

**ADDENDUM NUMBER 1 TO THE
DETERMINATION OF NON-SIGNIFICANCE
ISSUED FEBRUARY 11, 2016**

**Adoption of Amendments to
Title 30 Snohomish County Code
Revising the Minimum Lot Size for Duplexes**

Prepared Consistent with

The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11, Washington Administrative Code
Snohomish County Code Title 30



Snohomish County Planning and Development Services

Date of Issuance: August 11, 2016

FACT SHEET

Project Title: Amendments to Title 30 Snohomish County Code Revising the Minimum Lot Size for Duplexes – Amendments to remove the short plat restriction prohibiting duplexes on lots created after January 5, 1990, unless identified on a short plat application or final short plat. These revisions are being made prior to any action for adoption of Ordinance 16-044.

Proposed Non-Project Action: The proposed non-project action is the adoption by the Snohomish County Council of an ordinance amending Title 30 of the Snohomish County Code (SCC) to revise the minimum lot size for duplexes. Specifically addressed are proposed code amendments to: 1) amend SCC 30.22.100 to delete reference note 42 from the Urban Use Matrix so that the minimum lot size for duplexes would be the same as for other housing types in the R-9,600, R-8,400, and R-7,200 zones, and 2) amend SCC 30.22.120 and SCC 30.33.130(42) to remove an obsolete requirement for the Rural Use (RU) zone in reference note 42 since there are no longer any properties zoned RU that fall under that requirement. The Council may also consider other amendments including but not limited to the following:

- Amendment 1. Amends SCC 30.35A.015 to exempt duplex building permits from Transfer of Development Rights requirements in receiving areas in the R-9600, R-8400, and R-7200 zones. The title of the ordinance would change to reflect that chapter 30.35A SCC is being amended.
- Amendment 2. Housekeeping amendments to the ordinance to reflect unrelated amendments to SCC 30.22.100 and SCC 30.22.130 as a result of the adoptions of Ordinance Nos. 16-033, 16-039, and 16-051 after the ordinance was drafted in order to maintain consistency with the current adopted code.
- Amendment 3. Repeals SCC 30.41B.835 to remove a prohibition on duplexes on lots created after January 5, 1990, unless identified on a short plat application or final short plat. The repeal of SCC 30.41B.835 shall apply to those lots created after the effective date of the ordinance and would not apply retroactively.

Purpose of the DNS Addendum: This addendum addresses the environmental impacts of code amendments to remove the short plat restriction prohibiting duplexes on lots created after January 5, 1990, unless identified on a short plat application or final short plat. This addendum updates and supplements a Determination of Non-Significance (DNS) issued on February 11, 2016, for the adoption of Ordinance No. 16-044 concerning amendments to Title 30 SCC to revise the minimum lot size for duplexes. The information contained in this addendum does not change the environmental analysis.

This addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630. The adopted environmental documents listed herein, together with this addendum, meet Snohomish County's environmental review needs for the current proposed amendments.

Description of Proposal: Amendment to repeal SCC 30.41B.835 to remove a prohibition on duplexes on lots created after January 5, 1990, unless identified on a short plat application or final short plat. These revisions are being made prior to any action for adoption of Ordinance 16-044. Ordinance No. 16-044 proposes to amend Sections 30.22.100, 30.22.120, 30.22.130, with potential amendments to SCC 30.35A.015.

Location of Proposal: The amendment would affect properties located throughout the county in zones that allow duplexes in short subdivisions, particularly those in the R-9,600, R-8,400, and R-7,200 zones where the revised minimum lot size in Ordinance 16-044 would apply.

Action Sponsor Lead Agency: Snohomish County Department of Planning and Development Services
3000 Rockefeller Avenue, M/S #604
Everett, Washington 98201-4066

Required Approval Review:

- Snohomish County Planning Commission – Has made recommendation on Ordinance No. 16-044.
- Snohomish County Council – adoption of ordinances
- Washington State Department of Community Trade and Economic Development (CTED) – coordination of state comments

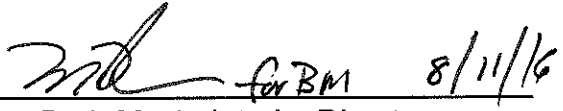
Circulation and Comment: This addendum, or notice of availability, is being sent to all recipients of the previously issued Determination of Non-Significance as required by WAC 197-11-625. No comment period is required for this addendum under WAC 197-11-502(8)(c).

The Addendum is available by contacting: Frank Slusser, Senior Planner
Snohomish County Planning and Development Services
3000 Rockefeller Ave., M/S #604
Everett, Washington 98201
Phone: (425) 388-3311, ext. 2944
E-Mail: frank.slusser@snoco.org

The Addendum is available for viewing at the Planning Division of the Snohomish County Department of Planning and Development Services (Robert J Drewell Building, 2nd Floor) and on the county's website. Visit www.snoco.org and type "*UDC Update Project*" in the search box.

Date of Issuance: August 11, 2016

Responsible Official: Barb Mock
Snohomish County Planning and Development Services
3000 Rockefeller Avenue, M/S #604
Everett, Washington 98201-4066

Signature  for BM 8/11/16
Barb Mock, Interim Director

ENVIRONMENTAL REVIEW

Overview:

The adoption of amendments to the GMA Comprehensive Plan and development regulations is a non-project action under the Washington State Environmental Policy Act (SEPA). This Addendum is not intended to satisfy individual project action SEPA requirements (the review needed for a future site-specific land use or building permit application). This Addendum does not significantly change the analysis of impacts and alternatives contained in the Environmental Impact Statement (EIS) that was prepared in 2015 for the GMA Comprehensive Plan, nor does it identify new or significantly different impacts.

Prior Environmental Review

A SEPA checklist addressing the proposed amendments to Title 30 SCC to revise the minimum lot size for duplexes was issued on February 11, 2016, along with a Determination of Non-Significance (DNS).

DNS Addendum

According to the SEPA Rules, an Addendum to a DNS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(3)(b)(ii)).

An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives identified in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11-706).

This Addendum to the February 11, 2016, DNS is being issued pursuant to WAC 197-11-625 to meet the County's SEPA responsibility. No additional significant impacts beyond those identified in the county's EIS for the 10-Year Update.

APPENDIX A

Distribution List

Federal Agencies

U.S. Natural Resource Conservation
U.S. Environmental Protection Agency
U.S. Fish and Wildlife Service
National Marine Fisheries

U.S. Army Corps of Engineers
U.S. Department of Housing and Urban Develop.
U.S. Department of Agriculture, Forest Service

State Agencies

The Office of the Governor
Department of Ecology
Department of Natural Resources
Department of Community Trade & Econ. Dev.
Department of Agriculture
Department of Social and Health Services
Utilities & Transportation Commission
Department of Corrections

Department of Fish & Wildlife
Department of Health
Department of Transportation
WA State Energy Office
Office of Archaeology and Historical Preservation
Parks and Recreation Commission
Department of Transportation, Northwest Region
Interagency Committee on Outdoor Recreation

Regional Agencies and Interest Groups

Puget Sound Partnership
Puget Sound Clean Air Agency

Puget Sound Regional Council
Regional Transit Authority

Snohomish County Agencies and Interest Groups

Snohomish County Department of Public Works
Snohomish County Sheriff
Snohomish County Surface Water Management Div.
1000 Friends of Snohomish County
152nd St. Neighborhood Coalition
Action Council for Esperance
Agriculture Tomorrow
Alderwood Community Council
Arlington Heights Comm.
Barclay's North
Canyon Firs Homeowners Assn.
Cavalero Residents for Responsible Growth
Community Transit
Crestline Estates Action
Economic Development Council of Sno. County
Edmonds Chamber of Commerce
Everett Chamber of Commerce
Everett Transit
Friends of Florence Acres
Futurewise
Housing Authority of Snohomish County
Jordan Road Citizens
Kayak Pt. Citizens Group
Kennard Corner Homeowners
League of Women Voters
Little Bear Cr. Protective Assn.
Martha Lake Community Club

Snohomish County Parks and Recreation Dept.
Snohomish County Solid Waste Division
Snohomish Health District
Martha Lake Homeowners
Master Builders Assoc. of King and Sno Co
McKee's Evergreen Beach
Newberg Organization
North Creek Rural Areas
North Marysville Citizens
Picnic Point Community
Pilchuck Audubon Society
Possession Bay Association
Professional Consultants
Silver Lake Action Comm.
Smartgrowth Campaign
Snohomish Arlington Trail Coalition
Snohomish County Conservation District
Snohomish Co./Camano Island Board of Realtors
Snohomish Wetlands Alliance
So. Co. Preservation Assn.
So. Sno. Co. Chamber of Commerce
Sound Transit
Stillaguamish Citizens Alliance
Stillaguamish Flood Control District
Swamp Creek Locust Way
Tom Ehrlichman
Wandering Creek Homes

Neighboring Planning Departments

Island County Planning Dept.
Skagit County Planning Dept.

Dept. of Dev. & Environ. Services (King Co.)
Chelan County Planning Dept.

Tribes

Muckleshoot Tribes
 Sauk/Suiattle Tribe

Tulalip Tribes
 Stillaguamish Tribe

Utilities

Alderwood Water District
 Lake Stevens Sewer District
 Olympic View Water and Sewer District
 Silver Lake Water and Sewer
 Olympus Terrace Sewer District
 Highland Water Assn.
 Seven Lakes Water Assn.
 Sky Meadow Water Assn., Inc.
 Puget Sound Energy

Cross Valley Water District
 METRO
 Mukilteo Water District
 Diking District #2
 Cascade Natural Gas
 Roosevelt Water Assn.
 Three Lakes Water Assn.
 Snohomish County PUD No. 1
 King County Wastewater Treatment Division

Cities

City of Arlington
 City of Brier
 City of Edmonds
 City of Gold Bar
 Town of Index
 City of Lynnwood
 City of Mill Creek
 City of Mountlake Terrace
 City of Snohomish
 City of Sultan

City of Bothell
 Town of Darrington
 City of Everett
 City of Granite Falls
 City of Lake Stevens
 City of Marysville
 City of Monroe
 City of Mukilteo
 City of Stanwood
 Town of Woodway

School Districts

Arlington School District
 Edmonds School District #15
 Granite Falls School District
 Lake Stevens School District
 Marysville School District
 Mukilteo School District
 Snohomish School District
 Sultan School District

Darrington School District
 Everett School District
 Index School District
 Lakewood School District
 Monroe School District
 Northshore School District
 Stanwood School District

Fire Districts & Ports

Fire District 1 South County
 Fire District 4 Snohomish
 Fire District 7 Clearview
 Fire District 10 Bothell
 Fire District 12 Marysville
 Fire District 15 Tulalip
 Fire District 17 Granite Falls
 Fire District 19 Silvana
 Fire District 21 Arlington
 Fire District 23 Robe
 Fire District 25 Oso
 Fire District 27 Hat Island
 Paine Field Fire District

Fire District 3 Monroe
 Fire District 5 Sultan
 Fire District 8 Lake Stevens
 Fire District 11 Silver Lakes
 No. County Regional Fire Authority
 Fire District 16 Lake Roesiger
 Fire District 28 Index
 Fire District 22 Getchell
 Fire District 24 Darrington
 Fire District 26 Gold Bar
 Port of Everett
 Port of Edmonds

Newspapers

The Herald
Arlington Times
Snohomish County Tribune
Mukilteo Beacon
Monroe Monitor
Marysville Globe
Bothell-Kenmore Reporter

Lake Stevens Journal
Seattle Times-North Bureau
Seattle PI
Mill Creek Enterprise
Woodinville Weekly
Enterprise Newspaper
The Edmonds Beacon

Libraries

Arlington Library
Brier Public Library
Edmonds Public Library
Granite Falls Library
Lynnwood Public Library
Mill Creek Library
Mountlake Terrace Library
Sno-Isle Regional Library
Stanwood Library

Bothell Library
Darrington Library
Everett Public Library
Lake Stevens Library
Marysville Public Library
Monroe Library
Mukilteo Public Library
Snohomish Public Library
Sultan Library