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## City of Lynnwood Code Amendment: **Unified Development Code Update** (CAM-25-0002)

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**DATE OF ISSUANCE:** April 24, 2025

**DESCRIPTION OF PROPOSAL:**

On April 24, 2025, the City of Lynnwood Development & Business Services Department, on behalf of the City of Lynnwood, submitted a SEPA checklist for the adoption of a Unified Development Code (UDC). The UDC is intended to update and consolidate Title 18 Planning, Title 19 Subdivisions, and Title 21 Zoning, into a single Title 8 Unified Development Code. Title 8 will also incorporate or update portions of 1.35 Application Processing and Review, 9.18 Fire Sprinkler Requirements, and 3.104 Fees and Charges, as well as the City's various Design Guidelines.

If the City does not implement revisions for middle housing and accessory dwelling units, Lynnwood will need to adopt a Model Code developed by the Washington State Department of Commerce.

**PROPONENT:**

City of Lynnwood, Development & Business Services (On behalf of the City of Lynnwood)  
20816 44th Ave W, Suite 230  
Lynnwood, WA 98036

**LOCATION OF PROPOSAL:**

City-wide

**LEAD AGENCY:**

City of Lynnwood  
19100 44th Avenue W  
Lynnwood, WA 98036

**STAFF CONTACT:**

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

Karl Almgren, AICP, Community Planning Manager  
[kalmgren@lynnwoodwa.gov](mailto:kalmgren@lynnwoodwa.gov); 425-670-5041

**PERMITS REQUIRED:**

No additional permits are required.

**APPLICABLE DOCUMENTS:**

This environmental determination was reached based on the SEPA environmental checklist, plans, and supporting documents contained in the application number: CAM-25-0002, specifically:

1. Environmental Checklist prepared by Karl Almgren, City of Lynnwood, dated April 22, 2025.
2. Draft Ordinance.

**DETERMINATION:**

The City of Lynnwood, as the lead agency for this proposal, has determined that the proposal, a non-project action (WAC 197-11-774), will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made

after a review of the completed Environmental Checklist, the City of Lynnwood Comprehensive Plan, Lynnwood Municipal Code (LMC), information from affected agencies, and other information on file with the department. This information is available for public viewing upon request at no charge.

This DNS is issued under WAC 197-11-340(2). The determination is issued based on the proposal's compliance with all applicable federal, state, and local laws and regulations, along with the Lynnwood Municipal Code. This DNS does not modify or waive any such laws or regulations.

**RESPONSIBLE OFFICIAL:** David Kleitsch, Director, Development & Business Services  
20816 44<sup>th</sup> Avenue West, Suite 230, Lynnwood, WA 98036  
425-670-5410; [planning@lynnwoodwa.gov](mailto:planning@lynnwoodwa.gov)

**SIGNATURE:**   
David Kleitsch (Apr 24, 2025 09:38 PDT)

**DATE:** 04/24/25

**COMMENT:**

The lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be received by May 8, 2025, to the staff contact listed above. This DNS becomes final on May 8, 2025, unless the determination is withdrawn or amended by the City's SEPA Responsible Official.

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

The following regulations contained within the Unified Development Code Update are not subject to appeal:

- Chapter 8.90 Administration and Permit Processing, per WAC 197-11-800(19)(a)
- Any regulations regarding the development of Middle Housing and Accessory Dwelling Units, per House Bills 1110, 1337, 2321.

**APPEAL:**

You may appeal this determination by submitting a letter stating the basis for the appeal to the City of Lynnwood Development & Business Services Department at 20816 44th Ave. W, Suite 230, Lynnwood, WA 98036. An appeal must be submitted no later than May 22, 2025, 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 set forth in LMC 3.104.

Contact the City of Lynnwood Department of Development & Business Services staff contact listed above or ask about the procedures for SEPA appeals.

**DISCLAIMER:**

The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse impacts. City of Lynnwood codes governing traffic control, land-use standards, construction and improvements of streets, drainage control, fire protection, and building practices will provide substantial mitigation of these 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 probably adverse environmental impacts and identify measures necessary to mitigate those impacts.






# SEPA-DNS\_UDC

Final Audit Report

2025-04-24

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