

**MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) -
2015 UPDATE OF THE LYNNWOOD COMPREHENSIVE PLAN
(File No. ERC-002612-2015)**

DESCRIPTION OF PROPOSAL

The City of Lynnwood is proposing amendments to the Lynnwood Comprehensive Plan and Municipal Code in response to Growth Management Act (GMA) requirements. The amendments fulfill the GMA requirement that Lynnwood periodically conduct a thorough review of the Comprehensive Plan and related development regulations. The amendments under consideration: 1) bring the Comprehensive Plan and development regulations up to date with relevant changes in the GMA; 2) respond to changes in land use and population growth; and 3) address incremental change in the community since the previous amendment of the Comprehensive Plan. The proposed amendments are scheduled to be adopted prior to June 30, 2015.

In general, the Comprehensive Plan elements have been updated to better reflect current priorities, and some policies have been edited for clarity and readability. Policy language has been reviewed for consistency with GMA, VISION 2040 and the Countywide Planning Policies for Snohomish County. The draft Comprehensive Plan references and includes theoretical land use capacity that could accommodate the 2035 population and employment growth targets mandated by the Countywide Planning Policies.

An environmental impact statement (EIS) was prepared and issued for the City's initial GMA-based Comprehensive Plan (1994), and a supplemental EIS was prepared and issued for the periodic update (2001). Threshold determinations were issued for the annual amendments to the Comprehensive Plan.

PROPONENT AND LEAD AGENCY

City of Lynnwood Community Development Department
PO Box 5008, Lynnwood, WA 98046-5008

Contact: Corbitt Loch, AICP, Deputy Director, 425-670-5406, cloch@ci.lynnwood.wa.us
Todd Hall, Senior Planner, 425-670-5407, thall@ci.lynnwood.wa.us

SEPA RESPONSIBLE OFFICIAL

Paul Krauss, AICP, Director
Ph: 425-670-5401
Email: pkrauss@ci.lynnwood.wa.us

LOCATION OF PROPOSAL

This is a city-wide, non-project action.

PERMITS REQUIRED

Adoption of Comprehensive Plan Amendments and Zoning Code Amendments by the City Council.

DETERMINATION

The lead agency has reviewed this proposal and has determined that it would not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required. This determination was made after review of a completed environmental checklist, the draft Comprehensive Plan, and other information on file with the lead agency. This information is available to the public on request.

This Mitigated Determination of Nonsignificance (MDNS) is issued under Washington Administrative Code (WAC) 197-11-350. The MDNS is an acknowledgement that: a) a 20-year plan for community growth and change could potentially generate significant adverse environmental impacts; and b) compliance with existing Federal, State, and local laws, regulations and standards will adequately mitigate the potential for significant adverse environmental impacts; and c) the draft 2015 Update of the Lynnwood Comprehensive Plan contains numerous provisions intended to mitigate the potential for adverse impacts to the environment. The attached Example List of Existing Plans, Studies, and Regulations identifies existing documents that collectively protect the environment from significant adverse impacts.

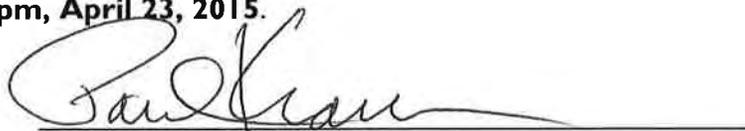
COMMENT PERIOD

The lead agency will not act on this proposal for 15 calendar days from the date of issue. Comments must be submitted by **4:00 pm, April 9, 2015** to the SEPA Responsible Official. This DNS becomes final at **4:00 PM, April 9, 2015** unless the determination is withdrawn or amended by the City's SEPA Responsible Official.

APPEAL

This threshold determination is appealable pursuant to LMC 17.02.195. The written appeal, along with the required appeal fee of \$500 must be submitted to the City of Lynnwood by **4:00 pm, April 23, 2015**.

Signature:



Paul Krauss, AICP, Responsible Official

Date:

March 26, 2015

VOLUNTARY OFFERS AND APPLICABLE DOCUMENTS

This threshold determination was reached on the basis of the plans, supporting documents, calculations and agreements contained in the voluntary submittals associated with activity number(s) ERC-002612-2015 and SEPA review. Specifically:

1. Example List of Plans, Studies and Regulations (attached to SEPA Checklist).
2. SEPA Checklist and Supplemental Checklist, prepared by City of Lynnwood.

The voluntary offers and environmental documents listed above were considered and evaluated as part of this threshold determination.

TO BE COMPLETED BY APPLICANT (EVALUATION FOR AGENCY USE ONLY)**A. BACKGROUND**

1. Name of proposed project, if applicable:

2015 Comprehensive Plan and Development Regulations Update

2. Name of applicant:

City of Lynnwood

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

**PO Box 5008, Lynnwood, WA 98046
Corbitt Loch, Deputy Director, 425-670-5406
Todd Hall, Senior Planner, 425-670-5407**

4. Date checklist prepared:

March 23, 2015

5. Agency requesting checklist:

City of Lynnwood

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

Comprehensive Plan and regulations adopted by the City Council by end of June 2015 (approximate).

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?

Amendments to the Comprehensive Plan are accepted on an annual basis. Amendments to development regulations occur on an as-needed basis.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. If yes, explain.

An environmental impact statement (EIS) was prepared and issued for the initial GMA-based comprehensive plan for Lynnwood (1994), and a supplemental EIS (SEIS) was prepared and issued in 2004 for the most-recent significant update of the Comprehensive Plan. Threshold determinations have been issued for each of the annual amendments of the Comprehensive Plan, and for many other plans, policies, and regulations relating to topics addressed by the Comprehensive Plan.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Municipal policies and regulations are dynamic and are continually being revised and improved.

10. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive Plan Amendment Approval, recommended by Planning Commission and adopted by City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include specific information on project description).

Review and update to the City of Lynnwood Comprehensive Plan, as required by the Growth Management Act. This is a non-project action that is not site specific. The majority of the amendments are non-substantive and are intended to improve readability/clarity. Many edits economize comprehensive plan wording without a substantive change to policy. The updates include revisions to required elements, tables and maps, and the inclusion of a new element (Community Character). Goals and policies have been updated to reflect mandatory, optional, and locally-desired changes. Updates also reflect new population and employment growth targets as required by GMA, Vision 2040, and the Countywide Planning Policies for Snohomish County.

Changes to the zoning and development regulations for properties lying between Edmonds Community College (EdCC) and Highway 99 are proposed to simplify land use controls there. The provisions of the College District Mixed Use zone are proposed for amendment in order to better accomplish Comprehensive Plan goals for the area (including the College District Subarea Plan).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Citywide. This is a non-project action that is area-wide in nature. Some amendments to maps for College District subarea properties, while implemented on an area-wide basis, will affect properties that can be identified individually. Also, the proposed area-wide Zoning Map change from Mixed Use to PCD for properties along Alderwood Mall Boulevard (south of I-5), applied on an area-wide basis, can also be identified individually. No new construction or development is proposed at this time.

B. ENVIRONMENTAL ELEMENTS

1. Earth

A. General description of the site (check one):

- Flat Rolling Hilly Steep slopes Mountainous
 Other:

N/A – This is a non-project and non-site-specific action.

B. What is the steepest slope on the site (approximate percent slope)?

N/A – This is a non-project and non-site-specific action.

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A – This is a non-project and non-site-specific action.

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A – This is a non-project and non-site-specific action.

E. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate source of fill.

N/A – This is a non-project and non-site-specific action.

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action.

2. Air

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

N/A – This is a non-project and non-site-specific action.

B. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action. Land uses within Lynnwood must comply with the requirements of the Federal Clean Air Act and the Puget Sound Clean Air Agency.

3. Water

A. Surface

i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names, If appropriate, state what stream or river it flows into.

N/A – This is a non-project and non-site-specific action.

ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A – This is a non-project and non-site-specific action.

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A – This is a non-project and non-site-specific action.

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A – This is a non-project and non-site-specific action.

v. Does the proposal lie within a 100-year floodplain? If yes, note location on the site plan.

N/A – This is a non-project and non-site-specific action.

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A – This is a non-project and non-site-specific action.

B. Ground

- i. Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

N/A – This is a non-project and non-site-specific action.

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A – This is a non-project and non-site-specific action.

- iii. Water Runoff (including storm water):

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A – This is a non-project and non-site-specific action.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A – This is a non-project and non-site-specific action.

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of site? If so, describe.

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action. Land uses and activities within Lynnwood must comply with applicable requirements of Federal, State and local law. These regulations serve to mitigate impacts to water.

4. Plants

- A. Check types of vegetation found on the site:

- i. Deciduous trees: Alder Maple Aspen
 Other:

N/A – This is a non-project and non-site-specific action.

- ii. Evergreen trees: Fir Cedar Pine
 Other:

N/A – This is a non-project and non-site-specific action.

- iii. Shrubs:

N/A – This is a non-project and non-site-specific action.

- iv. Grass:

N/A – This is a non-project and non-site-specific action.

- v. Pasture:

N/A – This is a non-project and non-site-specific action.

- vi. Crop or grain:

N/A – This is a non-project and non-site-specific action.

- vii. Wet soil plants: Cattail Buttercup Bulrush Skunk cabbage
 Other:

N/A – This is a non-project and non-site-specific action.

- viii. Water plants: Water lily Eelgrass Milfoil
 Other:

N/A – This is a non-project and non-site-specific action.

- ix. Other types of vegetation:

N/A – This is a non-project and non-site-specific action.

- B. What kind and amount of vegetation will be removed or altered?

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action.

E. List all noxious weeds and invasive species known to be on or near the site.

N/A – This is a non-project and non-site-specific action.

5. Animals

A. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

i. Birds: Hawk Heron Eagle Songbirds
 Other:

ii. Mammals: Deer Bear Elk Beaver
 Other:

iii. Fish: Bass Salmon Trout Herring Shellfish
 Other:

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action.

C. Is the site part of a migration route? If so, explain.

N/A – This is a non-project and non-site-specific action.

D. Proposed measures to preserve or enhance wildlife, if any.

N/A – This is a non-project and non-site-specific action. Land uses and activity within Lynnwood must conform to applicable Federal and State law regarding impacts to threatened or endangered species.

E. List any invasive animal species known to be on or near the site.

N/A – This is a non-project and non-site-specific action.

6. Energy and Natural Resources

A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A – This is a non-project and non-site-specific action.

- B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A – This is a non-project and non-site-specific action.

- C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A – This is a non-project and non-site-specific action. In general, the Comprehensive Plan promotes compact urban development that—relative to low-density, suburban sprawl, is more aligned with sustainability principles. New construction must comply with the WA State Energy Code.

7. Environmental Health

- A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.

N/A – This is a non-project and non-site-specific action.

- i. Describe any known or possible contamination at the site from present or past uses.

N/A – This is a non-project and non-site-specific action.

- ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A – This is a non-project and non-site-specific action.

- iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A – This is a non-project and non-site-specific action.

- iv. Describe special emergency services that might be required.

N/A – This is a non-project and non-site-specific action.

- v. Proposed measures to reduce or control environmental health hazards, if any:

N/A – This is a non-project and non-site-specific action.

- B. Noise

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

N/A – This is a non-project and non-site-specific action. In general, Lynnwood receives noise from sources that include: freeways, highways, and arterial streets, and overflights associated with Paine Field.

- ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A – This is a non-project and non-site-specific action.

- iii. Proposed measures to reduce or control noise impacts, if any.

N/A – This is a non-project and non-site-specific action. Land use and activities in Lynnwood must conform to State and local regulations for environmental noise. New construction must conform to building and energy code requirements—which help to attenuate noise for building occupants.

8. Land and Shoreline Use

- A. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A – This is a non-project and non-site-specific action.

- B. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A – This is a non-project and non-site-specific action. Lynnwood began as a timber and agricultural community. Those activities ceased many generations ago. Lynnwood is an urban/suburban community of buildings, streets, parks, and similar features.

- i. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how.

N/A – This is a non-project and non-site-specific action.

- C. Describe any structures on the site.

N/A – This is a non-project and non-site-specific action.

D. Will any structures be demolished? If so, what?

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action. See City of Lynnwood Zoning Map.

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

N/A – This is a non-project and non-site-specific action. See City of Lynnwood Comprehensive Plan Future Land Use Map.

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

N/A – This is a non-project and non-site-specific action. See the City of Lynnwood Shoreline Master Program, 2011.

H. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A – This is a non-project and non-site-specific action. See the City of Lynnwood Critical Areas Maps.

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

N/A – This is a non-project and non-site-specific action. See the Introduction Element for a description of the population and employment growth targets specified by the Countywide Planning Policies for Snohomish County.

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

N/A – This is a non-project and non-site-specific action. None specifically as this is a non-project action. In general, the Comprehensive Plan supports a net increase in the number of market-rate dwellings within Lynnwood.

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

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action. As part of the preparation of the Comprehensive Plan, the Lynnwood Housing Profile was prepared to inform the community of housing-related conditions and potential impacts. The draft Comprehensive Plan has been made available to interested/affected agencies.

M. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term significance, if any:

N/A – This is a non-project and non-site-specific action. As mentioned above, Lynnwood’s role as a Core City and a Regional Growth Center helps to protect rural lands from development.

9. Housing

A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A – This is a non-project and non-site-specific action. See the Introduction Element and the Housing Element for information regarding additional dwellings planned for Lynnwood (to be provided by the private sector) as future project actions.

B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A – This is a non-project and non-site-specific action. Lynnwood is planning for a net increase in the number of dwellings within the community. The private sector will determine which properties are redeveloped and whether housing units are eliminated.

C. Proposed measures to reduce or control housing impacts, if any:

N/A – This is a non-project and non-site-specific action.

10. Aesthetics

A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A – This is a non-project and non-site-specific action. No change to maximum building height is proposed.

B. What views in the immediate vicinity would be altered or obstructed?

N/A – This is a non-project and non-site-specific action. No change to maximum building height is proposed.

C. Proposed measures to reduce or control aesthetic impacts, if any.

N/A – This is a non-project and non-site-specific action. New construction must comply with applicable design guidelines.

11. Light and Glare

A. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A – This is a non-project and non-site-specific action.

B. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A – This is a non-project and non-site-specific action.

C. What existing off-site sources of light or glare may affect your proposal?

N/A – This is a non-project and non-site-specific action.

D. Proposed measures to reduce or control light and glare impacts, if any.

N/A – This is a non-project and non-site-specific action. None since no specific impacts are expected from this non-project action. Lynnwood is preparing new standards for exterior lighting that should help ensure adverse light and glare does not occur.

12. Recreation

A. What designated and informal recreational opportunities are in the immediate vicinity?

N/A – This is a non-project and non-site-specific action. See Parks Element and the draft Parks, Arts, Recreation & Conservation (PARC) Plan for more information.

B. Would the proposed project displace any existing recreational uses? If so, describe.

N/A – This is a non-project and non-site-specific action.

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

N/A – This is a non-project and non-site-specific action.

13. Historic and Cultural Preservation

A. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N/A – This is a non-project and non-site-specific action.

- B. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A – This is a non-project and non-site-specific action.

- C. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A – This is a non-project and non-site-specific action. Public notice of land use actions are sent to area tribes and the WA State Office of Archeology and Historic Preservation.

- D. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A – This is a non-project and non-site-specific action. Public notice of land use actions are sent to area tribes and the WA State Office of Archeology and Historic Preservation. New construction must comply with applicable Federal and State requirements regarding historic and cultural resources.

14. Transportation

- A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

N/A – This is a non-project and non-site-specific action. See the Transportation Element for an inventory of transportation infrastructure.

- B. Is site or affected geographical area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A – This is a non-project and non-site-specific action.

- C. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A – This is a non-project and non-site-specific action.

- D. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, no including driveways? If so, generally describe (indicate whether public or private).

N/A – This is a non-project and non-site-specific action.

- E. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A – This is a non-project and non-site-specific action.

- F. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage or volume would be trucks (such as commercial and nonpassenger vehicles). What data of transportation models were used to make these estimates?

N/A – This is a non-project and non-site-specific action.

- G. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on the roads or streets in the area? If so, generally describe.

N/A – This is a non-project and non-site-specific action. No such impact is expected.

- H. Proposed measures to reduce or control transportation impacts, if any.

N/A – This is a non-project and non-site-specific action. A purpose of the Comprehensive Plan, and specific purpose of the Transportation Element is to manage transportation systems within Lynnwood. The Comprehensive Plan aligns planned population and employment growth with necessary transportation infrastructure. In accommodation of the population and employment targets specified by the Countywide Planning Policies, Lynnwood is anticipating significant financial support for regional transportation infrastructure improvements for areas such as the Lynnwood Regional Growth Center. Use of alternative modes of transportation will be essential to Lynnwood's transportation system.

15. Public Services

- A. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A – This is a non-project and non-site-specific action. No, other than what would normally be associated with population and employment growth.

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

N/A – This is a non-project and non-site-specific action. Increases in demand for public safety services will occur gradually over time. New construction related to population and employment growth will be accompanied by increased assessed value.

16. Utilities

A. Check utilities currently available at the site:

- Electricity Natural gas Water Refuse service Telephone
 Sanitary sewer Septic system
 Other:

N/A – This is a non-project and non-site-specific action.

B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

N/A – This is a non-project and non-site-specific action. The draft and adopted Comprehensive Plan will be distributed to the providers of public services and utilities.

I/We certify that the information provided in this environmental checklist, including all submittals and attachments, is true and correct to the best of my/our knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Applicant/Agent:



Date: **3/23/2015**

Please print name:

Todd Hall

Supplemental Environmental Checklist for Non-Project Actions

File Name: **2015 Comprehensive Plan and Development Regulations Update**

For City Use Only

File Number: ERC-002612-2015

Date Stamp

Instructions for Applicants

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent of the proposal or the types of activities likely to result from the proposal, and how the proposal would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Please respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The amendments to the Comprehensive Plan confirm the higher population and employment targets specified by the Countywide Planning Policies, but do not otherwise contain new policies regarding increases or changes that are expected to expand the impacts referenced. The City's existing development regulations already allow for theoretical development capacity needed to accommodate the population and employment growth targets for 2035. The updated Capital Facilities and Transportation Elements plan for and accommodate the population and employment growth targets called for by the Countywide Planning Policies. In general, Lynnwood will be channeling new population and employment growth into already-developed areas and promoting compact, intensive development that facilitates alternative modes of transportation and more-efficient delivery of public infrastructure and services.

Proposed measures to avoid or reduce such increases:

At the time new development occurs, environmental review (SEPA) will be required. Impacts associated with new construction will be reviewed at that time with appropriate mitigation measures or conditions applied. Existing city ordinances already regulate development to minimize impacts in these areas. Future population and employment growth will be in compliance with existing regulations relating to water quality, air quality, protection of critical areas, traffic mitigation, and similar controls.

Population and employment growth is expected to occur within specific areas of Lynnwood, including: Lynnwood Regional Growth Center (which includes Alderwood Mall, the Transition Area, and City Center), and the Highway 99 corridor. This focused growth will facilitate regional mitigation measures while protecting other areas of Lynnwood from impacts associated with new construction. For example, the Comprehensive Plan allows for new development, but simultaneously protects existing single family residential areas from intrusion and alteration.

On a larger, region-wide scale, Lynnwood would accept population and employment growth that is forecast for the Puget Sound region, which in turn will help preclude the conversion of rural, agricultural and resource lands to urban land uses. Concentration of population and employment growth within urban areas such as the Lynnwood Regional Growth Center will focus new growth where adequate public capital facilities and public services exist or are planned. New growth would occur in a manner that can support, and be supported by, mass transit.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
See responses above.

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

See responses above.

3. How would the proposal be likely to deplete energy or natural resources?

See responses above.

Proposed measures to protect or conserve energy and natural resources:

See responses above.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

See responses above.

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

Compliance with Chapter 17.10 of the Lynnwood Municipal Code, titled Environmentally Critical Areas, will be enforced. This chapter implements policies that protect environmentally sensitive areas and require mitigation plans to identify and address potential impacts to these lands caused by either on-site construction or projects that have the ability to degrade these protected lands.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Comprehensive Plan Update does not alter land use regulations for most properties within Lynnwood. No changes are proposed to the City's shoreline policies or shoreline regulations. Some changes to development regulations for properties lying between EdCC and Highway 99 are proposed, but the ultimate scale and intensity of new development is not expected to change significantly. The proposal is consistent with other city plans, including water, wastewater treatment, stormwater, parks and recreation, transportation and capital facilities plans.

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

Compliance with Title 17 Environment and Title 21 Zoning of the Lynnwood Municipal Code.

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

As population and employment increases through infill and redevelopment, demands for transportation and public services and utilities will continue to grow. It is anticipated that growth will be gradual enough to plan for expansion of services when needed. Annual amendments of the City's transportation improvement and capital facilities plans will address those increased demands.

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

Coordination and alignment of the various Comprehensive Plan Elements, and their associated implementation and service plans, will appropriately guide planning for public services and utilities in advance of new development.

6. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No such conflict is known. A purpose of the 2015 Comprehensive Plan Update is to promote coordination and consistency with laws and requirements established by other agencies.

I/We certify that the information provided in this environmental checklist, including all submittals and attachments, is true and correct to the best of my/our knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Applicant/Agent:  Date: 3/23/2015

Please print name: **Todd Hall, Senior Planner**

Supplement to SEPA Checklist – 2015 Update of the Comprehensive Plan

Examples of Existing Plans, Regulations and Studies Relevant to Comprehensive Planning and Environmental Review

In some ways, Lynnwood’s Comprehensive Plan is a compendium of many community planning efforts conducted since the City’s incorporation in 1959. Similarly, existing regulations and past environmental studies support Lynnwood’s contemporary evaluation and mitigation of potential environmental impacts. Existing studies, plans, reports, and regulations collectively: a) illustrate the City’s consideration of various alternative actions; b) mitigate potential adverse environmental impacts; and c) diminish the need for analysis of impacts already mitigated. The documents and analysis referenced below are examples of “baseline” or “background” provisions that support and augment the 2015 Comprehensive Plan Update and associated environmental review.

Buildings and Structures – Mitigation/Analysis	Date
Uniform Plumbing Code, Chapter 15.04 LMC	2012
International Mechanical Code, Chapter 15.08 LMC	2012
International Building Code, Chapter 16.04 LMC	2012
Electrical Code, Chapter 16.10 LMC	2014
Flood Hazard Area Regulations, Chapter 16.46 LMC	Multiple
International Energy Conservation Code, Chapter 16.05 LMC	2012
International Fire Code, Chapter 9.04 LMC	2012
Capital Facilities - General - Mitigation/Analysis	Date
American Public Works Association (APWA) Greenbook Standard Specifications	2015
APWA Standard Plans for Public Works Construction	2012
Strategic Investment Plan	Revolving
Capital Facilities Plan (CFP)	6-year, revolving
Economic Development Infrastructure Policy and Fund	2012
City Center - Mitigation/Analysis	Date
City Center Streetscape Plan	2014
City Center Gateways	2012
City Center Stormwater Basin Management Plan	2011
City Center Access Study	2009
City Center Street Master Plan – mode split study	2009
City Center Parks Plan	2009
City Center Subarea Plan	2007
Economic Development and Tourism - Mitigation/Analysis	Date
Lynnwood Strategic Tourism Plan	
Lynnwood Brand Final Report	2010
Lynnwood Economic Development Action Plan	2004
Economic Profile and Key Issues Report	2004
Energy - Mitigation/Analysis	Date
International Energy Conservation Code, Chapter 16.05 LMC	2012

Environment - Mitigation/Analysis	Date
Shoreline Master Program, Chapter 17.20 LMC	2011
Flood Insurance Study (FEMA)	Multiple
Vegetation Control Integrated Pest Management Plan	2014
State Environmental Policy Act (SEPA), Chapter 17.02 LMC	1984
Environmentally Critical Areas, Chapter 17.10 LMC	2006
Tree Regulations, Chapter 17.15 LMC	2004
Finance - Mitigation/Analysis	Date
Long-Term Comprehensive Financial Plan	2011
Financial Management Policies (with subsequent amendments)	2000
Business Regulations, Title 5 LMC	Multiple
Land Use - Mitigation/Analysis	Date
Highway 99 Subarea Plan	2011
College District Subarea Plan	2002
Lynnwood Comprehensive Plan	Multiple
General Policy Plan	1994
Parks and Recreation - Mitigation/Analysis	Date
Comprehensive Park and Recreation Plan	1996
Cultural Arts Plan	1995
Snohomish County Interurban Trail Plan	1988
Comprehensive Park and Recreation Plan	1968
Public Safety/Emergency Response - Mitigation/Analysis	Date
Regional Mitigation Plan (North King and South Snohomish Counties Regional Mitigation Plan Update)	2011
Local Disaster Plan	1982
International Fire Code, Chapter 9.04 LMC	2013
Solid Waste - Mitigation/Analysis	Date
Risk Waste Management Plan	1992
Comprehensive Solid Waste Management Plan	1990
Solid Waste Management Study	1982
Solid Waste Management Plan for Snohomish County	Multiple
Solid Waste Regulations, Title 7 LMC	Multiple
Stormwater - Mitigation/Analysis	Date
Scriber Creek Flood Study	2014
Ash Way & Maple Road Flood Study	2011
Comprehensive Drainage Plan	
Supplemental Stormwater Guidelines	
Surface Water Management Plan	2009
Strategic Action Plan for the Lake Ballinger McAleer Creek Watershed Forum	2009
Comprehensive Flood and Drainage Plan	1998
DOE Stormwater Management Manual for Western Washington	2005
Stormwater Management Regulations, Chapter 13.40 LMC	2010

Surface Water Quality Regulations, Chapter 13.45 LMC	2010
National Pollution Discharge Elimination System Permit	
Transportation - Mitigation/Analysis	Date
Sound Transit Supplemental EIS (Draft SEIS)	2014
Sound Transit Long Range Plan	
Washington Model Traffic Ordinance	1995
Washington Dept. of Transportation Standard Specifications	
Rate Study for Transportation Impact Fees	2010
Commute Trip Reduction Plan, Chapter 11.14 LMC	2007
Comprehensive Transportation Program	6 year, revolving
Comprehensive Arterial and Street Plan	
Transportation Improvement Plan	6-year, revolving
SR-99 Snohomish County Transportation Study	1987
I-5 Transportation Study for Greater Lynnwood	1987
Snohomish County Transportation Study	1972
Street and Sidewalk Regulations, Title 12 LMC	Multiple
Wastewater Utility - Mitigation/Analysis	Date
State of Washington Department of Ecology Criteria for Sewage Works Design	
Wastewater Comprehensive Plan	2006, 2011
Wastewater Treatment Plan	1989
Wastewater Treatment Plan	1989
Sewer Joint Studies Plan	1975
Sewers Regulations, Title 14 LMC	Multiple
Water Utility - Mitigation/Analysis	Date
American Water Works Association Standards	
Comprehensive Water Plan	2011
Water System Comprehensive Plan	1992
Water System Comprehensive Plan	1981
Comprehensive Water Plan	1972
Alderwood Water and Sewer Plan	1967
Water Regulations, Title 13 LMC	Multiple
Miscellaneous - Mitigation/Analysis	Date
Countywide Planning Policies for Snohomish County	Multiple
Vision 2040, PSRC	2009
Lynnwood Comprehensive Plan	Multiple
Lynnwood Place EIS	2012
Subdivision Regulations, Title 19 LMC	1983
Nuisance Regulations, Chapter 10.08 LMC	Multiple
Noise Regulations, Chapter 10.12 LMC	1982
Comprehensive Plan Background Report	2001
North Gateway Subarea Plan EIS	1998