



Planning and Community Development
 1812 Main Street, P O Box 257
 Lake Stevens WA 98258
 Phone Number (425) 622-9430



To Be Completed By Staff
 Date of Application: _____
 Staff Initials: _____
 Permit Number: LA 2019 082

**TYPE I AND II – ADMINISTRATIVE DECISIONS
 LAND USE DEVELOPMENT APPLICATION**

CHECK ONE

<p>TYPE I</p> <p><input type="checkbox"/> Administrative Design Review</p> <p><input type="checkbox"/> Administrative Modification</p> <p><input type="checkbox"/> Boundary Line Adjustment</p> <p><input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Code Interpretation</p> <p><input type="checkbox"/> Fireworks Stand</p> <p><input type="checkbox"/> Floodplain Development</p> <p><input type="checkbox"/> Master Sign Program</p> <p><input type="checkbox"/> Minor Land Disturbance</p> <p><input type="checkbox"/> Reasonable Use Exception</p> <p><input type="checkbox"/> Shoreline Exemption</p> <p><input type="checkbox"/> Sign</p> <p><input type="checkbox"/> Temporary Use</p> <p><input type="checkbox"/> Type I Other: _____</p>	<p>TYPE II</p> <p><input type="checkbox"/> Administrative Conditional Use</p> <p><input type="checkbox"/> Binding Site Plan</p> <p><input type="checkbox"/> Major Land Disturbance</p> <p><input checked="" type="checkbox"/> Planned Action Certification</p> <p><input checked="" type="checkbox"/> SEPA Review</p> <p><input type="checkbox"/> Shoreline Substantial Development</p> <p><input type="checkbox"/> Short Plats</p> <p><input type="checkbox"/> Short Plat Alteration</p> <p><input type="checkbox"/> Short Plat Vacation</p> <p><input type="checkbox"/> Site Plan Review</p> <p><input type="checkbox"/> Type II Other: _____</p>
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All Shoreline Permits Require Floodplain Review

Property Information	Site Address: NW and SW corners of 24 th and Hwy 9		
	Assessor Parcel No: 00457000002102, 00457000002201, 00457000002304, 00457000002401, 00457000002501, 00457000002502, 00457000002503	Property Square Feet: 1,599,087	Acres: 36.71
	Land Use Designation: Commercial	Zoning: CD (Commercial District)	
	Number of Buildings on Site/: 2	Number to be Retained: 0	
	Existing Impervious Surface Area: <10,000 sf	Proposed Impervious Surface Area: +/- 960,000 sf	
Applicant	Name/Company: Steve Bullock – MG2 Architects		
	Address: 1101 2 nd Ave	City/State/Zip: Seattle, WA 98101	
	Phone: 206-962-6614	Applicants relationship to owner: Architect	
	Fax:	Email: steve.bullock@mg2.com	

Primary Contact	Name/Company: Same as above		
	Address:		City/State/Zip:
	Phone:		Email:
	Fax:		

Property Owner	Name/Company: Peter Kahn – Costco Wholesale		
	Address: 999 Lake Dr		City/State/Zip: Issaquah, WA 98027
	Phone: 425-313-6052		Email: peterk@costco.com
	Fax:		

Project Description	Grading Quantities	Cut:	Fill:
	Proposed project/land use (attach additional sheets if necessary):		
	The project will include: new public roads (91 st Ave E, 24 th St SE, S Lake Stevens Rd), a detention pond and a 170,000 square-foot membership wholesale/retail warehouse with approximately 850 parking stalls and a 30 fuel position vehicle fueling facility.		
	Gross Floor Area of Existing and Proposed Buildings: Gross floor area of existing buildings are less than 4,000 sf. They will all be removed. Costco's proposed warehouse, 170,000 sf, will replace them.		

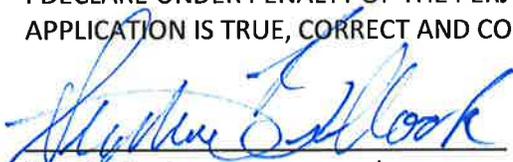
Building Information	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Bldg 1: 170,000	Bldg 2: 0	Bldg 3: 0	Bldg 4: 0	Bldg 5: 0
	Use 1: Costco Warehouse – entire building				
	Use 2:				
	Use3:				
	Use4:				

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.


Signature of Property Owner/Agent

4/30/2019
Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: _____

Staff Initials: _____

Permit Number: _____

STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant

Signature: *Steve Bullock*

Name: STEVE BULLOCK

Address: 1101 2ND AVE
SEATTLE, WA 98101

Phone: 206-962-6614

Email address: STEVE.BULLOCK@MGZ.COM

Property Owner(s)

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.
BINDING SITE PLAN
NO. _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-SIGNED OWNERS(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 58.17 R.C.W. AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THIS BINDING SITE PLAN, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF THEREOF FOR PUBLIC HIGHWAY PURPOSES

THIS _____ DAY OF _____, 20____
BY: _____ CITY OF LAKE STEVENS, WA _____ DATE _____
COSTCO WHOLESALE CORPORATION _____ DATE _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ AND _____ IS THE PERSON WHO APPEARED BEFORE ME, THAT THEY SIGNED THIS INSTRUMENT ON OATH, AND THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE

_____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: _____
SIGNATURE OF NOTARY PUBLIC _____
PRINTED NAME _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON:
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

DECLARATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS

1. _____
2. _____

APPROVALS

CITY OF LAKE STEVENS COMMUNITY DIRECTOR APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

BY: _____ CITY OF LAKE STEVENS COMMUNITY DEVELOPMENT DIRECTOR

CITY OF LAKE STEVENS DEPARTMENT OF PUBLIC WORKS APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

BY: _____ CITY OF LAKE STEVENS PUBLIC WORKS DIRECTOR

CITY OF LAKE STEVENS TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS OF ANY OF THE PROPERTY HEREIN CONTAINED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS _____ DAY OF _____, 20____

BY: _____ CITY OF LAKE STEVENS TREASURER

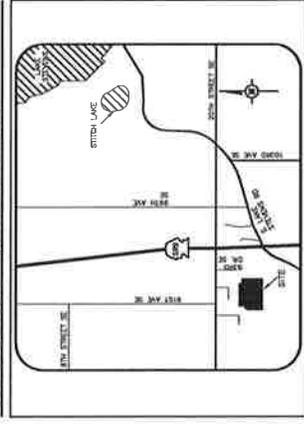
SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES, DATED THIS _____ DAY OF _____, 20____

BY: _____ TREASURER, SNOHOMISH COUNTY

BY: _____ DEPUTY TREASURER

VICINITY MAP - NOT TO SCALE



LEGAL DESCRIPTION - NORDINE PROPERTIES

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-1-W1, DATED APRIL 13, 2016)
A PORTION OF THE NORTH HALF OF TRACT 05, PLAT OF GLENWOOD DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY WASHINGTON, LYING WEST OF STATE ROAD NO. 1-A,
EXCEPT THE NORTH 10 FEET CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 2144963, AND ALSO EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED MAY 16, 2008 UNDER RECORDING NO. 20066160632.

LEGAL DESCRIPTION - NORDINE PROPERTIES

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-1-W1, DATED NOVEMBER 15, 2017)
THE SOUTH HALF OF TRACT 23, IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;
TRACT 24, IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE NORTH 250 FEET THEREOF;
AND ALSO EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER RECORDING NO. 486165.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN AGREED DECREE OF APPROPRIATION IN FAVOR OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, FILED MARCH 30, 2010, SNOHOMISH COUNTY SUPERIOR COURT, CASE NO. 09-2-04614-8;
THE SOUTH HALF OF TRACT 25 IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON LYING SOUTH OF 20TH STREET SOUTHEAST (HEWITT AVENUE) AND LYING WEST OF STATE ROUTE 9;
EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 486165.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN AGREED DECREE OF APPROPRIATION IN FAVOR OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, FILED MARCH 30, 2010, SNOHOMISH COUNTY SUPERIOR COURT, CASE NO. 09-2-04614-8;
AND ALL OF TRACT 33, ALL BEING IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

LEGAL DESCRIPTION - CITY OF LAKE STEVENS PROPERTIES

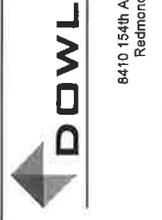
(PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 500037165, DATED SEPTEMBER 22, 2016)
THAT PORTION OF LOTS 21 AND 22, PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22;
THENCE SOUTH 07°16'17" WEST 360 FEET TO THE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 12°18'25" WEST 126.25 FEET;
THENCE SOUTH 89°02'10" WEST 488.18 FEET TO THE WEST LINE OF SAID LOT 21 AND THE END OF SAID LINE.
EXCEPT THE WEST 15 FEET OF SAID LOT 21 CONVEYED TO SNOHOMISH COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 486165.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
REFERENCE DOCUMENTS
1) COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-1-W1, DATED NOVEMBER 15, 2017)
2) ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 500037165, DATED SEPTEMBER 22, 2016)
3) PLAT OF GLENWOOD, DIVISION "A", RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;
4) PLAT OF EAST KEWITT ADDITION, RECORDED IN VOLUME 24 OF PLATS, PAGE 92, IN SNOHOMISH COUNTY, WASHINGTON;
5) PLAT OF HILLSIDE HOMES, RECORDED IN VOLUME 24 OF PLATS, PAGE 10, IN SNOHOMISH COUNTY, WASHINGTON;
6) VARIOUS WASHINGTON STATE DEPARTMENT OF TRANSPORTATION PLANS FOR STATE ROUTE 9



LAND SURVEYOR'S CERTIFICATE
THIS BINDING SITE PLAN CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES IN _____, 20____
PAUL T. RICE, PLS
CERTIFICATE NO. 40101

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
PAUL T. RICE
SURVEYOR'S NAME
MANAGER
SUIT OF RECORDS



6410, 154th Avenue NE, Suite 120
Redmond, Washington 98052
425-869-2670

PORTION OF
NE 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
NW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
SW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
DWN. BY
CC S306-13A 13940.01
JOB NO.
CHKD. BY DATE SHEET
PTR 2019-04-19 1 of 3



AFFIDAVIT OF NOTICE

Project Name: Costco
 Project Number: LUA2019-0082
 Type of Notice: Planned Action Certificate

<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. Property	6/6/19	[Signature]
2. City Hall	6/6/19	[Signature]
3. Planning	6/6/19	[Signature]
4. Everett Herald	6/6/19	[Signature]
5. Mailings	6/4/19	[Signature]
6. Website	6/6/19	[Signature]
7. Distribution List	6/6/19	[Signature]
8. Parties of Record	6/6/19	[Signature]



CITY OF LAKE STEVENS NOTICE OF PLANNED ACTION CERTIFICATION

Project Name: Costco

Project Location: Southwest corner of the SR-9 & 20th St. SE intersection, Lake Stevens, WA 98258 / APNS # 00457000002102, 00457000002201, 00457000002304, 00457000002401, 00457000002501, 00457000002502, 00457000002503

Project File No.: LUA2019-0080, LUA2019-0081 and LUA2019-0082: Site Plan Review, Design Review, and Planned Action Certification

Applicant: Steve Bullock of MG2 Architects on behalf of Costco Wholesale

Proposed Project Description: Applicant proposes a 170,000 square-foot wholesale/retail warehouse with 850 parking stalls and a 30-pump fueling facility located in the Commercial District zone and 20th Street Subarea on seven parcels totaling 36.71 acres. The construction plans for the project will include the new public roads (91st Ave SE, 24th St SE, and S. Lake Stevens Road), a roundabout at the SR-9/24th St. SE/S. Lake Stevens Rd. intersection, and a stormwater detention pond.

The property is within the Lake Stevens 20th Street SE Corridor Sub Area for which a Planned Action EIS exists. Adjacent related roads were reviewed separately for SEPA compliance. This application is consistent with the Lake Stevens 20th St. SE Corridor Planned Action Ordinance and thereby qualifies as a Planned Action pursuant to Lake Stevens Municipal Code (LSMC) 14.38.120. As such this notice also serves as the threshold determination under the State Environmental Policy Act (SEPA). Under the Planned Action development thresholds, this project uses 170,000 square feet of retail and will generate 799-new PM peak hour trips.

Permits Required: Site plan review, design review, planned action certification, binding site plan or boundary line adjustment, development agreement, construction plan approval and building permits.

Date of Application: April 30, 2019

Notice of Application Issued: June 5, 2019

Planned Action Determination Issued: June 6, 2019

Lead Agency:

The city of Lake Stevens, acting as lead agency for this proposal, has determined that this project does not have a probable significant adverse environmental impact and qualifies as a Planned Action under the Lake Stevens 20th St. SE Corridor Subarea EIS following review of an environmental checklist and other information on file.

Comment Period: There is no comment period for this Planned Action Determination. Please contact Melissa Place with any questions at 425-622-9433 or by email at mplace@lakestevenswa.gov.

SEPA Responsible Official:

Russ Wright, Community Development Director, City of Lake Stevens
PO Box 257, Lake Stevens WA 98258

June 4, 2019

Date

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Applicant
 Official City Notification Boards (City Hall, Subject Property, Website)
 Published in Everett Herald
 Agencies, Tribes, and Utilities Distribution List
 Property Owners within 300 feet of project site



Planning and Community Development
 1812 Main Street, P O Box 257
 Lake Stevens WA 98258
 Phone Number (425) 377-3235

To Be Completed By Staff	
Date Received:	_____
Staff Initials:	_____
Permit Number:	_____

Planned Action Determination – Review Checklist
Lake Stevens Center 20th Street SE Corridor

Part One: Project Information (applicant to complete)			
Property Information	Site Address: NW & SW corner of 24th and Hwy 9		
	Assessor Parcel No:	Area of property	Square Feet: 1,599,087 Acres: 36.71
	Land Use Designation: Commercial		Zoning: CD (Commercial District)
	Number of Buildings on Site/: 2		Number to be Retained: 0
	Existing Impervious Surface Area: <10,000 sf		Proposed Impervious Surface Area: +/- 960,000 sf
Applicant/ Contact	Name/Company: Steve Bullock - MG2 Architects		
	Address: 1101 2nd Ave	City/State/Zip: Seattle, WA 98101	
	Phone: 206-962-6614	Applicants relationship to owner: Architect	
	Fax:	Email: steve.bullock@mg2.com	
Property Owner	Name/Company: Costco Wholesale - Peter Kahn		
	Address: 999 Lake Dr	City/State/Zip: Issaquah, WA 98027	
	Phone: 425-313-6052	Email: peterk@costco.com	
	Fax:		
Project Description	Existing land use (describe): Residential and undeveloped		
	Proposed land use (check all that apply)		
	<input checked="" type="checkbox"/>	Retail & Services – those uses including but not limited to department, drug & grocery stores; eating & drinking establishments; specialty goods/foods; entertainment & recreation; convenience stores; services; and commercial goods.	<input type="checkbox"/>
	<input type="checkbox"/>	Office & Employment – those uses including but not limited to business & professional offices such as medical or dental, educational & institutional offices, research & development, light manufacturing, high-tech, and associated uses.	<input type="checkbox"/>
<input type="checkbox"/>	Civic & Cultural – those uses including but not limited to libraries, museums, community center, stadium, performing arts facility, City Hall and other public facilities, which are not essential public facilities.	<input type="checkbox"/>	Lodging – those uses including hotels, motels, and other similar facilities offering temporary accommodation.
<input type="checkbox"/>	Mixed-Use – those uses that combine two or more land uses on a single site or within a single building.	<input type="checkbox"/>	Residential – those uses including but not limited to single-family attached & detached units, multifamily units, residential care facilities, nursing homes and senior housing.

	Other (describe):		
Development Information	Residential (dwelling units)		
	Existing Dwellings 2	Proposed Dwellings 0	Proposed Density (dwellings per acre) 0
	No. Single-family: 2	No. Single-family: 0	Single-family: 0
	No. Multifamily: 0	No. Multifamily: 0	Multifamily: 0
	Office / Employment (square feet)		
	Existing Office/ Employment: 0		Proposed Office/ Employment: 0
	Retail & Services (square feet)		
	Existing Retail & Services: 0		Proposed Retail & Services: 170,000
	PM Peak Hour Weekday Vehicle Trips		
	Existing Estimated Trips: 2	Future Estimated Trips: 800	Net New Trips: 800
Source of Trip Rate TIA		Transportation Impacts Consistent with Chapter 14.112 LSMC	
ITE Manual <input type="checkbox"/>	Other	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Signature (Applicant)			
Date		4/29/2019	

Part Two: Review Criteria (City to complete)			
The City's SEPA Responsible Official may designate conforming projects as "planned actions," pursuant to RCW 43.21C.030, that meet the following conditions (Ordinance No. 877 - Lake Stevens Center and Ordinance No. 878 - 20 th Street SE Corridor)			
Criteria (LSMC 14.38.120)	Complies (if not explain on separate sheet and attach)		
The proposal is located within a planned action area as identified on the official zoning map.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
The proposal is consistent with the City of Lake Stevens Comprehensive Plan and the applicable subarea plan.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
The proposed uses & activities are consistent with those described in the planned action EIS & zoning requirements of Section 14.38.020.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
The proposal is consistent with the cumulative planned action thresholds identified in Section 14.38.120(c).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Dwelling Threshold:	_____	Dwellings Remaining:	_____
Office / Employment Threshold:	_____	Office / Employment Remaining:	_____
Retail & Services Threshold:	450,000	Retail & Services Remaining:	255,121
Vehicle Trips Threshold:	3,441	Vehicle Trips Remaining:	1,990.83

The proposal's significant adverse environmental impacts have been identified in the planned action EIS.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal's significant impacts have been mitigated by application of the measures identified in Section 14.38.120(d), and other applicable City regulations, together with any modifications, variances, or special permits that may be required.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal complies with all applicable local, state &/or federal laws and regulations.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is not an essential public facility as defined by RCW 36.70A.200(1) and Section 14.16C.060, except as permitted by Chapter 43.21C RCW.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Part Three: Planned Action Determination (City to complete)		
Requirement	Complies (if no, explain on separate sheet and attach)	
Applications for planned actions were made on forms provided by the City including a SEPA checklist	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The application is complete as provided in LSMC 14.16A.220(f).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The application is consistent with the criteria of the Planned Action Ordinance.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The development application meets all applicable requirements of the Lake Stevens Municipal Code.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Qualifying Project (if no, explain on separate sheet and attach)		
Yes <input checked="" type="checkbox"/>	Qualifies as a Planned Action – The application is consistent with the Planned Action Ordinance and thereby qualifies as a Planned Action project. All development activities shall proceed in accordance with the applicable permit review procedures specified in Lake Stevens Municipal Code Title 14, except that no SEPA threshold determination, EIS or additional SEPA review shall be required. Public notice of the determination shall be pursuant to Chapter 43.21C RCW.	
No <input type="checkbox"/>	Does not Qualify as Planned Action – The application is not consistent with the Planned Action Ordinance and does not qualify as a Planned Action project for the following reasons: Additional SEPA Review Required – Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.	
Signature (Director or Designee)	<i>Melissa Palace</i>	
Date (certification expires one year from date)	5/4/19	

SEPA 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:

A. BACKGROUND

1. Name of proposed project, if applicable:

The City of Lake Stevens/Costco 20th St SE Subarea implementation plan

2. Name of applicant: *MG2 as agent for Costco*

3. Address and phone number of applicant and contact person:

Applicant

Costco Wholesale, Attn Peter Kahn

999 Lake Drive

Issaquah, WA 98027

Representative/Contact

Steve Bullock, MG2

1101 2nd Ave.

Seattle, WA 98101

Applicant

City of Lake Stevens

1812 Main St (PO Box 257)

Lake Stevens, WA 98258

Representative/Contact

Russ Wright, Community Develk

(same)

4. Date checklist prepared: *2/25/2019.*

5. Agency requesting checklist: *City of Lake Stevens*

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

The project team is proposing to submit all entitlement applications to local, state and federal agencies in the summer of 2019 with review running through the rest of the year and moving into 2020. Construction permits are anticipated to be submitted in early spring of 2020 with the intent that construction could start in the summer of 2020.

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

The project is consistent with the City's comprehensive plan and development regulations for the 20th Street SE Corridor, which calls for public/private partnerships to foster the development of a mix of commercial and retail uses in this sub-area. The development of 24th St SE, 91st Ave E and the regional storm pond are all designed to support additional growth in the 20th St SE Subarea on the west side of Highway 9. The City has adopted a SEPA Planned Action ordinance for this area. Future development, which will occur over time, will be evaluated for consistency with this Planned Action Ordinance.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- Costco has prepared phase 1 and 2 environmental reports and critical areas reports including wetlands and trees. The new public roads and the Costco consumer warehouse development will impact approximately 75,000 sf. of wetlands. Compensatory mitigation in the form of contribution to a local wetland bank is proposed to mitigate for the required wetland fill. Proposed mitigation for necessary tree removal will occur through a combination of on-site replacement landscaping and contribution to the City's tree mitigation fund. r.*
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 applicant is not aware of any pending government approvals for the property covered by the proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Applicant anticipates that the proposed development will require the following permits and approvals:

- A Development Agreement between Costco and the City of Lake Stevens identifying large scale infrastructure improvements to be installed.*
- City of Lake Stevens Design Review approval, Critical Areas approval and Construction permits;*
- WSDOT Channelization Plan Approval and Intersection Control Evaluation (ICE) Report; and*
- U.S. Army Corp of Engineers Section 404 Clean Water Act Individual Permit for wetland disturbance.*

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 site is approximately 36.71 acres in size. It covers the northwestern intersection of Hwy 9 and its intersection with the future 24th St SE. The project will include: new public roads (91st Ave E, 24th St SE, S Lake Stevens Rd), a detention pond and a 170,000 square-foot membership wholesale/retail warehouse with approximately 850 parking stalls and a 30 fuel position vehicle fueling facility.

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 site is located at what will be the northwest corner of the Hwy 9 and 24th St SE intersection.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, **rolling**, hilly, steep slopes, mountainous, other:
The site currently contains rolling topography. After the site has been rough graded, it will have slopes and retaining walls along its north edge leading to the relatively flat developed area. Additional retaining walls be used on the south side of the proposed building and roads to match the current existing grades on site.
- b. What is the steepest slope on the site (approximate percent slope) *75% of the site will be sloped less than 4%. However, there will be a couple of retaining walls on the site. Along a portion of the north property line a soil nail retaining wall will reach almost 20' in height. Along the south property line and along a portion of the south sides of the new road(s) there will be gravity block retaining walls ranging in height from 4' to 6'.*
- 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 prime farmland.
The site is primarily underlain by glacially consolidated silty sand and gravel. Fine grained soil consisting of silt and clay, and some pockets of peat are found at the low-lying areas on the southern side of the site. See the Geotechnical Report submitted with the application for more detail.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The site slopes down from the north to the south and also down on the west edge. The development plan calls for balancing cut and fill on the site as much as possible; however, a certain amount of structural fill will be required to stabilize the top layer of the site for development. The final amount of grading on the property is anticipated to be approximately 280,000 cy of cut and fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Costco will employ Best Management Practices and comply with applicable standards to minimize and eliminate any possible erosion that might otherwise occur.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Following construction, approximately 65-75% of the site will be impervious surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Costco will comply with applicable City codes and Best Management Practices to reduce and control erosion. See civil drawings for a detailed description.

1. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Typical construction exhaust and dust will be generated during the construction phase of the project. Once construction is complete, - emissions will be those typically found at a retail development.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Compliance with applicable state and local ordinances related to air quality.

3. Water

- a. Surface:

- 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 site and immediate vicinity include six wetlands that are more fully described in the Applicant's Critical Areas Report. Collectively, these wetlands cover roughly 5.15 acres.

- 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.

Yes. The proposed development will require disturbance of approximately 1.87 acres of wetland and associated buffer. The Applicant proposes mitigation of on-site wetland impacts through contribution to an off-site wetland bank in Snohomish County. Further details are provided in the Critical Areas Report.

- 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.

A total of 1.87 acres of wetlands are proposed to be filled: 0.77 acres for the development of city roads and 1.1 acre for the development of the Costco site. Fill material will primarily come from on-site cuts.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

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

No.

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.

No.

b. Ground:

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 general description, purpose, and approximate quantities if known.

No ground water will be withdrawn from the site. No infiltration is proposed at this time.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

None.

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 project will comply with current City of Lake Stevens stormwater management. Current proposed stormwater management includes developing a detention pond in the SW corner of the site to accommodate the stormwater generated from the Costco development site and the newly-constructed public right-of-way.

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

No.

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

No.

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

The project will comply with City codes and standards for storm water management. Anticipated stormwater facility will consist of a large wetland/wet-pond system.

4. **Plants**

a. Check or circle 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

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

The majority of the site is covered with a mix of conifer and deciduous trees and shrubs as well as thickets of blackberry. Much of the existing vegetation will be removed from the site as part of the mass grading. The post-development landscape plan will use primarily NW native and drought-tolerant plant species.

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

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

New landscaping proposed for the site will be consistent with City regulations. Plant materials will be primarily NW native and drought-tolerant species.

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

Himalayan Blackberry.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:	songbirds
mammals: deer, bear, elk, beaver, other:	none observed
fish: bass, salmon, trout, herring, shellfish, other:	none observed

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

None Known

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

No.

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

None.

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

None Known

6. Energy and natural resources

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 proposed store will be heated with natural gas and electricity will otherwise provide power for the site. Costco uses heat recovery systems to minimize the development's energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No. The building height will not block other properties' access to solar energy.

- 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:

High efficiency heaters, computer controlled lighting, LED lighting and recycled materials used in construction.

7. Environmental health

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

If so, describe.

No

- 1) Describe any known or possible contamination at the site from present or past uses. [help]

None

- 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. [help]

None

- 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. [help]

None

- 4) Describe special emergency services that might be required.

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

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

Existing background noise levels are not expected to affect the proposed development.

- 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.

Typical construction noise will be generated during the construction phase of the project. Noise levels are expected to comply with applicable City regulations. Upon completion, noise from the site will be similar to noise generated by other similarly-sized retail developments.

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

Compliance with City codes.

8. Land and shoreline use

- 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 current uses of the individual properties included in the subject site are homes and undeveloped property.

- 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 as a result 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?

Costco is unaware of prior agriculture or forest use of the site.

c. Describe any structures on the site.

Two homes.

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

All of the buildings will be demolished and removed from the site.

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

The property is zoned Commercial District (CD).

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

The Comprehensive Plan designation is Commercial.

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

N/A

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

Yes. The wetlands on the property qualify as Critical Areas. They will be regulated through the Critical Areas Process.

i. Approximately how many people would reside or work in the completed project?

No residents and approximately 425 employees.

j. Approximately how many people would the completed project displace?

The removal of two houses on the subject property has the potential to displace 4-8 people.

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

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Costco and the City of Lake Stevens are entering into a Development Agreement to ensure the project's compliance with the City's Comprehensive Plan and Zoning provisions and that appropriate infrastructure improvements are also installed to support the development.

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

N/A There are no agricultural or forest lands of long term significance.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

two – low income housing.

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

None.

10. Aesthetics

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

Approximately 35'. The exterior building materials will be a combination of concrete, masonry units, exposed steel and metal panels. The exposed steel will be used as an accent material.

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

None.

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

Comply with the City's design review process.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The site and building will use lighting for safety and security during the evening hours. All fixtures will be "down" lights designed to minimize light spill over onto adjacent property.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

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

None.

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

Compliance with applicable regulations for shielding and glare-reduction.

12. Recreation

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

Currently, there are no community or regional parks in the vicinity of the subject property. A multi-use trail system will be installed.

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

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

- 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..

No.

- 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.

None.

- 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.:

A cultural resources report was prepared. No significant artifacts or indicators were found.

- 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 project will monitor for indicators during construction.

14. Transportation

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

Hwy 9 to the east, 20th St SE to the north, 24th St SE to the south and 91st Ave E to the west. Two unsignalized accesses are proposed off of 91st Ave E. A right-in-right out driveway is proposed off of 24th St SE, with a direct route to the fueling station, to the west of Hwy 9. A second full-access driveway is proposed to align with the 24th St SE intersection with S Lake Stevens Road. In the near-term this driveway can function as an unsignalized intersection, the longer term a signal upgrade, or equivalent, would be required as the 20th St SE subarea was built-out. The Hwy 9 and 24th St SE and S Lake Stevens Road intersection will be reconfigured and developed as a multi-lane roundabout with the proposed development.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is currently served by Community Transit via Hwy 9 and 20th St SE. The nearest transit stops are at 20th St SE and 91st Ave SE and at 20th St SE and Hwy 9, and the nearest transit stops are just over a quarter-mile from the site.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

800-850 parking stalls. The project is developing a currently undeveloped site and will add parking. It would not eliminate any parking.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

91st Ave E, 24th St SE, and a connector roadway from 24th St SE to S Lake Stevens Road will be new road connections to the existing City network. They will be public streets that are constructed with the project and will provide a majority of the access for the site.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? 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 proposed development is forecast to generate approximately 8,000 new weekday daily trips and 800 new weekday PM peak hour

trip ends (375 inbound and 425 outbound). The peak operating time period for the site will be during the weekend midday time period when the site is estimated to generate approximately 1,100 net new trip ends. The proposed development will replace a small number of individual residential properties. Trip generation of the existing uses on site is considered negligible and no deduction has been made for the site's existing trip generation.

- g. 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.

A Transportation Impact Study is currently being finalized for the project. Mitigation measures include: a roundabout on Hwy 9 at 24th Street SE; completion of 24th St SE and 91st Ave E along the Project's frontage; a new connection between 24th St SE and S Lake Stevens Road to the southwest of the site, new 20th St SE intersection with 91st Ave E, improved signal timing on Hwy 9 at both US 2 ramp terminals, and a traffic control modification on Bunk Foss Road at the US 2 westbound off-ramp.

15. Public services

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

No.

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

None anticipated.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

They are all available

- 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.

Power. Water, sewer, gas, phone, cable

C. SIGNATURE

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.

Signature: 

Name of signee Steve Bullock

Position and Agency/Organization MG2, Costco Architect/Agent

Date Submitted: April 30,2019

From: Melissa Place
To: [Jennie Fenrich](mailto:jfenrich@lakestevenswa.gov)
Bcc: gmoen@everettwa.gov; [Jennifer Bailey](mailto:jennifer.bailey@everettwa.gov); [Derek Marks](mailto:derek.marks@everettwa.gov); "Kurt Nelson"; [Heard, Kathryn E CIV \(US\)](mailto:heard.kathryn@everettwa.gov); dawn.anderson@wsdot.wa.gov; "mhayes@arlingtonwa.gov"; "planning@ci.granite-falls.wa.us"; "jspooneer@everettwa.gov"; "planning@everettwa.gov"; "cholland@marysvillewa.gov"; "eidem@ci.snohomish.wa.us"; "andrew.galuska@snoco.org"; "cindy@snoqualmiation.com"; "ryoung@tulaliptribes-nsn.gov"; "Kate.Tourtellot@commtrans.org"; "Jamie.Bails@dfw.wa.gov"; "Ramin.Pazooki@wsdot.wa.gov"; "John_Warrick@cable.comcast.com"; "rockinw1@frontier.com"; "mmesser@lsfire.org"; "rstanton@lkstevens.wednet.edu"; "jdix@lkstevenssewer.org"; "superintendents_office@msvl.k12.wa.us"; "david.matulich@pse.com"; "mgstevens@snopud.com"; "kplemel@shd.snohomish.wa.gov"; "paul.sjunnesen@sno.wednet.edu"; "ASievers@mbaks.com"; "Janet.Prichard@Republicservices.com"; "dahp.separeview@dahp.wa.gov"; "Kiara.Hays@pse.com"; "Eric.Liaw@pse.com"; [Kim Daughtry](mailto:kim.daughtry@lakestevenswa.gov); [Kurt Hilt](mailto:kurt.hilt@lakestevenswa.gov); [Marcus Tageant](mailto:marcus.tageant@lakestevenswa.gov); [John Spencer](mailto:john.spencer@lakestevenswa.gov); [Kathleen Pugh](mailto:kathleen.pugh@lakestevenswa.gov); [Julie Good](mailto:julie.good@lakestevenswa.gov); [Barbara Stevens](mailto:barbara.stevens@lakestevenswa.gov); [Brett Gailey](mailto:brett.gailey@lakestevenswa.gov); [Todd Welch](mailto:todd.welch@lakestevenswa.gov); [Rauchel McDaniel](mailto:rauchel.mcdaniel@lakestevenswa.gov); [Gary Petershagen](mailto:gary.petershagen@lakestevenswa.gov); [Gene Brazel](mailto:gene.brazel@lakestevenswa.gov); [Zachary Lamebull](mailto:zachary.lamebull@lakestevenswa.gov)
Subject: Notice of Application and Notice of Planned Action for Costco
Date: Tuesday, June 4, 2019 2:15:00 PM
Attachments: [LUA2019-0082-notice-planned-action.pdf](#)
[LUA2019-0080, 81, & 82 NOA Publication.pdf](#)

Good Afternoon, attached is a Notice of Application for site plan review, design review, and planned action certification for Costco, proposed to be located southwest of the SR-9/20th St SE intersection in Lake Stevens. The comment period associated with the Notice of Application ends June 19, 2019.

More information and materials can be found online at the following link:

https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_Connections.aspx?ReturnUrl=%2fcitizen

Please let me know if you have any questions or need more information.

Thanks, Melissa

Melissa Place, *Senior Planner*
City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.622.9433 | mplace@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact jfenrich@lakestevenswa.gov or call 425-622-9430.

City of Lake Stevens -Notice of Planned Action Certification

PROJECT NAME: COSTCO

PROJECT # LUA2019-0082

LOCATION:

Southwest corner of the SR-9 & 20th St SE intersection, Lake Stevens, WA 98258

APPLICANT: Steve Bullock of MG2 Architects on behalf of Costco Wholesale

DATE OF APPLICATION:

4/30/2019

PLANNED ACTION

CERTIFICATION ISSUED:

6/6/2019

Applicant proposes a 170,000 square-foot wholesale/retail warehouse with 850 parking stalls and a 30-pump fueling facility located in the Commercial District zone and 20th Street Subarea on seven parcels totaling 36.71 acres. The construction plans for the project will include the new public roads (91st Ave SE, 24th St SE, and S. Lake Stevens Road), a roundabout at the SR-9/24th St. SE/S. Lake Stevens Rd. intersection, and a stormwater detention pond.

The property is within the Lake Stevens 20th Street SE Corridor Sub Area for which a Planned Action EIS exists. Adjacent related roads were reviewed separately for SEPA compliance. This application is consistent with the Lake Stevens 20th St. SE Corridor Planned Action Ordinance and thereby qualifies as a Planned Action pursuant to Lake Stevens Municipal Code (LSMC) 14.38.120. As such this notice also serves as the threshold determination under the State Environmental Policy Act (SEPA). Under the Planned Action development thresholds, this project uses 170,000 square feet of retail and will generate 799-new PM peak hour trips. **Permits Required:** Site plan review, design review, planned action certification, binding site plan or boundary line adjustment, development agreement, construction plan approval and building permits. **Lead Agency:** The city of



It is the City's goal to comply with the Americans with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Lake Stevens, acting as lead agency for this proposal, has determined that this project does not have a probable significant adverse environmental impact and qualifies as a Planned Action under the Lake Stevens 20th St. SE Corridor Subarea EIS following review of an environmental checklist and other information on file. **Public Comment:** There is no comment period for this Planned Action Determination. Please contact Melissa Place with any questions at 425-622-9433 or by email at mplace@lakestevenswa.gov.