

DETERMINATION OF NONSIGNIFICANCE AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Description of current 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.

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 20th Street SE (see map). The commercial property on the NE corner is included. The annexation boundary goes east on 20th Street SE to turn south before 107th 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.

A SEPA Addendum No. 3 has been prepared 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 two specific areas.

Proponent : City of Lake Stevens, Washington

Southwest Annexation – SEPA DNS & Adoption SnoCo 10-Yr Update FEIS

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Location of current proposal: A portion of the Lake Stevens Urban Growth Area

Title of document being adopted: Final Environmental Impact Statement for Snohomish County GMA Comprehensive Plan 10-Year Update, Volumes 1 and 2

Agency that prepared document being adopted: Snohomish County Planning and Development Services, Everett, Washington

Date adopted document was prepared: December 13, 2005

Description of document (or portion) being adopted: The FEIS was issued for Snohomish County's 10-Year GMA Comprehensive Plan Update with a Proposed Action in accordance with the review cycle required by the Growth Management Act (GMA). The Draft Environmental Impact Statement (DEIS), issued on May 5, 2004, presented a description of three Alternatives to accommodate population and employment growth through the year 2025. This Final EIS completes the environmental review process for the Proposed Action by: (1) describing the Planning Commission Recommended Plan and County Council FEIS Map List that were developed after the DEIS review, including the proposed land use map and policy and regulation amendments; (2) providing environmental analysis of features of the Planning Commission Recommended Plan and County Council FEIS Map List; and (3) responding to comments on the DEIS.

The 10-Year Update of the GMA Comprehensive Plan would, if adopted:

- Revise the County's GMA Comprehensive Plan to extend its planning horizon (latest year that it applies to) from 2012 to the year 2025.
- Address population growth forecasts from the State of Washington as required by the GMA.
- Employment is based on Puget Sound Regional Council models and allocated through a local consultation process. The current Snohomish County Comprehensive Plan is designed to accommodate projected population and employment growth through the year 2012, although it is intended for update in accordance with the GMA by the year 2005.
- Through the update, the Plan would be modified to accommodate projected population and employment growth to the year 2025.
- Assure continued compliance with Countywide Planning Policies.
- Revise urban growth area (UGA) boundaries that direct where urban land uses and urban public services may occur.
- Amend Future Land Use Map (FLUM) classifications that direct zoning regulations in order to accommodate population and employment forecasts and meet other community objectives for management of growth.
- Incorporate approved changes to the Capital Facilities Plan, Transportation Element, and other components of the Comprehensive Plan to accommodate the future increased population and employment.
- Refine general policies on population and employment growth, land use, housing, capital facilities, utilities, transportation, economic development, natural environment, and rural and resource land use for the unincorporated areas of Snohomish County based primarily on the amended Future Land Use plan, GMA directives, related planning initiatives, and DEIS mitigation measures; also provide basis for implementation of policies.

- Include necessary implementing development code measures consistent with the Plan Update.
- Include additional or updated information, and address the changes in the County since the plan's adoption in 1995.
- Make the plan consistent with regional plans including Vision 2020 and other County plans including Countywide Planning Policies, General Policy Plan, and others.

If the document being adopted has been challenged (WAC 197-11-630), please describe: Central Puget Sound Growth Management Hearings Board Consolidated Case No. 06-3-0015c (Pilchuck VI) included challenges that were dismissed, remanded, invalid, or settlement reached. Only one related to a Lake Stevens UGA expansion and the Petitioners failed to carry the burden of proof and it was dismissed.

The document and related Addendum No. 3 are available to be read at (place/time): City of Lake Stevens, Planning and Community Development Department, 1812 Main Street, Lake Stevens, WA; M, W, Th & Fr 8:00 am to 4 pm and Tu 8 am to Noon

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). However, an Addendum has been prepared to address the change in land use and zoning of two areas which is not directly comparable to the County land use and zoning. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS or the related Addendum.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on the proposal for 14 days from the date below. Comments must be submitted by March 13.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency adopting document: City of Lake Stevens, Washington

Contact person, if other than responsible official: Karen Watkins, Principal Planner
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Responsible official: Rebecca Ableman, Planning Director
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Date _____ **Signature** _____

