



## **DETERMINATION OF NONSIGNIFICANCE**

### **CITY OF LYNNWOOD**

#### **COMPREHENSIVE PLAN TEXT AND MAPPING AMENDMENTS, AMENDMENTS TO THE OFFICIAL ZONING MAP AND TEXT AMENDMENTS TO CHAPTERS 21.02, 21.46 AND 21.48 OF THE LYNNWOOD MUNICIPAL CODE**

**(File Nos. CPL-003761-2016, ERC-003762-1016, ERC-004195-2016,  
RZN-004092-2016 and CAM--004093-2016)**

#### **DESCRIPTION OF PROPOSAL:**

**City of Lynnwood Comprehensive Plan Text and Map Amendments, Official Zoning Map Amendments and Amendments to Chapter 21.02 (Definitions), 21.46 (Commercial Zones and 21.48 (Planned Regional Shopping Center Zone) of the Lynnwood Municipal Code (CPL-003761-2016, ERC -003762-2016, ERC-004195-2016, RZN-004093-2016, CAM-004093-2016)**

A Future Land Use Map Amendment is proposed on specified parcels within the City of Lynnwood that would change the designation on selected parcels from Community Commercial (CC) to Medium Density Multi-Family (MF-2) and Local Commercial (LC) with concurrent rezones on the specified parcels from Limited Business (B-2) to Multiple Residential Medium Density (RMM) and Neighborhood Commercial (NC). A rezone would also occur on specified parcels from Community Business (B-1) to General Commercial (CG), Highway 99 Mixed Use (HMU), Neighborhood Commercial (NC) and Planned Commercial Development (PCD). Other specified parcels would also be rezoned from General Commercial (CG) to Highway 99 Mixed Use.

As part of the text amendments to the Comprehensive Plan, Table LU-6(E) Land Use Designations - Commercial and Industrial Land Uses under Policy LU-3 of the Land Use Element is being modified to remove the Community Commercial (CC) category. In addition, Table I-1 (Plan and Zone Consistency) under Policy 1-11 of the Implementation Element will be modified to: remove the Community Commercial/Neighborhood Commercial category; under the Regional Commercial category add the Neighborhood Commercial category and remove the Community Business category; and the title of the Neighborhood Commercial category abbreviation will be changed to NC.

Code amendments are proposed to Chapter 21.02 of the Lynnwood Municipal Code (LMC) to repeal, amend and add new definitions to add the terms "distribution center", "assisted living facility" and "senior housing" and remove the terms "housing for the elderly and physically disabled" and "nursing and convalescent center". Code amendments are proposed to the use tables of Chapter 21.46 (Commercial Zones) to remove the B-1 and B-2 designations and rename the B-3 designation to NC. The use tables are amended to remove, amend and add to the different use categories that remain. The text language of Chapter 21.46 is removed, amended and added on to reflect the changes in designations based on the changes in the tables and to clarify other language within the Commercial Zone Code. Chapter 21.48 (Planned Regional Shopping Center) of the code has text removed to eliminate dated text for uses that are no longer require, amended the Code to clarify the applicable text and has language added regarding residential parking in that zone.

**PROPONENT:**

Gloria Rivera, Senior Planner  
City of Lynnwood Community Development Department  
PO Box 5008  
Lynnwood, WA 98046-5008

(425) 670-5409

**LOCATION OF PROPOSAL:**

City-wide. The proposal is non-site specific.

**LEAD AGENCY:**

City of Lynnwood  
Community Development Department  
4114 198<sup>th</sup> Street SW, Suite 7  
P.O. Box 5008  
Lynnwood, WA 98046

Contact: (425) 670-5410

**STAFF CONTACT:**

For general information about the SEPA process, additional information about this determination or on the appeal process for this determination, please contact:

Gloria Rivera, Senior Planner  
(425) 670-5409, [grivera@ci.lynnwood.wa.us](mailto:grivera@ci.lynnwood.wa.us)

**ACTIVITY NUMBERS:**

CPL-003757-2016  
ERC-003758-2016  
ERC-003961-2016  
RZN-003759-2016  
CAM-003963-2016

**SITE DESCRIPTION:**

City-wide

**PERMITS REQUIRED:**

Permits required, as known at the time of application:  
- None - City Council approval

**DETERMINATION:**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Lynnwood codes governing noise control, land-use performance standards, construction and improvement of streets and roads, drainage control, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). This determination is issued on the basis of compliance of the proposal with all applicable federal,

state and local laws, regulations, and standards and does not modify or waive any such law, regulation or standard. This DNS is issued also on the basis of this proposal complying with all applicable Lynnwood Municipal Code (LMC) regulations and standards of the City.

**COMMENT PERIOD:**

If there is new information or changes to the proposal after issuance of the DNS and prior to issuance of any required permit or approval indicating that the proposal will have probable significant adverse impacts, a new threshold determination will be required.

The lead agency will not act on this proposal for 15 days from the date of issue. Comments must be submitted by **October 28, 2016** to the staff contact listed above. This DNS becomes final at **4:00 PM on November 11, 2016**, unless the determination is withdrawn or amended by the City's SEPA Responsible Official below.

**APPEAL:**

You may appeal this determination by submitting a letter stating the basis for the appeal to the City of Lynnwood Community Development Department at 4114 198<sup>th</sup> St SW, Suite 7, P.O. Box 5008 Lynnwood, WA 98046-5008. An appeal may be submitted only after the close of the comment period but no later than **4:00 PM on November 11, 2016**, which is 14 days from the end of the comment period. If you choose to appeal, you should be prepared to make specific factual objections to this determination. The fee for an appeal is as set forth in LMC 3.104.

Contact the City of Lynnwood Department of Community Development staff contact listed above to read or ask about the procedures for SEPA appeals.

**RESPONSIBLE OFFICIAL: COMMUNITY DEVELOPMENT DIRECTOR**

**DATE OF ISSUE: October 13, 2016**

**DATE OF SIGNATURE: October 13, 2016**

  
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Paul Krauss, AICP

**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) CAM-000937-2014 & ERC-001807-2014 and SEPA review. Specifically:

1. Environmental Checklist, prepared by Gloria Rivera, Senior Planner, on April 1, 2016
2. Environmental Checklist, prepared by Gloria Rivera, Senior Planner on September 20 2016
3. Draft Ordinance, prepared by Gloria Rivera, Senior Planner, on September 20, 2016.

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

**DISCLAIMER:**

The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Lynnwood codes governing traffic

control, land-use performance standards, construction and improvement of streets and roads, drainage control, environmental protection, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Lynnwood reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the City and/or necessary for the general health, safety and welfare of the public to do so.

Individual projects allowed under non-project actions will be reviewed in advance of planned construction to determine if SEPA review is required. Projects requiring SEPA review will be evaluated to identify any probable adverse environmental impacts and identify measures necessary to mitigate those impacts.

**DISTRIBUTION LIST:**

This DNS and SEPA checklist were distributed to the following:

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| <input type="checkbox"/> Parties of Record                   | <input checked="" type="checkbox"/> Community Transit           | <input checked="" type="checkbox"/> City of Brier             |
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**PUBLISHING:**

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