

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](#)²

1. Name of proposed project, if applicable:

Unified Development Code Update (CAM-25-0002)

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:

April 8, 2025

5. Agency requesting checklist:

City of Lynnwood, Development & Business Services

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

The proposed code amendment is to be adopted on June 23rd, 2025.

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

In Q2 2025, the Unified Development Code may be amended by separate ordinance to permit retail cannabis.

In Q3 2025, a separate ordinance may be required to amend the UDC to provide for additional language regarding commercial, mixed use, industrial, and public uses/standards, which are not required by RCW 36.70A.635. Additional amendments may be needed to revise the UDC to clarify or correct provisions in Q3 2025.

In Q4 2025, the UDC is anticipated to be further amended to update necessary regulations regarding critical areas ordinances (CAO) as required by Department of Ecology. The City anticipates a separate SEPA Review for the CAO.

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

The proposed code amendment is a city-wide non-project action, review of any environmental information related to a proposal will occur at permit submittal.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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 is updating its land use permissions and standards to be in line with recent additions to the GMA, future applications 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 adoption of an ordinance 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. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed code amendment will consolidate development regulations of LMC Chapter 1.35 Application Processing and Review, Title 18 Planning, Title 19 Subdivisions, and Title 21 Zoning, as well as numerous design guidelines into a new Title 8 Unified Development Code (UDC). The UDC will also address Chapter 9.18 Fire Sprinkler Requirements. The UDC will implement required state legislation associated with housing reform (HB1110, HB1337, HB1293), as well as provide for implementation of the Lynnwood Housing Action Plan - Strategy 2, "update regulations, design standards, and subarea plans to be more flexible and responsive to changing conditions."

The UDC is proposed as an alternative to the required Middle Housing Model Ordinance to meet requirements of RCW 36.70A.636(2)(b):

"In any city subject to RCW 36.70A.635 that has not passed ordinances, regulations, or other official controls within the time frames provided under RCW 36.70A.635(11), the model ordinance supersedes, preempts, and invalidates local development regulations until the city takes all actions necessary to implement RCW 36.70A.635"

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 code amendment is city-wide non-project action, review of potential locations and plan sets will occur at permit submittal for individual projects.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site. Circle or highlight one:

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☒ Other:

The code amendment is city-wide non-project action with various terrain, review of the general description of the site will occur at permit submittal for individual projects. There are no mountains in the City of Lynnwood.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

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

The code amendment is city-wide non-project action with various terrain, review of potential steep slopes on the site will occur at permit submittal for individual projects.

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, review will occur at permit submittal for individual projects. The primary soils throughout the City of Lynnwood are 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, review of soils will occur at permit submittal for individual projects.

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.

The code amendment is city-wide non-project action, review of potential filling, excavation, and grading will occur at permit submittal for individual projects.

f. Could erosion occur because 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 for individual projects.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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, review of impervious surfaces will be performed at permit submittal for individual projects. For projects that are submitted following this code amendment, the City of Lynnwood will continue to follow the 2019 Stormwater Management Manual for Western Washington (and subsequent updates).

- 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, measures to reduce or control erosion and other impacts to the earth reviewed at permit submittal for individual projects.

2. Air

[Find help answering air questions](#)⁴

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance 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 are not applicable to the proposed code amendment. Possible emissions will be reviewed at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

- 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 are not applicable to the proposed code amendment. Possible emissions will be reviewed at permit submittal for individual projects.

- 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 are not applicable to the proposed code amendment. Possible emissions will be reviewed at permit submittal for individual projects.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

1. **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, review of any surface water bodies will be reviewed at permit submittal for individual projects. The City of Lynnwood has numerous wetlands and creeks throughout the city, including Hall Lake, Scriber Creek, Mesika Creek and several others.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

2. **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 for individual projects.

3. **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 for individual projects.

4. **Will the proposal require surface water withdrawals or diversions? Give a 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 for individual projects.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The code amendment is city-wide non-project action, floodplain analysis will occur at permit submittal for individual projects. Areas within the City of Lynnwood include areas of Flood Zone A.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 6. Does the proposal involve any discharges 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, any possible discharges will be reviewed at permit submittal for individual projects.

b. Ground:

[Find help answering ground water questions](#)⁷

- 1. 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 a general description, purpose, and approximate quantities if known.**

The code amendment is city-wide non-project action, any possible impacts to groundwater will be reviewed at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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, any waste or discharge will be reviewed at permit submittal for individual projects.

c. Water Runoff (including stormwater):

- 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, runoff will be reviewed at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

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

The code amendment is city-wide non-project action, any possible discharges into water bodies will be reviewed at permit submittal for individual projects.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

The code amendment is city-wide non-project action, any possible impacts to drainage patterns will be reviewed at permit submittal for individual projects.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The code amendment is city-wide non-project action, any measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts will be reviewed at permit submittal for individual projects.

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☒ **other types of vegetation**

Other, the code amendment is city-wide non-project action. The City of Lynnwood has numerous types of vegetation throughout the city.

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

The code amendment is city-wide non-project action, review of vegetation removal will occur at permit submittal for individual projects.

c. List threatened and endangered species known to be on or near the site.

The code amendment is city-wide non-project action, threatened and endangered species review will occur at permit submittal for individual projects.

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, review of landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site will occur at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code. The proposed code amendment carries forward and enhances current language to promote landscaping prioritizing use of native vegetation.

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

The code amendment is city-wide non-project action, noxious weeds and invasive species review will occur at permit submittal for individual projects.

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- ☐ **Birds: hawk, heron, eagle, songbirds, other:**
- ☐ **Mammals: deer, bear, elk, beaver, other:**
- ☐ **Fish: bass, salmon, trout, herring, shellfish, other:**
- ☒ **Other**

Other, the code amendment is city-wide non-project action. The City of Lynnwood has numerous types of birds and other animals throughout the city.

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

The code amendment is city-wide non-project action, threatened and endangered species review will occur at permit submittal for individual projects.

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

The code amendment is city-wide non-project action, migration route review will occur at permit submittal for individual projects.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

The code amendment is city-wide non-project action, review of measures to preserve or enhance wildlife will occur at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

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

The code amendment is city-wide non-project action, invasive animal species review will occur at permit submittal for individual projects.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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, review of the kind of energy that will be used to meet the completed project's energy needs will occur at permit submittal for individual projects.

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, review of the impacts on the potential of solar energy use by adjacent properties will occur at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

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, review of energy conservation features will occur at permit submittal for individual projects.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)¹⁰

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

The code amendment is city-wide non-project action, review of any environmental health hazards will occur at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

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

The code amendment is city-wide non-project action, review of any known or possible contamination at the site will occur at permit submittal for individual projects.

2. **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, review of existing hazardous chemicals/conditions will occur at permit submittal for individual projects.

3. **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, review of any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction will occur at permit submittal for individual projects.

4. **Describe special emergency services that might be required.**

The code amendment is city-wide non-project action, review of special emergency services will occur at permit submittal.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

The code amendment is city-wide non-project action, review of measures to reduce or control environmental health hazards will occur at permit submittal. However, a major change the City of Lynnwood is proposing to reduce or control environmental health hazards is mandating the installation of fire sprinkler systems in all new residential development, regardless of unit count.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

b. Noise

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

The code amendment is city-wide non-project action, review of the types of noise that exist in the area will occur at permit submittal for individual projects.

- 2. 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, review of the types and levels of noise would be created by or associated with the project on a short-term or a long-term basis will occur at permit submittal for individual projects.

- 3. Proposed measures to reduce or control noise impacts, if any:**

The code amendment is city-wide non-project action, review of measures to reduce or control noise impacts will occur at permit submittal for individual projects.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

- 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, review of the current use of the site and the impact a proposal may have on current land uses on nearby or adjacent properties will occur at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

- 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 because 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 for individual projects. The City of Lynnwood historically included farmlands but transitioned to suburban residential and regional commercial decades prior to the proposed code amendment.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

1. 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?

The code amendment is city-wide non-project action, review of the impacts on or by surrounding working farm or forest land normal business operations will occur at permit submittal for individual projects.

c. Describe any structures on the site.

The code amendment is city-wide non-project action, review of any structures on the site will occur at permit submittal for individual projects. A significant portion of Lynnwood's residential areas contain single-family homes on large lots (8,000-10,000 sf), these areas are where the City is expecting infill middle housing to be located.

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

The code amendment is city-wide non-project action, review of any structures on the site will occur at permit submittal for individual projects. In general, there may be an increase of residential demolitions of existing single-family homes, but it is likely that many will be replaced with middle housing.

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

The code amendment is city-wide non-project action, review of the zoning classification will occur at permit submittal for individual projects.

The City uses the following zoning classifications:

- Open Space (OSP)
- Public and Institutional (P-I)
- Residential Neighborhood (RN)
- Manufactured Home Park (MHP)
- Residential Multi-family, 45 Feet (RM-45)
- City Center (CC)
- Alderwood (A)
- City Center – Alderwood Transition (ACC)
- Planning Commercial Development (PCD)
- Neighborhood Commercial (NC)
- General Commercial (CG)
- Highway 99 Mixed-Use (HMU)
- College District Mixed Use (CDM)
- Light Industrial (LI)
- Planned Unit Development & Overlays

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

The code amendment is city-wide non-project action, review of the comprehensive plan designation will occur at permit submittal for individual projects.

The City uses the following comprehensive plan land use designations:

- Public/Institution
- Residential
- Manufactured Home Park
- Multifamily
- City Center
- Alderwood
- Alderwood City Center Transition Area
- Regional Commercial
- Local Commercial
- Mixed Use Commercial
- Highway 99 Node
- College District
- Industrial

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

The code amendment is city-wide non-project action and contains no proposed changes to the City 's shoreline designations.

The City uses the following environmental designations:

- High-Intensity
- Aquatic

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

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

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 41,500 (2024 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, review of potential displacement will occur at permit submittal for individual projects. However, displacement may occur when existing sites are redeveloped through market conditions.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

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

The code amendment is city-wide non-project action, review of measures to avoid or reduce displacement impacts will occur at permit submittal for individual projects. The City is and will continue to work with housing providers to ensure that any displacement impacts are redressed with future developments at sites with high displacement risk. This includes helping residents find temporary housing accommodations, offering first right of refusal for renting opportunities to those who have been displaced, and lowering developmental barriers for affordable housing.

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, review of measures to ensure the proposal is compatible with existing and projected land uses and plans will occur at permit submittal for individual projects.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The code amendment is city-wide non-project action, review of measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance will occur at permit submittal for individual projects.

9. Housing

[Find help answering housing questions](#)¹²

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, review of unit count and affordability will occur at permit submittal for individual projects. A portion of the code update will address all housing income levels.

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, review of units eliminated, and affordability will occur at permit submittal for individual projects. This code amendment intends to increase total number of units by decreasing the previously imposed developmental barriers, such as high residential setbacks, low height maximums, and high parking minimums.

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

The code amendment is city-wide non-project action, review of measures to reduce or control housing impacts will occur at permit submittal for individual projects.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

The code amendment is city-wide non-project action, review of building height and material will occur at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

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

The code amendment is city-wide non-project action, review of the impacts to views will occur at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

The code amendment is city-wide non-project action, review of measures to reduce or control aesthetic impacts will occur at permit submittal for individual projects.

Reasonable conditions may be imposed to control aesthetic impacts upon project review including 'green factor'.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- 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, review of light or glare will occur at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

- 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, review of light or glare will occur at permit submittal for individual projects.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

The code amendment is city-wide non-project action, review of light or glare will occur at permit submittal for individual projects.

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

The code amendment is city-wide non-project action, review of light or glare will occur at permit submittal for individual projects.

12. Recreation

[Find help answering recreation questions](#)

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

The code amendment is city-wide non-project action, review of designated and informal recreational opportunities will occur at permit submittal. The City of Lynnwood includes numerous parks and trails including connectivity to the Interurban Trail.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

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

The code amendment is city-wide non-project action, review of displacement of any existing recreational uses will occur at permit submittal for individual projects.

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, review of measures to reduce or control impacts on recreation will occur at permit submittal for individual projects.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

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? If so, specifically describe.

The code amendment is city-wide non-project action, review of any impacts to historic sites or structures will occur at permit submittal for individual projects.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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, review of Indian or historic use or occupation will occur at permit submittal for individual projects.

- 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, review of potential impacts to cultural and historic resources will occur at permit submittal for individual projects. Any requirements for cultural resources will be coordinated with applicable agencies as needed on a per project basis when permits are submitted.

- 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, review of measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources will occur at permit submittal for individual projects.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The code amendment is city-wide non-project action, review of access to public streets and highways will occur at permit submittal for individual projects. Lynnwood is primarily served by I-5, SR 524, Highway 99, and 44th Ave West as well as many local access roads.

- b. Is the 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, review of access to public transit will occur at permit submittal for individual projects. Lynnwood is served by Sound Transit and Community Transit including connectivity at Highway 99 with Bus Rapid Transit, and Lynnwood Transit Center Park & Ride.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- c. **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, review of any required now or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities will occur at permit submittal for individual projects.

- d. **Will the project or proposal 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, review of demands for rail transportation will occur at permit submittal for individual projects. Sound Transit Lynnwood Link Extension provides light rail service to the City Center and future service in the Regional Growth Center is planned with the implementation of Sound Transit 3.

- e. **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, review of vehicular trips per day will occur at permit submittal for individual projects. The proposed code amendment does not demonstrate significant adverse impacts above the Model Ordinance for Middle Housing. Additional changes for mixed use and transit-oriented development have been reviewed in the City Center + Alderwood DEIS, published on April 24, 2025.

- f. **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, review of the movement of agricultural and forest products on roads or streets in the area will occur at permit submittal for individual projects.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

The code amendment is city-wide non-project action, review of measures to reduce or control transportation impacts will occur at permit submittal for individual projects. Mitigation measures include collection of impact fees to fund projects to maintain level of service standards.

15. Public services

[Find help answering public service questions¹⁷](#)

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

The code amendment is city-wide non-project action, review of need for public services will occur at permit submittal for individual projects.

The proposed code amendment may include subsequent amendments for retail cannabis, which have not revealed a significant number of Calls For Service or cases at their exact locations when compared to other land uses.¹⁸

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

The code amendment is city-wide non-project action, review of measures to reduce or control direct impacts on public services will occur at permit submittal for individual projects.

16. Utilities

[Find help answering utilities questions¹⁹](#)

- a. **Circle utilities currently available at the site:**

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

Other, the code amendment is city-wide non-project action, review of available utilities will occur at permit submittal for individual projects.

- 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, review of utilities will occur at permit submittal for individual projects.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>


¹⁸ https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3134289/Attachment_4_Recreational_Marijuana_Stores_Calls_for_Service_and_Crime_Cases_City_of_Everett.pdf

¹⁹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

C. Signature

[Find help about who should sign](#)²⁰

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X:  _____

Type name of signee: Karl Almgren

Position and agency/organization: Community Planning Manager

Date submitted: April 22, 2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²¹

Do not use this section for project actions.

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

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. 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?

- 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 the time of permit submittal for individual projects. Proposed measures to avoid or reduce these increases will also be established at the time of permit submittal.

The proposed code amendment and future amendments demonstrate no significant adverse environmental impacts when compared to the Model Code.

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:**

²⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²¹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

The code amendment is city-wide non-project action. Any effects on plants, animals, fish, or marine life will be evaluated at the time of permit submittal for individual projects. Measures to protect or conserve will also be established at the time of permit submittal.

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 the time of permit submittal for individual projects. Measures to protect or conserve energy and natural resources will also be established at the time of permit submittal.

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 the time of permit submittal for individual projects. Proposed measures to protect such resources or to avoid or reduce impacts will also be established at the time of permit submittal.

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 come in that affect land and shoreline use will be evaluated at the time of permit submittal for individual projects. Proposed measures to avoid or reduce shoreline and land use impacts will also be established at the time of permit submittal.

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 may affect demands on transportation or public services and utilities will be evaluated at the time of permit submittal for individual projects. Proposed measures to reduce or respond to such demands will also be established at the time of permit submittal.

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 the time of permit submittal and addressed appropriately.