



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

Dave Somers
County Executive

DETERMINATION OF NONSIGNIFICANCE

Proponent: Snohomish County Department of Planning and Development Services
County Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201

Description of Proposal: Proposed ordinance to amend the Snohomish County Code by revising land use regulations relating to multi-family residential development. Ordinance is titled:

RELATING TO GROWTH MANAGEMENT, AMENDING CHAPTER 30.23 OF THE
SNOHOMISH COUNTY CODE TO REVISE URBAN RESIDENTIAL DEVELOPMENT
REGULATIONS

Proposed Amendments

This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 regulations affecting multi-family residential development that include encouraging greater residential densities that may provide more affordable housing opportunities in a portion of the State Route 99 corridor where urban services such as high capacity public transit are available and which will create new transfer of development rights receiving areas to help support the preservation of resource lands.

Lead Agency: Snohomish County Department of Planning and Development Services

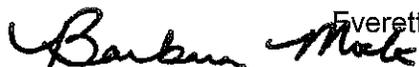
Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after review by Snohomish County of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:00 p.m., March 5, 2018, to the responsible official at the address listed below.

Appeals: This DNS together with the subsequent legislative action by the County Council to amend the County Code may be appealed to the Central Puget Sound Growth Management Hearings Board. **THIS DNS MAY BE APPEALED ONLY WHEN SUCH APPEAL IS COMBINED WITH THE APPEAL OF THE UNDERLYING ACTION PURSUANT TO SCC**

30.73.100. THE APPEAL MUST BE FILED WITHIN 60 DAYS OF THE PUBLISHED NOTICE OF ACTION ISSUED SUBSEQUENT TO THE FINAL DECISION BY THE COUNTY. The Notice of Action describing the final decision by the County to pursue or not pursue the proposed action will be published in the County's paper of record. Any appeal must be filed with the Central Puget Sound Growth Management Hearings Board, at PO Box 40953 Olympia WA 98504-0953 within 60 days following publication in the paper, or as otherwise stated in the Notice of Action or provided by law.

Responsible Official: Barb Mock
Position/Title: Director
Department of Planning and Development Services
Address: 3000 Rockefeller Avenue, M/S #604
Everett, WA 98201-4046



Barb Mock, Director

For further information, contact Steve Skorney, project manager, Planning and Development Services, (425) 262-2207 or steve.skorney@snoco.org. Please include your full name and mailing address in any email comments.

Date Issued: February 15, 2018
Date Published: February 15, 2018
Distribution:

| | |
|--|--|
| National Marine Fisheries Service | Wandering Creek Homes |
| U S Army Corps Of Engineers | Economic Alliance Of Snohomish County |
| U S Environmental Protection Agency | Neighbors To Save Wellington Park |
| U S Fish And Wildlife Service | Stillaguamish Citizens Alliance |
| U S Forest Service | Economic Development Council Of Snohomish County |
| U S Natural Resources Conservation Service | Puget Sound Clean Air Agency |
| Agriculture For Tomorrow | Puget Sound Regional Council |
| Arlington Heights Comm | Executive's Office |
| Canyon Firs Homeowners Assn | Parks Department |
| Edmonds Chamber Of Commerce | Public Works/Transportation Services |
| Friends Of Florence Acres Lp | Sno Co Public Works Dir |
| Futurewise | Sno County Sheriff |
| Housing Auth Of Sno Co | Snohomish Health District |
| Jordan Rd Citizens Group | Solid Waste Division |
| League Of Women Voters Of Snohomish County | Surface Water Mgmt |
| Little Bear Cr Protective Assn | Puget Sound Partnership |
| Martha Lake Homeowners | Wa State Parks And Recreation Commission |
| Master Builders Of King & Sno Co | Wsdot Nw Region |
| Mckees Evergreen Beach | Wa State Arts Commission |
| N. Creek Rural /1000 Friends Of Sc | Department Of Agriculture |
| North Marysville Citizens | Department Of Corrections |
| Picnic Point Community | Department Of Transportation (Wsdot) |
| Pilchuck Audubon Society | Dept Of Archaeology & Historic Pres |
| Possession Bay Association | Dept Of Commerce |
| Silver Lake Action Committee | Dept Of Commerce/Growth Management Services |
| Sno Co Camano Bd Realtors | Dept Of Ecology |
| Sno/Arl Trail Coalition | Dept Of Fish & Wildlife |
| Snohomish Conservation District | Dept Of Fish And Wildlife - Reg |
| Snohomish County Farm Bureau | Dept Of Natural Resources |
| Swamp Creek Locust Way | |

Dept Of Transportation
Dnr - Gma/Sma Planning & State Harbor Areas
Doh - Enviornmental Health Division
Dshs Lands And Buildings Division
Office Of The Governor
Recreation And Conservation Office
Utilities And Trans Comm
Wa Energy Policy Office - Cted
Energy Facility Site Evaluation Council (Efsec)
Muckleshoot Indian Tribe
Chair, Sauk Suiattle Tribe
Chairman, Stillaguamish Tribe
Sauk Suiattle Indian Tribe - Cultural Resources
Tulalip Natural Resources
Tulalip Tribes
Tulalip Tribes Planning
Suquamish Tribe Fisheries Dept
City Of Arlington
City Of Arlington - Planning
City Of Arlington- Public Works
City Of Bothell
City Of Bothell - Planning
City Of Bothell - Public Works
City Of Brier
City Of Brier - Planning
City Of Brier- Public Works
City Of Edmonds
City Of Edmonds Planning Dept
City Of Edmonds- Public Works
City Of Everett
City Of Everett Planning Dept
City Of Everett- Public Works
City Of Lake Stevens
City Of Lynnwood

City Of Lynnwood - Comm. Dev. Director
City Of Lynnwood- Public Works
City Of Marysville
City Of Marysville- Public Works
City Of Mill Creek
City Of Monroe
City Of Monroe - Public Works
City Of Monroe Com. Develop. Dept
City Of Mountlake Terrace
City Of Mountlake Terrace- Public Works
City Of Mtlake Terrace
City Of Mukilteo
City Of Mukilteo Planning Dept
City Of Snohomish
City Of Snohomish - Public Works
City Of Stanwood
City Of Stanwood- Public Works
South Snohomish County Fire And Rescue Regional
Fire Authority
Community Transit
Everett Transit
Sound Transit
Alderwood Water And Wastewater District
Snohomish County Pud (M/S E1)
Port Of Edmonds
Alderwood Water and Wastewater District
Muckleshoot Indian Tribe
City Of Arlington
Granite Falls Library
City Of Granite Falls
Marysville School District
Fire District 19 Silvana
North County Regional Fire Authority
Washington State Department of Ecology



**Snohomish County
Planning and Development Services**

Dave Somers
County Executive

Barb Mock, Director
3000 Rockefeller Avenue M/S #604
Everett, WA 98201-4046
(425) 388-3311 FAX (425) 388-3832

SNOHOMISH COUNTY ENVIRONMENTAL CHECKLIST

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information on the impacts from this proposal (and to reduce or avoid impacts if possible) to help the agency decide whether an EIS is required.

A. Background

1. Name of proposed project:

Multi-family residential code amendments.

2. Name of applicant:

Snohomish County, Department of Planning and Development Services.

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

Steve Skorney, Project Manager
3000 Rockefeller, M/S 604
Everett, WA 98201
Phone: 425-262-2207
Email: Steve.Skorney@snoco.org

4. Date checklist prepared:

February 12, 2018

5. Agency requesting checklist:

Snohomish County, Department of Planning and Development Services

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

Planning Commission briefing: November 28, 2017
Planning Commission public hearing: December 19, 2017
County Council public hearing: To be determined

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

This proposal is for a non-project action with no directly related plans for future activities associated with these code amendments. Site-specific actions may be proposed by private parties in the future which will comply with these regulatory changes (if adopted). Future site-specific proposals will undergo separate environmental review in compliance with SEPA.

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

No other environmental information has been prepared, or will be prepared, directly related for the proposed development regulations.

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.

This is a non-project action which affects the regulation of multi-family residential development within a portion of unincorporated Snohomish County. Other proposals affecting properties within this portion of unincorporated Snohomish County may be under consideration at any given time.

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

The Snohomish County Planning Commission has made a recommendation of approval of the proposed code amendments to the County Council, who may adopt the amendment as proposed, revise the proposed amendment, or take no action.

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.

The proposal is a non-project action to amend sections of the multi-family residential development regulations in Chapter 30.23. The following proposed amendments affect properties located in the Southwest Urban Growth Area (SWUGA) and within 2,000 feet of the State Route (SR) 99 right-of-way and east of SR-525, with exceptions for certain sites, and located in the Multifamily Residential (MR), Neighborhood Business (NB), Planned Community Business (PCB), Community Business (CB), and General Commercial (GC):

1. Increasing the minimum net density for new residential development from four housing units per acre to fifteen housing units per acre.
2. Increasing the maximum multi-family residential development density from one dwelling unit per 2,000 square feet of land to one dwelling unit per 750 square feet of land.
3. Removing the minimum lot area, minimum lot width and maximum lot coverage requirements and modifying the setback requirements for new development.
4. Increasing the maximum building height for multi-family structures from 45 feet to 75 feet.
5. Encouraging mixed-use development by allowing non-residential uses on the first floor of multi-family structures.
6. Requiring a “stepback” for those portions of a multi-family building that are above 45 feet in height and are adjacent to a minimum side or rear yard setback from single-family zoned property.
7. Reducing the required setback from the PCB zone to residential, multi-family, and rural zones from 25 feet to 10 feet.
8. Providing an exemption for the development of nonprofit housing for the aging, disabled, homeless, or very low-income households (that qualify for certain state tax exemptions) from the requirement to purchase TDR credits. This exemption would become available beginning two years after the effective date of this ordinance.
9. Requiring one or more TDR credits to achieve a density of residential development that is greater than one dwelling unit per 2,000 square feet of land.

The following proposed amendment to the multi-family residential development regulations in Chapter 30.23 affect all zones in the county that allow multi-family residential development:

1. Reducing the required setbacks from structures to road network elements and making setback requirements consistent for buildings both more and less than 20 feet tall.

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.

This non-project proposal affects properties located within unincorporated Snohomish County that are zoned for multi-family residential development within 2,000 feet of State Route 99 right-of-way and east of State Route 525 in the Southwest Urban Growth Area. One provisions would affect all zones that allow multi-family residential development throughout unincorporated Snohomish County.

B. Environmental Elements

1. Earth

a. General description of the site:

(Circle one): **Flat, rolling, hilly, steep slopes, mountainous,**
other_____

Properties within unincorporated areas of Snohomish County affected by this proposal include flat and rolling slopes.

b. What is the steepest slope on the site (approximate percent slope)?

This is a non-project action. The approximate percent of the steepest rolling slope within this area will be identified as part of any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035.

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.

A range of soil types are found within this unincorporated area of Snohomish County. This non-project proposal will not impact agricultural lands of long-term commercial significance.

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

This is a non-project action. Any indications or a history of unstable soils or a history of more deep-seated instability associated with landslide activity within areas of unincorporated Snohomish County affected by this proposal will be identified as part of any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 and will be subject to a separate SEPA review.

- 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.**

As a non-project action, no filling or grading is proposed. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review of any proposed grading or filling activity.

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

As a non-project action, no erosion will occur as a direct result of this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review of any proposed clearing and construction that might result in erosion.

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

As a non-project action, no impervious surface coverage will occur as a direct result of this proposal, however the proposed code amendment encourages development in the urban growth area, resulting in increased impervious surfaces.

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

As a non-project action, no direct impacts related to erosion are anticipated so no measures to control impacts are proposed. Future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level SEPA and regulatory review and would require the implementation of applicable County regulations to reduce or control erosion or other impacts to the earth.

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.**

As a non-project action, no direct emissions to air will occur as a result of this proposal, however increased development is encouraged in the urban growth areas, which would result in increased emissions from construction as well as vehicular emissions related to increased traffic.

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

Not applicable.

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

As a non-project action, direct emissions or impacts to air and water are anticipated so no measures to reduce impacts are proposed. Future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level SEPA and regulatory review and would require the implementation of applicable County regulations to reduce or control emissions or other impacts to air, if any. Compliance with other County codes would also be applicable.

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 several streams, seasonal streams, and bodies of water located in or near unincorporated areas of Snohomish County affected by this proposal.

- 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.**

As a non-project action, this proposal will not directly require any work in, or adjacent to, the described waters. Future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level SEPA and regulatory review and would require the

implementation of applicable County regulations to reduce or control activities near surface water bodies, if any.

- 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.**

As a non-project action, no fill or dredge material will be placed or removed from surface water or wetlands.

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

As a non-project action, no surface water withdrawals or diversion are proposed..

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

This non-project action is located in an unincorporated area of Snohomish County which does not contain a 100-year floodplain.

- 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.**

As a non-project action, no direct discharges of waste materials to surface waters are proposed.

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.**

As a non-project action, no groundwater will be directly withdrawn or discharged.

- 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.**

As a non-project action, no waste material will be discharged from septic tanks or other sources as a direct result of this proposal. Future development or land use actions not exempted by WAC 197-11-800 or SCC 30.61.035 that would likely result in discharges from stormwater runoff would be subject to project-level SEPA and regulatory review.

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.

As a non-project action, no runoff will occur as a direct result of this proposal. Any future site-specific development or land use action proposal would be subject to a separate SEPA and development permit review, which would address runoff management.

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

As a non-project action no runoff will occur as a direct result of this proposal. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and development permit review, which would address runoff management.

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

As a non-project action, no drainage patterns will be directly affected as a result of this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which would address drainage.

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

As a non-project action, this proposal does not affect measures to reduce impacts to surface or groundwaters, so no measures to impacts are proposed. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review. Compliance with other County codes would also be applicable.

4. Plants

a. Check the types of vegetation found on the site:

 X deciduous tree: alder, maple, aspen, ornamentals and other

- evergreen tree: fir, cedar, pine, hemlock and others
- 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

All types of the above vegetation may occur in unincorporated areas of Snohomish County affected by this proposal.

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

As a non-project action, vegetation is not directly proposed to be removed. However, the proposed code amendments do encourage development in the urban growth area, which may require vegetation removal on a project-specific basis. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA evaluation of any proposed vegetation removal or alteration.

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

U.S Fish and Wildlife Services provides listing for ESA species under its jurisdiction. National Marine Fisheries Service provides listing for ESA species under its jurisdiction. Washington State Department of Fish and Wildlife provides listing for sensitive species under its jurisdiction. Washington State Department of Natural Resources provides legal listing of sensitive species under its jurisdiction. These resources are consulted for project-specific proposal under consideration.

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

As a non-project action, no measures to preserve or enhance vegetation are required for this proposal. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which would include review of any proposed landscaping or measures to preserve or enhance vegetation on the site.

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

Several types of noxious weeds and invasive species are prevalent throughout unincorporated areas of Snohomish County affected by this non-project action.

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.**

Birds: **songbirds**

Mammals: **small mammals**

Fish: **salmonids**

The above listed animal species may be found in various locations of unincorporated Snohomish County affected by this non-project action.

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

U.S Fish and Wildlife Services provides listing for ESA species under its jurisdiction. National Marine Fisheries Service provides listing for ESA species under its jurisdiction. Washington State Department of Fish and Wildlife provides legal listing for sensitive species under its jurisdiction. Washington State Department of Natural Resources provides legal listing of sensitive species under its jurisdiction. These resources are consulted for project-specific proposals under consideration.

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

Yes. Wildlife species do migrate through Snohomish County, but as a non-project action, this proposal will not impact migratory species.

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

As a non-project action, no measures to preserve or enhance wildlife are proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to preserve or enhance wildlife, if any.

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

Several types of invasive animal species occur throughout Snohomish County.

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.**

As a non-project action, energy will not be directly consumed.

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

As a non-project action, there will be no direct impact on 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:**

As a non-project action, energy conservation features are not applicable to this project. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control energy impacts, if any. Compliance with other County codes would also be applicable.

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.**

As a non-project action, no environmental health hazards will result as a direct consequence of this proposal.

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

As a non-project action, this is not applicable. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include identification of known or possible contamination, if any.

- 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.**

As a non-project action, this is not applicable. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include identification existing hazardous chemicals/conditions, if any.

- 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.**

As a non-project action, this is not applicable. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include a review of toxic or hazardous chemicals stored, used, or produced during the project's development or construction, or at any time during the operating life of the project, if any.

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

As a non-project action, no special emergency services are directly required.

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

As a non-project action, no direct increase in environmental health hazards are anticipated so no measures to reduce or control impacts are proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control environmental health hazards, if any. Compliance with other County codes would also be applicable.

b. Noise

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

This non-project action will not be affected by 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.**

This non-project action will not directly generate noise. The proposed code amendment does encourage increased development in the urban growth area resulting in increased construction noise and on-going increases in noise common in urban areas.

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

As a non-project action, no direct noise impacts are anticipated so no measures to reduce or control impacts are proposed. Any future site-specific

development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control noise impacts, if any. Compliance with other County codes would also be applicable.

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 within the area of this non-project action in unincorporated Snohomish County include single family and multi-family residential uses as well as commercial uses.

- 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?**

This non-project action will only affect areas within unincorporated Snohomish County currently zoned for high intensity urban uses and which do not contain agricultural 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:**

Not applicable to this non-project action.

- c. **Describe any structures on the site.**

This non project action may affect properties that contain single family and multi-family residential structures and commercial structures.

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

As a non-project action, no structures are directly proposed for demolition under this proposal.

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

This non-project action will not change the zoning classifications found in Snohomish County Code Title 30 for any portion of unincorporated Snohomish County.

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

This non-project action will affect properties designated Urban High Density Residential and Urban Commercial in the Snohomish County General Policy Plan.

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

This proposal will not affect properties regulated by the Snohomish County Shoreline Management Program.

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

Critical areas may be located in or near unincorporated areas of Snohomish County affected by this proposal. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and development permit review, which would classify any critical areas.

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

As a non-project action, this is not applicable.

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

As a non-project action, this is not applicable.

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

As a non-project action, no measures to avoid or reduce displacement impacts are proposed.

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

The proposed code amendments are compatible with the Snohomish County land use plans and regulations.

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

This non-project action will only affect areas within unincorporated Snohomish County currently zoned for high intensity urban uses and which do not contain agricultural or forest lands. Therefore, measures to reduce or control impacts to

agricultural and forest lands of long-term commercial significance are not required.

9. Housing

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

As a non-project action, no housing units would be directly provided by this proposal, however the proposed code amendments encourage the increased development of housing units in the Southwest Urban Growth Area.

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

As a non-project action, no housing units would be directly eliminated by this proposal.

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

As a non-project action, the proposed code amendments include measures to reduce impacts of taller multi-family family housing on adjacent single family residential properties.

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?**

As a non-project action, no structures are proposed, however the proposed code amendments. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which will include review of structure height and building materials.

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

As a non-project action, no views will be directly altered or obstructed as a result of this proposal. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which will include review of views that may be altered or obstructed.

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

As a non-project action, no direct aesthetic impacts are anticipated no measures to reduce or control impacts are proposed. The proposed code amendments do

include “stepback” provisions to reduce the impacts of potential increases in building height. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control aesthetic impacts, if any.

11. Light and Glare

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

As a non-project action, no light or glare will be produced as a direct result of this proposal. However as the proposed code amendments encourage increased development in the urban growth area, increases in light or glare could occur from project-specific activities.

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

As a non-project action, no light or glare that could be a safety hazard or interfere with views will directly result from this proposal. Any future site-specific development proposals not exempted by WAC 197-11-800 or SCC 30.61.035 will be subject to a separate SEPA and applicable permit reviews, which will include review of light and glare from project development.

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

Not applicable to this non-project action.

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

As a non-project action, no direct impacts of light and glare are anticipated so no measures to reduce or control light and glare impacts are proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control light and glare impact, if any.

12. Recreation

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

There may be both designated and informal recreational opportunities in the immediate vicinity of unincorporated Snohomish County properties affected by this non-project action.

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

This non-project action will not directly displace any existing recreational uses.

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

As a non-project action, no direct impacts to recreation are anticipated so no measures to reduce or control impacts on are proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

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.**

Any buildings, structures, or sites that are over 45 years old and located on or near properties affected by this non-project action will be identified as part of any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035.

- 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.**

Any landmarks, features, or other evidence of Indian or historic use or occupation, located on or near properties affected by this non-project action will be identified as part of any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035.

- 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.**

Not applicable to this non-project action. Impacts would be assessed on a project by project basis.

- 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.**

As a non-project action, no direct impacts to cultural and historic resources are anticipated so no. measures to reduce or control impacts on historic and cultural resources are proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review and compliance with other county codes.

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.**

Interstate-5 and several state routes, including SR 99 and 525, and numerous public streets will serve properties within unincorporated Snohomish County that could be affected by future development plans as a result of this proposed non-project action.

- 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, Everett Transit, and Sound Transit serves the area of this non-project action.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

This non-project action will not alter existing parking requirements for new development projects that may be affected by the proposed code amendments.

- 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).**

As a non-project proposal, new transportation improvements are not proposed. Future site-specific development will be reviewed for impacts to the roadway system and improvements to existing roadways may be required on a project-by-project basis.

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

Not applicable to this non-project action. However, the proposed code amendments encourage increased development in urban growth areas which may increase use of rail transportation (Sound Transit Sounder service).

- 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?**

This non-project action will not directly generate any vehicular trips. The proposed code amendments do encourage development in the urban growth area which could result in generating vehicular trips. Any future site specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which would include review of traffic issues.

- 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.**

As a non-project action, the proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets. Any future development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which will include review of impacts interfering, affecting, or resulting from the movement of agricultural and forest products on roads or streets.

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

As a non-project action, no direct impacts to transportation are anticipated so no measures to reduce or control transportation are proposed. Any future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and concurrency review, which would include implementation of measures to reduce or control any transportation impacts.

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.**

As a non-project action, this proposal will not result in a direct need for increased public services. The proposed code amendments do encourage increased development in the urban growth areas which may result in a need for increased public services. Site-specific project actions may affect services such as fire and police. These impacts will be reviewed during the project level permitting of the development.

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

As a non-project action, no direct impacts to public services are anticipated, so no measures to reduce or control impacts on public services are proposed. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control any impacts on public services.

16. Utilities

a. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Most of these utilities are available within the unincorporated areas of Snohomish County where this non-project action is applicable.

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.

As a non-project action, no specific utilities are required. Any future site-specific development or land use action proposal would need to provide electricity to serve the proposed project development.

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:  _____
Steve Skorney, Project Manager
Planner, Planning and Development Services

Date Submitted: February 12, 2018

D. Supplemental sheet for non-project actions

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?

As a non-project action, the proposed code amendments encourage increased development in the urban growth areas which on a project by project basis could

increase these types of discharges or emissions to water or air; or production of noise; or release toxic or hazardous substances during construction;

Proposed measures to avoid or reduce such increases are:

Evaluated on a case by case basis, future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level environmental analysis and threshold determination as well as compliance with other county codes.

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

As a non-project action the proposed code amendments encourage increased development in the urban growth areas which on a project by project basis could affect animals, fish, or marine life.

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

The County's critical areas regulations regulate development in environmentally sensitive areas. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level environmental analysis and threshold determinations.

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

The proposal would not directly deplete energy or natural resources. As a non-project action the proposed code amendments encourage increased development in the urban growth areas which on a project by project basis could affect energy and natural resources.

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

Evaluated on a case by case basis. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project-level environmental analysis and threshold determinations and compliance with other county codes.

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?

This non-project action would not directly affect environmentally sensitive areas. However, the proposed code amendments encourage increased multi-family residential development in urban growth areas which may result in impacts to areas designated as environmentally sensitive.

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

Evaluated on a case by case basis. The County's critical areas regulations regulate development in environmentally sensitive areas. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level environmental analysis and threshold determinations and compliance with other County codes.

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?

This non-project action encourages development in urban growth areas, by increasing height and density allowances for on a project by project basis, which are consistent with existing land use policies. This non-project action will not affect shoreline designations regulated under the County's Shoreline Management Plan.

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

The proposed code amendments are consistent with shoreline and land use regulations, so measures to reduce impacts are not applicable. Future site-specific development proposals not exempted by WAC 197-11-800 or SCC 30.61.035, would be subject to project-level shoreline and land use analysis for compliance with existing codes.

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

As a non-project action, this proposal encourages increased development in the urban growth areas where transit, utilities and public services are more readily available. However increased development will increase demands on transportation, utility and public service systems.

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

Future site-specific development or land use activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project-level environmental analysis and threshold determinations and compliance with other county codes.

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

The proposal does not conflict with any law or requirements to protect the environment.