



# NOTICE OF ENVIRONMENTAL DECISION

## MITIGATED DETERMINATION OF NONSIGNIFICANCE (NON-PROJECT ACTION)

### City of Lynnwood Comprehensive Plan 2024 Periodic Update (File No. SEPA-24-0006)

**NOTICE IS HEREBY GIVEN** that the City of Lynnwood SEPA Responsible Official has issued a Mitigated Determination of Nonsignificance (MDNS) for the following non-Project Action proposal.

**Date of this Notice:** September 13, 2024

**Proposal:**

The City of Lynnwood is proposing amendments to the Lynnwood Comprehensive Plan to fulfill the Growth Management Act (GMA) requirements under RCW 36.70A to periodically conduct a thorough review of the Comprehensive Plan and related development regulations. The proposed amendments are scheduled to be adopted prior to December 31, 2024. The amendments under consideration:

1. Bring the Comprehensive Plan up to date with relevant changes to the GMA;
2. Respond to changes in land use and population growth including planning for housing affordability; and
3. Address incremental change in the community since the 2015 Comprehensive Plan.

The Comprehensive Plan elements have been updated to reflect current city and state priorities. Goals and policies have been added and edited for clarity and readability. Policy language has been reviewed for consistency with the GMA, VISION 2050, and the Countywide Planning Policies for Snohomish County. The draft Comprehensive Plan references and includes land use capacity to accommodate the 2044 population and employment growth targets mandated by the Countywide Planning Policies.

An environmental impact statement (EIS) was prepared and issued for the City's initial Comprehensive Plan (1994), and a supplemental EIS was prepared and issued for the periodic update in 2001. Threshold determinations were issued for the annual amendments to the Comprehensive Plan. Additional environmental review will be conducted separately from the Comprehensive Plan under the City Center + Alderwood Subarea Plan. This includes a planned action EIS to determine project specific mitigation measures necessary.

**Mitigation Measures:**

The City Center + Alderwood Subarea Environmental Impact Statement will be completed prior to development regulation updates scheduled for May 2025. This mitigation measure will coincide with zoning update requirements set by ESSHB 1110 addressing Minimum Development Densities in Residential Zones, EHB 1337 addressing Accessory Dwelling Units – Urban Growth Areas.

**Location:** City-wide

**Comments and Appeals:**

This MDNS is issued under WAC 197-11-350(3); as the lead agency, City of Lynnwood will not act on this proposal for 14 days from the date of issuance. The comment period ends **September 27, 2024**, and this MDNS will become final unless the determination is withdrawn or amended by the City's SEPA Responsible Official. As provided in LMC 17.02.195, any aggrieved person may appeal this determination. An appeal must be filed in writing with the appropriate filing fee (LMC 3.104) within 14 days of the date of determination becoming final. Any appeal must be submitted no later than **October 11, 2024**. You must make specific factual objections, identify error, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Appeals may be submitted in writing to: Development & Business Services, 20816 44th Ave W, Suite 230, Lynnwood, WA 98036. The file for this non-project action is maintained in the Development & Business Services Department office and website ([www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Planning-Zoning/Public-Land-Use-Notices](http://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Planning-Zoning/Public-Land-Use-Notices)).

**Lead Agency:**

City of Lynnwood  
Development & Business Services  
20816 44th Avenue W., Suite 230  
Lynnwood, WA 98036

**Staff Contact:**

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**Comment Period Ends: September 27, 2024**      **Appeal Period Ends: October 11, 2024**

**THIS NOTICE IS NOT TO BE REMOVED, MUTILATED, OR CONCEALED BY ANY UNAUTHORIZED PERSON**