

ADDENDUM NO. 1 AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

TO THE CITY OF LAKE STEVENS FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS) FOR THE 20th STREET SE CORRIDOR SUBAREA PLAN

**Adoption of a Potential Map Amendment and concurrent
Rezone with the 2016 Comprehensive Plan Docket**



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: October 27, 2016

ADDENDUM #1 TO THE CITY OF LAKE STEVENS 2012 FINAL ENVIRONMENTAL
IMPACT STATEMENT FOR THE 20th STREET SE CORRIDOR SUBAREA PLAN

FACT SHEET

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Proposed Non-Project Action:

Under the Growth Management Act, the City of Lake Stevens may amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The proposed non-project action consists of minor map and text amendments for the 2016 Docket including two proposed citizen-initiated map amendments and rezones that have undergone individual SEPA review, two proposed city-initiated map amendments with concurrent rezones and city text amendments to the Land Use Element, the Parks, Recreation and Open Space Element, the Public Services and Utilities element, Capital Facilities element and the Appendices. Standard administrative updates and SEPA documents will be incorporated into the plan. The GMA requirements contained in Chapter 36.70A RCW apply to this action.

The city proposes a minor, area-wide map amendment and concurrent rezone for approximately 40 parcels off 20th Street SE near SR-9, from Mixed Use, High Density Residential and Medium Density Residential, in the 20th Street SE Corridor Subarea, to a Commercial land use designation with a concurrent rezone to the Commercial District (**Exhibit 1**). The City of Lake Stevens Planning Commission recommends that the 10 parcels adjacent to SR-9 and 20th Street SE, within the study area, receive a Commercial land use designation and a Neighborhood Commercial zoning designation (**Exhibit 2**). The remaining approximately 30 parcels under the original study area would maintain their current land use designation and zoning.

The 20th Street SE Corridor Subarea was the subject of a Final Environmental Impact Statement (FEIS) and subsequent adoption by Ordinance #875 (September 2012). The FEIS amended and became an element of the Lake Stevens Comprehensive Plan in 2012. The FEIS includes goals, policies, maps and design guidelines that are reflected in Chapter 14.38 of the Lake Stevens Municipal Code (LSMC). The city has determined that either proposed map amendment or concurrent rezone as described above will not significantly alter the analysis of alternatives considered in the FEIS for the 20th Street SE Subarea, including the planned action thresholds. Both of the land use/rezone alternatives discussed above would be consistent with the FEIS; the difference would be in the speed in which build-out occurs. No updates to the currently adopted FEIS are proposed.

Planning and Community Development has prepared this Addendum No. 1 to the City of Lake Stevens 2012 FEIS for the 20th Street SE Corridor Subarea Plan along with an adoption of existing environmental documents.

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Purpose of the FEIS Addendum:

This addendum and adoption of existing environmental documents is to add information relating to the 2012 Final Environmental Impact Statement (FEIS) for the 2012 20th Street SE Corridor Subarea Plan. This addendum and adoption of existing environmental documents does not substantially change the analysis of alternatives considered in the City's 20th Street SE Corridor Subarea Plan FEIS or the adopting Ordinance #875 (September 2012). The City has considered the impacts of the proposed programmatic actions to the FEIS document. No additional significant impacts beyond those identified in the FEIS are expected to occur. 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 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 addendum and adoption of existing environmental documents satisfies the City of Lake Stevens' environmental review for the 2016 Comprehensive Plan Docket.

Location of Proposal:	City of Lake Stevens
Proponent:	City of Lake Stevens, P.O. Box 257, Lake Stevens, WA 98258
Lead Agency:	(425) 377-3235
Required Approvals:	Adoption of 2016 Comprehensive Plan Docket map and text amendments granted by Lake Stevens City Council.
Circulation:	This addendum and adoption of existing environmental documents is being sent to SEPA review agencies and interested parties.
Comment:	No comment period is required for this addendum.
Contact Person:	Russell Wright, <i>Community Development Director</i> (425) 212-3315 or rwright@lakestevenswa.gov
Date of Issuance:	October 27, 2016
Responsible Official:	Signature:  Russell Wright, <i>Community Development Director</i>
Public Hearing:	Staff has held briefings with both City Council and the Planning Commission related to the analysis of each of the Docket items. The Lake Stevens Planning Commission and City Council will hold public hearings to receive final comments and testimony prior to adoption.

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Documents: All of the application materials and staff documents are available at the Permit Center. Electronic copies may be requested.

Exhibits:

1. **Map Option 1**
2. **Map Option 2**



