

# Environmental Review Application

File Name: **Health Clubs and Sports Courts**

File Number: **CAM-24-0001/SEPA-24-0002**

## TO BE COMPLETED BY APPLICANT (EVALUATION FOR AGENCY USE ONLY)

### A. BACKGROUND

1. Name of proposed project, if applicable: **Health Clubs and Sport Courts (CAM-24-0001)**
2. Name of applicant: **City of Lynnwood**
3. Address and phone number of applicant and contact person:  
**20816 44th Ave West, Suite 230**  
**Lynnwood, WA 98036**  
  
**Karl Almgren, Community Planning Manager, 425-670-5041**
4. Date checklist prepared: **May 17, 2024**
5. Agency requesting checklist: **City of Lynnwood**
6. Proposed timing or schedule (including phasing, if applicable):  
**The proposed code amendment is to be adopted on July 22, 2024.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:  
  
**The proposed code amendment is not anticipated to be revised in the immediate future but will be incorporated into the City's proposed Unified Development Code (UDC) which is projected to be adopted in June 2025.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. If yes, explain.  
  
**The proposed code amendment is a city-wide non-project action.**
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.  
  
**No. The City has been contacted regarding future applications which may be submitted if the code amendment is approved.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
  
**The code amendment requires approval by the Lynnwood 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.

**The proposed code amendment would amend LMC 21.46.100, Table 21.46.08 to combine court sport uses and health clubs into a single use category and add a definition of “health club” to LMC 21.02, Definitions. Table 21.46.08 would be amended to remove handball courts, racquet clubs, and indoor and outdoor tennis courts. These uses would be combined in the definition of health club.**

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.

**The proposed code amendment is a city-wide code amendment.**

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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

Flat       Rolling       Hilly       Steep slopes       Mountainous

**X Other: The code amendment is city-wide non-project action with various terrain. There are no mountains in the City of Lynnwood.**

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

**The code amendment is city-wide non-project action with various terrain. There are no mountains in the City of Lynnwood.**

- 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.

**The code amendment is city-wide non-project action with various soil types. The primary soils throughout the City of Lynnwood is generally characterized as glacial till.**

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

**The code amendment is city-wide non-project action.**

- E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project action with erosion and sediment control reviewed at permit submittal.**

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

**The code amendment is city-wide non-project action and the review of impervious surfaces will be reviewed at permit submittal.**

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

**The code amendment is city-wide non-project action with erosion and sediment control reviewed at permit submittal.**

## 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.

**The code amendment is city-wide non-project action and emissions to the air is not applicable to the proposed code amendment.**

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

**The code amendment is city-wide non-project action and emissions to the air is not applicable to the proposed code amendment.**

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

**The code amendment is city-wide non-project action and emissions to the air is not applicable to the proposed code amendment. Possible emissions will be reviewed at permit submittal.**

## 3. Water

### A. Surface Water

- 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.

**The code amendment is city-wide non-project action. The City of Lynnwood has numerous wetlands, and creeks throughout the city including Hall Lake, Scriber Creek, Mesika Creek and several others.**

- 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.

**The code amendment is city-wide non-project action and impacts to any hydrology will be reviewed at permit submittal.**

- 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.

**The code amendment is city-wide non-project action and impacts to any hydrology will be reviewed at permit submittal.**

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

**The code amendment is city-wide non-project action and impacts to any hydrology will be reviewed at permit submittal.**

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

**The code amendment is city-wide non-project action. Areas within the City of Lynnwood do include areas of Flood Zone A.**

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

**The code amendment is city-wide non-project action, and any possible discharges will be reviewed at permit submittal.**

*B. Ground*

Will groundwater 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 groundwater? Give general description, purpose, and approximate quantities if known.

**The code amendment is city-wide non-project action and any possible impacts to hydrology will be reviewed at permit submittal.**

- i. 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.

**The code amendment is city-wide non-project action and any possible impacts to waste and discharge will be reviewed at permit submittal.**

- ii. 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.

**The code amendment is city-wide non-project action and any possible discharges will be reviewed at permit submittal.**

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

**The code amendment is city-wide non-project action and any possible discharges will be reviewed at permit submittal.**

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

**The code amendment is city-wide non-project action, and any possible discharges will be reviewed at permit submittal.**

**4. Plants**

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

- i. Deciduous trees:  Alder     Maple     Aspen

**X Other: N/A – Non-project Action**

- ii. Evergreen trees:  Fir     Cedar     Pine

**X Other: N/A – Non-project Action**

- iii. Shrubs: **NA – Non-project Action**

- iv. Grass: **NA – Non-project Action**

- v. Pasture: **NA – Non-project Action**

- vi. Crop or grain: **NA – Non-project Action**

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

**X Other: NA – Non-project Action**

- viii. Water plants:  Water lily     Eelgrass     Milfoil

**X Other: NA – Non-project Action**

- ix. Other types of vegetation:

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

**The code amendment is city-wide non-project action and vegetation removal review will occur at permit submittal.**

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

**The code amendment is city-wide non-project action and species review will occur at permit submittal.**

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

**The code amendment is city-wide non-project 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

**X Other: N/A – Non-project Action**

- ii. Mammals:  Deer     Bear     Elk     Beaver

**X Other: N/A – Non-project Action**

iii. Fish:       Bass       Salmon       Trout       Herring       Shellfish

**X Other: N/A – Non-project Action**

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

**The code amendment is city-wide non-project action and review of impacts to threatened or endangered species will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

## 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.

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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:

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

## 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.

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

- 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.

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

- 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.

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

**B. Noise**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

- 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.

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

**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.

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

- 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?

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal. The City of Lynnwood historically included farmlands but transitioned to suburban residential and regional commercial decades prior to the proposed code amendment.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

- C. Describe any structures on the site.

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action and review of impacts will be reviewed at time of permit submittal.**

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

**The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project action.**

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

**Yes, areas throughout the City include critical areas for surface hydrology including streams and wetlands. This includes Scriber Creek, Hall Lake, and Mesika Trail. The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project action. Lynnwood's population is approximately 40,790 (2023 OFM Population estimate) residents and employment for approximately 24,543 (American Community Survey, 2022).**

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

**The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project action.**

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



**The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project action.**

## 9. Housing

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

**The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project 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?

B.

**The code amendment is city-wide non-project action. Any proposed structures will be reviewed at the time of permit review.**

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

**The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project action. Reasonable conditions may be imposed to control aesthetic impacts upon project review.**

## 11. Light and Glare

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

**The code amendment is city-wide non-project action and reviewed at time of permit review.**

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

**The code amendment is city-wide non-project action and reviewed at time of permit review.**

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

**The code amendment is city-wide non-project action and reviewed at time of permit review.**

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

**The code amendment is city-wide non-project action and reviewed at time of permit review.**

## 12. Recreation

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

**The code amendment is city-wide non-project action. The City of Lynnwood includes numerous parks and trails including connectivity to the Interurban Trail.**

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

**The code amendment is city-wide non-project action with impacts reviewed at time of permit review.**

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

**The code amendment is city-wide non-project action with impacts reviewed at time of permit review.**

## 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 located on or near the site? If so, specifically describe.

**The code amendment is city-wide non-project action. Any impacts to historic sites or structures will be reviewed at time of permit review.**

- 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.

**The code amendment is city-wide non-project action. Native American and other historical uses will be reviewed at time of permit review.**

- 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.

**The code amendment is city-wide non-project action. Any requirements for cultural resources will be coordinated with applicable agencies as needed on a per project basis when permits are submits.**

- 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.

**The code amendment is city-wide non-project action and any impacts will be reviewed at permit review.**

## 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.

**The code amendment is city-wide non-project action. Lynnwood is primarily served by I-5, SR 524, Highway 99, and 44<sup>th</sup> Ave West as well as many local access roads.**

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

**The code amendment is city-wide non-project action. Lynnwood is served by Sound Transit and Community Transit including connectivity at Highway 99 with Bus Rapid Transit, and Lynnwood Transit Center Park & Ride.**

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

**The code amendment is city-wide non-project action. Parking demand will be reviewed at permit submittal.**

- D. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**The code amendment is city-wide non-project action. New improvements projects will be reviewed at capital project development and permit review.**

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

**The code amendment is city-wide non-project action and demands for rail transportation may occur when Sound Transit Lynnwood Link Extension opens in 2024 providing light rail service to the City Center. Future service in the Regional Growth Center is planned with the implementation of Sound Transit 3.**

- 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 of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**The code amendment is city-wide non-project action. Vehicle trip generation will be reviewed at time of permit application as well as through updates to the Comprehensive Plan.**

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

**The code amendment is city-wide non-project action and impacts to agricultural and forest product movement will be reviewed at individual project review.**

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

**The code amendment is city-wide non-project action.**

## 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.

**The code amendment is city-wide non-project action.**

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

**The code amendment is city-wide non-project action.**

**16. Utilities**

- A. Check utilities currently available at the site:

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

X Other: **The code amendment is city-wide non-project 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.

**The code amendment is city-wide non-project action. Any demand on utilities will be reviewed through the permit review process when submitted.**

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: May 21, 2024

Please print name: Karl Almgren, Community Planning Manager

**D. Supplemental sheet for nonproject actions**

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?

· Proposed measures to avoid or reduce such increases are:

**The code amendment is city-wide non-project action. Any increase to discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise will be evaluated at time of permit and proposed measures to avoid or reduce these increases will be established at time of permit.**

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

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

**The code amendment is city-wide non-project action. Any effects on plants, animals, fish, or marine life will be evaluated at time of permit, and measures to protect or conserve will be established at time of permit.**

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

· Proposed measures to protect or conserve energy and natural resources are:

**The code amendment is city-wide non-project action. Any possibility of depletion of energy or natural resources will be evaluated at time of permit, and measures to protect or conserve energy and natural resources will be established at time of permit.**

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, floodplains, or prime farmlands?

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

**The code amendment is city-wide non-project action. Any proposals that come in that affect environmentally sensitive areas or areas designated for governmental protection will be evaluated at time of permit, proposed measures to protect such resources or to avoid or reduce impacts will be established at time of permit.**

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?

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

**The code amendment is city-wide non-project action. Any proposals that comes in that affect land and shoreline use will be evaluated at the time of permit, proposed measures to avoid or reduce shoreline and land use impacts will be established at time of permit.**

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

· Proposed measures to reduce or respond to such demand(s) are

**The code amendment is city-wide non-project action. Any proposals that come in that may affect demands on transportation or public services and utilities will be evaluated at time of permit, proposed measures to reduce or respond to such demands will be established at time of permit.**

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

**The code amendment is city-wide non-project action. If a proposal comes in that may conflict with local, state, or federal laws or requirements for the protection of the environment, they will be evaluated at time of permit and addressed.**