

# **ADDENDUM NO. 3**

**TO THE CITY OF LAKE STEVENS  
INTEGRATED 2005 COMPREHENSIVE PLAN AND  
FINAL ENVIRONMENTAL IMPACT STATEMENT**

**AND**

**ADOPTED FINAL ENVIRONMENTAL IMPACT STATEMENT  
FOR SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN  
10-YEAR UPDATE, VOLUMES 1 AND 2**

**Adoption of Pre-Annexation Land Use & Zoning  
For the Southwest Annexation**

**Prepared in Compliance with**

The Washington State Environmental Policy Act of 1971

Chapter 43.21C Revised Code of Washington

Chapter 197-11 Washington Administrative Code

Lake Stevens Municipal Code Title 16

**Date of Issuance: February 27, 2009**

February 27, 2009

Dear Reader and Interested Citizen:

Addendum #3 to the City of Lake Stevens Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement (FEIS), issued July 17, 2006, and the Adopted Final Environmental Impact Statement for Snohomish County GMA Comprehensive Plan 10-Year Update, Volumes 1 and 2, has been prepared by the Department of Planning and Community Development.

This addendum provides additional environmental information for the proposed adoption of pre-annexation comprehensive plan land use designations and zoning classifications for the proposed Southwest Annexation. This addendum adds further information to the analysis contained in both City and County FEIS. The document addresses the environmental information specifically related to two areas of proposed pre-annexation land use and zoning revisions not exactly comparable to existing Snohomish County land use and zoning; it does not identify detailed project impacts. Specific project actions will require further detailed environmental review as they are considered for implementation.

Review of the proposed amendments will occur at a Planning Commission public hearing on March 18, 2009 and City Council public hearing on March 23, 2009. Pre-annexation land use designations and zoning classifications maps, annexation boundaries map, and other annexation information are available for review at [www.ci.lake-stevens.wa.us](http://www.ci.lake-stevens.wa.us).

We invite you to comment on these two areas of proposed pre-annexation land use and zoning revisions during the City review process. If you have any questions, please contact Karen Watkins at (425) 377-3221 or [kwatkins@ci.lake-stevens.wa.us](mailto:kwatkins@ci.lake-stevens.wa.us).

Sincerely,

Rebecca Ableman  
Planning Director

**ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED  
FEIS FOR SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

**Fact Sheet**

**Proposed  
Non-Project Action:**

The proposed non-project action is the adoption by the Lake Stevens City Council of pre-annexation comprehensive land use designations and zoning classifications in two areas not directly comparable to existing Snohomish County land use and zoning. The GMA requirements contained in Chapter 36.70A RCW are applicable to these plans.

**Description of Proposal:**

The City of Lake Stevens is considering annexation of certain property (known as the ***Southwest Annexation***) into the City, and adopting comprehensive land use designations and zoning classifications at the time of annexation. In 2006, the State of Washington passed a bill to allow cities that annex an area of at least 10,000 people by January 1, 2010 to retain a small percentage of local sales and use tax to offset municipal service costs to newly annexed areas for ten years. If the annexation is approved by voters, the City would comprise eighty percent of the population of the entire UGA.

The proposed annexation includes over 4,500 parcels and 10 square miles of land. The annexation area includes a population of at least 10,000 people within the current Lake Stevens Urban Growth Area (UGA). The area will include the entire UGA south of the current City of Lake Stevens boundary on the west side of Lake Stevens from the north, west and southern UGA boundary and as far east as South Lake Stevens Road at the bridge just north of the Machias Cutoff. The proposed annexation area then follows South Lake Stevens Road south to 20<sup>th</sup> Street SE (see map). The commercial property on the NE corner is included. The annexation boundary goes east on 20<sup>th</sup> Street SE to turn south before 107<sup>th</sup> Drive SE and going straight down to the UGA boundary. The annexation boundary goes to the outside right-of-way of each road that is included on the boundary line.

The annexation is pursuant to Chapter 35A.14 of the Revised Code of Washington and would adopt comprehensive plan land use designations of Medium Density Residential, High Density Residential, Waterfront Residential, Public/Semi-Public, Local Commercial, and Sub-Regional Commercial; and zoning classifications of Suburban Residential, Urban Residential, High Urban Residential, Multi-Family Residential, Waterfront Residential, Public/Semi-Public, Local Business, and Sub-Regional Commercial.

The proposed land use and zoning are comparable to the current future land use designations and zoning classifications in the County, which are Lake Stevens Urban Low Density Residential – Limited 4 dwelling units per acre, Lake Stevens Urban Low Density Residential – Limited 6 dwelling units per acre, Urban Medium Density Residential, Urban High Density Residential, Public/Institutional Use, Urban Commercial, and Urban Village uses for future land use and Residential 7,200, Residential 7,200 - Planned Residential Development (PRD), PRD-8,400, Residential 9,600, Residential 9,600 (PRD), Residential 20,000, Townhouse, Low Density Multiple Residential (LDMR), LDMR-PRD, PRD-LDMR, Multiple Residential, Interim Mobile Home Park, Neighborhood Business, and Planned Community Business for zoning.

**ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED FEIS FOR SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

In two areas, the land use and zoning proposed is not directly comparable to the existing County designations.

- Northeast corner of 20<sup>th</sup> Street SE and 79<sup>th</sup> Avenue SE includes three parcels with a total of 11 acres. The existing County land use designation is Urban Village and zoning classification is Neighborhood Business.
- Southeast Corner of 20<sup>th</sup> Street SE and Highway 9 includes 9 parcels totaling approximately 50 acres. The existing County land use designation is Urban High and Urban Medium Density Residential and zoning classification is Multiple Residential and Low Density Multiple Residential.

**Purpose of the FEIS Addendum:**

The purpose of this addendum is to add information and analysis relating to the FEIS for the City's Comprehensive Plan and the FEIS for the County's Comprehensive Plan Update for the two specific areas described above. This information expands upon previously identified significant impacts of the alternatives to the city's Integrated 2005 Comprehensive Plan (July 2006) and FEIS (July 17, 2006), as amended, and the County's GMA Comprehensive Plan 10-Year Update and FEIS (December 2005), as amended, but does not substantially change the analysis. The city has already considered the impacts of the proposed programmatic actions analyzed in this Addendum in the FEIS document. No additional significant impacts beyond those identified in the FEIS are expected to occur. Revisions to the proposal may be considered during the public hearing process. To the extent that the existing environmental documents listed in this Addendum or other published documents have analyzed such changes, no additional programmatic action level environmental review will be required. This Addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630. Additional changes to the proposal may be considered during the public hearing process. The following adopted environmental documents meet the City of Lake Stevens' environmental review needs for the current proposal: Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement, July 17, 2006; and Adopted Final Environmental Impact Statement for Snohomish County GMA Comprehensive Plan 10-Year Update, December 2005.

**Location of Proposal:**

Southwest Annexation area within the Lake Stevens Urban Growth Area

**Proponent/  
Lead Agency:**

City of Lake Stevens  
1812 Main Street  
P.O. Box 257  
Lake Stevens, WA 98258  
(425) 377-3235

**Required Approvals:**

Adoption of pre-annexation land use and zoning by City Council

**Circulation:**

This Addendum is being sent to all recipients of the previously issued Final EIS and other interested parties.

**Comment:**

No comment period is required for this addendum. No action will be taken for 14 days.

**Contact Person:**

Karen Watkins, Principal Planner  
(425) 377-3221 or kwatkins@ci.lake-stevens.wa.us

**ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED  
FEIS FOR SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

**Date of Issuance:** February 27, 2009

**Responsible Official:** Signature \_\_\_\_\_  
Rebecca Ableman, Planning Director

**Public Hearing:** The Planning Commission will hold a public hearing on the proposed pre-annexation land use and zoning on March 18, 2009. Following receipt of a recommendation from the Planning Commission, the City Council will also hold one or more public hearings before taking final action in March. A City Council public hearing is scheduled for March 23, 2009.

**Documents:** The City of Lake Stevens Integrated 2005 Comprehensive Plan and Final Environmental Impact Statement and Adopted Final Environmental Impact Statement for Snohomish County GMA Comprehensive Plan 10-Year Update, Volumes 1 and 2, and detailed information and analysis are available for viewing or purchase at the City Planning and Community Development Department. CD copies of the existing Plan and FEIS may be purchased at the appropriate agency. The City website also has a copy of the current City plan and FEIS at [www.ci.lake-stevens.wa.us/planning.htm](http://www.ci.lake-stevens.wa.us/planning.htm). The County website has a copy of the current County plan ([http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/LR\\_Planning/Projects\\_Programs/Comprehensive\\_Plan/General\\_Policy\\_Plan.htm](http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/LR_Planning/Projects_Programs/Comprehensive_Plan/General_Policy_Plan.htm)) and FEIS ([http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/LR\\_Planning/Projects\\_Programs/Comprehensive\\_Plan/Final\\_EIS.htm](http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/LR_Planning/Projects_Programs/Comprehensive_Plan/Final_EIS.htm)).

**SEPA Distribution List**

Federal Agencies

Natural Resource Conservation Service  
NOAA Fisheries  
U.S. Army Corps of Engineers  
U.S. Environmental Protection Agency  
U.S. Fish and Wildlife Service

State Agencies

Department of Corrections  
Department of Ecology  
Department of Fish and Wildlife  
Department of Health  
Department of Natural Resources  
Department of Social and Health Services  
Department of Transportation  
Environmental Protection Agency  
Department of Community Trade and Economic Development  
National Marine Fisheries  
NOAA Northwest Regional Office  
Office of Archeology and Historical Preservation  
Parks and Recreation Commission  
U.S. Army Corps of Engineers, Seattle District  
Department of Agriculture

Washington State Energy Office

Regional Agencies

Community Transit  
Economic Development of Snohomish County  
Puget Sound Air Pollution Control Agency  
Puget Sound Water Quality Authority  
Regional Transit Authority

Local Government, Tribes, Utilities

City of Arlington  
City of Everett  
City of Marysville  
Snohomish County  
Muckelshoot Indian Tribe  
Snoqualmie Tribe  
Stillaguamish Tribe  
Tulalip Tribes  
Tulalip Housing Authority  
Comcast  
Verizon  
Drainage District No. 8  
Lake Stevens Fire Department  
Lake Stevens Historical Society

**ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED  
FEIS FOR SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

Lake Stevens Police Department  
Lake Stevens School District  
Lake Stevens Sewer District  
Marysville School District  
Snohomish School District  
Puget Sound Energy  
Snohomish County Fire District #8  
Snohomish County Fire Marshall  
Snohomish Health District  
Snohomish County Parks and Recreation  
Snohomish PUD No. 1  
Snohomish County Sheriff  
Waste Management NW

Libraries

Lake Stevens Library

Organizations and Interest Groups

Earth Share of WA  
Lake Stevens Chamber of Commerce  
Interagency Commission on Outdoor Recreation  
Master Builders of King & Snohomish Counties  
Pilchuck Audubon Society  
Puget Sound Action Team  
Puget Sound Regional Council  
Snohomish County Association of Realtors, Inc.  
Puget Sound Water Quality Action Team

Newspapers

Lake Stevens Journal  
Seattle Post Intelligencer  
The Arlington Times  
The Everett Herald  
The Seattle Times

# **ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED FEIS FOR SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

## **Purpose of the Proposal**

The Proposed Action is the adoption of pre-annexation comprehensive land use designations and zoning classifications at the time of annexation. When proposing new land use designations and zoning classifications, the City evaluates existing designations, actual use of land, and other factors to determine comparable and/or appropriate city designations. Preliminary land use and zoning maps were prepared for the annexation area based on this evaluation. In two areas, the land use and zoning proposed is not directly comparable to the existing County designations.

## **SEPA Procedures and Public Involvement**

### **Purpose of the Addendum**

The purpose of this Addendum is to add analyses and information about two areas where the land use and zoning is not directly comparable to the existing County land use and zoning, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents (WAC 197-11-600(4)(c)). The proposed revisions do not introduce new significant impacts from those identified in either FEIS. The City of Lake Stevens is issuing this addendum to the FEIS for the purpose of supplying additional information about the proposals and their impacts beyond those contained in the FEIS. This Addendum should assist the public and agency decision-makers in considering the granting or denial of the proposed map and text amendments to the Comprehensive Plan.

### **Programmatic Analysis**

This Addendum is for pre-annexation land use and zoning proposals. The adoption of comprehensive plans, or other long-range planning activities, is classified by SEPA as a non-project (i.e., programmatic) action. A non-project action is defined as an action that is broader than a single site-specific project, and involves decisions on policies, plans or programs. A SEPA document for a non-project proposal does not require site-specific analyses; instead the Addendum discusses additional analysis and information appropriate to the scope of the non-project proposal and to the level of planning for the proposal (WAC 197-11-442).

### **Phased Review**

SEPA encourages the use of phased environmental review to focus on issues that are ready for decision, and to exclude from consideration issues already decided or not yet ready for decision-making (WAC 197-11-060 (5)). Phased review is appropriate where the sequence of a proposal is from a programmatic document, such as an EIS addressing a comprehensive plan, to other documents that are narrower in scope, such as for a site-specific, project-level analysis. The City of Lake Stevens is using phased review, as authorized by SEPA, in its environmental review of growth management planning actions. The analysis in this Addendum will be used to review the environmental impacts of the proposed Comprehensive Plan proposals and other related actions, including rezones.

### **Public Comment**

No comment period is required for the Addendum. The following public participation is scheduled to gain public input:

- Planning Commission Public Hearing – March 18, 2009
- City Council Public Hearing – November 24 and possibly December 8

## **Proposed Action, Alternatives, and Objectives**

### **Proposed Action**

The Proposed Action is the adoption of pre-annexation comprehensive land use designations and zoning classifications at the time of annexation. When proposing new land use designations and zoning classifications, the City evaluates existing designations, actual use of land, and other factors to determine comparable and/or appropriate city designations.

## **ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED FEIS FOR SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

Preliminary land use and zoning maps were prepared for the annexation area based on this evaluation. In two areas, the land use and zoning proposed is not directly comparable to the existing County designations.

- Northeast corner of 20<sup>th</sup> Street SE and 79<sup>th</sup> Avenue SE includes three parcels with a total of 11 acres. The existing County land use designation is Urban Village and zoning classification is Neighborhood Business. The City does not have an Urban Village designation. The City is proposing a Local Commercial designation with a Local Business zone which is consistent with the intent and function of the County's Neighborhood Business zone except residential units allowed are only those within the same building as a commercial/business use. Because only three of the 11 acres are buildable, this difference in zones should be minimal.
- Southeast Corner of 20<sup>th</sup> Street SE and Highway 9 includes 9 parcels totaling approximately 50 acres on a major transit corridor. The existing County land use designation is Urban High and Urban Medium Density Residential and zoning classification is Multiple Residential and Low Density Multiple Residential. The County has received a request for a redesignation and rezone for this area to Urban Commercial and Planned Community Business, respectively. Therefore, the City is proposing land use and zoning consistent with the applicant request for redesignation and rezone by proposing Sub-Regional Commercial land use and zoning, which is the most intensive commercial zone for the City consistent with the request to Planned Community Business, which is the most intensive commercial zone for the County.

### **Objectives of the Proposal**

The principal objective is to adopt land use designations and zoning classifications for the area known as the Southwest Annexation before the annexation is effective to allow review and comment by the public during the annexation process. The annexation is scheduled for election on November 3, 2009. If the annexation is approved by the voters, the City would comprise over eighty percent of the population of the entire UGA. These designations will only become effective upon approval of the annexation by voters.

### **Matrix of Impacts and Mitigation Measures**

In order to retain consistency in the description and analysis of impacts, this Addendum is using a similar matrix of impacts as per the City FEIS. Only additional information or analysis not covered in the FEIS matrix, but required for the two areas identified for different designations than current County designations, is included on the attached matrix.

### **Discussion**

The main difference between the City and County designations for the two specific areas is the change in population and employment targets. Therefore, a discussion of the expected targets and how the new designations may change that is provided below.

Two major road projects affecting the two specific areas are currently under construction. While regionally important, the 20<sup>th</sup> Street SE road system has changed little since the 1970s however the 20<sup>th</sup> Street SE corridor is being transformed from the low rural densities of the early 1070s to urban areas with increasingly denser and more intensive land use patterns. An expansion of 20<sup>th</sup> Street SE is in process by Snohomish County between 400 feet west of 91<sup>st</sup> Avenue SE and South Lake Stevens Road. The project is intended to reduce congestion and improve travel time and accessibility between area neighborhoods and commercial centers in this fast-growing section of the County. It is also designed to improve safety with the addition of vehicle and bicycle lands, sidewalks and traffic signals.

State Route 9 at 20<sup>th</sup> Street SE is also being expanded by the Washington State Department of Transportation. Snohomish County is managing this project. Turn lanes will be added at the intersection of 20<sup>th</sup> Street SE and State Route 9. The street lights and traffic signals at the intersection will be upgraded. Construction will be completed in Summer 1011.

Northeast Corner of 20<sup>th</sup> Street SE and 79<sup>th</sup> Avenue SE – Although the three parcels total 11 acres, there is a creek that runs crosswise across all three parcels from NW to SE. With a critical areas buffer on this creek, it is expected that only about three acres are buildable. The following table compares the existing County land use and zoning with the City's proposed land use and zoning (*Staff Comments in Italics*).

**ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED FEIS FOR  
SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

<p><b>SNOHOMISH COUNTY COMPREHENSIVE PLAN DESIGNATIONS</b> (Snohomish County General Policy Plan, Land Use Section)</p>	<p><b>Urban Village (UV).</b> This designation identifies a mixed-use area with higher density residential development located within neighborhoods and communities. Urban Villages are smaller than Urban Centers. <u>The implementing zones are Neighborhood Business and Planned Community Business.</u> The Urban Centers Demonstration Program (SCC 30.34A) is an optional regulatory tool. <i>Only the area in the NE corner of 20<sup>th</sup> Street SE and 79<sup>th</sup> Avenue SE is designated as Urban Village. The other commercial areas in the annexation area are designated Urban Commercial.</i></p>
<p><b>LAKE STEVENS COMPREHENSIVE PLAN DESIGNATIONS</b> (Lake Stevens Comprehensive Plan, Ch. 4 – Land Use Element)</p>	<p><b>Downtown/Local Commercial:</b> This is high intensity land use including the Central Business District and other dense arrangements of professional offices and retail stores. This designation discourages uses that are land consumptive (i.e., warehouses) or generate high traffic volumes (i.e., drive-through businesses or gas stations). It allows mixed-use development.</p>
<p><b>SNOHOMISH COUNTY ZONING CLASSIFICATIONS</b> (SCC 30.21.025)</p>	<p><b>Neighborhood Business (NB).</b> The intent and function of this zone is to provide for local facilities that serve the everyday needs of the surrounding neighborhood, rather than the larger surrounding community. Urban villages implemented under chapter 30.34A SCC Urban Centers Demonstration Program are only permitted within the NB zone. <i>Two small areas are identified as NB by the County: north and south of 10<sup>th</sup> Street SE on the east side of SR 204 and the NE corner of 20<sup>th</sup> Street SE and 79<sup>th</sup> Avenue SE.</i></p>
<p><b>LAKE STEVENS ZONING CLASSIFICATIONS</b> (LSMC 14.36.010)</p>	<p>The <b>Local Business (LB)</b> zone is designed to accommodate commercial development generally similar to the types permissible in a Central Business District, except that it is intended that this zone be placed along arterials to cater to commuters, or as a transition in some areas between a Sub-Regional Commercial zone and a residential zone, or may provide for a smaller scale shopping center that primarily serves one neighborhood or area of the City (as opposed to a sub-regional or regional shopping center). <i>The City's Local Business (LB) zone is consistent with the intent and function of the County's NB zone for northeast corner of 79<sup>th</sup> Avenue SE and 20<sup>th</sup> Street SE.</i></p>

The City does not have an Urban Village land use designation or zone. The Local Commercial (LC)/Local Business (LB) designation would be comparable to the County's Neighborhood Business zone. The main difference of the zones is the permissible residential uses. The County's use table allows single-family, duplex, townhouse and mobile homes in the NB zone. The City's LB zone allows single-family, two-family or multi-family apartment only above a nonresidential use.

The County's Buildable Lands Report shows these three parcels providing 15 housing units for 43 people and 44 jobs. The city believes these housing and jobs estimates can be met on the proposed site with the Local Commercial land use designation and the Local Business zoning classification.

Southwest Corner of 20<sup>th</sup> Street SE and Highway 9 – There are eleven larger parcels of over fifty acres total which are mostly undeveloped with access to both 20<sup>th</sup> Street SE and South Lake Stevens Road. The change in designation would be from residential to commercial and residential. The location is a major intersection on a major transportation corridor.

<p><b>SNOHOMISH COUNTY COMPREHENSIVE PLAN DESIGNATIONS</b></p>	<p><b>Urban Medium Density Residential (UMDR)</b> <u>Implementing zones: LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB.</u> <b>Urban High Density Residential (UHDR).</b> This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. <u>Implementing zones: MR, PRD-MR, LDMR, and PRD-LDMR.</u> <i>Snohomish County currently has a docket request as part of Docket XIV for approximately 50 acres in the SW corner of Highway 9 and 20<sup>th</sup> Street SE. The requested future land use designation is Urban Commercial, which is the most intensive commercial future land use</i></p>
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**ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED FEIS FOR SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

	<p><i>designation for the County.</i></p> <p><b>Urban Commercial (UC).</b> This designation identifies commercial designations within the UGA which allow a wide range of commercial as well as residential uses. Implementing zones: Neighborhood Business, Planned Community Business, Community Business, General Commercial, Freeway Service and Business Park. <u>In the Lake Stevens UGA, the implementing zoning shall be limited to Neighborhood Business, Community Business and Planned Community Business.</u> In the Southwest County UGA, no rezones to General Commercial shall be approved outside of the State Route 99 corridor.</p>
<p><b>LAKE STEVENS COMPREHENSIVE PLAN DESIGNATIONS</b></p>	<p><b>Sub-Regional Commercial (SRC):</b> Allows high intensity, automobile-oriented commercial uses, including dense arrangements of retail stores, services, and professional offices which are used not only by local residents but by those of other communities. It also allows limited public/semi-public, community, and recreational uses. The City looks to these areas to potentially allow a theater, a hotel and restaurants.</p> <p><i>The area in the southwest corner of SR 9 and 20<sup>th</sup> Street SE is proposed for a commercial designation due to the location on a major transit corridor with the potential for regional services. The City used this same conversion in the Frontier Village Annexation.</i></p>
<p><b>SNOHOMISH COUNTY ZONING CLASSIFICATIONS</b></p>	<p><b>Multiple Family Residential.</b></p> <ul style="list-style-type: none"> <li>• <b>Low-Density Multiple Residential (LDMR).</b> The intent and function of the low-density multiple residential zone is to provide a variety of low-density, multifamily housing including townhouses, multifamily structures, and attached or detached homes on small lots.</li> <li>• <b>Multiple Residential (MR).</b> The intent and function of the multiple residential zone is to provide for high-density development, including townhouses and multifamily structures generally near other high-intensity land uses.</li> </ul> <p><i>Snohomish County currently has a docket request as part of Docket XIV for approximately 50 acres in the SW corner of Highway 9 and 20<sup>th</sup> Street SE. The requested zone is Planned Community Business, which is the most intensive commercial zone for the County.</i></p>
<p><b>LAKE STEVENS ZONING CLASSIFICATIONS</b></p>	<p>The <b>Sub-Regional Commercial zone (SRC)</b> is designed to accommodate the widest range of commercial activities.</p> <p><i>Because this site is located at a major intersection on a state highway, staff is proposing to rezone this site to Sub-Regional Commercial. This is the most intensive commercial zone for the City, which is comparable to the County's Planned Community Business zone.</i></p> <p><b>Planned Community Business (PCB).</b> The intent and function of the planned community business zone is to provide for community business enterprises in areas desirable for business but having highly sensitive elements of vehicular circulation, or natural site and environmental conditions while minimizing impacts upon these elements through the establishment of performance criteria. Performance criteria for this zone are intended to control external as well as internal effects of commercial development. It is the goal of this zone to discourage "piecemeal" and strip development by encouraging development under unified control. Urban centers implemented under chapter 30.34A SCC Urban Centers Demonstration Program are only permitted within the Planned Community Business (PCB) zone.</p>

This is a major intersection within the Lake Stevens UGA. The County currently has a request for a redesignation to Urban Commercial and rezone to Planned Community Business on these eleven properties as part of Docket XIV. These are the most intensive commercial designations for the County. Therefore, the City's Sub-Regional Commercial zone is comparable to the requested change as it is the most intensive City commercial zone and does allow mixed use.

The County's Buildable Lands Report shows a surplus of 655 acres of residential land. Therefore, losing the approximately 50 acres of residential land would not affect the ability of the Lake Stevens UGA to meet the 2025 population allocation in the Buildable Lands Report. The City of Lake Stevens Buildable Lands Report shows an overall residential capacity surplus of 3,140 within the entire Lake Stevens UGA. There is insufficient land within the UGA to

**ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED FEIS FOR  
SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

accommodate the commercial and industrial uses needed to meet the City of Lake Stevens 2025 employment target of 6615. Also, there is an overall employment capacity deficit of approximately 264 employees in the Lake Stevens Urban Growth Area. Within the Unincorporated UGA there is a deficit of employment capacity.

Based on the information in the County and City Buildable Lands Reports, the City believes the loss of the medium and high density housing identified in the existing County designation to higher density commercial use mixed with residential will not affect the ability to meet the necessary 20205 population allocation. In addition, the City has a need for land to meet a deficit of employment capacity, which the change to allow commercial uses in this area will help to reduce.

**ADDENDUM #3 TO INTEGRATED 2005 COMPREHENSIVE PLAN & FEIS AND ADOPTED  
FEIS FOR SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN 10-YEAR UPDATE**

**Matrix of Impacts and Mitigation Measures for Southwest Annexation  
Pre-Annexation Land Use and Zoning for Two Specific Sites**

<b>Environmental Topic</b>	<b>Distinguishing Impacts of the Alternatives</b>
<b>Earth, Air Quality, Water Quality, Plants and Animals</b>	No significant impacts would be expected as both the County designations and City designations are more intensive residential or commercial uses.
<b>Noise</b>	No significant impacts would be expected as both the County designations and City designations are more intensive residential or commercial uses.
<b>Land Use</b>	Both areas are located on a major intersection of a transportation corridor (20 <sup>th</sup> Street SE) currently in process of major road improvements to handle increased traffic. The designations are appropriate for the specific intersections with a higher intensity commercial zone on Highway 9 and the more appropriate neighborhood commercial development on the other intersection. No significant impacts would be expected.
<b>Relationship to Plans and Policies</b>	All map amendments are consistent with plans and policies. The City proposed designations are comparable to County designations used within the Lake Stevens UGA. These will have no impact on the overall Plan and Policies and are consistent with GMA.
<b>Population and Employment</b>	The County's Buildable Lands Report shows the three parcels at the intersection of 20 <sup>th</sup> Street SE and 79 <sup>th</sup> Avenue SE as providing for 43 people and 44 jobs. The city believes these housing and jobs estimates can be met on the proposed site with the Local Commercial land use designation and the Local Business zoning classification. The County's and City's Buildable Lands Reports shows a surplus acres of residential land and a deficit of land for 6615 jobs. Therefore, losing about 50 acres of residential land would not affect the ability of the Lake Stevens UGA to meet the 2025 population allocation and help to accommodate the commercial and industrial uses needed to meet the City of Lake Stevens 2025 employment target. No significant impacts would be expected.
<b>Housing</b>	Due to the surplus of residential land within the Lake Stevens UGA, the change of approximately 50 acres to commercial uses and possibly mixed with residential uses would not create a significant impact to housing.
<b>Cultural Resources</b>	No specific impacts from the proposed land use and zoning.
<b>Transportation</b>	Both areas planned for higher intensity commercial with residential development are located on 20 <sup>th</sup> Street SE, which is currently in a multi-year process of upgrades for increased traffic. SR9 at 20 <sup>th</sup> Street SE is also being upgraded and expanded. Therefore, the proposed land use and zoning will not significantly affect the overall provision of transportation or capital facilities.
<b>Parks Fire, Libraries, Schools</b>	The proposed land use and zoning should minimally affect the demand on various facilities and services.
<b>Water Supply; Sanitary Sewer; Storm Sewer; Solid Waste; Utilities</b>	The proposed land use and zoning should minimally affect the demand on utilities and public services and facilities.