

DATE OF ISSUANCE: September 13, 2024

PROPONENT & LEAD AGENCY: City of Lynnwood, Development & Business Services (DBS)

AGENCY CONTACT: Karl Almgren, AICP, Planning Manager; kalmgren@lynnwoodwa.gov; 425-670-5041

PROJECT/FILE NUMBER: City of Lynnwood Comprehensive Plan 2024 Periodic Update (SEPA-24-0006)

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.

LOCATION: This is a city-wide, non-project action.

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.

SEPA THRESHOLD DETERMINATION

The City of Lynnwood, as the lead agency for this proposal, has determined that the proposal will not have a probable significant adverse impact(s) on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed above, the Environmental Checklist and Comprehensive Plan are attached. This decision was made after reviewing the completed Environmental Checklist, the City of Lynnwood Comprehensive Plan and Lynnwood Municipal Code (LMC), information from affected agencies, and other information on file with the department. This information is available for public review upon request at the Development and Business Services office and website (www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Planning-Zoning/Public-Land-Use-Notices).

This MDNS is issued under WAC 197-11-350 and the lead agency will not act on this proposal for 14 days after issuance of this determination. The comment period will end on **September 27, 2024**, and this MDNS will become final unless the determination is withdrawn or amended by the City's SEPA Responsible Official.

RESPONSIBLE OFFICIAL: David Kleitsch, Director
Development & Business Services
425-670-5410; planning@lynnwoodwa.gov

SIGNATURE: *David Kleitsch*
David Kleitsch (Sep 12, 2024 11:44 PDT)

DATE: 09/12/2024

APPEAL PROCESS: As provided in LMC 17.02.195, any aggrieved person may appeal this Threshold Determination. An appeal must be filed in writing with the appropriate filing fee 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.






SEPA-MDNS-24-0006_2024 Comprehensive Plan_Signature

Final Audit Report

2024-09-12

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