



**Snohomish County**  
**Planning and Development Services**

3000 Rockefeller Ave., M/S 604  
Everett, WA 98201-4046  
(425) 388-3311  
[www.snoco.org](http://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 code amendment to increase lot coverage ratios for three Urban Residential zones: Townhouse (T), Low Density Multiple Residential (LDMR) and Multiple Residential (MR). Ordinance is titled:

RELATING TO RESIDENTIAL LOT COVERAGE IN TITLE 30 OF  
THE SNOHOMISH COUNTY CODE (SCC), AMENDING SCC TABLE 30.42B.145(1),  
SCC TABLE 30.23.032, SCC 30.31E.050(3)(a), AND SCC 30.23.040- REFERENCE  
NOTE 66 for TABLE 30.23.032

### Proposed Amendments

This is a non-project proposal to amend Snohomish County Code (SCC) Title 30 to allow greater lot coverage for three urban residential zones. The following are the proposed code amendments:

- SCC Table 30.42B.145(1) - Increase lot coverage for Multifamily PRD in LDMR and MR zones from 40% to 55%
- SCC Table 30.23.032 and SCC 30.31E.050(3)(a)- Increase the standard lot coverage in the T zone from 35% to 50%
- SCC 30.23.040- Reference note 66 for Table 30.23.032- Increase lot coverage ratio from 40% to 50% for Townhouse and Mixed Townhouse Development in the LDMR zone.
- SCC Table 30.23.032- Increase the standard lot coverage ratio for the LDMR zone from 30% to 50%
- SCC Table 30.23.032- Increase the standard lot coverage ratio for the MR zone from 40% to 50%

**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 November 17, 2020, 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:** Barbara Mock  
**Position/Title:** Director, Department of Planning and Development Services  
**Address:** 3000 Rockefeller Avenue, M/S #604  
Everett, WA 98201-4046

*Barbara Mock*

Barbara Mock (Oct 27, 2020 11:57 PDT)

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Barbara Mock, Director

For further information, contact Janet Wright, Planning and Development Services, (425) 388-3835 or [janet.wright@snoco.org](mailto:janet.wright@snoco.org). Please include your full name and mailing address in any email comments.

**Date Issued:** October 30, 2020  
**Date Published:** October 30, 2020



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## **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:**

Proposed amendment to lot coverage regulations for three Urban Residential zones

**2. Name of applicant:**

Snohomish County, Department of Planning and Development Services.

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

Janet Wright, Project Manager  
3000 Rockefeller, M/S 604  
Everett, WA 98201  
Phone: 425-388-3835  
Email: [janet.wright@snoco.org](mailto:janet.wright@snoco.org)

**4. Date checklist prepared:**

October 26, 2020

**5. Agency requesting checklist:**

Snohomish County, Department of Planning and Development Services

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

Planning Commission briefing: October 27, 2020

Planning Commission public hearing: November 17, 2020

County Council public hearing: January 2021

**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 to amend development regulations. There is no plan for future activity associated with these code amendments. Site-specific actions may be proposed by permit applicants for development projects in the future, which will be reviewed for compliance with the regulations in effect at the time of application.

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

The proposed ordinance is consistent with the policies and goals of the adopted GMA Comprehensive Plan, which included an EIS that was adopted on June 3, 2015. No additional environmental information or studies have been prepared 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. There are no pending applications for government approvals related to this proposed code amendment to lot coverage regulations.

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

No government approvals or permits are required for this proposal. The Snohomish County Planning Commission will make a recommendation 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.**

This is a proposed amendment to lot coverage regulations for three Urban Residential zones: Townhouse (T), Low Density Multiple Residential (LDMR) and Multiple Residential (MR):

1. SCC Table 30.42B.145(1) - Increase lot coverage for Multifamily Planned Residential Development (PRD) in LDMR and MR zones from 40% to 55%.

The existing regulations allow 55% lot coverage for non-multifamily PRDs in LDMR and MR zones. This proposed amendment results in code consistency for all PRDs and reduces a possible barrier to multifamily development within the LDMR and MR zoning districts.

2. SCC Table 30.23.032 and SCC 30.31E.050(3)(a)- Increase the standard lot coverage in the T zone from 35% to 50%.

Townhouse and Mixed Townhouse development within the T zone is allowed a 55% maximum lot coverage. The current 35% standard lot coverage for the T zone applies to single-family homes, mobile homes and accessory structures. This proposed 50% standard lot coverage will be aligned with the proposed 50% standard lot coverage for two other multiple residential zones, LDMR and MR, to promote infill development.

3. SCC 30.23.040- Reference note 66 for Table 30.23.032- Increase lot coverage ratio from 40% to 50% for Townhouse and Mixed Townhouse Development in the LDMR zone.

This proposed increase in lot coverage to 50% is more aligned with the 55% lot coverage allowed for townhouse and mixed townhouse development in the T zone, another multiple residential zone. This change reduces a possible barrier to infill development in the LDMR zone utilizing townhouse development.

4. SCC Table 30.23.032- Increase the standard lot coverage ratio for the LDMR zone from 30% to 50%.

The GMA, Countywide Planning Policies, and General Planning Policies promote growth and housing to be directed to urban areas. This proposed increase in lot coverage for the LDMR zone reduces a barrier to infill development, facilitates the allowed density within this multiple residential zone and promotes more flexibility in building and site design.

5. SCC Table 30.23.032- Increase the standard lot coverage ratio for the MR zone from 40% to 50%.

The GMA, Countywide Planning Policies and General Planning Policies promote growth and housing to be directed to urban areas. This proposed increase in lot coverage for the MR zone reduces a barrier to infill development, facilitates the allowed density within this multiple residential zone and promotes more flexibility in building and site design.

**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 land parcels throughout the unincorporated jurisdiction of Snohomish County which are zoned: Townhouse (T), Low Density Multiple Residential (LDMR), and Multiple Residential (MR). The following is the land area within the unincorporated County which have these zoning designations:

<b>Zoning District</b>	<b>Total Area of Zoning District (acres) in Unincorporated Snohomish County</b>
Townhouse Zone	30.6 acres
Low Density Multiple Residential	1,564.0 acres
Multiple Residential	1,773.3 acres

## **B. Environmental Elements**

### **1. Earth**

#### **a. General description of the site:**

(Circle one): **Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_**

Lands within the jurisdiction of Snohomish County include a variation of terrain such as flat, rolling, hilly, and steep slopes.

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

Slopes in excess of 100% can be found within the jurisdiction of Snohomish County.

#### **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 the jurisdiction 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.**

Certain areas within Snohomish County have a history of surface instability associated with periods of heavy rainfall. Other areas have a history of more deep-seated instability associated with landslide activity.

- 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 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 impervious surface area.

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

As a non-project action, no erosion reduction or control measures are proposed or required. 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 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 emissions to air will occur as a result of this proposal.

- 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, no measures to reduce or control emissions are required or 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.

### 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 within Snohomish County.

- 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 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 will be required.

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

Not applicable because this is a non-project action.

- 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 discharges of waste materials to surface waters will occur as a result of this proposal.

**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 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 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 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 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.

**3) 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 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.

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

As a non-project action, no measures are proposed or required to reduce impacts to surface or groundwaters. 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.

**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

X   other types of vegetation

All types of the above vegetation occur in various locations throughout the county.

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

As a non-project action, no vegetation will be removed as a direct 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 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.

**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.**

All types of noxious weeds and invasive species occur throughout the county.

**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: **hawk, heron, eagle, songbirds, other:** \_\_\_\_\_

Mammals: **deer, bear, elk, beaver, other:** \_\_\_\_\_

Fish: **bass, salmon, trout, herring, shellfish, other:** \_\_\_\_\_

All of the above animal species may be found in various locations throughout the county.

**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.

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

Yes. Wildlife species do migrate through the 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 required or 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.**

All types of invasive animal species that occur throughout the 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 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 impact on solar energy as a result of this proposal.

**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.

## 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 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 required by this proposal.

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

As a non-project action, no measures to reduce or control environmental health hazards are required for 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 would include review and implementation of measures to reduce or control environmental health hazards, if any.

**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 generate noise.

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

As a non-project action, no measures to reduce or control noise impacts are required or 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.

**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.**

This non-project proposal applies to parcels within unincorporated areas of Snohomish County that are zoned: Townhouse (T), Low Density Multiple Residential (LDMR), and Multiple Residential (MR). The current land use for these parcels is Urban Residential which allows a variety of housing types.

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 to adjacent properties, if any.

- 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, this non-project action pertains to parcels that are zoned for residential uses and that are not designated for working farmlands or working forests.

**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:**

As a non-project action, this proposal will not directly affect or be affected by surrounding working farm or forest lands. This proposed non-project action does not change existing regulations or protections relating to working farm or forest lands.

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

Not applicable to this non-project action.

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

As a non-project action, no structures will be demolished as a result of this proposal.

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

This non-project action pertains to urban residential zoning classifications found in Snohomish County Code Title 30.

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

This non-project action pertains to residential land use designations.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

**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 required by this proposal.

**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 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:**

As a non-project action, no impacts to agricultural and forest lands of long-term commercial significance would occur as a result of this proposal. This proposed non-project action does not change existing regulations or protections relating to agricultural and forest lands of long-term commercial significance.

## **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 provided by this proposal.

**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 eliminated by this proposal.

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

As a non-project action, no measures to reduce or control impacts to housing are required or proposed.

## **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. 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 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 measures to reduce or control aesthetic impacts are required or 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 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 occur as a result of this proposal.

**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 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 the 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 measures to reduce or control light and glare impacts are required or 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 of control light and glare impact, if any.

## 12. Recreation

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

There may be a variety of recreational opportunities, including bike riding and bird watching, near parcels within unincorporated Snohomish County that are zoned Townhouse (T), Low Density Multiple Residential (LDMR), and Multiple Residential (MR).

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

As a non-project action, no displacement of existing recreational uses will result from this proposal.

- 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 measures to reduce or control impacts on recreation are proposed or required. 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 provide 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.**

Not applicable to this non-project action.

- 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.**

Not applicable to this non-project action. Future development proposals may be conditioned or subject to further review on a site-specific basis under Chapter 30.32D SCC – Historic and Archaeological Resources.

- 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. Future development proposals may be conditioned or subject to further review on a site-specific basis under Chapter 30.32D SCC – Historic and Archaeological Resources.

- 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 measures to reduce or control impacts on resources are proposed or required. 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 resources.

#### **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.**

Various highways and several state routes and local streets service Snohomish County.

- 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?**

Various transit services exist throughout Snohomish County, including those areas zoned urban residential.

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

As a non-project action, no parking spaces are proposed or required. Future site-specific development must meet the minimum parking requirements as mandated by Chapter 30.26 of the Snohomish County Code.

- 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 required or 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.

- 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 per day. 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 w 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 measures to reduce or control transportation are proposed or required. 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 an increased need for 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 measures to reduce or control impacts on public services are proposed or required. 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 \_\_\_\_\_


Not applicable to this non-project action.

**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 utilities are proposed or required. Any future site-specific development or land use action proposal would need to provide electricity to serve the proposed 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:   
Janet Wright (10/27/2020 11:50 PM)  
\_\_\_\_\_  
Janet Wright, Project Manager  
Planner, Planning and Development Services

Date Submitted: October 27, 2020

## **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?**

The proposal to increase allowed lot coverage for three urban residential zones has the potential to increase stormwater runoff on development sites. The proposed code changes will not likely contribute to the production, storage, or release of toxic or hazardous substances; or the production of noise.

#### **Proposed measures to avoid or reduce such increases are:**

This non-project action does not propose to change any existing regulations for stormwater management, and any development projects will be required to meet all applicable regulations, including implementation of low impact development strategies whenever feasible. 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.

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

As a non-project action the proposal is not likely to impact animals, fish, or marine life. Future development will be subject to the county's critical area regulations under Title 30, which include provisions to protect streams, wetlands, and wildlife.

#### **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.

Future site-specific land activity will be required to meet all relevant development regulations, including open space, landscaping and tree canopy regulations, which help to protect and conserve plants and habitat.

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

The proposal would not likely deplete energy or natural resources.

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

As a non-project action, no measures to conserve energy or natural resources are necessary for this proposal. 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.

**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?**

The proposed code amendments would not likely affect environmentally sensitive areas because vegetation removal is prohibited in critical areas and critical area buffers. As a non-project action, this proposal is unlikely to directly affect environmentally sensitive areas or areas designated (or eligible or under study) for government protection.

**Proposed measures to protect such resources or to avoid or reduce impacts 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.

**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?**

The proposal is not likely to affect shoreline use. The County's Shoreline Management Plan regulates development in the shoreline designations. This proposal does not encourage incompatible shoreline uses. The proposal is consistent with allowed land uses for residentially zoned parcels; it promotes infill development by allowing greater lot coverage for three urban residential zones.

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

The proposed code amendments are consistent with shoreline regulations, so measures to reduce impacts are not applicable. Future site-specific development proposals in the shoreline environment are subject to County development regulations implementing the Shoreline Management Program, Chapters 30.44 and 30.67 SCC.

Future site-specific development proposals are subject to County development regulations to protect plants, trees, and mitigate stormwater runoff.

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

This non-project action may lessen a barrier to infill residential development so it could yield a modest increase in housing units that meet the density allowed for each of the three residential zones: Townhouse (T), Low Density Multiple Residential (LDMR), and Multiple Residential (MR). This may result

in a modest increase in demands on transportation and/or public services and utilities.

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

The three urban residential zones affected by this proposed code amendment have been designated and planned for residential development, including the provision of transportation and public services and utilities. Any increased residential density that results from this proposed code amendment will be consistent with the goals and policies of the Snohomish County Comprehensive plan. Consistency with the Snohomish County Comprehensive plan is the proposed measure to respond to any increase in transportation of public services and utilities.

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.

**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.









# DNS-lot-coverage-Full

Final Audit Report

2020-10-27

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