



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: JS
 Permit Number: WA 309-0068

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

CHECK ONE

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

Property Information	Site Address: Southwest of the SR-9 and 20th St SE intersection <u>00 915 Ave SE</u>		
	Assessor Parcel No: 00457000002102, 00473400000400, 00457000002304		Property Square Feet: _____
	Land Use Designation: Commercial		Acres: _____
	Zoning: Commercial District		Number of Buildings on Site/: 2
	Number to be Retained: 0		Existing Impervious Surface Area: 0-10%
Proposed Impervious Surface Area: 65-75%			
Applicant	Name/Company: Jessica Knoepfle, PW Administrative Assistant		
	Address: 1812 Main St.		City/State/Zip: Lake Stevens, WA 98258
	Phone: 425-622-9444		Applicants relationship to owner: City employee
	Fax: _____		Email: _____
Primary Contact	Name/Company: Aaron Halverson, Capital Projects Coordinator, City of Lake Stevens		
	Address: 1812 Main St.		City/State/Zip: Lake Stevens, WA 98258
	Phone: 425-622-9447		Email: ahalverson@lakestevenswa.gov

	Fax:
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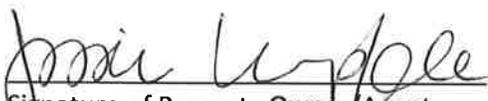
Property Owner	Name/Company: City of Lake Stevens				
	Address: 1812 Main St.		City/State/Zip: Lake Stevens, WA 98258		
	Phone:		Email:		
	Fax:				
Project Description	Grading Quantities		Cut: 280,000 cy of cut and fill		Fill:
	Proposed project/land use (attach additional sheets if necessary):				
	This project will include the construction of two new public roads: 91st Ave SE and a South Lake Stevens Road Connector south of 20 th St SE and west of SR-9.				
	See the attached SEPA checklist for more detailed information.				
Building Information	Gross Floor Area of Existing and Proposed Buildings:				
	Bldg 1:	Bldg 2:	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:				
	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

4/10/19
 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: Jessica Knoepfle

Name: Jessica Knoepfle

Address: _____

Phone: _____

Email address: _____

Property Owner(s)

Signature: Jessica Knoepfle

Name: Jessica Knoepfle

Address: _____

Phone: _____

Email address: _____

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

	Other (describe): Public road extensions		
Development Information	Residential (dwelling units)		
	Existing Dwellings 0	Proposed Dwellings 0	Proposed Density (dwellings per acre) - 0
	No. Single-family: 0	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: 0
	PM Peak Hour Weekday Vehicle Trips		
	Existing Estimated Trips: N/A	Future Estimated Trips:	Net New Trips:
Source of Trip Rate		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 4/18/2019		<i>Joan Lepple</i>	

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 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 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 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 type="checkbox"/>	No <input type="checkbox"/>
Dwelling Threshold:		Dwellings Remaining:	
Office / Employment Threshold:		Office / Employment Remaining:	
Retail & Services Threshold:		Retail & Services Remaining:	
Vehicle Trips Threshold:		Vehicle Trips Remaining:	

The proposal's significant adverse environmental impacts have been identified in the planned action EIS.	Yes <input 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 type="checkbox"/>	No <input type="checkbox"/>
The proposal complies with all applicable local, state &/or federal laws and regulations.	Yes <input 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 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 type="checkbox"/>	No <input type="checkbox"/>
The application is complete as provided in LSMC 14.16A.220(f).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The application is consistent with the criteria of the Planned Action Ordinance.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The development application meets all applicable requirements of the Lake Stevens Municipal Code.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Qualifying Project (if no, explain on separate sheet and attach)		
Yes <input 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)		
Date (certification expires one year from date)		



AFFIDAVIT OF NOTICE

Project Name: 915E Ave SE Row
Project Number: LUA 2019-0068
Type of Notice Planned Action

Place Posted

Date Posted

Signature

1. Property

4/22/19

[Signature]

2. City Hall

4/27/19

[Signature]

3. Planning

4/22/19

[Signature]

4. Everett Herald

4/22/19

[Signature]

5. Mailings

4/19/19

[Signature]

6. Website

4/22/19

[Signature]

7. Distribution List

4/22/19

[Signature]

8. Parties of Record

∅

[Signature]

From: [Melissa Place](#)
To: [Jennie Fenrich](#)
Bcc: [CFD@arlingtonwa.gov](#); [dkoenig@marysvillewa.gov](#); [agemmer@marysvillewa.gov](#); [cholland@marysvillewa.gov](#); [pickus@snohomishwa.gov](#); [eidem@ci.snohomish.wa.us](#); [M.McCravy@co.snohomish.wa.us](#); [shannon.fleming@snoco.org](#); [cindy@snoqualmiation.com](#); [ryoung@tulaliptribes-nsn.gov](#); [zlamebull@tulaliptribes-nsn.gov](#); [knelson@tulaliptribes-nsn.gov](#); [reviewteam@commerce.wa.gov](#); [Kate.Tourtellot@commtrans.org](#); [stephanie.jolivette@dahp.wa.gov](#); [efheinitz@doc1.wa.gov](#); [Kelly.Cooper@doh.wa.gov](#); [kmclain@agr.wa.gov](#); [sepacenter@dnr.wa.gov](#); [separegister@ecy.wa.gov](#); [sposner@utc.wa.gov](#); [epa-seattle@epa.gov](#); [randy.kline@parks.wa.gov](#); [info@psp.wa.gov](#); [Terri.Sinclair-Olson@dshs.wa.gov](#); [marane.a.brenne@usace.army.mil](#); [sepadesk@dfw.wa.gov](#); [Jamie.Bails@dfw.wa.gov](#); [Ramin.Pazooki@wsdot.wa.gov](#); [John_Warrick@cable.comcast.com](#); [rockinw1@frontier.com](#); [Mike.Messer](#); [Robert.Stanton](#); [Johnathan.Dix](#); [tchristoffersen@lkstevenssewer.org](#); [jbaisch@lkstevenssewer.org](#); [superintendents_office@msvl.k12.wa.us](#); [mpattison@MBAKS.COM](#); [RaeLynn.Asah@pse.com](#); [fave.ryan@pse.com](#); [mewicklund@snopud.com](#); [mgstevens@snopud.com](#); [kplemel@shd.snohomish.wa.gov](#); [paul.sjunnesen@sno.wednet.edu](#); [ASievers@mbaks.com](#); [jspooneer@everettwa.gov](#); [planning@everettwa.gov](#); [gmoen@everettwa.gov](#); [Jennifer.Bailey \(JBailey@everettwa.gov\)](#)
Subject: Notice of SEPA MDNS and Notice of Planned Action - LUA2019-0068 and LUA2019-0069
Date: Monday, April 22, 2019 9:37:00 AM
Attachments: [LUA2019-0069 SEPA MDNS.PDF](#)
[LUA2019-0068 Signed Planned Action.pdf](#)
[24th, 91st, and S. Lake Stevens Rd Connector SEPA Checklist.pdf](#)
[Site Plan Map.jpg](#)

Good morning, attached is a notice of a SEPA MDNS and a notice of a Planned Action Determination for three new public roadways within the City of Lake Stevens. The roads are capital projects consistent with the City's Comprehensive Plan and CIP.

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 Determination

PROJECT NAME/NUMBER:
91st Ave SE Road Extension and S.
Lake Stevens Road Connector /
LUA2019-0068

APPLICANT:
City of Lake Stevens

LOCATION:
Southwest of the SR-9 and 20th St
SE intersection, Lake Stevens, WA

DATE OF APPLICATION:
April 18, 2019

NOTICE OF PLANNED ACTION
DATE: JED: April 22, 2019

PROPOSED PROJECT DESCRIPTION: This project will include the construction of two new public roads: 91st Ave SE Extension and the South Lake Stevens Road Connector to support additional growth in the 20th St SE Subarea, west of SR-9. This existing 91st Ave SE will be extended south, across 20th St. SE. This new road extension will be approximately 1,255 feet in length. The road will connect with the new 24th St SE. This project will also construct a short road connection of approximately 490 feet in length that will connect the new 24th St. SE roadway with the existing S. Lake Stevens Road west of SR-9. This project is consistent with the Lake Stevens Comprehensive Plan, the Capital Improvement Plan for the city, and with the Lake Stevens 20th St. SE Corridor Planned Action Ordinance No. 878 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). **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. Subarea EIS following review of an environmental checklist and other information on file. **COMMENT PERIOD:** There is no comment or appeal period for this Planned Action Determination. Please contact Melissa Place with any questions at 425-622-9433 or by email at mplace@lakestevenswa.gov.



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:	LUAS2019-0068

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

Part One: Project Information (applicant to complete)				
Property Information	Site Address: N/A - 91st Ave SE road extension and S. Lake Stevens Rd Connector			
	Assessor Parcel No: 00457000002102 and 2304	Area of property	Square Feet: Acres:	
	Land Use Designation: Commercial		Zoning: Commercial District	
	Number of Buildings on Site/: 0		Number to be Retained: 0	
	Existing Impervious Surface Area:		Proposed Impervious Surface Area: 1,745 linear ft	
Applicant/ Contact	Name/Company: Jessica Knoepfle, PW Administrative Assistant, City of Lake Stevens			
	Address: 1812 Main Street	City/State/Zip: Lake Stevens, WA 98258		
	Phone: 425-622-9444	Applicants relationship to owner: City Employee		
	Fax:	Email: jknoepfle@lakestevenswa.gov		
Property Owner	Name/Company: City of Lake Stevens (see above contact info)			
	Address:	City/State/Zip:		
	Phone:	Email:		
	Fax:			
Project Description	Existing land use (describe): Undeveloped/SFR			
	Proposed land use (check all that apply)			
	<input 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"/>	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"/>	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.

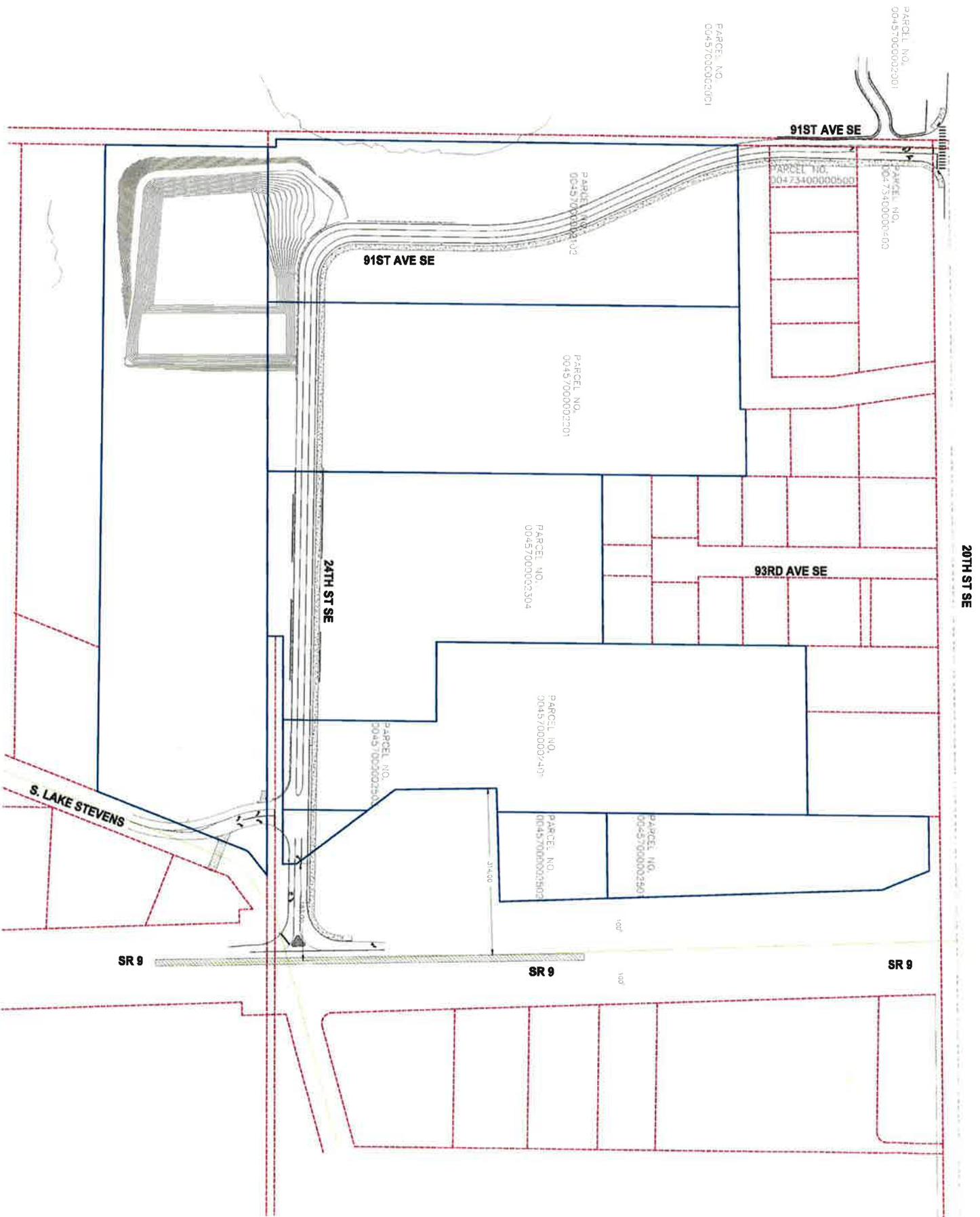
	Other (describe): Public road extensions		
Development Information	Residential (dwelling units)		
	Existing Dwellings 0	Proposed Dwellings 0	Proposed Density (dwellings per acre) 0
	No. Single-family: 0	No. Single-family: 0	Single-family: 0
	No. Multifamily: 0	No. Multifamily: 0	Multifamily: 0
	Office / Employment (square feet)		
	Existing Office/ Employment: 0		Proposed Office/ Employment: 0
	Retail & Services (square feet)		
	Existing Retail & Services: 0		Proposed Retail & Services: 0
	PM Peak Hour Weekday Vehicle Trips		
	Existing Estimated Trips: N/A	Future Estimated Trips:	Net New Trips:
Source of Trip Rate		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 4/18/2019 <i>Joni Lyndle</i>			

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 - 20th 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: N/A	Dwellings Remaining:	
Office / Employment Threshold: N/A	Office / Employment Remaining:	
Retail & Services Threshold: N/A	Retail & Services Remaining:	
Vehicle Trips Threshold: N/A	Vehicle Trips Remaining:	

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 Pluce</i>	
Date (certification expires one year from date)	4/18/19	



PARCEL NO.
0045700002301

PARCEL NO.
0045700002301

91ST AVE SE

PARCEL NO.
00473400000500

PARCEL NO.
00473400000500

PARCEL NO.
0045700002303

91ST AVE SE

PARCEL NO.
0045700002301

PARCEL NO.
0045700002304

93RD AVE SE

20TH ST SE

24TH ST SE

PARCEL NO.
0045700002407

PARCEL NO.
0045700002303

PARCEL NO.
0045700002503

PARCEL NO.
0045700002502

31400

100'

100'

SR 9

SR 9

SR 9

S. LAKE STEVENS



CITY OF LAKE STEVENS NOTICE OF PLANNED ACTION DETERMINATION

Project Name: 91st Ave SE Road Extension and S. Lake Stevens Road Connector
Project Location: The new roadways will be located southwest of the SR-9 and 20th St SE intersection. Assessor Parcel Numbers: 00473400000400, 00457000002102, 00457000002201, 00457000002304, 00457000002401, and 00457000002503
Project File No.: LUA2019-0068
Applicant: City of Lake Stevens

Proposed Project Description: This project will include the construction of two new public roads: 91st Ave SE Extension and the South Lake Stevens Road Connector to support additional growth in the 20th St SE Subarea, west of SR-9. This existing 91st Ave SE will be extended south, across 20th St. SE, directly to the other side of the undeveloped terrain. This new road extension will be approximately 1,255 feet in length. The road will connect with the new 24th St SE. The roadway will consist of two - 11 ft through lanes, a 12 ft center turn lane, a four-foot-wide planter strip and a 10 ft-wide multi-use path on the east side of the new road. This project will also construct a short road connection of approximately 490 feet in length that will connect the new 24th St. SE roadway with the existing S. Lake Stevens Road west of SR-9. This roadway will consist of one north bound and one south bound lane and no planter strips nor sidewalks due to impacts to existing critical areas. The intersection of this road and 24th St. SE will align with the entrance for a commercial development.

This project is consistent with the Lake Stevens Comprehensive Plan, the Capital Improvement Plan for the city, and with the Lake Stevens 20th St. SE Corridor Planned Action Ordinance No. 878 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).

Permits Required: Major Land disturbance permit, construction plan approval, and building permits

Date of Application: April 18, 2019

Planned Action Determination Issued: April 22, 2019

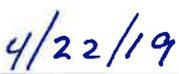
Lead Agency:

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 or appeal 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


Date



CITY OF LAKE STEVENS
PLANNING AND COMMUNITY DEVELOPMENT
PO Box 257, LAKE STEVENS, WA 98258
PHONE: (425) 377-3235 / FAX: (425) 212-3327

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable: **24th Street SE Project – and the associated projects of 91st Ave SE Extension and the South Lake Stevens Road Connector**

2. Name of applicant: **Aaron Halverson**

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

**Applicant: City of Lake Stevens Public Works Department
1812 Main Street
PO Box 257
Lake Stevens, WA 98258
Attn: Aaron Halverson**

**Contact: City of Lake Stevens Public Works Department
1812 Main Street
PO Box 257
Lake Stevens, WA 98258
Attn: Aaron Halverson**

4. Date checklist prepared: **April 4, 2019**

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

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

Design is proposed to be completed by fall of 2019 with construction beginning in summer of 2020 or prior

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

- **It is anticipated that 24th St. SE would be constructed further west as a logical extension when future development occurs; timeframe is unknown.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- **Stormwater Report**
- **Design and Construction Plans**
- **Geotechnical Reports**
- **Wetland and Stream Delineation Report**
- **Arborist Report**
- **Cultural Resources Report**
- **Phase 1 ESA**
- **Traffic Impact Analysis (TIA) and Addendum**
- **Joint Aquatic Resources Permit Application (JARPA)**

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.

- **JARPA Permit**
- **USACE 404 Permit**

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

- **City of Lake Stevens Construction Plan Approval**
- **City of Lake Stevens Major Land Disturbance Permit**
- **City of Lake Stevens Construction Building Permit – Retaining Walls**
- **NPDES Permit Approval (Department of Ecology)**
- **HPA Permit**

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.)

This project will include the construction of three new public roads: 24th Street SE, 91st Ave SE, and a South Lake Stevens Road Connector to support additional growth in the 20th St SE Subarea, west of SR-9. The role of 24th St. SE is to provide an alternate route to support growth along the south side of 20th St. SE and to reduce congestion along 20th St SE.

A regional stormwater facility will be constructed for the stormwater from the proposed roadways and from the commercial developments anticipated in the area. The stormwater facility is currently planned at the southwest corner of the intersection of the new 91st Ave SE and 24th St SE. In addition, a new multi-lane roundabout will be constructed at the intersection of 24th St SE and SR-9 in association with commercial development in the area.

Future development of this area was anticipated and evaluated in the City's 20th St SE Corridor Subarea Plan and associated EIS. The City adopted a Planned Action Ordinance for the subarea, whereby development consistent with the development thresholds and environmental analysis of the Planned Action EIS may qualify as a Planned Action and shall not require a further SEPA threshold determination.

The roadway improvements of 91st Ave SE and S. Lake Stevens Road Connector were analyzed in the Planned Action EIS and are included in this checklist for the purposes of qualification of a Planned Action. A Planned Action Determination is anticipated with these two roadway improvements. 24th St SE was identified in the 20th St SE Corridor Subarea Plan as a key connecting roadway but potential environmental impacts of the construction of this road were not fully analyzed in the EIS thus requiring a SEPA determination at this time.

- **24th St. SE - This project will create a new extension of 24th St SE, west of State Route 9 and south of 20th St SE for approximately 1,400 feet in length. The roadway will consist of one eastbound lane and one westbound lane with a four foot planter strip and a ten-foot wide multi-use path on the north side.**
- **91st Ave SE - This project will extend the existing 91st Ave SE, across 20th St. SE directly to the other side of the undeveloped terrain. This new road extension will be approximately 1,255 feet in length. The road will connect with the new 24th St**

SE (as described above). The roadway will consist of two - 11 ft through lanes, a 12 ft center turn lane, a four foot wide planter strip and a 10 ft-wide multi-use path on the east side of the new road.

- **S. Lake Stevens Rd Connector – This project consists of a short road connection of approximately 490 feet in length that will connect the new 24th St. SE roadway with the existing S. Lake Stevens Road west of SR-9. The roadway will consist of one north bound and one south bound lane and no planter strips nor sidewalks due to impacts to existing critical areas. The intersection of this road and 24th St. SE will align with the entrance for a commercial development.**

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 new roadways will be located southwest of the SR-9 and 20th St SE intersection. Please see the attached site plan map. Assesor Parcel Numbers: 0047340000400, 00457000002102, 00457000002201, 00457000002304, 00457000002401, and 00457000002503.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:
- b. What is the steepest slope on the site (approximate percent slope)?

The site has gently rolling topography with vertical relief ranging from 10 to 20 feet in places.

- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils on the site consist of McKenna gravelly silt loam and the Tokul gravelly medial loam between 0%-15% slopes.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None observed or known to exist.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading and excavation will be performed for this project. Approximately 280,000 cy of cut and fill is estimated for development of the proposed roadways, the commercial site, and the regional stormwater facility.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, during construction, the potential for increased erosion will be present. Silt fencing, inlet protection, and other BMP's will be used.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 65-75% of the entire site (roadways, commercial, and stormwater) will be impervious after construction occurs.

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

Retaining walls will be built along portions of the new roadways to retain roadway cuts and fill and reduce erosion impacts.

The project will adhere to the recommendations found in the Draft Geotechnical Report prepared for the project by HWA Geosciences Inc. dated October 16, 2017 and the Supplementary Geotechnical Report dated April 12, 2018 prepared by the same. Retaining walls and rockeries will be constructed per the engineered plans in order to mitigate any impacts from steep slopes.

A SWPPP & TESC Plan will be developed as part of the construction documents and best management practices will be adhered to. Erosion control measures may include silt fencing, straw placement on exposed disturbed earth, and hydroseeding on prolonged exposed soils.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction there would be increased exhaust and dust particle emissions to the ambient air from construction activities and vehicles. Once construction is complete, the emissions will be those related to vehicle trips on public roadways.

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

There are no known off-site sources of emissions or odors apart from the existing roadway and surrounding roadways.

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

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust along with other appropriate BMP's. Automobile emissions should be negligible due to the standards regulated by the Washington State Department of Licensing.

3. Water

a. Surface Water:

- 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.

There are six wetlands and one stream within the study area for this project. This consists of Wetlands A, B, C, D, F, & M (as named in the Sewall report) and Mosher Creek. The proposed road alignments will intersect with some of the wetlands and their buffers and the buffer for Mosher Creek which will require mitigation complying with local, state, and federal regulations. The proposed mitigation for the wetland impacts is the purchase of credits from an accredited wetland bank in Snohomish County.

Please see the Wetland and Stream Delineation Report by The Watershed Company dated September 7, 2017 and revised on May 30, 2018, the Critical Areas Report and Habitat Report by Sewall Wetland Consulting dated February 18, 2019, the Mitigation Bank Use Plan dated January 26, 2019 by Sewall Wetland Consulting, Inc., and the 2012 Wetland Delineation by Altmann-Oliver Associates, LLC for more details.

- 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.

Road construction work will take place over, in, and adjacent to the waters as described in the above reports. The proposed roadway project would result in a total of 0.87 acres of wetland fill. The project plans to mitigate these impacts by purchasing mitigation bank credits as allowed under LSMC 14.88.840(a)(5). Additional fill may occur with future commercial development.

- 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.

The proposed project would fill all or part of 5 wetlands resulting in a total of 1.87 acres of wetland fill as per the Mitigation Bank Use Plan by Sewall Wetland

Consulting, Inc. A Section 404 permit has been applied for to the US Army Corps of Engineers (USACE) for the proposed fill. The permit is currently under review.

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

No surface water withdrawals are anticipated with this project.

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

The proposal does not lie within a recognized 100 yr floodplain according to FEMA flood maps.

- 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.

This proposal does not involve discharges of waste materials to surface waters.

b. Ground Water:

- 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

- 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.

This project does not involve the discharge of any waste material into the ground.

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 existing project area drains to a downstream channel located near the southwest corner of the project which is tributary to the Ebey Slough. The proposed regional stormwater detention pond discharges into this same downstream channel as the existing site. The existing WSDOT stormwater pond discharges to Centennial Creek, located near State Road 9 and 24th Street SE. A flow control manhole will route low flows to Centennial Creek to match the existing peak flow rates and route high flows to the regional stormwater detention pond, which discharges to the Pilchuck River.

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

There is minimal risk of waste materials entering ground or surface waters as a result of this proposal.

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

The discharge point into Centennial Creek releases water into existing wetland areas. The project modifies the volume of water released into Centennial Creek and requires approval from the Department of Ecology. The discharge from the regional pond to the south releases into an existing channel in the vicinity of existing wetlands which flows to the Ebey Slough. Overall stormwater release would mimic predeveloped conditions.

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

Stormwater will be detained in a stormwater pond and discharged into an existing downstream channel. A regional stormwater pond will be constructed to provide flow control and water quality treatment from the new roads and from commercial lots planned on the property. Additionally, an existing stormwater pond serving a portion of State Road 9 will be combined with the regional stormwater pond. Runoff from State Road 9 will be provided with enhanced treatment and oil control because of the high traffic volume on this road while runoff from 24th Street and 91st Avenue will be provided with basic treatment.

Temporary erosion control devices would be installed during construction. After construction, stormwater runoff would be conveyed and controlled using a network of catch basins and storm conveyance pipe.

Permanent impacts to the wetlands and wetland buffers will be compensated through the purchase of credits from the Skykomish Habitat Mitigation Bank.

4. Plants

- a. Check the 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 site is covered with a mix of coniferous species (douglas fir, western red cedar, and western hemlock) with the exception of the wetlands and some red alder. Existing vegetation in the proposed right-of-way will be removed as necessary for construction activities. Please see the Arborist Report by American Forest Management dated November 1, 2017 for more details.

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

No state or federally listed threatened or endangered plant or wildlife species were observed on the site, nor are they listed per WDNR and WDFW data records per the Habitat Report by Sewall Wetland Consulting.

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

The right-of-way along 24th and 91st will include landscape planter strips that will include landscaping and street trees.

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

Impacted areas within the proposed road right-of-way, include impacted wetland areas and wetland and stream buffers composed mainly of Himalayan Blackberry and Reed Canarygrass.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:
birds: hawk, heron, eagle, songbirds, other: **songbirds**
mammals: deer, bear, elk, beaver, other: **other mammals (coyote, deer, raccoon)**
fish: bass, salmon, trout, herring, shellfish, other: **resident cutthroat trout**

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

No state or federally listed threatened or endangered plant or wildlife species were observed on the site, nor are they listed per WDNR and WDFW data records per the Habitat Report by Sewall Wetland Consulting. Mosher Creek is presumed to be fish bearing or a Type F water due to the a lack of barriers in the creek. No state or federally listed fish species were noted in the stream nor would any be expected to be found. It is likely that the only occupants of the creek are resident cutthroat trout.

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

Yes, the entire region is part of the Pacific Flyway Migration Route.

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

All wetland areas not impacted by construction of the roads will be preserved. Wetland areas impacted will be mitigated by the purchase of credits in an offsite wetland bank.

- 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.

Electric power for street lighting

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- 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:

Street lighting will be LED

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, per the Phase 1 ESA prepared for the property by H.W. Lochner, Inc.

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

None known.

- 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.

None known.

- 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.

Oil and fuel for construction equipment will be used on site during construction.

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

No special emergency services would be required by the proposed project.

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

None required or proposed.

b. Noise

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

Noise from traffic on surrounding roadways could have a minimal impact on the project. The project itself would be located within new right-of-way, which itself is a source of normal traffic noise.

- 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.

Noise levels would be intermittent throughout construction from excavating and other noise generating heavy construction equipment. Upon completion, noise from the new roads would be similar to noise generated by adjacent roadways.

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

Construction would be done in accordance with the City of Lake Stevens Ordinance, Noise Control Chapter 9.56.

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 site currently contains two homes and the remainder is undeveloped. Adjacent properties are single family residential developments to the north and east and mostly undeveloped to the south and west. The proposal would increase street and pedestrian connectivity in the area. The proposed street improvements were included in the 20th St

Subarea Plan for the area to improve the greater system-wide connectivity and to support the planned commercial and residential growth for the 20th St corridor.

- 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?

No, the site has not been used as working farmlands or forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, the proposal will not affect or be affected by farm or forest business.

- c. Describe any structures on the site.

Two existing vacant homes are located on the site.

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

Both homes will be demolished.

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

The site is zoned Commercial District (CD).

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

The site is designated as Commercial in the Comprehensive Plan.

- 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, there are several wetlands, Mosher Creek, and some steep slopes on the site. Some of the wetlands, wetland buffers, and creek buffer are located within the proposed street right-of-way. Please see the Wetland and Stream Delineation Report by The Watershed Company dated September 7, 2017 and revised on May 30, 2018, the Critical Areas Report and Habitat Report by Sewall Wetland Consulting dated February 18, 2019, the Mitigation Bank Use Plan dated January 26, 2019 by Sewall Wetland Consulting, Inc., and the 2012 Wetland Delineation by Altmann-Oliver Associates, LLC for more details.

No buildings are proposed. Retaining walls will be constructed along areas of the roadways that will be cut. The largest retaining wall (along 91st Ave SE and near the 20th St SE intersection) will be nearly 20 feet high.

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

Views would be altered to include new streets, retaining walls, landscaping and a multi-use path.

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

Street trees and planter strips will be incorporated into the streetscape where applicable to enhance the aesthetic impact. The project will also follow the Lake Stevens Beautification Plan guidelines.

11. Light and glare

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

Street lighting will be located along the proposed streets for vehicular and pedestrian safety. The lighting will occur at mainly at night but might also turn on during the day if dark enough to trigger the sensors.

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

No, lighting on the roads would provide safety for roadway users.

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

None anticipated

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

Downward directing or shielded lighting would be used.

12. Recreation

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

Cavalero Hill Community Park is located approximately ¼ mile west on 20th St. SE. The project itself would serve as a recreational opportunity due to the development of a multi-use path along the roadway.

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

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

N/A – roads only

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

The road project would not displace any 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:

This project was identified in the city's 20th St SE Corridor Subarea Plan as well as in the city's Capital Facilities Element of the Comprehensive Plan. The proposal is designed to be consistent with these plans.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

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

0

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

Two middle-income homes would be eliminated

- 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?

The proposal would expand recreational uses and would not displace any current recreational opportunities.

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

The project involves the creation of a mixed-use path within the road right-of-way.

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 located on or near the site? If so, specifically describe.

No historic properties have been recorded in the vicinity of the project and none were identified in the area of potential effect per the Cultural Resources Assessment Report conducted for the project dated November 16, 2017 by Tierra Right of Way Services, Ltd.

- 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.

A cultural resource assessment was conducted by Tierra Right of Way Services for the project as cited above. No cultural resources were identified in the area from the assessment.

- 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.

Cultural resource assessment and there are no mapped sites on the Washington State Department of Archaeology and Historic Preservation (DAHP) WISAARD GIS located near this site.

- 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 city will adhere to the recommendations in the Cultural Resources Assessment and in the event that archaeological materials are encountered during ground-disturbing activities, work will be halted in the vicinity of the find until the materials can be inspected and assessed. At that time, the appropriate persons are to be notified of the exact nature and extent of the resources so that measures can be taken to secure them. In the event of inadvertently discovered human remains or indeterminate bones, pursuant to Revised Code of Washington 68.50.645, all work must stop immediately, and law enforcement should be contacted as soon as

possible: Snohomish County Sherriff (425) 388-3393; Snohomish County Medical Examiner (425) 438-6200. Any remains should be covered and secured against further disturbance, and communication established with local police, the Washington Department of Archaeology and Historic Preservation, and any concerned Tribal agencies.

14. Transportation

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

Currently, 20th St SE, SR-9, 21st St SE, and South Lake Stevens Road serve the site. This project will include the construction of three new public roads: 24th Street SE, 91st Ave SE, and a South Lake Stevens Road Connector to support additional growth in the 20th St SE Subarea, west of SR-9.

The role of 24th St. SE is to provide an alternate route to support growth along the south side of 20th St. SE and to reduce congestion along 20th St SE. In addition, a new roundabout will be constructed at the intersection of 24th St SE and SR-9.

A Traffic Impact Analysis (TIA) dated October 26, 2018 by Transportation Solutions, Inc. was conducted for commercial development of the site and analyzed the traffic redistribution with the addition of 24th Street SE, 91st Ave SE, and the Lake Stevens Road Connector. An addendum to the TIA was prepared on March 12, 2019 to address a supplemental simulation analysis upon the request of WSDOT. Please see both documents for more details.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Community Transit routes 280 and 425 provide service in the study area. Both routes include stops on 20th Street SE and 91st Ave SE.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No additional parking spaces are proposed.

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

Yes, the proposed project would construct three new public roads: 24th Street SE, 91st Ave SE, and a South Lake Stevens Road Connector. These are required to support commercial development of the area. A multilane roundabout at the SR-9/24th St SE intersection would facilitate full access. The new 24th Street SE roadway from SR 9 to 91st Ave SE and the 91st Ave SE extension to 24th Street SE will redistribute traffic near the site.

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

The project will not occur in the vicinity of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? 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 construction of the roads alone are not expected to generate additional vehicle trips however they will redistribute traffic from existing roadways and intersections in the area including 20th St SE and SR-9. Future commercial development of the site will generate trips and those trip generation numbers are included in the TIA prepared for the commercial development portion of the project (please see the report for more details).

- 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.

The proposal would not interfere with, affect or be affected by the movement of agricultural and forest products.

- h. Proposed measures to reduce or control transportation impacts, if any:

The construction of the roads themselves (24th St SE, 91st St SE, and the S. Lake Stevens Rd Connector) are some of the mitigation measures for transportation impacts associated with the commercial development of the adjacent properties. The project will redistribute traffic from adjacent roadways and intersections through 24th St SE and 91st St SE.

The intersections of 20th St SE/91st Ave SE and the S. Lake Stevens Rd Connector/24th St SE will be signalized, the SR-9/24th St SE intersection will contain a roundabout, and the S. Lake Stevens Rd Connector/S. Lake Stevens Rd will have a stop sign for traffic control. Traffic control plans will be also be prepared for construction of the project.

Specific mitigation measures for the commercial development will be assessed as part of that proposal but will include, but is not limited to, traffic impact fees, the construction of a roundabout at SR-9/24th St SE, improved signal timing and traffic control modification at SR-9/US-2 ramps.

15. Public services

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

The project is not likely to result in an increased need for public services.

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

N/A

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, trash service, telephone, sanitary sewer, cable/internet

All utilities are available to the site and most will be provided via the right-of-way.

About 100 feet south of 20th Street SE, the 91st Avenue SE alignment will cross the buried (48-inch-diameter) City of Everett water transmission lines. The City of Lake Stevens has been and will continue to coordinate with the City of Everett on the engineering of the road crossing of these lines. Please see the HWA GeoSciences Inc., report dated April 9, 2019 for more detailed information.

- 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.

Gas, water, sewer, and electric will be extended from 20th St SE down 91st St SE to the site in association with commercial development. Electricity will be needed for street lighting and possible irrigation will service the right-of-way.

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.

City of Lake Stevens

Signature: 

Name of signee: Aaron Halverson

Position and Agency/Organization: Capital Projects Coordinator, City of Lake Stevens

Date Submitted: 4/18/2019

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

-
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

20TH ST SE

PARCEL NO.
0045791000200

PARCEL NO.
0045791000300

PARCEL NO.
0045791000400

91ST AVE SE

PARCEL NO.
0045791000500

93RD AVE SE

PARCEL NO.
0045791000600

PARCEL NO.
0045700000201

PARCEL NO.
0045700000304

PARCEL NO.
0045700000401

PARCEL NO.
0045700000500

PARCEL NO.
0045700000601

PARCEL NO.
0045700000700

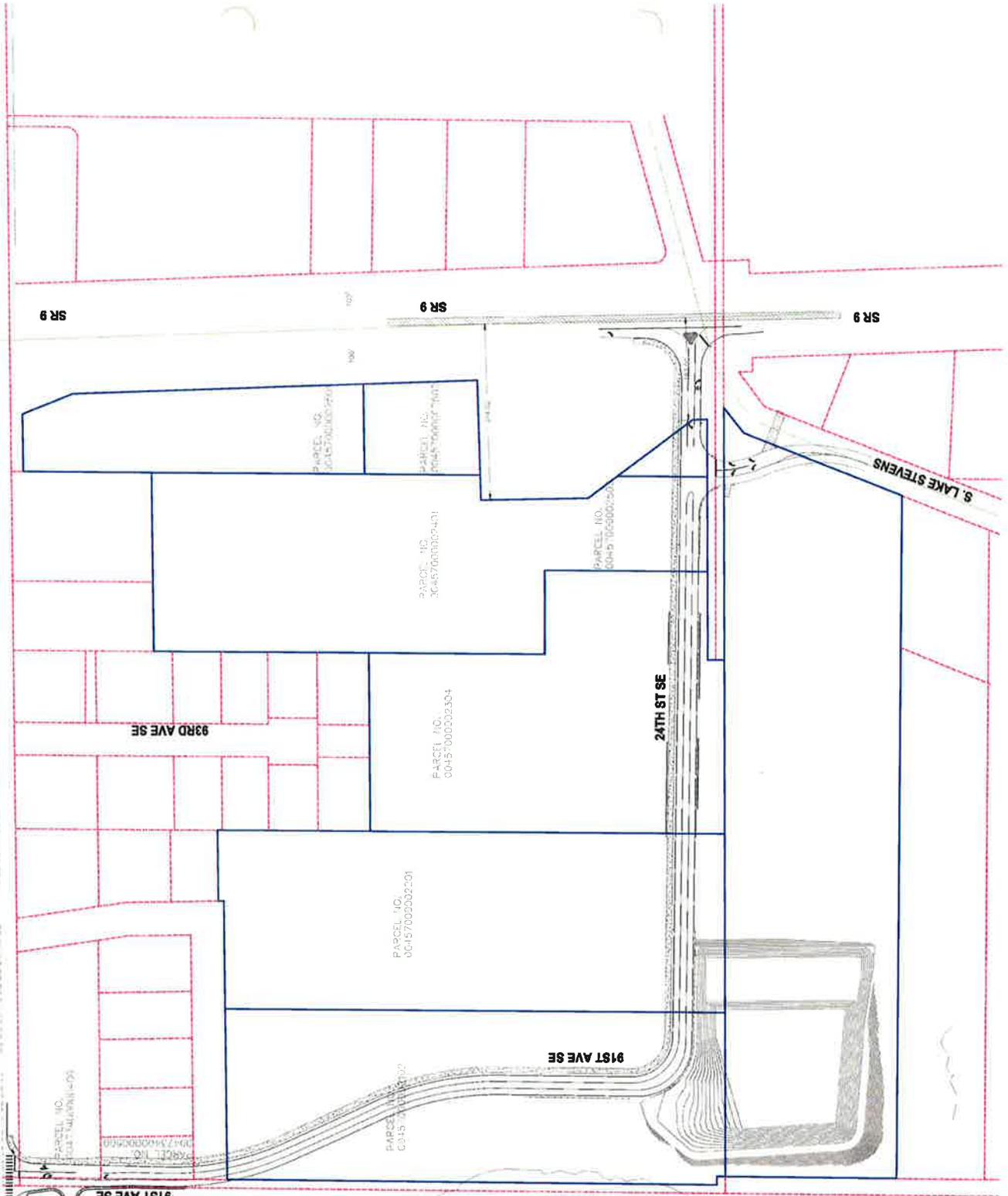
24TH ST SE

SR 9

SR 9

SR 9

S LAKE STEVENS



From: [Melissa Place](mailto:Melissa.Place@lakestevenswa.gov)
To: [Jennie Fenrich](mailto:Jennie.Fenrich@lakestevenswa.gov)
Bcc: CED@arlingtonwa.gov; dkoenig@marysvillewa.gov; agemmer@marysvillewa.gov; cholland@marysvillewa.gov; pickus@SnohomishWA.gov; eidem@ci.snohomish.wa.us; M.McCrary@co.snohomish.wa.us; shannon.fleming@snoco.org; cindy@snoqualmientation.com; ryoung@tulaliptribes-nsn.gov; zlabebull@tulaliptribes-nsn.gov; knelson@tulaliptribes-nsn.gov; reviewteam@commerce.wa.gov; Kate.Tourtellot@commtrans.org; stephanie.jolivettedahp@dahp.wa.gov; efheinitz@doc1.wa.gov; Kelly.Cooper@doh.wa.gov; kmclain@agr.wa.gov; sepacenter@dnr.wa.gov; separegister@ecy.wa.gov; sposner@utc.wa.gov; epa-seattle@epa.gov; randy.kline@parks.wa.gov; info@psp.wa.gov; Terri.Sinclair-Olson@dshs.wa.gov; marane.a.brenne@usace.army.mil; sepadesk@dfw.wa.gov; Jamie.Bails@dfw.wa.gov; Ramin.Pazooki@wsdot.wa.gov; John_Warrick@cable.comcast.com; rockinw1@frontier.com; [Mike Messer](mailto:Mike.Messer); [Robert Stanton](mailto:Robert.Stanton); [Johnathan Dix](mailto:Johnathan.Dix); tchristoffersen@lkstevenssewer.org; jbaisch@lkstevenssewer.org; superintendents_office@msvl.k12.wa.us; mpattison@MBAKS.COM; RaeLynn.Asah@pse.com; faye.ryan@pse.com; mewicklund@snopud.com; mgstevens@snopud.com; kplemel@shd.snohomish.wa.gov; paul.sjunnesen@sno.wednet.edu; ASievers@mbaks.com; jspooner@everettwa.gov; planning@everettwa.gov; gmoen@everettwa.gov; [Jennifer Bailey \(JBailey@everettwa.gov\)](mailto:Jennifer.Bailey@everettwa.gov)
Subject: Notice of SEPA MDNS and Notice of Planned Action - LUA2019-0068 and LUA2019-0069
Date: Monday, April 22, 2019 9:37:00 AM
Attachments: [LUA2019-0069 SEPA MDNS.PDF](#)
[LUA2019-0068 Signed Planned Action.pdf](#)
[24th, 91st, and S. Lake Stevens Rd Connector SEPA Checklist.pdf](#)
[Site Plan Map.jpg](#)

Good morning, attached is a notice of a SEPA MDNS and a notice of a Planned Action Determination for three new public roadways within the City of Lake Stevens. The roads are capital projects consistent with the City's Comprehensive Plan and CIP.

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.