwood, however, contains few landslide hazard areas. Most areas of concern are located adjacent to Lund's Gulch.

Removed for redundancy.

~~The conditions that lead to landslides are usually predictable. Most damage in urban areas occurs on land that has shown past landsliding or recent instability. Planning to reduce landslide hazards involves the identification of hazardous slopes and an assessment of future hazards. Much of that work has already been done and mapped.~~

~~Development in areas of high landslide hazard potential should be avoided. The City's Sensitive Areas Ordinance regulates development in these cases and requires building setbacks from steep slopes. Site-specific buffers can be established on less hazardous sites to separate out the buildable lands. The type and extent of a buffer can be determined by geotechnical analysis, which measures the type and speed of the landslide, and distance of the deposition of material (CTED, 1999).~~

The Sensitive Areas Ordinance referenced here no longer exists. It was superseded by the Critical Areas Regulations, and referenced in the section above.

Erosion Hazard Areas

Erosion involves the transport of soil by wind, water and other natural agents. Erosion hazard areas are generally identified as particular soil types that are likely to experience severe to very severe erosion hazards. These areas are generally associated with susceptible soil types, exposure to wind and water or steep slopes.

Erosion and sedimentation ~~Development of these areas~~ can ~~cause extreme erosion problems which~~ result in clogging streams, flooding nearby properties, smothering salmon eggs and other aquatic plants and animals. Sediment in streams also charges growth of algae that reduces water clarity and available oxygen.

~~A number of counties and cities have adopted guidelines for such areas, including increased storm water retention/detention requirements, seasonal clearing and grading restrictions and significant tree retention requirements.~~

This paragraph was deleted because reference to other jurisdictions is unnecessary.

The City of Lynnwood ensures the minimization of erosion primarily through ~~during development through implementation of development regulations during~~ plan review and the development of erosion control plans~~and the SEPA process~~, as well as follow-up ~~nd through~~ inspection of construction sites ensuring proper installation and maintenance of control measures.

Seismic Hazard Areas

Earthquakes occur with great frequency within the Puget Sound lowlands. Since 1840, over two hundred earthquakes have been strong enough to be felt in the Puget Sound Region. Most are small enough that we cannot feel them, but each is strong enough to weaken unstable and "fill" soils.

The United States is divided into seismic hazard zones based upon historic documents. These zones range from 1 to 4, with 4 representing the highest risk. Until 1994, the Puget Sound area fell into category 3. Since 1994, the United States Geologic Survey has done extensive research on the lowland area and found that the risks are greater than they had first expected. This moved us into category 4, which means that the Lynnwood building code must have the highest standards.

The Lynnwood Sensitive Areas Map does not currently include Seismic Hazard Areas. ~~The Snohomish County Sensitive Areas Ordinance includes Swamp Creek as an area that is especially prone to liquefaction. Swamp Creek lies outside of the Lynnwood City limits but within the urban growth area. Liquefaction hazard areas usually coincide with soft or loose saturated soils having a shallow ground water table. These areas are located mostly in river valleys and floodplains.~~

The Swamp Creek corridor is currently outside the City limits and does not affect Lynnwood. However, it is located within the MUGA.

Considering earthquake hazards in land-use decisions can often reduce future earthquake damage. The use of appropriate engineering and construction design reduces the hazard, as well as involving communities in earthquake preparedness programs. The consequences of building in areas exposed to earthquake hazards should be a consideration in land use decision-making. Property owners in hazardous areas may be at greater risk of injury and loss during an earthquake (Division of Geology and Earth Resources, 1988). Developers must meet all building codes related to seismic events.

This section moved to next section under "Water Resources," as it is not a geologically hazardous area.

~~Frequently Flooded Areas~~

~~Flooding is often caused when eroded soil from cleared land or unstable slopes reduces a waterway's natural ability to disperse runoff. Construction and development within the floodplain is particularly damaging. Flooding can damage buildings within the floodplain and also destroy aquatic and riparian habitat. Persons living or working within the floodplain are at risk of injury from floods and from the diseases spread by floodwaters.~~

~~Construction within a floodplain also may harm neighboring properties. Buildings and embankments can backup water behind them, flooding neighboring properties. If floodwaters destroy a building or wash away materials stored on site, these materials can strike against other buildings or bridges within the flood plain and damage them.~~

~~Appropriate land uses within a 100-year flood plain (land that has a 1% chance of flooding each year) include open space, parks and other uses that don't involve buildings or storage of materials, etc. Pervious surfaces can better absorb extra water runoff. Lynnwood's mapped 100-year flood plain is located around Scriber Creek. The City participates in the National Flood Insurance Program which includes adoption and enforcement of an ordinance which regulates development within the 100-year floodplain.~~

WATER RESOURCES

~~Human activity in and near water bodies affects the quality of the water. Sources of water pollution that the city can influence and potentially regulate include storm water from several non-point sources: automobile emissions; animal waste; rooftops; parking lots, streets, chemicals and sediment from landscaping and lawns; construction and industrial site run-off; and smaller discharges into storm drains, including their use for improper disposal of used oil and chemicals.~~

This paragraph only discusses water quality and not "water resources" as the section suggests. Therefore, it has been moved to the second paragraph below, as the following paragraph is a better introduction.

Lynnwood's water resources include all lakes, streams, wetlands, and marine shorelines within the City.~~, as well as Scriber Lake, Hall Lake and ground water.~~ ~~Streams, lakes and wetlands~~All of the City's water resources are impacted by urbanization. The City should actively protect, preserve and restore, where feasible, these areas in order to have them function in the most beneficial manner possible in an urban environment. ~~In order to most efficiently manage these resources, they should be viewed as a whole and not as separate pieces (projects).~~

Human activity in the City of Lynnwood affects the quality of its water. Non-point source pollution is defined as pollution that enters a waterbody from diffuse origins and does not result from discernible, confined, or discrete conveyances. Sources of non-point source water pollution include: automobile emissions; animal waste; rooftops; parking lots, streets, chemicals and sediment from landscaping and lawns; construction and industrial site run-off;

and smaller discharges into storm drains, including their use for improper disposal of used oil and chemicals.

Historically, the modification and use of our water resources has ~~caused~~ contributed to flooding, erosion, degradation of water quality, loss of fish and wildlife habitat and a loss of aesthetic beauty. We can avoid repeating past mistakes through good responsible planning and implementation of effective regulations.

In 1972, Congress enacted the first comprehensive national clean water legislation in response to growing public concern for serious and widespread water pollution. ~~The Clean Water Act is the primary federal law that protects our nation's waters, including lakes, rivers, aquifers and coastal areas.~~

The Clean Water Act's primary objective is to restore and maintain the integrity of the nation's waters. ~~This objective translates into two fundamental national goals:~~

~~Eliminate the discharge of pollutants into the nation's waters;~~

~~Achieve water quality levels that are fishable and swimmable.~~

~~The Clean Water Act focuses on improving the quality of the nation's waters. It provides a comprehensive framework of standards, technical tools and financial assistance to address the many causes of pollution and poor water quality, including municipal and industrial wastewater discharges, polluted runoff from urban and rural areas, and habitat destruction. The Clean Water Act:~~

~~Requires major industries to meet performance standards to ensure pollution control.~~

~~Charges states, cities and tribes with setting specific water quality criteria appropriate for their waters and developing pollution control programs to meet them.~~

~~Provides funding to states and communities to help them meet their clean water needs and protect valuable wetlands and other aquatic habitats through a permitting process that ensures development and other activities are conducted in an environmentally safe manner. (From Clean Water Act Summary, EPA)~~

This information is better explained in the following paragraphs.

The City ~~will be required by~~ is regulated under the Clean Water Act as a National Pollutant Discharge Elimination System (NPDES) Phase II municipality. ~~city to meet the National Pollutant Discharge Elimination System (NPDES) stormwater standards.~~ Generally speaking, updated NPDES regulations are issued every five years, and include a phased-in implementation timeline for the new standards. In meeting its compliance obligations, the City has developed a comprehensive ~~The standards require a~~ stormwater program which includes public education, ~~outreach~~ public involvement and participation, illicit discharge detection and elimination, construction site stormwater runoff control, post-construction stormwater management, and pollution prevention for municipal operations.

Lynnwood covers nearly 20 percent of the Swamp Creek Watershed, making it the largest City within the watershed. The waters of Swamp Creek have been found to have high levels

of bacteria, and in 2006 a water quality improvement plan (Swamp Creek TMDL) was developed. Compliance with this plan is mandatory under the NPDES program.

The City also has adopted a "Surface Water Management Comprehensive Plan (September 2009) that describes the City's water resources, ~~and~~ proposes recommendations~~solutions~~ to identified problems, and establishes maintenance and operations needs and frequencies ~~with management of surface water, including stormwater run-off~~.

CRITICAL AQUIFER RECHARGE AREA

There is one known Critical Aquifer Recharge Area (CARA) within the City of Lynnwood, which lies in the City's northern-eastern portion. The well-head itself is just outside of the City along 164th Street Southwest.

This well, known alternatively as Well No.5 or the 164th Street Artesian Well (the well) is in excess of 400 feet in depth and is cased to approximately 120 feet. The well flows at a rate of about 10 gallons per minute. The source of water at the well is an underground aquifer (water-bearing layer of permeable rock, sand or gravel). The well taps the Intercity Aquifer at approximately 200 feet.

As a courtesy to residents, Alderwood Water & Wastewater District maintains this flowing artesian well as a community source of water for those who prefer untreated water.

WATERSHEDS / STREAMS

Lynnwood does not engage in watershed management, and does not have any plans to do so.

~~Watershed management is an important part in preserving the environment. It reduces problems associated with flooding, sedimentation, erosion, and pollution resulting from the rapid growth in the Lynnwood area.~~

~~Over the years, most forested land and wetland areas have been converted to streets, parking lots, buildings and other impervious surfaces. Rainwater runs off these surfaces instead of soaking into the ground naturally.~~

This paragraph is not needed as it is stated in above sections that Lynnwood is 49% impervious.

Lynnwood has 18 ~~major~~ identified drainage areas, which feed several small creeks and lakes within the city. The tributaries of Swamp Creek (Scriber, Poplar and Golde Creeks) cover the largest~~a major~~ portion of the city. Other large drainage areas include Hall Creek, Perrinville Creek, Lund's Gulch Creek, and Meadowdale Glen Basin.

Lynnwood regulates development near creek through its Critical Areas Regulations (LMC 17.10). In the Lynnwood stream rating system, Scriber Creek, Swamp Creek, Hall Creek and Lund's Creek are all Category I streams. ~~The Sensitive Areas Ordinance requires buffers~~

~~from the nearest development.~~ Category II streams are smaller watercourses which flow year-round and / or are used by salmonids. Category III streams are ephemeral and not used by salmonids. All streams are required to have protective buffers, and were developed using best available science at the time of adoption.

~~Category II streams, including Golde Creek and Poplar Creek, are smaller watercourses that are used by salmonids at any portion of the stream.~~

~~Category III streams are not used by salmonids in any portion of the stream.~~

~~The Washington State Department of Fish and Wildlife (WDFW) has recommended buffers much larger than those in Lynnwood's Sensitive Areas Ordinance. The City will consider WDFW's stream management recommendations when reviewing best available science on urban stream protection~~.

This section is removed because of incorrect information.

Additional information on the ~~major~~ watersheds within the City of Lynnwood ~~(Scriber Creek Watershed, Hall Creek Watershed, Golde Creek Watershed, Poplar Creek Watershed, Swamp Creek Watershed, and Lund's Gulch Creek Watershed)~~ can be found in the *Surface Water Management Comprehensive Plan (2009)* on the City's website. ~~*and in the Stream Habitat Analysis, dated October, 2000.*~~

Impaired and Threatened Water Bodies

The state is required to identify its polluted water bodies and submit the list to the Environmental Protection Agency (EPA). These water bodies are those that do not meet state surface water quality standards. These standards are set so that water in our state can be used for fishing, swimming, boating, drinking, fish habitat and agricultural uses. Lynnwood has two water bodies identified by the Washington Department of Ecology as impaired: Scriber Lake and Swamp Creek.

Scriber Lake was listed in the Department of Ecology's 2008 Washington State Water Quality Assessment, the 303(d) list~~. 303(d) represents Section 303(d) of the Federal Clean Water Act. Scriber Lake was listed~~ for failing to meet water quality standards in regard to total phosphorous. The EPA requires the state to set priorities for cleaning up impaired waters and establishes a Total Maximum Daily Load (TMDL) for each. A TMDL is a cleanup plan that analyses how much pollution a water body can handle and still remain healthy for the above uses. The TMDL also includes recommendations for controlling pollution and monitoring the water quality. The City studied Scriber Lake in 2012, and developed a 5-year strategy to improve water quality in the lake. Implementation will begin when approvals are received from the various oversight agencies. A formal adopted TMDL has not yet been development for Scriber Lake.

Lynnwood covers nearly 20 percent of the Swamp Creek Watershed, making it the largest City within the watershed. The waters of Swamp Creek have been found to have high levels of bacteria, and in 2006 a water quality improvement plan (Swamp Creek TMDL, Ecology Publication #06-10-021) was developed. Compliance with this plan is mandatory under the

NPDES program. The City is currently implementing the required and recommended actions included in this report.

Wetlands

Wetlands perform a number of functions of value to society, and focusing on any one, like wetlands' ability to attenuate storm flows, necessarily undercounts the total value that wetlands have for the numerous other "services" they also provide.~~Not too long ago, wetlands were often viewed as undesirable mosquito-breeding swamps. Filling them in was considered "progress".~~

~~Today, we know that wetlands are transitional areas between aquatic and upland habitats. They include the presence of water, unique hydric soils and hydrophytic vegetation (plants adapted to growing in very wet conditions). And, they are vitally important.~~

~~Natural w~~Wetlands help clean and improve the water quality of surface water. They ~~create detention areas for~~allow for flood attenuation and stream-bank ~~water~~ overflow, keeping the developed land from costly flooding. ~~-~~They ~~also~~ provide habitat for many animal and plant species, and recreational (and educational) opportunities for humans.~~.~~

In 1989 there were approximately 107 acres of wetlands in Lynnwood. Approximately 15 percent was open water, 3 percent palustrine emergent, 40 percent palustrine scrub/shrub, and 42 percent forested. ~~Much of the wetland areas in Lynnwood are showing signs of degradation. Large impervious surfaces, parking lots, street run-off and other effects of nearby development are often the source of the problem.~~

This statement is not correct and is therefore removed.

Urbanization has affected both water quality and the functionality of our water resources. Preserving more wetlands could reduce flooding problems in and around Lynnwood while improving water quality and wildlife habitat areas.

~~One of the best opportunities for preserving wetlands is during the process of subdividing land.~~ Lynnwood's Critical ~~Sensitive~~ Areas Regulations~~Ordinance~~ ~~already~~ requires that existing wetlands be identified and protected ~~be set aside or otherwise carefully treated~~ during the planning and development process. These regulations were developed using the best available science. ~~The Sensitive Areas Ordinance offers a buffer credit which allows more development density. Other opportunities are available beyond the requirements of code which could be considered, including clustering of new development on smaller lots, transferring density to another part of a site, or offering density bonuses for innovative conservation applications.~~

The Sensitive Areas Ordinance was superseded by the Critical Areas Regulations, discussed above.

The City should continue to educated the public on the importance of wetlands, and encourage stewardship and understanding of the role wetlands play in the community. ~~promote various ways to preserve wetlands as well as the economic value and development potential of the land. The wetlands of highest value can be read about in more detail in the Lynnwood Surface Water Management Comprehensive Plan. Information on the major wetlands within the City of Lynnwood (North Scriber Creek Wetland, Scriber Creek Wetland, Scriber Lake Park Wetland, Hall Lake Wetland, and the 44th and I-5 Wetland) also can be found in the *Background Report*.~~

These reports have been updated and no longer contain the referenced data.

Wetland Retention

The City shall ensure that no net-loss of wetlands occurs within the City. If impacts are unavoidable, those impacts are the least amount practicable, and that an area equal to or larger be provided as compensation for the loss.

Better stated with the new paragraph above.

~~It is important to preserve wetlands to protect water quality, riparian zone restoration, tree planting and other enhancements.~~

- ~~Support property tax relief to landowners with wetlands on their property so that they are not taxed as though the whole property is developable.~~
- ~~Allow for increased density for portions of upland areas in exchange for protecting wetland buffer zones.~~
- ~~Support actions of local Land Trusts to protect local areas through conservation easements and/or acquisitions.~~
- ~~Discourage development in and near wetlands through critical areas ordinances.~~
- ~~Acquire wetlands, when feasible, to provide open space, recreational opportunities, and preserve biological diversity.~~

The City does not control property tax status and does none of these actions, except for the last item. Many of these actions conflict with other goals.

Buffers

The ~~Sensitive~~ Critical Areas Regulations ~~Ordinance sets standard~~establishes protective buffer widths adjacent ~~for~~ to wetlands. These buffer widths were developed using best available science. ~~Lynnwood updated the buffer widths (and other provision in the critical areas~~

~~ordinance) in 2005. Ultimately, buffers need to be wide enough to provide adequate protection to wetlands. At the same time, there is an optimum width of buffer that provides adequate protection, but still allows practical use of the adjacent land.~~

Our buffers were developed using best available science, as stated herein.

~~Wetland Mitigation~~

~~Mitigation is required by the Sensitive Areas Ordinance, or by the Army Corps of Engineers on jurisdictional wetlands when a development creates loss of stream system or wetland functionality. It refers to actions required or recommended to avoid or compensate for impacts to habitat other aquatic resources. Mitigation can be on-site, in-kind, off-site, or out-of-kind. A detailed explanation concerning mitigation can be found in the *Background Report*. Mitigation should be considered and implemented in the following order of preference to ensure no loss of habitat, fish or aquatic resources.~~

~~Avoiding the Impact~~
~~Minimizing the Impact~~
~~Compensating for the Impact (through creation, restoration, enhancement of similar resource areas)~~

Discusssion of impact mitigation is included in sub-section discussions above.

Ground Water

Ground water is the water present underground in the tiny spaces in rocks and soil. Underground areas where ground water accumulates in large amounts are called aquifers. Aquifers can store and supply water to wells and springs.

Most ground water moves slowly — usually no more than a few feet a day. Ground water in aquifers will eventually discharge to or be replenished by springs, rivers, wells, precipitation, lakes, wetlands, and the oceans as part of the Earth's water cycle.

Ground water accounts for over 95 percent of the nation's available fresh water resources, and is the drinking water source for half the people in this country. Many households, towns, cities, farms, and industries use ground water every day, or depend on lakes and rivers that receive part of their water supplies from ground water. In Lynnwood, though, groundwater is not the source of our public water supply. Alderwood Water District does maintain an artesian groundwater well on 164th Street SW (outside of the City limits). The well does not tie directly into the water supply system, but it is open to any person who wants to come and fill containers. Studies by the District has shown that a portion of the aquifer recharge area extends into the City of Lynnwood.

~~A study done in 1997 by the US Geological Survey found that 94% of the ground water in South Snohomish County was considered soft to moderately hard. No appreciable widespread ground-water contamination was found at the time of the study, and most of the region's water quality problems were a result of natural conditions. Concentrations of arsenic, iron and manganese were the most widespread problems.~~

~~The population growth in Snohomish County has increased dramatically in the last 15 years and has affected the quantity and the quality of groundwater. Most ground water recharge in Snohomish County is from infiltration of precipitation, and impervious surfaces prevent infiltration. Consequently, there is less water available. Water quality has been affected by increased septic tank use, increased use of private lawn fertilizers, and increased industrial and commercial activities.~~

This section removed as it has no affect or impact on Lynnwood or the immediate areas.

Stormwater

Stormwater is defined as "that portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface waterbody, or a constructed infiltration facility."

Lynnwood is relatively rich in commercial and business development. Alderwood Mall, strip commercial areas and other business areas consist of large buildings served by expansive areas of paved parking. The result is a high percentage of impervious surface and excessive stormwater runoff in some areas of Lynnwood. Flooding, water quality degredation, and erosion of streambanks from increased flows ~~have been a problem in some areas~~are all attributed to unregulated stormwater flows. ~~Because Lynnwood is mostly built-out, it is not anticipated that drainage problems will increase much more beyond existing conditions.~~

Engineered stormwater conveyance, treatment, and detention systems required of new and redevelopment can reduce the impacts to water quality and hydrology. But they cannot replicate the natural hydrologic functions of the natural watershed that existed before development, nor can they remove sufficient pollutants to replicate the water quality of pre-development conditions. Adopting regulations allowing for the use of Low Impact Development techniques will help in retaining the benefits of the pre-developed conditions.

~~Increased impervious surfaces and related frequency and severity of flooding are among the most severe causes of damage to salmon habitat in urban areas. The Washington State Department of Fish and Wildlife "strongly urges" Lynnwood to limit the amount of impervious surface area through regulations and/or incentives. Although Lynnwood has adopted a Surface Water Management Comprehensive Plan (2009) and regulations to handle stormwater and protect critical areas, there are always opportunities for further improvement.~~

This section was removed because it is incorrect information.

~~To decrease the effects of urban flooding and water quality degredation, the City has constructed, or participated in constructing large regional stormwater facilities. The Swamp Creek Regional Stormwater Facility, at the junction of I-5 and I-405, is about a 100-acre facility that was constructed with Snohomish County and provides flood attenuation for Swamp Creek. The North Scriber Regional Pond, located on 18 acres just west of SR 99 at 17nd Street SW, provides regional stormwater detention in the Scriber Creek basin.~~

Section removed because it is out of date.

The City will continue to comply with the requirements of the NPDES Phase II program, and as required, will adopt regulations requiring ~~also requires~~ new and re-development to meet the applicable stormwater ~~detention and water quality~~ requirements ~~of the latest version of the Washington State Department of Ecology Stormwater Manual~~.

This section moved from above.

Frequently Flooded Areas

Flooding is a naturally occurring activity, the severity of which depends on the amount of rain received, elapsed time of the event, and the capacity of drainage system. Flooding can damage buildings and other infrastructure, and also destroy aquatic and riparian habitat. Persons living or working within a floodplain are at risk of injury from floods and from the diseases spread by floodwaters.

Construction within a floodplain also may harm neighboring properties. Buildings and embankments can backup water behind them, flooding neighboring properties. If floodwaters destroy a building or wash away materials stored on site, these materials can strike against other buildings or bridges within the flood plain and damage them.

Lynnwood has an identified 100-year flood plain located around Scriber Creek. The City participates in the National Flood Insurance Program which includes adoption and enforcement of an ordinance which regulates development within the 100-year floodplain.

FISH AND WILDLIFE

Wildlife diversity is often an indicator of the environmental health of the area. Protecting wildlife requires the protection of habitat and the creation and protection of wildlife corridors between habitat areas.

Wildlife habitat is judged to be fair to poor in Lynnwood, as it typically is in urban areas. Extensive wildlife corridors no longer exist. This creates a loss of biodiversity by generating areas too small for many species, which leads to interbreeding and disappearance of plants and animals. The Lynnwood Parks and Recreation Department has been working on a project to acquire lands surrounding Lund's Gulch Creek to create a habitat corridor. The City also has a ~~Sensitive~~ Critical Areas Ordinance which requires ~~critical areas~~fish and wildlife priority habitat to be protected and preserved when adjacent development occurs.

Through urbanization we have lost certain types of habitat that are critical for some species. This type of habitat is referred to as critical wildlife habitat, which the state and federal government has designated as endangered, threatened, sensitive, candidate or other priority species.

Use of Lynnwood's streams by anadromous fish species ~~has been documented~~was studied by Jones and Stokes Biologists in the Stream Habitat Analysis dated October 2000. ~~-~~The analysis ~~verified~~ concluded that Lynnwood's streams do not contain anadromous fish, but resident salmonids and other fish species are present. There are no known endangered fish species present in Lynnwood.~~some fish habitat but also stressed that streams have experienced dwindling fish populations due to the effects of urbanization.~~

Priority Habitat and Species of Concern

The Washington State Department of Fish and Wildlife (WDFW) publishes lists of priority habitat species (PHS) and species of concern (SOC). The PHS list includes habitats and species that need special consideration for conservation. Priority Species include all State Endangered, Threatened, Sensitive and Candidate species that are listed in the Washington Administrative Codes. Additionally, the PHS list includes vulnerable species that are susceptible to decline and those species that are of recreational, commercial or tribal importance. Priority Habitat includes habitats that harbor diverse or unique animal species or unique vegetation.

Lynnwood provides (or likely provides) habitat for the following species listed by the WDFW: ***Great Blue Heron***, ***Wood Duck***, ***Columbian Black-tailed Deer***, and ***Bald Eagle***. Additional information about these species is available in the Comprehensive Plan's *Background Report*. Other species that may occur in the Lynnwood area that are listed as Candidate or Threatened species include the following: ***Little Willow Flycatcher***, ***Northern Red-legged Frog*** and ***Spotted Frog***.

Other species of animals that have been seen by residents and biologists include raccoon, opossum, coyote, rabbit, squirrel, geese, muskrats, red winged blackbird, red tailed hawk, woodpeckers, numerous rodent species and passerine birds. Passerines include such bird species as finches, warblers, tanagers, wrens, swallows, nightingales, crows, vireos and flycatchers.

Only species that can tolerate an extensive amount of human disturbance and considerable noise will be unaffected by further development of forests, wetlands and riparian areas. Wildlife habitat has been found to be poor to fair within the study area (Lynnwood) (RW Beck, 1998) (Salmonid Habitat Assessment, Jones and Stokes, 2000). Extensive development has eliminated most of the suitable habitat. Extensive wildlife corridors no longer exist. Habitat is isolated and available to a very small number of wildlife.

~~Federal Threatened and Endangered Species~~

~~The Endangered Species Act (ESA)~~

~~"The purposes of (the) Act are to provide a means whereby the ecosystems upon which endangered species and threatened species depend may be conserved, to provide a program for the conservation of such endangered species and threatened species, and to take such steps as may be appropriate to achieve the purposes of the treaties and conventions set forth in (the ESA)." (Endangered Species Act, Section 2, 5b).~~

~~*Policy*~~

~~"(1) It is further declared to be the policy of Congress that all Federal departments and agencies shall seek to conserve endangered species and threatened species and shall utilize their authorities in furtherance of the purposes of this Act.~~

~~"(2) It is further declared to be the policy of Congress that Federal agencies shall cooperate with State and local agencies to resolve water resource issues in concert with conservation of endangered species." (Endangered Species Act, Section 2, 5c).~~

~~The ESA prohibits the "taking," or harming, of protected species and their habitat. Violating this could leave the violator(s) open to federal fines and penalties.~~

~~The U.S. Fish and Wildlife Service listed Bald Eagles as threatened. In 1995 they were taken off of the Endangered Species List because of successful recovery. They have been seen on their migratory route in Lund's Gulch.~~

~~On July 10, 2000, the National Marine Fisheries Service (NMFS) published a final rule under Section 4(d) of the Endangered Species Act (ESA) which prohibits actions that take or harm certain Northwest salmonid species listed as threatened, including the Chinook salmon. Bull trout were also listed as threatened by the U.S. Fish and Wildlife Service. Coho, chum and sockeye salmon have been listed as threatened in other areas of the Pacific Northwest. Steelhead trout have also been listed as threatened, and according to NMFS they will be protected in a separate Federal Register document. Coho salmon have been recently seen in Lynnwood's streams and lakes, however the Puget Sound Coho are not currently listed as an endangered Evolutionarily Significant Unit (ESU), and therefore are not as high a priority as other salmonid ESU's.~~

~~Jones and Stokes Biologists completed a Salmon Habitat Assessment (2000) and found no presence of listed species in Lynnwood. Swamp Creek has historically supported Puget Sound Chinook salmon that will be protected and steelhead trout that may soon be protected under a separate federal ruling.~~

This section is just a restatement of the ESA. Discussions of fish habitat and protection efforts are above, making this redundant.

TREE PRESERVATION

Preservation and Enhancement of Trees & Soils

Trees play a valuable role in the urban environment. ~~are often seen as obstacles in the way of new development. Many people do not realize the importance of trees.~~ They help moderate temperature, wind speed and reduce pollution in the air. They help to stabilize soil and prevent erosion and provide habitat for birds and animals. Trees clean the air and water, slow global warming, and increase aesthetics. Water transpires from trees and cycles through back into ground water.

Numerous studies have also linked higher home prices with the presence of trees on the site (Planning Advisory Service report 489-90).

Trees that live next to streams, lakes and wetlands provide important habitat. The trees shade the water and reduce temperatures. Trees also help slow stormwater and flooding during storms, therefore reducing erosion. Tree roots stabilize stream bank soils, and the leaves and insects falling off trees into the waterways provide food for fish and other creatures.

Preservation of a stand of trees instead of a few lone trees on a new development site significantly improves the trees' chances of survival. It has been proven that leaving lone trees where there once were many can cause more harm than good. When the trees are suddenly subjected to higher winds and root damage from the removal of surrounding trees they will be more likely to blow down in windstorms.

Replacement of trees removed from a site is another common form of urban forestry conservation. ~~Furthermore, requiring more trees to be planted than were initially removed is legally enforceable because a large mature tree is generally considered to be worth more.~~

~~Deciding to preserve trees is only the beginning on a construction site. Careless construction activities can cause trees to eventually die anyway. Bulldozing, digging, or even driving large construction trucks over a tree's roots can result in death of the tree. Severe grade changes around trees can also be very harmful. Soil is also an important part of preserving trees, and often during construction the soil is compacted and cleared away. This causes trees to suffocate from lack of oxygen and nutrients in the soil.~~

~~After construction is over, it is important to maintain the preserved trees. The developer should replace preserved trees that die because of construction, and they should plan for the fertilization, irrigation and pruning of the living trees.~~

This section not applicable in light of the City's current regulations.

The City ~~presently~~ has adopted tree regulations, and tree preservation and protection guidelines ~~ordinance whose purpose is to preserve and protect significant trees and~~ which incorporates many of the ideas outlined above~~, in the context of the City's other obligations, such as allowing properties to develop to urban standards~~. The ordinance emphasizes that trees saved during development must be appropriate trees for long-term survival in the urban landscape. The ordinance also requires replanting of appropriate tree species at a minimum ratio of 1:1, to provide no net loss of trees and protection of significant trees during and after construction.

Additionally, the City created a "tree voucher" program for its residents. This program encourages tree planting by paying for trees to be planted on private property. The trees are paid for by development fees associated with tree removal.

AIR QUALITY

Good air quality refers to clean, clear and unpolluted air. The quality of the air depends on the amount of pollutants, the rate at which they are released from various sources, and how quickly pollutants disperse.

The amount of ozone, particulate matter and carbon monoxide (CO) are increasing in our environment. Population growth involves high traffic volumes affecting Lynnwood's air quality more than any other factor~~s~~.

Lynnwood's air quality is monitored and regulated by the Puget Sound Clean Air Agency (PSCAA), Puget Sound Regional Council, and the Washington State Department of Commerce.

To measure existing air quality, PSCAA maintains a network of monitoring stations throughout the Puget Sound. Based on monitoring information, regions are designated as "attainment" or "non-attainment" areas for air pollutants. Once an area has been designated as a non-attainment area it is considered as an air quality "maintenance" area until attainment has been reached for 10 consecutive years. The City of Lynnwood is within a carbon monoxide and ozone "maintenance" area, both established in 1996 by PSCAA.

Considering Lynnwood's high volumes of traffic, congestion and close proximity to major freeways, air quality is a concern, particularly at congestion points. Gasoline and diesel-powered vehicles and equipment are a large source of air pollution in Lynnwood. Air pollution also contributes to water pollution when rainwater picks up air pollutants and runs off into water bodies.

The City will~~can~~ take a lead role in encouraging other modes of transportation by using more efficient ~~vehicles~~ vehicles, electricity and ~~alternative~~ biofuel~~ed~~ vehicles in its own fleet and by promoting transit use among its employees with transit subsidies and restrictive parking

policies. While the Ceity is not the regulator of automobile emissions, the City can encourage alternatives to gasoline powered automobile transportation by promoting improvements to the public transit system, increasing incentives for car-pooling, bicycling and walking, and by limiting the amount of parking that may be included in some new developments. The City can advocate with Community Transit and Sound Transit in designing public transportation systems and stations that help maximize the use of such systems.

~~The agency primarily responsible for monitoring and regulating air quality in this area is the Puget Sound Clean Air Agency. The city will cooperate with the Puget Sound Clean Air Agency to achieve high standards for air quality.~~

~~To measure existing air quality, DOE and Puget Sound Clean Air Agency (PSCAA) maintain a network of monitoring stations throughout the Puget Sound. Based on monitoring information, regions are designated as "attainment" or "non-attainment" areas for particular air pollutants. Once an area has been designated as a non-attainment area it is considered as an air quality "maintenance" area until attainment has been reached for 10 consecutive years. The City of Lynnwood is within a carbon monoxide and ozone "maintenance" area, both established in 1996.~~

~~The amount of ozone, inhalable particulate matter (PM10) and carbon monoxide (CO) are growing in our environment. Population growth and dependence on motor vehicles affects Lynnwood's air quality more than any other factors. The areas in Lynnwood with the worst air quality are directly linked to high traffic volumes, specifically, 196th St SW, 200th St. SW, 44th Ave W and Highway 99. Coincidentally, one of the Puget Sound Clean Air Agency monitoring stations is located on 44th Avenue West (the other one is on 59th Place West).~~

Information is restated in paragraphs above. Also, the monitoring station was removed in 2005.

Ozone

Ozone is a highly reactive form of oxygen that is created by sunlight activated chemical transformations of hydrocarbons and nitrogen oxides in the air. Lynnwood is ~~part of a~~included in an ozone maintenance area.

Particulate Matter

Particulate matter is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. There are two categories for measuring the amount of particulate matter in the air: particulate matter less than or equal to 10 micrometers in diameter (PM10) and fine particulate matter less than or equal to 2.5 micrometers in diameter (PM 2.5). Industrial activities, motor vehicles and wood burning ~~residential wood burning, and motor vehicle engines most~~most commonly produce particulate matter. Lynnwood is ~~part of~~included in a PM10 maintenance area. ~~attainment zone and is expected to stay at attainment levels.~~

~~Modeled Intersection~~	~~Time~~	~~1998 Conditions~~
~~SR 99 & 196th St SW~~	~~1 hour~~	~~13.2~~
	~~8 hour~~	~~9.2~~
~~48th Ave W & 196th St SW~~	~~1 hour~~	~~11.0~~
	~~8 hour~~	~~7.7~~
~~44th Ave W & 196th St SW~~	~~1 hour~~	~~13.2~~
	~~8 hour~~	~~9.2~~
~~37th Ave W & 196th St SW~~	~~1 hour~~	~~9.7~~
	~~8 hour~~	~~6.8~~
~~Alderwood Mall Pkwy & 196th St SW~~	~~1 hour~~	~~12.6~~
	~~8 hour~~	~~8.8~~
~~44th Ave W & 200th St SW~~	~~1 hour~~	~~13.5~~
	~~8 hour~~	~~9.5~~
~~Note: Eight-hour concentrations were calculated from the modeled 1-hour CO concentration with a 0.7 persistence factor. Bold font represents a calculated CO concentration over the 8-hour ambient air quality standard of 9.0 ppm.~~		

Carbon Monoxide

Carbon monoxide (CO) is a by-product of incomplete combustion, largely generated by motor vehicles and wood burning. CO~~arbon monoxide~~ is the pollutant of greatest concern because it is being emitted in the largest measurable quantity.

There are two air quality standards for CO, a 1-hour average of 35 parts per million (ppm) and an 8-hour average of 9 ppm. If these levels are exceeded more than once a year the attainment standard will be violated. ~~Lynnwood is located within a CO maintenance area established in 1997.~~ This requires ~~the Department of Ecology and~~ PSCAA ~~to~~to develop a work plan to comply with the standards. ~~The intersections of most concern are 196th Street and Highway 99, 196th and 44th Ave, and 200th St and 44th Ave.~~

Out of date information.

~~Future Conditions~~

~~Washington's population is expected to increase by approximately 1.7 million people by 2040. Traffic will grow with the increase of population, and with it motor vehicle emissions will cancel out air quality gains made in recent years, unless people stop driving and start using mass transit or we reduce the amount of motor vehicle emissions.~~

This section removed because it is a broad statement that is unsupported by facts. Also "Future Conditions" is only discussed here, but not in other sections.

~~Tree preservation is an integral part of protecting air quality. Trees improve air quality by intercepting particles and removing gaseous pollutants. These pollutants include nitrogen dioxide (NO2), sulfur dioxide (SO2), carbon monoxide (CO), and particulate matter.~~

~~Conservation of trees should be encouraged through City regulations and incentive mechanisms.~~

This is addressed in the Tree Preservation section.

Greenhouse Gas Emissions

The Environmental Protection Agency is now required to consider carbon dioxide (CO2) to be an air pollutant under the Clean Air Act, putting control of this most prevalent greenhouse gas on an equal footing with the traditional criteria pollutants. In accordance with this finding, ~~and~~ the ~~Energy & Sustainability Element Policy E&S2.2.1, the City~~City will evaluate the greenhouse gas emissions of proposed public and private actions as part of ~~subject to~~ the State Environmental Policy Act (SEPA) review~~for their greenhouse gas emissions~~.

~~After appropriate action by the City Council, the City may adopt measures consistent with policies E&S 2.2.1 and ER-8.7 to require mitigation of greenhouse gas impacts.~~

Removed – see statement above regarding "Future Conditions."

~~**Future Conditions**~~

~~Washington's population is expected to increase by approximately 1.7 million people by 2040. Traffic volumes will grow with the increase of population, and with it motor vehicle emissions.~~

VIEW PROTECTION AND LIGHT POLLUTION

Views may be protected through height restrictions, sign controls, view corridor requirements and landscaping regulations. View corridors are openings in the urban landscape that allow views of important features such as historical buildings, mountains, shorelines and parks. Lynnwood's topography provides limited views of the Olympic and Cascade Ranges and Mount Rainier.

View protection is often linked with the natural environment. Lynnwood's Tree protection ordinance plays a major role in both aesthetic value and natural resource protection. Trees provide beautification while helping to clean the air and stabilize the soil, but trees also block views if not carefully placed.

Roadway protection programs are also common, and usually restrict sign size, lighting (no neon or excessive bright light), and have minimum landscaping requirements. Lynnwood could select streets that have the best views to become street view corridors. Burying power lines could be a first step in improving the aesthetics of the chosen streets. Strict enforcement of sign codes, the prevention of cell towers in view corridors, and appropriate landscaping would also improve local views.

Glare is strong, steady light that extends beyond the area intended for illumination. Glare interferes with views and, in extreme cases, may interfere with the normal use of nearby properties. Night lighting is an important safety feature. However, lighting should be designed and directed to minimize glare. Night lighting is a necessity but, through good design and code enforcement, it's possible to maintain darker skies in the residential neighborhoods of Lynnwood and to enhance our views of stars and planets.

NOISE POLLUTION

Noise is a pollutant that can have a significant negative impact on humans and other animals. Excessive noise makes neighborhoods and communities less desirable and can cause neighborhood deterioration. Noise also impacts people's physical and mental health.

The City of Lynnwood needs to pay particular attention to noise levels within residential neighborhoods, in order to protect the residents' comfort and quality of life. Neighborhood protection and enhancement are high priorities of the City Council and are emphasized in the 2020 Comprehensive Plan.

The new College District Mixed-Use zone allows a mix of residential, office and commercial uses. Design and development code provisions were drafted to control land uses, densities, design and construction to hold noise and traffic to acceptable levels.

Residential areas that are directly adjacent to commercial uses, industrial uses, I-5 or Highway 99 should have the benefit of more protection measures. Fences and concrete noise walls can greatly reduce sound, but the aesthetics of the community also need to be preserved. When they are not designed with aesthetics in mind, concrete walls can produce a negative feeling of enclosure. Cities abutting freeways can work with the Dept. of Transportation to mitigate freeway noise while addressing aesthetic concerns. In addition, building standards can be modified to require noise attenuating walls and windows to decrease noise impacts on adjacent residents.

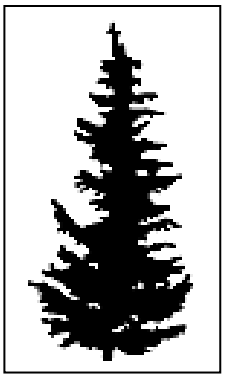
~~ENVIRONMENTAL ENFORCEMENT~~

- ~~Most health-related services are provided by the Snohomish County health district which includes the City of Lynnwood.~~
- ~~Activities that involve the use, processing and /or storage of hazardous materials are regulated by the Lynnwood Fire Department.~~
- ~~Any activity with the potential to expose the public to health or safety hazards not covered by the regulations of the health department, fire department or other public agencies should be discouraged.~~
- ~~Any permitted activity with the potential to expose the public to health or safety hazards should be carefully monitored.~~

Enforcement is not a stand-alone item. It is incorporated into each regulation, code, etc. Each item has its own approach to enforcement as well.

GOALS, OBJECTIVES AND POLICIES

GOAL:



To protect the public health, safety and welfare by effectively managing the natural environment, mitigating unavoidable impacts, and integrating the nonhuman natural environment with the urban environment.
~~To minimize loss of habitat functions and to maintain, protect and enhance the functions of fish and wildlife habitat, water quantity and quality, wetlands and other water bodies; and to integrate the nonhuman natural environment with the urban environment.~~

Subgoal ER-1: Environmental Protection and Enhancement

A city government that strives to improve, protect, or when unavoidable reduce impacts to the natural environment, considers impacts of policy on the natural environment, and leads educational programs about the natural environment~~, cooperates with government agencies on environmental issues, and strives to improve the City's achievement of environmental goals~~.

Objective ER-1.1 Meet all state and federal mandates regarding stormwater and critical areas~~ ordinances, such as the incorporation of best available science~~.

These mandates include far more than just best available science. Removing this reference makes it more inclusive as an objective.

Policy ER-1.1 ~~In managing~~Ensure City government operations comply with applicable regulations~~, take reasonable steps to reduce impacts to the environment~~.

Policy ER-1.2 ~~Consider~~ Evaluate the environmental impacts of proposed policy~~, regulatory and service decisions in the context of the City's commitment to provide for the public safety and a high quality of life in a sustainable environment~~.

Policy ER-1.3 Consider and integrate best available science in development regulations that are concerned with critical areas.

~~**Policy ER-1.4** Encourage hazardous waste cleanups within the city. To encourage such cleanups, Lynnwood should ensure that its regulations and standards are flexible, do not duplicate state and federal requirements and provide for expeditious approval where local review is required.~~

The City does not engage in waste disposal, nor does the City have plans to do so. Additionally, there is no discussion of this in the narrative section.

Policy ER-1.~~5~~4 Promote and ~~lead~~ coordinate educational programs to raise public awareness of environmental issues, encourage respect for the environment and show how individual actions and the cumulative effects of a community's actions can have significant effects on the environment.

Policy ER-1.~~6~~5 Cooperate with other local governments, state, and federal agencies and nonprofit organizations to protect and enhance the environment.

~~**Policy ER-1.7** Ensure that environmental impacts resulting from policy, regulatory and service decisions are consistent with the goals and objectives of other Plan elements that pertain to a high quality of life in Lynnwood, and specifically to the Housing Element's "Neighborhood Preservation" subgoal.~~

Subgoal ER-2: Conservation of Resources and Recycling

A city government that strives to reduce consumption of resources, minimizes waste, reduces pollution, ~~uses new technologies,~~and promotes conservation~~, reuse, and recycling, encourages non-automotive transportation, and promotes the use of alternative fuels~~.

References to transportation are inappropriate in this section. Also, not discussed in the narrative.

Objective ER-2.1 Recycle and conserve resources through the implementation of the following policies:

Policy ER-2.1 ~~Strive to d~~Design, construct, and operate City facilities to maximize efficiency and conservation opportunities, limit waste, and prevent unnecessary pollution.~~environmental impacts, such as by incorporating energy efficiency, water~~

~~conservation, waste minimization, pollution prevention, or resource-efficient materials throughout a facility's life.~~

Remaining wording is more concise.

Policy ER-2.2 ~~Seek to m~~Minimize the ~~quantity and toxicity of~~ materials used and waste generated from City facilities ~~and operations through source reduction, reuse, and recycling~~.

Policy ER-2.3 Use, where feasible, new technologies that demonstrate ways to reduce environmental impacts.

Policy ER-2.4 Promote energy and water conservation.

~~**Policy ER-2.5** Use education to promote reuse and recycling of used or waste materials by residents, businesses and City employees.~~

Removed for redundancy.

~~**Policy ER-2.6** Work to reduce emissions of greenhouse gases from transportation by encouraging the use of non-automotive transportation by city employees and the public and measures that reduce vehicle miles traveled.~~

~~**Policy ER-2.7** Promote the use of alternative fuels in vehicles and equipment by the City, transit operators, fleet operators, and the public.~~

No discussion of transportation issues in the narrative. This is better addressed in other sections / elements.

~~**Policy ER-2.8** Promote the use of innovative conservation measures, such as low-impact development techniques.~~

Policies regarding LID are addressed in other sections.

Subgoal ER-3: Natural Landscape and Vegetation

~~Minimize the disturbance of~~Retain existing vegetation, soils and natural landscape to the maximum extent feasible.~~protect the use and amenities of nearby properties and the surrounding community.~~

Objective ER-3.1 Preserve trees, topsoil, and native vegetation.

Policy ER-3.1 Encourage land development practices that minimize disturbance to vegetation, retain native soils, and the natural landscape. ~~Development plans should respect natural topographical and landscape features where feasible.~~ Avoid disturbance of steep slopes, where the ~~visual impact,~~ erosion potential and opportunity for landslides is greatest.

Removed for redundancy.

Policy ER-3.2 Ensure prompt ~~restoration~~ stabilization of land after grading and vegetation removal~~ through phased clearing and grading, hydro-seeding, and other appropriate re-vegetation and engineering techniques~~.

This is not always appropriate.

New wording is better and in-line with current policies and regulations.

Policy ER-3.3 ~~Native vegetation on undeveloped land should not be removed unless an application has been submitted to the city for development, unless permitted by the Lynnwood Municipal Code (LMC) or required in the interest of health, safety and welfare~~Retain trees through application and enforcement of the City's Tree Regulations.

Policy ER-3.4 Avoid clearing of native vegetation that maintains slope stability, reduces erosion, shades shorelines, buffers wetlands and stream corridors, and provides aquatic habitat.

Policy ER-3.5 Encourage the incorporation of open space into development through setbacks, view corridors and recreation areas. Preserve areas with natural or scenic value within development sites to achieve open space amenities.

Policy ER-3.6 Encourage the use of Low Impact Development Techniques where feasible.

Subgoal ER-4: Geologic Hazard Areas

Protect~~ed~~ geologic hazard areas including steep slopes with significant landslide or erosion potential, soils unsuited to development, and areas of significant seismic hazard~~, and properties within 100-year floodplains.~~.

Addressed in Water Resources section.

Objective ER-4.1 Enforce the Geologically Hazardous Areas provisions of the Critical Areas Regulations.

~~**Policy ER-4.1** Seek to retain and designate as open space significant areas of steep slopes that may be critical erosion or landslide hazard areas.~~

~~**Policy ER-4.2** Avoid where possible the creation of lots with building sites entirely within these areas, following the requirements of the Sensitive Areas Ordinance: Landslide hazards; Soils unsuited to development, and 100-year floodplains. Direct uses that require substantial improvements or structures away from the following areas not already characterized by urban development: critical erosion hazard areas; landslide hazard areas; seismic hazard areas; areas with soils unsuitable for development; areas within the 100-year floodplain.~~

This is in direct conflict with the City's regulations.

Policy ER-4.~~3~~1 Manage development in both ~~erosion and landslide~~geologic hazard areas to minimize erosion and landslide probabilities during both construction and use.

~~**Policy ER-4.4** Regulate development in the 100-year floodplain to avoid substantial risk and damage to public and private property and loss of life. These regulations shall, as a minimum, comply with state and federal requirements for floodplain regulations.~~

Addressed in Water Resources section.

Subgoal ER-5: Water Resources

~~Enhanced~~Improve ~~-~~water quality and protect~~ed~~ ~~environmentally sensitive areas including~~ wetlands, natural streams and lakes, riparian vegetation, and buffers, ~~required by sensitive areas regulations;~~reduce point and non-point source pollution. ~~Enhanced pervious surface and vegetative cover in the city; Decreased use of pesticides and herbicides.~~

This is not a water resource issue and is addressed in other areas. Also, we should not exclude other chemical pollutants.

Objective ER-5.1 Review and update, as necessary and as required by state and federal mandate, the City's ~~Sensitive~~ Critical Areas Ordinance to ensure ~~maximum~~ protection of known ~~sensitive~~critical areas using the best available science~~and wildlife habitat~~.

Not relevant in this section.

Policy ER-5.1.1 ~~Work~~ Enforce and apply the City's Critical Areas Regulations. ~~to maintain or improve water quality, through appropriate land use and transportation policies.~~

Policy ER-5.1.2 Seek to ~~preserve~~~~retain and designate significant areas of wetlands~~preserve wetlands and stream corridors as open space.

Policy ER-5.1.3 Ensure that no net-loss of wetlands occurs within the City. If impacts are unavoidable, those impacts are the least amount practicable, and that an area equal to or larger be provided as compensation for the loss.

Policy ER-5.1.4 Enhance and / or encourage restoration of degraded wetlands where possible.

Policy ER-5.1.5 Adopt and enforce regulations to protect identified Critical Aquifer Recharge Areas.

This is not a policy, it is a goal.

~~**Policy ER-5.3** Strive to increase the amount of total pervious surface and vegetative cover in the city balancing the need to provide urban densities, with the needs to promote groundwater replenishment and decrease surface water runoff and the pollution it collects from roads, rooftops and sidewalks.~~

Objective ER-5.2 Implement provisions of the NPDES Phase II Municipal Permit

Policy ER-5.2.14 ~~L~~Implement practices to minimize stormwater impacts associated with ~~imit~~ the use of pesticides ~~and herbicides~~ on City-owned property, ~~which can result in polluted stormwater run-off,~~ and provide education for other landowners to do the same.

Policy ER-5.2.25 ~~-~~Protect, ~~and~~ enhance, and restore surface water quality through development regulations, education and outreach, and effective maintenance and operations. ~~The flow of nutrients (especially phosphorus), heavy metals and other pollutants into streams, rivers, lakes and natural wetlands should be controlled. Treatment measures shall be required where the development results in discharges to surface or ground waters.~~

The sentence states the same thing, it's just more concise.

Not relevant in this section.

~~**Policy ER-5.6** Reduce transportation-related water quality degradation by promoting less polluting transportation alternatives.~~

Policy ER-5.2.37 ~~Include~~ Encourage Low Impact Development stormwater treatment technologies ~~to~~ in the development of roadways, parking lots, public plazas, sidewalks, and pathways where practicable~~, and encourage low-impact developments by providing incentives for developments that utilize low-impact development principles~~.

~~**Policy ER-5.8** Conserve and protect environmentally sensitive areas from loss or degradation following the requirements of the Sensitive Areas Ordinance. In areas planned for substantial urban development, sensitive areas may be modified where they have low ecological value and the function and values will be fully replaced or where the impact on the resource may be reduced to acceptable levels. Land uses and developments that are incompatible with environmentally sensitive areas shall be restricted within those areas.~~

Addressed in Objective ER-5.1.

Not relevant in this section.

~~**Policy ER-5.9** Encourage Planned Unit Developments (PUDs), clustering and density transfers for both commercial and residential development to help retain significant natural features and sensitive areas as open space.~~

~~**Policy ER-5.10** Preserve wetlands following the requirements of the Sensitive Areas Ordinance. The size and value of the wetlands shall determine the amount of development allowed, if any. On a citywide, long-term basis, Lynnwood shall strive to~~

~~achieve no net loss of wetlands function and value. Maintain wetlands acreage over the long-term. In undertaking public projects and deciding development applications, Lynnwood shall first seek to avoid wetlands impacts. Where impacts cannot be avoided, the impacts shall be minimized and any adverse impact mitigated. On-site, in-kind mitigation generally is preferred. Other forms of mitigation may be allowed where consistent with these policies and Lynnwood's sensitive areas regulations.~~

These addressed in Objective ER-5.1.

~~Policy ER-5.11~~ ~~Enhance and restore degraded wetlands where possible.~~

~~Policy ER-5.12~~ ~~Protect and enhance natural streams, lakes and wetlands, including riparian and shoreline habitat, to protect water quality, reduce public costs, protect fish and wildlife habitat and prevent environmental degradation. The protected features should include natural hydraulic and ecological functions, fish and wildlife habitat, recreational resources and aesthetics.~~

Redundant with other policies in this section.

~~Policy ER-5.13~~ ~~Avoid development-related impacts to riparian corridors following the requirements of the Sensitive Areas Ordinance. Protect riparian vegetation. Require the enhancement and rehabilitation of these areas if they are impacted by development and encourage enhancement and rehabilitation when development takes place on adjacent uplands.~~

Redundant with other policies in this section.

~~Policy ER-5.14~~ ~~Avoid alteration of streams following the requirements of the Sensitive Areas Ordinance. Do not reduce the capacity of natural drainage courses. Minimize the enclosure of natural drainage ways and discourage relocation. Where relocation or alteration is necessary, the flood control and habitat values of the drainage course shall be fully replaced and enhancement shall be encouraged. In the case where the City accepts alteration of a stream to increase the usability of a site, enhancement shall be required.~~

These are included/addressed in the Critical Areas Regulations.

~~**Policy ER-5.15** Restore, where feasible, natural drainage channels that have been placed within culverts and have had their capacity or habitat value reduced as development or redevelopment occurs.~~

This is addressed in Policy ER-5.2.2.

~~**Policy ER-5.16** Using best available science, restore, where feasible, Scriber Creek, Scriber Lake, and other adversely effected water bodies.~~

Policy ER-5.~~17~~2.4 Support and promote public education to protect and improve surface and ground water resources by: Increasing the public's awareness of potential impacts on water bodies and water quality; Encouraging proper use of fertilizers and chemicals on landscaping and gardens; Encouraging proper disposal of materials; Educating businesses on surface and ground water protection best management practices in cooperation with other government agencies and other organizations; Educating the public and businesses on how to substitute materials and practices with a low risk of surface and ground water contamination for materials and practices with a high risk of contamination.

Policy ER-5.~~18~~2.5 Encourage development practices that respect and preserve the city's watercourses and wetlands. Integrate, wherever possible following ~~sensitive~~ critical areas regulations, stormwater control facilities and streams, lakes, ponds and wetlands into project design to preserve and improve water quality, control sedimentation and to preserve and enhance the aesthetic quality of the sensitive areas and nearby developments.

~~**Policy ER-5.19** Seek to identify all wetlands, streams, and water bodies, and areas of biological significance and designate as environmentally sensitive areas according to LMC sensitive areas criteria.~~

This is a goal, not a policy.

Subgoal ER-6: Fish and Wildlife

As feasible, and in balance with the requirements of an urban area, protect urban forests and wildlife habitats, including salmon habitat~~; open space and parkland network linking habitat for wildlife and native ecosystems; restore, protect, and enhance habitat areas~~.

Redundant.

Objective ER-6.1 Maximize, as feasible, fish and wildlife habitat through the implementation of the following policies:

Policy ER-6.1 Where suitable habitat potential exists, work to maintain and enhance ~~Lynnwood's urban forests and wildlife habitats and the plants and animals native to the region~~that habitat.

This is a goal, not a policy.

Policy ER-6.2 ~~Consistent with the overall goals of the Growth Management Act, support the preservation of regional habitat and bio-diversity with land use patterns that encourage growth near the city center and in areas characterized by urban development rather than in undeveloped areas~~Comply with the Endangered Species Act.

This policy attempts too much. Not well worded.

~~**Policy ER-6.3** Protect the habitat of native and migratory wildlife by acquiring open space, encouraging the conservation of beneficial habitat, and providing for the growth of native species of trees and other native vegetation.~~

This is a goal, not a policy.

~~**Policy ER-6.4** Minimize habitat fragmentation by linking wildlife habitats. Use greenways, stream corridors and other natural features to connect natural habitat, parks, and other open space features.~~

Policy ER-6.3~~5~~ On city property, both on-land and in-water, cultivate native ecosystems that encourage native wildlife and encourage replacement of invasive, non-native vegetation. ~~Native ecosystems are more diverse and therefore more resilient to insects, disease, and climate changes.~~

This is not a policy statement.

Policy ER-6.~~6~~4 Assist private property owners in ~~M~~maintaining the health of natural habitats on their ~~private~~ property through a combination of education, incentives and development review practices.

~~**Policy ER-6.7** Land use plans and developments should avoid impacts on critical wildlife habitats and restore and enhance degraded or lower quality critical wildlife habitats whenever possible.~~

This is a goal, not a policy.

Policy ER-6.~~8~~5 Encourage environmental protection and enhancement practices among Lynnwood's residents and City personnel through education, training, and continued volunteer participation in the care of Lynnwood's plant and wildlife habitats. Involve citizens, community groups, and nonprofit organizations in the care and enhancement of the urban forests and wildlife habitat.

Policy ER-6.~~9~~ 6 Consider best available science in making decisions regarding habitat preservation and restoration efforts.

Subgoal ER-7: Urban Forestry

A ~~net increase of~~robust and healthy, appropriate ~~diverse~~ tree canopy~~cover~~ including sizable tree clusters, ~~forested slopes and treed gullies,~~ as well as native trees. ~~preserved within stream, wetlands and lake buffers; and selected arterial streets designed to give preference to pedestrian and non-motorized traffic with street trees and other natural elements.~~

Streams, wetland and buffers addressed in other section. This section addresses trees, not transportation.

Objective ER-7.1 Continue to implement the ~~mplete the major revision of the~~ City's tree protection and preservation regulations and continue to monitor and update these regulations as necessary.

Policy ER-7.1 Strive to achieve a net increase of healthy, diverse tree cover throughout the city by requiring developers to save trees worthy of retention and to replant appropriate species for the urban environment at a ratio of at least one tree planted for every tree removed.

Policy ER-7.2 To help preserve the natural environment and Lynnwood's remaining forested lands, Lynnwood shall promote the retention of sizable tree clusters, forested slopes, treed gullies and specimen trees that are of species that are long-lived, not dangerous, well-shaped to shed wind and located so that they can survive within a development without other nearby trees.

~~**Policy ER-7.3** Preserve trees within stream, wetlands and lake buffers.~~

Both of these addressed in other section.

~~**Policy ER-7.4** Promote planting of suitable native trees and native vegetation within degraded stream, wetlands and lake buffers as well as within gullies.~~

Policy ER-7.~~5~~3 Street trees within street right-of-way shall be encouraged along ~~selected~~ appropriate arterial streets and local streets. ~~Where street trees are not practical, neighborhood policies may also designate areas where trees shall be planted on developable lots.~~

~~**Policy ER-7.6** Designate streets that give preference to pedestrian and non-motorized traffic and that include street trees and other natural elements. Consider this designation for new streets in the City Center or existing, underused streets that could be re-configured to serve primarily pedestrian needs. The design may include such elements as large planting beds, wide paths and seating areas to encourage pedestrian use and neighborhood revitalization. The roadway should be diminished in importance when vehicular capacity is not an issue, with narrowed and restricted lanes to slow traffic and less space dedicated to parking. Unique features should be designed into the streetscape to help users form a mental connection with the place and feel a sense of pride and ownership.~~

Inappropriate for this Element. Better addressed in the Transportation Element.

Policy ER-7.~~7~~4 Street trees shall be allowed to be planted in planter strips or tree wells located between the curb and sidewalk, where feasible. Tree species and planting techniques shall be ~~selected to create a unified image~~appropriate for the street.~~, provide an effective canopy, avoid sidewalk and utility damage and minimize water consumption. The trees required as street trees shall be deciduous shade trees that are suited to the climate and to planting along streets and sidewalks.~~

Streams, wetland and buffers addressed in other section. This section addresses trees, not transportation.

Policy ER-7.~~8~~5 On City property, protect selected trees, utilize proper pruning and tree care, and improve conditions in order to achieve long-term benefits from the urban forest – and encourage private landowners to do the same.

Policy ER-7.~~9~~ 6 Lynnwood should provide information to community residents and property owners to encourage them to plant appropriate trees on their properties and to care for the trees properly.

Policy ER-7.7 Continue to encourage planting trees through the distribution of the Tree Voucher program.

This is not always necessary.

~~**Policy ER-7.10** Existing significant trees (as defined in the Lynnwood Municipal Code) to be preserved and removed in conjunction with development should be evaluated by a Certified Arborist prior to removal. Trees to be preserved well beyond limits of construction do not need to be evaluated.~~

Redundant, and already addressed by current regulations.

~~**Policy ER-7.11** Removal of significant trees (as defined in the Lynnwood Municipal Code) should be mitigated by the planting of replacement trees. The number, size and species of replacement trees depend on the number, size, species and condition of the trees to be removed and the circumstances requiring removal.~~

Subgoal ER-8: Air Quality

Raise Lynnwood's level of livability by supporting efforts to reduce urban environmental air pollution. Increase usage of electricity and biofuel in City fleet vehicles and construction equipment to reduce associated air pollution.

~~**and increase indoor environmental quality in city-owned buildings.**~~

Objective ER-8.1 Support the reduction of urban environmental air pollution~~ to established standards~~.

~~-~~**Policy ER-8.1.1** Ensure regulations allow for necessary infrastructure to support charging of electric vehicles, at both public and private facilities.

Policy ER-8.1.2 Cooperate with regional transit authorities (Sound Transit, Community Transit, etc…) to encourage the use of various transit options, including carpools, busses, and light rail.

Policy ER-8.1.3 Implement provision of the City's Non-Motorized Plan to encourage reduction in vehicle trips and associated air pollution.

Policy ER-8.1.4 Comply with federal and state air pollution control laws in cooperation with the Puget Sound Clean Air Agency, the Puget Sound Regional Council, and Washington State Department of Commerce.

Policy ER-8.1.5 Investigate and work to mitigate the emissions of any odors which are not otherwise prohibited by law, but which are detrimental or disturbing to surrounding property or individuals.

Policy ER-8.1.6 The City shall evaluate the greenhouse gas emissions of proposed public and private actions as part of the State Environmental Policy Act (SEPA) review. The City may exercise its substantive authority under SEPA to condition or deny proposed actions in order to mitigate associated individual or cumulative impacts to global warming.

Objective ER-8.2 Develop a plan supporting ~~towards~~ electricity and biofuel~~s~~ usages for City fleet vehicles and construction equipment.

8.1 – 8.5 are all goals, not policies.

~~**Policy ER-8.1 8.1** Strive to reduce air pollution from all sources, including transportation, wood burning and industrial activities through appropriate land use and transportation policies.~~

~~**Policy ER-8.2** Support regional growth management activities that help reduce the need for automobile transportation and related air pollution.~~

~~**Policy ER-8.3** Promote clean-burning, alternative-fueled vehicles for use by large fleet operators, transit operators, and the public as a way of reducing impacts on air quality.~~

~~**Policy ER-8.4** Strive to ensure beneficial indoor environmental quality (which can increase health, welfare and productivity of workers or residents) in all renovations and new construction of City-owned facilities and promote design conditions that enhance beneficial indoor environmental quality in private construction.~~

~~**Policy ER-8.25** Comply with federal and state air pollution control laws and improvements to regional air quality in cooperation with the Puget Sound Clean Air Agency, and the Puget Sound Regional Council, and Washington State Department of Commerce.~~.

Policy ER-8.~~3~~2.1 Target forty percent ~~fuel~~electricity or biofuel usage for operating City fleet vehicles and construction equipment ~~from electricity or biofuel~~ by 2018.

Policy ER-8.~~4~~2.2 Install outlets capable of charging electric vehicles in all City fleet parking and maintenance facilities.

~~**Policy ER-8.5**6 Mitigate the emissions of any odors which are not otherwise prohibited by law, but which are detrimental or disturbing to surrounding property or individuals. Before-and-after observations and measurement of particulate matter and gases may be required by independent air quality consultants as a means of monitoring and insuring compliance, and requiring corrections.~~

The City has no program to address this.

~~**Policy ER-8.6**7 The City shall evaluate proposed actions subject to the State Environmental Policy Act (SEPA) for their greenhouse gas emissions. The City may exercise its substantive authority under SEPA to condition or deny proposed actions in order to mitigate associated individual or cumulative impacts to global warming.~~

This is already required by SEPA, and therefore redundant.

Subgoal ER-9: View Protection and Light Pollution

Significant public natural scenic views and dark night skies in Lynnwood's residential neighborhoods.

Policy ER-9.1 In planning for parks, give consideration to siting and developing parks so that the public can see significant views from them, including the Cascades to the east, the Olympics to the west, and Mt. Rainier to the south.

Why is this limited to parks? What about homes, businesses, etc.?

Policy ER-9.2 Measures may be taken to improve views, but do not remove or prune trees within parks or protected areas to improve views.

Why not? Views can also provide relaxation and satisfaction.

Policy ER-9.3 Design and construct night lighting to minimize excessive glare. Night lighting should not spill over onto nearby properties.

Policy ER-9.4 Light sources, including signs, shall be shielded or shaded to prevent glare on surrounding areas or cast excessive light on any residential use or street.

Policy ER-9.5 Materials with high light reflective qualities should not be used in construction of buildings where reflected sunlight or artificial light would throw intense glare on adjacent areas or streets.

Subgoal ER-10: Reduction of Noise Pollution

Minimize, to the extent practical, noise pollution through the implementation of the following policies:

Policy ER-10.1 Enforce the City's noise emission standards.

Policy ER-10.2 Limit noise to levels that protect the public health and that allow residential, commercial and manufacturing areas to be used for their intended purposes through noise regulations.

Policy ER-10.3 In city operations, reduce where possible, the use of noise-polluting equipment.

Policy ER-10.4 Support the use of technologies and engineering practices to lessen noise produced by traffic, aircraft, construction, and commercial and industrial facilities located near residential areas.

Policy ER-10.5 Support the reduction of noise and mitigation measures to reduce the noise and visual impacts of freeways and arterials on residential areas. Promote actions, such as sound attenuating surfaces and reductions in traffic speed, by the city and other agencies that reduce the noise impacts of freeways and arterials within the city.

Policy ER-10.6 Promote actions, such as equipment modifications and operational limits, that reduce noise from transportation modes, construction sites, industrial uses, and commercial business establishments.

Policy ER-10.7 Require buffering or other noise reduction and mitigation measures to reduce noise impacts from commercial and industrial areas on residential areas. Doors and windows, and any exterior mechanical equipment should be located or buffered to minimize noise impacts to surrounding properties.

Policy ER-10.8 Work with businesses and the community to provide education about the impacts of noise pollution on health and our quality of life.

There is no narrative above to support this Subgoal.

~~Subgoal ER-11: Environmental Health and Hazardous Activities:~~

~~**Discourage any activity with the potential to expose the public to health or safety hazards. Carefully monitor any permitted activity with the potential to expose the public to health or safety hazards.**~~

~~**Policy ER-11.1** Any activity with the potential to expose the public to health or safety hazards not covered by the regulations of the health department, fire department or other public agencies should be discouraged.~~

~~**Policy ER-11.2** Any permitted activity with the potential to expose the public to health or safety hazards should be carefully monitored.~~

~~**Policy ER-11.3** Proposals involving the potential risk of an explosion or the release of hazardous substances should include specific measures to prevent any environmental health hazards and ensure the public health, safety and welfare.~~

■ ■ ■

ENVIRONMENTAL RESOURCES ELEMENT

INTRODUCTION

Lynnwood is located on terrain characterized by gently rolling hills and valleys. Lund's Gulch is a prominent natural feature at the northwestern corner of the city and connects to the marine shoreline of Puget Sound.

The city is extensively developed and has few remaining "natural" or forested areas. Approximately 49% of the city's land area is covered with impervious surfaces. Because of the large amount of commercial and multiple-family development, Lynnwood's proportion of impervious surface is higher than would be found in a community having less commercial development and mostly single-family homes.

Lynnwood is located within at least five watersheds: Swamp Creek, Lund's Gulch, Hall / McAleer Creek, Perrinville Creek, and Puget Sound. Much of the environmentally sensitive land in Lynnwood is located along Scriber Creek, which is the largest tributary in the Swamp Creek Watershed. Protecting our remaining natural environment is an increasing concern as our community continues to grow and develop.

The quality of the environment that surrounds us is essential to maintaining a high quality of life for the citizens of Lynnwood. It is important to find new and innovative ways to preserve as much of the remaining natural environment as possible as new development occurs. Creative design with sensitivity to the natural environment will help reduce flooding, pollution and erosion; create habitat for plants and animals; and preserve the natural aesthetic values that often get lost in the urbanscape.

GOAL

The goal for the Environmental Resources Element of the Comprehensive Plan is:

> **To protect the public health, safety and welfare by effectively protecting and managing the natural environment, by mitigating unavoidable impacts, and integrating the nonhuman natural environment with the urban environment.**

PLANNING CONTEXT

Growth Management Act (GMA)

RCW 36.70A.070 requires at least the following mandatory elements:

Land Use
Housing
Capital Facilities
Utilities
Transportation

DRAFT

The GMA does not require that cities prepare an Environmental Resources Element. However, state planning goals do require the protection of the environment and the enhancement of the state's high quality of life, including air and water quality. In addition, the GMA requires that we protect sensitive areas, which include wetlands, aquifer recharge areas, fish and wildlife habitat areas, frequently flooded areas and geologically hazardous areas.

Each of the thirteen GMA planning goals was considered in the development of the City's Comprehensive Plan and this element of the Plan. Of those, the following goals were found to have the greatest and/or most direct influence on environmental matters and on the Environmental Resources Element:

GMA Goal 2. Reduce Sprawl: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

GMA Goal 6. Property Rights: Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

GMA Goal 7. Permits: Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

GMA Goal 9. Open space and recreation: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

GMA Goal 10. Environment: Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

GMA Goal 11. Citizen participation and coordination: Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Regional Planning Policies

The Puget Sound Regional Council (PSRC) established a multi-county planning policy framework, *Vision 2040*, as the regional growth strategy. Implementation of these policies will create a regional system of central places served by transit.

Environmentally healthy communities adjacent to open space represent the environmental piece of the vision. Important objectives of *Vision 2040* are to conserve farmlands, forests and other natural resources when possible. Other policies are intended to conserve and enhance natural resources, to retain open space, to conserve fish and wildlife habitat, to increase access to natural resource lands and water, and to provide recreational opportunities. The *Comprehensive Plan* of the City of Lynnwood is consistent with and furthers the regional plan.

SUMMARY OF ISSUES

The environmental concerns, hazards, and resource-related issues in Lynnwood fall into the following categories: environmental protection and enhancement, conservation and recycling, natural landscape and vegetation, geologic hazard areas, water resources, fish and wildlife, trees preservation, air quality, view protection and light pollution, and noise pollution.

Each aspect of the Environmental Resources Element is interconnected with various aspects of other Comprehensive Plan elements. For example, trees cannot survive without the proper care of the soil. Fish cannot survive without proper care of water and stream habitat. Surface water and ground water are closely interconnected. Certain types of wildlife cannot survive without a network of open spaces and connecting corridors.

ENVIRONMENTAL PROTECTION AND ENCHANCEMENT

Since the actions of local governments can have a direct effect on wellbeing of their residents, they must consider the totality of the circumstances affecting the community. The City provides public facilities and services and encourages development in appropriate locations consistent with the Growth Management Act, Lynnwood's Comprehensive Plan and local development regulations.

Part of our responsibility is the protection and enhancement of the natural environment. We know that trees help filter and improve air quality. Accordingly, the City has implemented a comprehensive tree preservation and protection program beginning in 2004, and has been an active Tree City USA for over 10 years.

The city plays many different roles in preserving, protecting and enhancing the environment. It is responsible for complying with certain state and federal regulations that apply within the community, such as the Clean Water Act. These regulations may require Lynnwood to undertake certain activities and manage its operations in ways that protect the environment.

The City is a regulator, effectively implementing and enforcing appropriate requirements through land use and building codes. The City is also an educator that can teach by example. We show through our decisions, capital project and daily operations how to protect the environment. The City can promote educated personal choices and decisions that positively impact the environment.

Finally, the City can provide technical assistance and incentives to businesses and individuals to promote effective environmental stewardship furthering our environmental goals.

Best Available Science

The Growth Management Act, RCW 36.70A.172, requires the City to consider best available science in developing policies and development regulations to protect the functions and values of critical areas. The best available science requirement will help ensure that reliable scientific information is considered when cities and counties adopt policies and regulations related to the protection of critical areas. Science can play a central role in:

- Understanding the functions of critical areas and determining their value,
- Recommending strategies to protect their functions and values, and
- Identifying the risks associated with alternative approaches to their protection.

To be considered "best available science", valid scientific processes must be consistent with criteria set out in WAC 365-195-900 through WAC 365-195-925. Characteristics of a valid scientific process include *peer review*, *documented methodology* that is clearly stated and able to be replicated, *logical conclusions and reasonable inferences*, *quantitative analysis*, information that is placed in proper *context*, and *references.*

CONSERVATION AND RECYCLING

As an employer and as a provider of services, the City of Lynnwood has many opportunities to conduct its operations in a manner reflecting resource conservation and minimization. The City can make effective choices that reduce consumption of disposable good, reuse materials when appropriate, install high-efficiency fixtures, and conserve resources.

One of the best ways to meet these goals is to implement conservation policies into the City's daily routines and purchasing guidelines. For example, allowing for electronic plan review, encouraging double-sided copying of reports, agenda, minutes, etc., will help to reduce paper consumption. The City also purchases recycled products, and actively recycles materials.

Lynnwood cooperates regionally in actively encouraging residents and businesses to reduce waste, separate recyclables, and properly handle yard waste by engaging the services of a part time Recycle Coordinator.

As the population of the City and region grows, we will face increasing demands on water, energy and other resources. The City should continue to distribute water efficiency kits to utility rate payers, encourage energy audits, and support more efficient use of resources. Benefits from these efforts include reductions in greenhouse gas emissions, additional water in rivers for wildlife and other uses, and reduction in other types of pollution.

The Energy and Sustainability Element, which is a separate stand-alone element, will focus more on these conservation measures listed above as well how the City can implement sustainability measures to guide future operational and purchasing decisions, as well as how residents and other agencies doing business in Lynnwood can live and operate in a sustainable manner.

NATURAL LANDSCAPE AND VEGETATION

Existing ordinances administered by the Community Development and Public Works departments provide standards for safe development with respect to slope stability and the suitability of soil-bearing capacity for placement of structures. Development may comply with engineering standards yet fail to minimize the disturbance of existing vegetation, soils and natural landscape, thereby affecting the use and amenities of nearby properties and the community in general (for example, by use of retaining structures, a project may be "safe" even though the natural landscape and vegetation are greatly disturbed).

Retention of the natural landscape, vegetation, and topsoil is a key element of Low Impact Development (LID). The benefits of LID include: reducing total impervious surface coverage, providing infiltration areas for overland flows, and maintain or more closely mimic the natural hydrologic function of a site. The City should encourage the use of LID techniques where feasible, and adopt regulations that do not preclude its implementation.

GEOLOGIC HAZARD AREAS

The geology of the Lynnwood area consists mostly of glacial material derived from repeated glacial advances and retreats over the past two million years. Each advance erased and remodeled the deposits produced since the last advance, resulting in layers of discontinuous lenses of gravel, sand, silty sand,

and silt. The Frasier Glaciation was the most recent glacial advance and occurred approximately 12,000 to 16,000 years ago.

The City regulates development on geologically hazardous areas through its Critical Areas Regulations. These are identified as naturally occurring slopes of 40 percent or more, or other areas which the City believes to be unstable due to factors such as landslide, erosion, or seismic hazards.

Landslide Hazard Areas

Landslides occur as a result of slope conditions, instability of the soil, and loading. Lynnwood is located in the Puget Sound Lowlands, which generally are characterized by glacial soils on steep slopes. Glacial soils are prone to debris flows and shallow landslides. Lynnwood, however, contains few landslide hazard areas. Most areas of concern are located adjacent to Lund's Gulch.

Erosion Hazard Areas

Erosion involves the transport of soil by wind, water and other natural agents. Erosion hazard areas are generally identified as particular soil types that are likely to experience severe to very severe erosion hazards. These areas are generally associated with susceptible soil types, exposure to wind and water or steep slopes.

Erosion and sedimentation can result in clogging streams, flooding nearby properties, smothering salmon eggs and other aquatic plants and animals. Sediment in streams also charges growth of algae that reduces water clarity and available oxygen.

The City of Lynnwood ensures the minimization of erosion primarily through plan review and the development of erosion control plans, as well as follow-up inspection of construction sites ensuring proper installation and maintenance of control measures.

Seismic Hazard Areas

Earthquakes occur with great frequency within the Puget Sound lowlands. Since 1840, over two hundred earthquakes have been strong enough to be felt in the Puget Sound Region. Most are small enough that we cannot feel them, but each is strong enough to weaken unstable and "fill" soils.

The United States is divided into seismic hazard zones based upon historic documents. These zones range from 1 to 4, with 4 representing the highest risk. Until 1994, the Puget Sound area fell into category 3. Since 1994, the United States Geologic Survey has done extensive research on the lowland area and found that the risks are greater than they had first expected. This moved us into category 4, which means that the Lynnwood building code must have the highest standards.

Considering earthquake hazards in land-use decisions can often reduce future earthquake damage. The use of appropriate engineering and construction design reduces the hazard, as well as involving communities in earthquake preparedness programs. The consequences of building in areas exposed to earthquake hazards should be a consideration in land use decision-making. Developers must meet all building codes related to seismic events.

WATER RESOURCES

Lynnwood's water resources include all lakes, streams, wetlands, and marine shorelines within the City. All of the City's water resources are impacted by urbanization. The City should actively protect, preserve and restore, where feasible, these areas in order to have them function in the most beneficial manner possible in an urban environment.

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Human activity in the City of Lynnwood affects the quality of its water. Non-point source pollution is defined as pollution that enters a waterbody from diffuse origins and does not result from discernible, confined, or discrete conveyances. Sources of non-point source water pollution include: automobile emissions; animal waste; rooftops; parking lots, streets, chemicals and sediment from landscaping and lawns; construction and industrial site run-off; and smaller discharges into storm drains, including their use for improper disposal of used oil and chemicals.

Historically, the modification and use of our water resources has contributed to flooding, erosion, degradation of water quality, loss of fish and wildlife habitat and a loss of aesthetic beauty. We can avoid repeating past mistakes through good responsible planning and implementation of effective regulations.

In 1972, Congress enacted the first comprehensive national clean water legislation in response to growing public concern for serious and widespread water pollution. The Clean Water Act's primary objective is to restore and maintain the integrity of the nation's waters.

The City is regulated under the Clean Water Act as a National Pollutant Discharge Elimination System (NPDES) Phase II municipality. Generally speaking, updated NPDES regulations are issued every five years, and include a phased-in implementation timeline for the new standards. In meeting its compliance obligations, the City has developed a comprehensive stormwater program which includes public education, public involvement and participation, illicit discharge detection and elimination, construction site stormwater runoff control, post-construction stormwater management, and pollution prevention for municipal operations.

Lynnwood covers nearly 20 percent of the Swamp Creek Watershed, making it the largest City within the watershed. The waters of Swamp Creek have been found to have high levels of bacteria, and in 2006 a water quality improvement plan (Swamp Creek TMDL) was developed. Compliance with this plan is mandatory under the NPDES program.

The City also has adopted a "Surface Water Management Comprehensive Plan (September 2009) that describes the City's water resources, proposes recommendations to identified problems, and establishes maintenance and operations needs and frequencies.

CRITICAL AQUIFER RECHARGE AREA

There is one known Critical Aquifer Recharge Area (CARA) within the City of Lynnwood, which lies in the City's northern-eastern portion. The well-head itself is just outside of the City along 164th Street Southwest within the city's Municipal Urban Growth Area (MUGA).

This well, known alternatively as Well No.5 or the 164th Street Artesian Well (the well) is in excess of 400 feet in depth and is cased to approximately 120 feet. The well flows at a rate of about 10 gallons per minute. The source of water at the well is an underground aquifer (water-bearing layer of permeable rock, sand or gravel). The well taps the Intercity Aquifer at approximately 200 feet.

As a courtesy to residents, Alderwood Water & Wastewater District maintains this flowing artesian well as a community source of water for those who prefer untreated water.

WATERSHEDS/STREAMS

Lynnwood has 18 identified drainage areas, which feed several small creeks and lakes within the city. The tributaries of Swamp Creek (Scriber, Poplar and Golde Creeks) cover the largest portion of the city. Other large drainage areas include Hall Creek, Perrinville Creek, Lund's Gulch Creek, and Meadowdale Glen Basin.

Lynnwood regulates development near creek through its Critical Areas Regulations (LMC 17.10). In the Lynnwood stream rating system, Scriber Creek, Swamp Creek, Hall Creek and Lund's Creek are all Category I streams. Category II streams are smaller watercourses which flow year-round and / or are used by salmonids. Category III streams are ephemeral and not used by salmonids. All streams are required to have protective buffers, and were developed using best available science at the time of adoption...

Additional information on the watersheds within the City of Lynnwood can be found in the *Surface Water Management Comprehensive Plan (2009)* on the City's website.

Impaired and Threatened Water Bodies

The state is required to identify its polluted water bodies and submit the list to the Environmental Protection Agency (EPA). These water bodies are those that do not meet state surface water quality standards. These standards are set so that water in our state can be used for fishing, swimming, boating, drinking, fish habitat and agricultural uses. Lynnwood has two water bodies identified by the Washington Department of Ecology as impaired: Scriber Lake and Swamp Creek.

Scriber Lake was listed in the Department of Ecology's 2008 Washington State Water Quality Assessment, the 303(d) list for failing to meet water quality standards in regard to total phosphorous. The City studied Scriber Lake in 2012, and developed a 5-year strategy to improve water quality in the lake. Implementation will begin when approvals are received from the various oversight agencies.

Lynnwood covers nearly 20 percent of the Swamp Creek Watershed, making it the largest City within the watershed. The waters of Swamp Creek have been found to have high levels of bacteria, and in 2006 a water quality improvement plan (Swamp Creek TMDL) was developed. Compliance with this plan is mandatory under the NPDES program. The City is currently implementing the required and recommended actions included in this report.

Wetlands

Wetlands perform a number of functions of value to society, and focusing on any one, like wetlands' ability to attenuate storm flows, necessarily undercounts the total value that wetlands have for the numerous other "services" they also provide.

Wetlands help clean and improve the water quality of surface water. They allow for flood attenuation and stream-bank overflow, keeping the developed land from costly flooding. They provide habitat for many animal and plant species and recreational (and educational) opportunities for humans.

In 1989 there were approximately 107 acres of wetlands in Lynnwood. Approximately 15 percent was open water, 3 percent palustrine emergent, 40 percent palustrine scrub/shrub, and 42 percent forested. Much of the wetland areas in Lynnwood are showing signs of degradation.

Urbanization has affected both water quality and the functionality of our water resources. Preserving more wetlands could reduce flooding problems in and around Lynnwood while improving water quality and wildlife habitat areas.

Lynnwood's Critical Areas Regulations requires that existing wetlands be identified and protected during the planning and development process. These regulations were developed using the best available science.

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The City should continue to educated the public on the importance of wetlands, and encourage stewardship and understanding of the role wetlands play in the community.

Wetland Retention

The City shall ensure that no net-loss of wetlands occurs within the City. If impacts are unavoidable, those impacts are the least amount practicable, and that an area equal to or larger be provided as compensation for the loss.

Buffers

The Critical Areas Regulations establishes protective buffer widths adjacent to wetlands. These buffer widths were developed using best available science.

Ground Water

Ground water is the water present underground in the tiny spaces in rocks and soil. Underground areas where ground water accumulates in large amounts are called aquifers. Aquifers can store and supply water to wells and springs.

Most ground water moves slowly — usually no more than a few feet a day. Ground water in aquifers will eventually discharge to or be replenished by springs, rivers, wells, precipitation, lakes, wetlands, and the oceans as part of the Earth's water cycle.

Ground water accounts for over 95 percent of the nation's available fresh water resources, and is the drinking water source for half the people in this country. Many households, towns, cities, farms, and industries use ground water every day, or depend on lakes and rivers that receive part of their water supplies from ground water. In Lynnwood, though, groundwater is not the source of our public water supply. Alderwood Water District does maintain an artesian groundwater well on 164th Street SW (outside of the City limits). The well does not tie directly into the water supply system, but it is open to any person who wants to come and fill containers. Studies by the District has shown that a portion of the aquifer recharge area extends into the City of Lynnwood.

Stormwater

Stormwater is defined as "that portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface waterbody, or a constructed infiltration facility."

Lynnwood is relatively rich in commercial and business development. Alderwood Mall, strip commercial areas and other business areas consist of large buildings served by expansive areas of paved parking. The result is a high percentage of impervious surface and excessive stormwater runoff in some areas of Lynnwood. Flooding, water quality degredation, and erosion of streambanks from increased flows are all attributed to unregulated stormwater flows.

Engineered stormwater conveyance, treatment, and detention systems required of new and redevelopment can reduce the impacts to water quality and hydrology. But they cannot replicate the natural hydrologic functions of the natural watershed that existed before development, nor can they remove sufficient pollutants to replicate the water quality of pre-development conditions. Adopting regulations allowing for the use of Low Impact Development techniques will help in retaining the benefits of the pre-developed conditions.

The City will continue to comply with the requirements of the NPDES Phase II program, and as required, will adopt regulations requiring new and re-development to meet the applicable stormwater requirements.

Frequently Flooded Areas

Flooding is a naturally occurring activity, the severity of which depends on the amount of rain received, elapsed time of the event, and the capacity of drainage system. Flooding can damage buildings and other infrastructure, and also destroy aquatic and riparian habitat. Persons living or working within a floodplain are at risk of injury from floods and from the diseases spread by floodwaters.

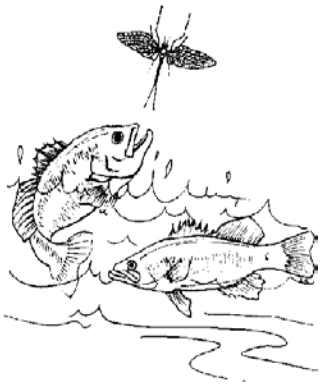
Construction within a floodplain also may harm neighboring properties. Buildings and embankments can backup water behind them, flooding neighboring properties. If floodwaters destroy a building or wash away materials stored on site, these materials can strike against other buildings or bridges within the flood plain and damage them.

Lynnwood has an identified 100-year flood plain located around Scriber Creek. The City participates in the National Flood Insurance Program which includes adoption and enforcement of an ordinance which regulates development within the 100-year floodplain.

FISH AND WILDLIFE

Wildlife diversity is often an indicator of the environmental health of the area. Protecting wildlife requires the protection of habitat and the creation and protection of wildlife corridors between habitat areas.

Wildlife habitat is judged to be fair to poor in Lynnwood, as it typically is in urban areas. Extensive wildlife corridors no longer exist. This creates a loss of biodiversity by generating areas too small for many species, which leads to interbreeding and disappearance of plants and animals. The Lynnwood Parks and Recreation Department has been working on a project to acquire lands surrounding Lund's Gulch Creek to create a habitat corridor. The City also has a Critical Areas Ordinance which requires fish and wildlife priority habitat to be protected and preserved when adjacent development occurs.



Through urbanization we have lost certain types of habitat that are critical for some species. This type of habitat is referred to as critical wildlife habitat, which the state and federal government has designated as endangered, threatened, sensitive, candidate or other priority species.

Use of Lynnwood's streams by anadromous fish species was studied by Jones and Stokes Biologists in the Stream Habitat Analysis dated October 2000. The analysis concluded that Lynnwood's streams do not contain anadromous fish, but resident salmonids and other fish

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species are present. There are no known endangered fish species present in Lynnwood.

Priority Habitat and Species of Concern

The Washington State Department of Fish and Wildlife (WDFW) publishes lists of priority habitat species (PHS) and species of concern (SOC). The PHS list includes habitats and species that need special consideration for conservation. Priority Species include all State Endangered, Threatened, Sensitive and Candidate species that are listed in the Washington Administrative Codes. Additionally, the PHS list includes vulnerable species that are susceptible to decline and those species that are of recreational, commercial or tribal importance. Priority Habitat includes habitats that harbor diverse or unique animal species or unique vegetation.

Lynnwood provides (or likely provides) habitat for the following species listed by the WDFW: ***Great Blue Heron***, ***Wood Duck***, ***Columbian Black-tailed Deer***, and ***Bald Eagle***. Additional information about these species is available in the Comprehensive Plan's *Background Report*. Other species that may occur in the Lynnwood area that are listed as Candidate or Threatened species include the following: ***Little Willow Flycatcher***, ***Northern Red-legged Frog*** and ***Spotted Frog***.

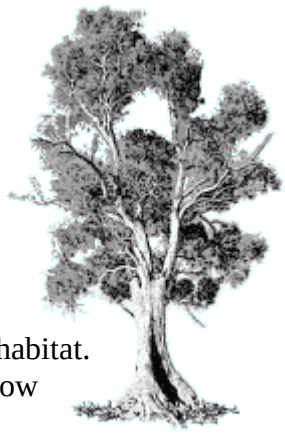
Other species of animals that have been seen by residents and biologists include raccoon, opossum, coyote, rabbit, squirrel, geese, muskrats, red winged blackbird, red tailed hawk, woodpeckers, numerous rodent species and passerine birds. Passerines include such bird species as finches, warblers, tanagers, wrens, swallows, nightingales, crows, vireos and flycatchers.

Only species that can tolerate an extensive amount of human disturbance and considerable noise will be unaffected by further development of forests, wetlands and riparian areas. Wildlife habitat has been found to be poor to fair within the study area (Lynnwood) (RW Beck, 1998) (Salmonid Habitat Assessment, Jones and Stokes, 2000). Extensive development has eliminated most of the suitable habitat. Extensive wildlife corridors no longer exist. Habitat is isolated and available to a very small number of wildlife.

TREE PRESERVATION

Preservation and Enhancement of Trees & Soils

Trees play a valuable role in the urban environment. They help moderate temperature, wind speed and reduce pollution in the air. They help to stabilize soil and prevent erosion and provide habitat for birds and animals. Trees clean the air and water, slow global warming, and increase aesthetics. Water transpires from trees and cycles through back into ground water.



Numerous studies have also linked higher home prices with the presence of trees on the site (Planning Advisory Service report 489-90).

Trees that live next to streams, lakes and wetlands provide important habitat. The trees shade the water and reduce temperatures. Trees also help slow stormwater and flooding during storms, therefore reducing erosion. Tree roots stabilize stream bank soils, and the leaves and insects falling off trees into the waterways provide food for fish and other creatures.

Preservation of a stand of trees instead of a few lone trees on a new development site significantly improves the trees' chances of survival. It has been proven that leaving lone trees where there once were many can cause more harm than good. When the trees are suddenly subjected to higher winds and root damage from the removal of surrounding trees they will be more likely to blow down in windstorms.

Replacement of trees removed from a site is another common form of urban forestry conservation.

The City has adopted tree regulations, and tree preservation and protection guidelines that incorporate many of the ideas outlined above. The ordinance emphasizes that trees saved during development should be appropriate trees for long-term survival in an urban setting. The ordinance also requires replanting of appropriate tree species at a minimum ratio of 1:1, to provide no net loss of trees and protection of significant trees during and after construction.

Additionally, the City created a "tree voucher" program for its residents. This program encourages tree planting by paying for trees to be planted on private property. The trees are paid for by development fees associated with tree removal.

AIR QUALITY

Good air quality refers to clean, clear and unpolluted air. The quality of the air depends on the amount of pollutants, the rate at which they are released from various sources, and how quickly pollutants disperse.

The amount of ozone, particulate matter and carbon monoxide (CO) are increasing in our environment. Population growth involves high traffic volumes affecting Lynnwood's air quality more than any other factor.

Lynnwood's air quality is monitored and regulated by the Puget Sound Clean Air Agency (PSCAA), Puget Sound Regional Council, and the Washington State Department of Commerce.

To measure existing air quality, PSCAA maintains a network of monitoring stations throughout the Puget Sound. Based on monitoring information, regions are designated as "attainment" or "non-attainment" areas for air pollutants. Once an area has been designated as a non-attainment area it is considered as an air quality "maintenance" area until attainment has been reached for 10 consecutive years. The City of Lynnwood is within a carbon monoxide and ozone "maintenance" area, both established in 1996 by PSCAA.

Considering Lynnwood's high volumes of traffic, congestion and close proximity to major freeways, air quality is a concern, particularly at congestion points. Gasoline and diesel-powered vehicles and equipment are a large source of air pollution in Lynnwood. Air pollution also contributes to water pollution when rainwater picks up air pollutants and runs off into water bodies.

The City will take a lead role in encouraging other modes of transportation by using more efficient vehicles, electricity and biofuel vehicles in its own fleet and by promoting transit use among its employees with transit subsidies and restrictive parking policies. While the City is not the regulator of automobile emissions, the City can encourage alternatives to gasoline powered automobile transportation by promoting improvements to the public transit system, increasing incentives for car-

pooling, bicycling and walking, and by limiting the amount of parking that may be included in some new developments. The City can advocate with Community Transit and Sound Transit in designing public transportation systems and stations that help maximize the use of such systems.

Ozone

Ozone is a highly reactive form of oxygen that is created by sunlight activated chemical transformations of hydrocarbons and nitrogen oxides in the air. Lynnwood is included in an ozone maintenance area.

Particulate Matter

Particulate matter is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. There are two categories for measuring the amount of particulate matter in the air: particulate matter less than or equal to 10 micrometers in diameter (PM10) and fine particulate matter less than or equal to 2.5 micrometers in diameter (PM 2.5). Industrial activities, motor vehicles and wood burning most commonly produce particulate matter. Lynnwood is included in a PM10 maintenance area.

Carbon Monoxide

Carbon monoxide (CO) is a by-product of incomplete combustion, largely generated by motor vehicles and wood burning. CO is the pollutant of greatest concern because it is being emitted in the largest measurable quantity.

There are two air quality standards for CO, a 1-hour average of 35 parts per million (ppm) and an 8-hour average of 9 ppm. If these levels are exceeded more than once a year the attainment standard will be violated. This requires PSCAA to develop a work plan to comply with the standards.

Greenhouse Gas Emissions

The Environmental Protection Agency is now required to consider carbon dioxide (CO2) to be an air pollutant under the Clean Air Act, putting control of this most prevalent greenhouse gas on an equal footing with the traditional criteria pollutants. In accordance with this finding, the City will evaluate the greenhouse gas emissions of proposed public and private actions as part of the State Environmental Policy Act (SEPA) review.

VIEW PROTECTION AND LIGHT POLLUTION

Views may be protected through height restrictions, sign controls, view corridor requirements and landscaping regulations. View corridors are openings in the urban landscape that allow views of important features such as historical buildings, mountains, shorelines and parks. Lynnwood's topography provides limited views of the Olympic and Cascade Ranges, the Puget Sound, and Mount Rainier.

View protection is often linked with the natural environment. Lynnwood's Tree protection ordinance plays a major role in both aesthetic value and natural resource protection. Trees provide beautification while helping to clean the air and stabilize the soil, but trees also block views if not carefully placed.

Roadway protection programs are also common, and usually restrict sign size, lighting (no neon or excessive bright light), and have minimum landscaping requirements. Lynnwood could select streets

that have the best views to become street view corridors. Burying power lines could be a first step in improving the aesthetics of the chosen streets. Strict enforcement of sign codes, the prevention of cell towers in view corridors, and appropriate landscaping would also improve local views.

Glare is strong, steady light that extends beyond the area intended for illumination. Glare interferes with views and, in extreme cases, may interfere with the normal use of nearby properties. Night lighting is an important safety feature. However, lighting should be designed and directed to minimize glare. Night lighting is a necessity but, through good design and code enforcement, it's possible to maintain darker skies in the residential neighborhoods of Lynnwood and to enhance our views of stars and planets.

NOISE POLLUTON

Noise is a pollutant that can have a significant negative impact on humans and other animals. Excessive noise makes neighborhoods and communities less desirable and can cause neighborhood deterioration. Noise also impacts people's physical and mental health.

The City of Lynnwood needs to pay particular attention to noise levels within residential neighborhoods, in order to protect the residents' comfort and quality of life. Neighborhood protection and enhancement are high priorities of the City Council and are emphasized in the 2035 Comprehensive Plan.

The new College District Mixed-Use zone allows a mix of residential, office and commercial uses. Design and development code provisions were drafted to control land uses, densities, design and construction to hold noise and traffic to acceptable levels.

Residential areas that are directly adjacent to commercial uses, industrial uses, I-5 or Highway 99 should have the benefit of more protection measures. Fences and concrete noise walls can greatly reduce sound, but the aesthetics of the community also need to be preserved. When they are not designed with aesthetics in mind, concrete walls can produce a negative feeling of enclosure. Cities abutting freeways can work with the Dept. of Transportation to mitigate freeway noise while addressing aesthetic concerns. In addition, building standards can be modified to require noise attenuating walls and windows to decrease noise impacts on adjacent residents.

GOALS, OBJECTIVES AND POLICIES

GOAL	**To protect the public health, safety and welfare by effectively managing the natural environment, mitigating unavoidable impacts, and integrating the nonhuman natural environment with the urban environment.**

Goal ER-1: Environmental Protection and Enhancement: A city government that strives to improve, protect, or when unavoidable, reduce impact to the natural environment, considers impacts of policy on the natural environment, and leads educational programs about the natural environment.

Objective ER-1.1 Meet all state and federal mandates regarding stormwater and critical areas.

Policy ER-1.1 Ensure City government operations comply with applicable regulations.

Policy ER-1.2 Evaluate the environmental impacts of proposed policy.

Policy ER-1.3 Consider and integrate best available science in development regulations that are concerned with critical areas.

Policy ER-1.4 Promote and coordinate educational programs to raise public awareness of environmental issues, encourage respect for the environment and show how individual actions and the cumulative effects of a community's actions can have significant effects on the environment.

Policy ER-1.5 Cooperate with other local governments, state, and federal agencies and nonprofit organizations to protect and enhance the environment.

Goal ER-2: Conservation of Resources and Recycling: A city government that strives to reduce consumption of resources, minimizes waste, reduces pollution, and promotes conservation.

Objective ER-2.1 Recycle and conserve resources through the implementation of the following policies:

Policy ER-2.1 Design, construct, and operate City facilities to maximize efficiency and conservation opportunities, limit waste, and prevent unnecessary pollution.

Policy ER-2.2 Minimize the materials used and waste generated from City facilities .

Policy ER-2.3 Use, where feasible, new technologies that demonstrate ways to reduce environmental impacts.

Policy ER-2.4 Promote energy and water conservation.

Goal ER-3: Natural Landscape and Vegetation: Retain existing vegetation, soils and natural landscape to the maximum extent feasible.

Objective ER-3.1 Preserve trees, topsoil, and native vegetation.

Policy ER-3.1 Encourage land development practices that minimize disturbance to vegetation, retain native soils, and the natural landscape. Avoid disturbance of steep slopes, where the erosion potential and opportunity for landslides is greatest.

Policy ER-3.2 Ensure prompt stabilization of land after grading and vegetation removal.

Policy ER-3.3 Retain trees through application and enforcement of the City's Tree Regulations.

Policy ER-3.4 Avoid clearing of native vegetation that maintains slope stability, reduces erosion, shades shorelines, buffers wetlands and stream corridors, and provides aquatic habitat.

Policy ER-3.5 Encourage the incorporation of open space into development through setbacks, view corridors and recreation areas. Preserve areas with natural or scenic value within development sites to achieve open space amenities.

Policy ER-3.6 Encourage the use of Low Impact Development Techniques where feasible.

Goal ER-4: Geologic Hazard Areas: Protect geologic hazard areas including steep slopes with significant landslide or erosion potential, soils unsuited to development, and areas of significant seismic hazard.

Objective ER-4.1 Enforce the Geologically Hazardous Areas provisions of the Critical Areas Regulations.

Policy ER-4.1 Manage development in both geologic hazard areas to minimize erosion and landslide probabilities during both construction and use.

Goal ER-5: Water Resources: Improve water quality and protect wetlands, natural streams and lakes, riparian vegetation, and buffers, reduce point and non-point source pollution.

Objective ER-5.1 Review and update, as necessary and as required by state and federal mandate, the City's Critical Areas Ordinance to ensure protection of known critical areas using the best available science.

Policy ER-5.1.1 Enforce and apply the City's Critical Areas Regulations.

Policy ER-5.1.2 Seek to preserve wetlands and stream corridors as open space.

Policy ER-5.1.3 Ensure that no net-loss of wetlands occurs within the City. If impacts are unavoidable, those impacts are the least amount practicable, and that an area equal to or larger be provided as compensation for the loss.

Policy ER-5.1.4 Enhance and / or encourage restoration of degraded wetlands where possible.

Policy ER-5.1.5 Adopt and enforce regulations to protect identified Critical Aquifer Recharge Areas.

Objective ER-5.2 Implement provisions of the NPDES Phase II Municipal Permit

Policy ER-5.2.1 Implement practices to minimize stormwater impacts associated with the use of pesticides on City-owned property, and provide education for other landowners to do the same.

Policy ER-5.2.2 Protect and enhance surface water quality through development regulations, education and outreach, and effective maintenance and operations.

Policy ER-5.2.3 Encourage Low Impact Development stormwater treatment technologies in the development of roadways, parking lots, public plazas, sidewalks, and pathways where practicable.

Policy ER-5.2.4 Support and promote public education to protect and improve surface and ground water resources by: Increasing the public's awareness of potential impacts on water bodies and water quality; Encouraging proper use of fertilizers and chemicals on landscaping and gardens; Encouraging proper disposal of materials; Educating businesses on surface and ground water protection best management practices in cooperation with other government agencies and other organizations; Educating the public and businesses on how to substitute materials and practices with a low risk of surface and ground water contamination for materials and practices with a high risk of contamination.

Policy ER-5.2.5 Encourage development practices that respect and preserve the city's watercourses and wetlands. Integrate, wherever possible following critical areas

regulations, stormwater control facilities and streams, lakes, ponds and wetlands into project design to preserve and improve water quality, control sedimentation and to preserve and enhance the aesthetic quality of the sensitive areas and nearby developments.

Goal ER-6: Fish and Wildlife: As feasible, and in balance with the requirements of an urban area, protect urban forests and wildlife habitats, including salmon habitat.

Objective ER-6.1 Maximize, as feasible, fish and wildlife habitat through the implementation of the following policies:

Policy ER-6.1 Where suitable habitat potential exists, work to maintain and enhance that habitat.

Policy ER-6.2 Comply with the Endangered Species Act.

Policy ER-6.3 On city property, both on-land and in-water, cultivate native ecosystems that encourage native wildlife and encourage replacement of invasive, non-native vegetation.

Policy ER-6.4 Assist private property owners in maintaining the health of natural habitats on their property through a combination of education, incentives and development review practices.

Policy ER-6.5 Encourage environmental protection and enhancement practices among Lynnwood's residents and City personnel through education, training, and continued volunteer participation in the care of Lynnwood's plant and wildlife habitats. Involve citizens, community groups, and nonprofit organizations in the care and enhancement of the urban forests and wildlife habitat.

Policy ER-6.6 Consider best available science in making decisions regarding habitat preservation and restoration efforts.

Goal ER-7: Urban Forestry: A robust and healthy, appropriate tree canopy including sizable tree clusters, as well as native trees.

Objective ER-7.1 Continue to implement the City's tree protection and preservation regulations and continue to monitor and update these regulations as necessary.

Policy ER-7.1 Strive to achieve a net increase of healthy, diverse tree cover throughout the city by requiring developers to save trees worthy of retention and to replant appropriate species for the urban environment at a ratio of at least one tree planted for every tree removed.

Policy ER-7.2 To help preserve the natural environment and Lynnwood's remaining forested lands, Lynnwood shall promote the retention of sizable tree clusters, forested slopes, treed gullies and specimen trees that are of species that are long-lived, not dangerous, well-shaped to shed wind and located so that they can survive within a development without other nearby trees.

Policy ER-7.3 Street trees within street right-of-way shall be encouraged along appropriate arterial streets and local streets.

Policy ER-7.4 Street trees shall be allowed to be planted in planter strips or tree wells located between the curb and sidewalk, where feasible. Tree species and planting techniques shall be appropriate for the street.

Policy ER-7.5 On City property, protect selected trees, utilize proper pruning and tree care, and improve conditions in order to achieve long-term benefits from the urban forest – and encourage private landowners to do the same.

Policy ER-7.6 Lynnwood should provide information to community residents and property owners to encourage them to plant appropriate trees on their properties and to care for the trees properly.

Policy ER-7.7 Continue to encourage planting trees through the distribution of the Tree Voucher program.

Goal ER-8: Air Quality: Raise Lynnwood's level of livability by supporting efforts to reduce urban environmental air pollution. Increase usage of electricity and biofuel in City fleet vehicles and construction equipment to reduce associated air pollution.

Objective ER-8.1 Support the reduction of urban environmental air pollution.

Policy ER-8.1.1 Ensure regulations allow for necessary infrastructure to support charging of electric vehicles, at both public and private facilities.

Policy ER-8.1.2 Cooperate with regional transit authorities (Sound Transit, Community Transit, etc…) to encourage the use of various transit options, including carpools, busses, and light rail.

Policy ER-8.1.3 Implement provision of the City's Non-Motorized Plan to encourage reduction in vehicle trips and associated air pollution.

Policy ER-8.1.4 Comply with federal and state air pollution control laws in cooperation with the Puget Sound Clean Air Agency, the Puget Sound Regional Council, and Washington State Department of Commerce.

Policy ER-8.1.5 Investigate and work to mitigate the emissions of any odors which are not otherwise prohibited by law, but which are detrimental or disturbing to surrounding property or individuals.

Policy ER-8.1.6 The City shall evaluate the greenhouse gas emissions of proposed public and private actions as part of the State Environmental Policy Act (SEPA) review. The City may exercise its substantive authority under SEPA to condition or deny proposed actions in order to mitigate associated individual or cumulative impacts to global warming.

Objective ER-8.2 Develop a plan supporting electricity and biofuel usages for City fleet vehicles and construction equipment.

Policy ER-8.2.1 Target forty percent electricity or biofuel usage for operating City fleet vehicles and construction equipment by 2018.

Policy ER-8.2.2 Install outlets capable of charging electric vehicles in all City fleet parking and maintenance facilities.

Goal ER-9: View Protection and Light Pollution: Significant public natural scenic views and dark night skies in Lynnwood's residential neighborhoods.

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Policy ER-9.1 In planning for parks, give consideration to siting and developing parks so that the public can see significant views from them, including the Cascades to the east, the Olympics to the west, and Mt. Rainier to the south.

Policy ER-9.2 Measures may be taken to improve views, but do not remove or prune trees within parks or protected areas to improve views.

Policy ER-9.3 Design and construct night lighting to minimize excessive glare. Night lighting should not spill over onto nearby properties.

Policy ER-9.4 Light sources, including signs, shall be shielded or shaded to prevent glare on surrounding areas or cast excessive light on any residential use or street.

Policy ER-9.5 Materials with high light reflective qualities should not be used in construction of buildings where reflected sunlight or artificial light would throw intense glare on adjacent areas or streets.

Goal ER-10: Reduction of Noise Pollution: Minimize, to the extent practical, noise pollution through the implementation of the following policies.

Policy ER-10.1 Enforce the City's noise emission standards.

Policy ER-10.2 Limit noise to levels that protect the public health and that allow residential, commercial and manufacturing areas to be used for their intended purposes through noise regulations.

Policy ER-10.3 In city operations, reduce where possible, the use of noise-polluting equipment.

Policy ER-10.4 Support the use of technologies and engineering practices to lessen noise produced by traffic, aircraft, construction, and commercial and industrial facilities located near residential areas.

Policy ER-10.5 Support the reduction of noise and mitigation measures to reduce the noise and visual impacts of freeways and arterials on residential areas. Promote actions, such as sound attenuating surfaces and reductions in traffic speed, by the city and other agencies that reduce the noise impacts of freeways and arterials within the city.

Policy ER-10.6 Promote actions, such as equipment modifications and operational limits, that reduce noise from transportation modes, construction sites, industrial uses, and commercial business establishments.

Policy ER-10.7 Require buffering or other noise reduction and mitigation measures to reduce noise impacts from commercial and industrial areas on residential areas. Doors and windows, and any exterior mechanical equipment should be located or buffered to minimize noise impacts to surrounding properties.

Policy ER-10.8 Work with businesses and the community to provide education about the impacts of noise pollution on health and our quality of life.

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