



CITY OF SNOHOMISH

P.O. BOX 1589 | SNOHOMISH, WASHINGTON 98291 | (360) 568-3115 | WWW.SNOHOMISHWA.GOV

DETERMINATION OF NON-SIGNIFICANCE

File #SEPA21-0016

Date Issued: September 11, 2021

Proposal Name: 2021 Comprehensive Plan Amendments and Urban Horticulture and Mixed Use Rezones (City file no. **SEPA21-0016**)

Proponent: City of Snohomish Planning and Development Services

Lead Agency: City of Snohomish

Description of Proposal:

Description of Proposal: This is a non-project action to amend the City's Comprehensive Plan and Title 14, Snohomish Municipal Code to:

1. Eliminate the Urban Horticulture Land Use Designation Area by:
 - Re-designating current Urban Horticulture parcels to Single Family or Airport Industrial and updating maps to reflect the change;
 - Deleting references to the Urban Horticulture land use designation from the Land Use Element of the Comprehensive Plan; and
 - Deleting references to the Urban Horticulture land use designation from Title 14, Snohomish Municipal Code.
2. Eliminate the Mixed Use Land Use Designation Area by:
 - Re-designating current Mixed Use parcels to Medium Density Residential, High Density Residential, or Commercial and updating maps to reflect the change;
 - Deleting references to the Mixed Use land use designation from the Land Use Element of the Comprehensive Plan; and
 - Deleting references to the Mixed Use land use designation from Title 14, Snohomish Municipal Code.
3. Moving regulatory language currently in the Land Use Element of the Comprehensive Plan out of the Comprehensive Plan and into Title 14 SMC, Land Use Development Code
4. Moving policy language regarding land use designation areas currently in Title 14 SMC into the Land Use Element of the Comprehensive Plan.
5. Adding a new chapter to Title 14 SMC establishing the link between Title 14 and the policies of the Land Use Element of the Comprehensive Plan.
6. Renaming the current "Land Use Designation Map" as the City's "Zoning Map" and moving it out of the Land Use Element of the Comprehensive Plan and into Title 14 SMC.
7. Creating a Future Land Use Map for the Land Use Element of the Comprehensive Plan. The map will be a more generalized division of land uses in the City than the Zoning Map.
8. Add new policies to the Land Use Element of the Comprehensive Plan to implement the recommendations of the Midtown Planning District Task Force, which will likely include creating a new Midtown zoning district.

Location of Proposals:

- Item Nos. 1-2: Various lots throughout the City and its Urban Growth Area that are currently designated either Mixed Use or Urban Horticulture. See attached list of affected parcels.
- Items Nos. 3-8: City wide

More information about this proposal can be found at:

- <https://www.snohomishwa.gov/184/Comprehensive-Plan>.

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. The requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plans adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, applicable regulations, and other information on file with the City of Snohomish. This information is available for review. If you are interested in reviewing this information please contact the City's SEPA Responsible Official, Planning Director Glen Pickus, to make arrangements to do so.

Written comments may be submitted to the lead agency to the attention of Glen Pickus, at the address below. Comments must be received by 4:00 p.m. on September 27, 2021.

SEPA Responsible Official: Glen Pickus, AICP

Position/Title: Planning Director **Phone:** (360) 282-3173 **E-mail:** pickus@snohomishwa.gov

Address: City of Snohomish, P.O. Box 1589, Snohomish, WA 98291

Signature: _____


Glen Pickus, Planning Director

APPEALS:

Unless withdrawn or revised pursuant to comments received within the comment period above, this Determination of Non-Significance shall be final on **September 27, 2021**. Appeals of this SEPA threshold determination must be filed in writing with the City Clerk for the City of Snohomish by 4:00 p.m. on September 27, 2021. Appeals must be made in accordance with the provisions of Chapter 14.20 SMC. A \$500 appeal fee must be filed with the appeal. Appeals must be in writing and received as original documents by the close of the appeal period. Fax, e-mail and similar forms of document transmission shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the section of the SMC being appealed, the specific determination or mitigation being appealed and the form of relief requested.

Affected Parcels to be Rezoned

Lots Currently Designated Urban Horticulture

In City

- 1125 Orchard Ave.
- 1207 Orchard Ave.
- 1211 Orchard Ave.
- 1215 Orchard Ave.
- 1208 Orchard Ave.
- 1210 Orchard Ave.
- 1212 Orchard Ave.
- 1214 Orchard Ave.
- 1216 Orchard Ave.
- 1220 Orchard Ave.
- APN 28061800302400 on Lincoln Ave.
- APN 28061800302200 on Lincoln Ave.
- APN 00579400200400 on Commercial St.

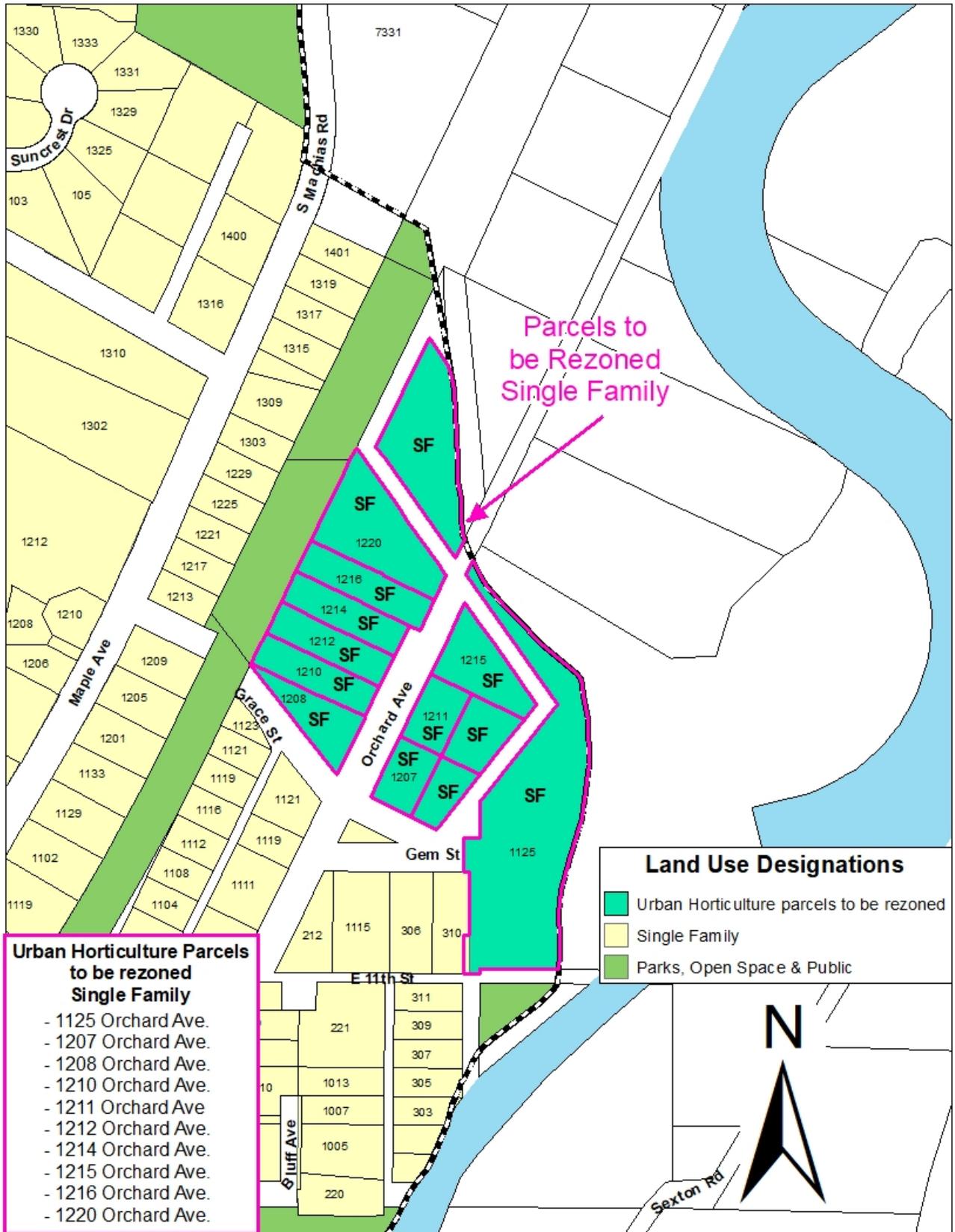
In Urban Growth Area

- 8530 Fobes Road
- 8602 Fobes Road
- 8614 Fobes Road
- 8626 Fobes Road
- 8628 Fobes Road
- 10622 Airport Way (2 parcels)
- 10714 Airport Way

Lots Currently Designated Mixed Use

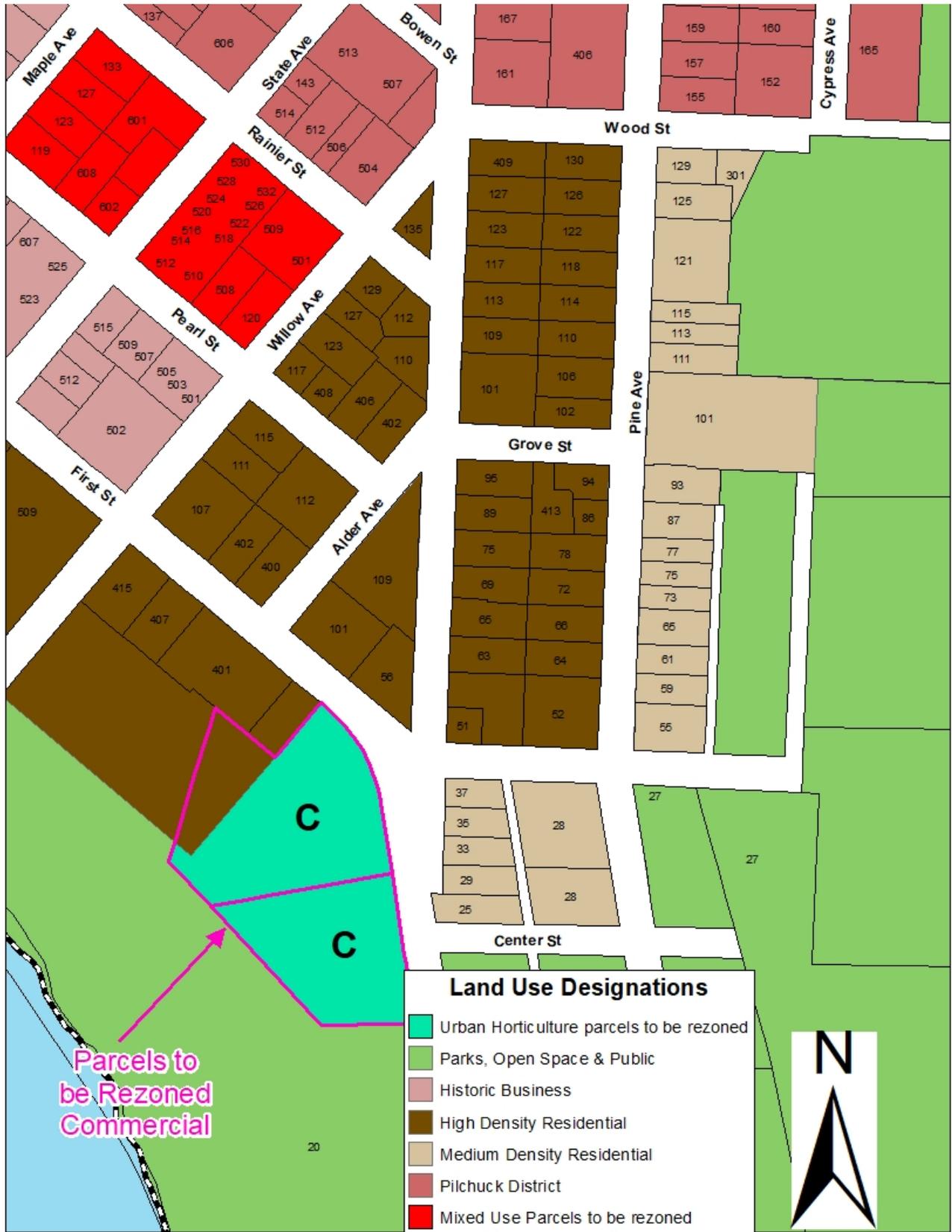
In City

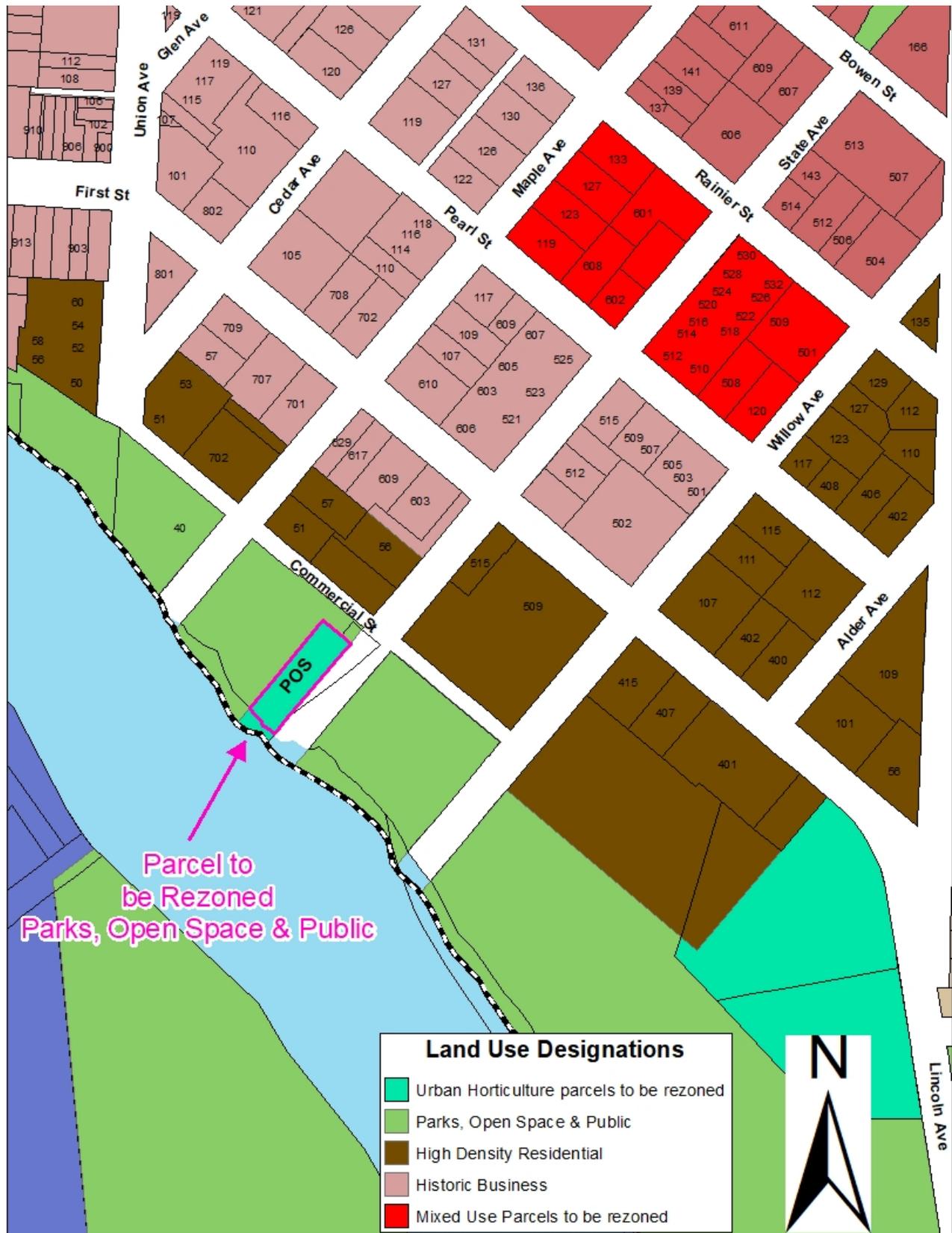
- 302 Cedar St. (APN 00435900200400)
- 304 Cedar St.
- 310 Cedar St.
- 314 Cedar St.
- 324 Cedar St.
- 427 Cypress Ave.
- 429 Cypress Ave.
- 501 Cypress Ave.
- 503 Cypress Ave.
- 505 Cypress Ave.
- 507 Cypress Ave.
- 509 Cypress Ave.
- 511 Cypress Ave.
- 513 Cypress Ave.
- 515 Cypress Ave.
- 517 Cypress Ave.
- 519 Cypress Ave.
- 521 Cypress Ave.
- 523 Cypress Ave.
- 525 Cypress Ave.
- 527 Cypress Ave.
- 625 Ford Ave.
- 200 Garden Ct.
- 230 Garden Ct.
- 302 Garden Ct.
- 310 Garden Ct.
- 601 Lincoln Ave. (APN 00579401700402)
- 605 Lincoln Ave.
- 609 Lincoln Ave.
- 61X Lincoln Ave.
- 622 Lincoln Ave.
- 119 Maple Ave.
- 123 Maple Ave.
- 127 Maple Ave.
- 133 Maple Ave.
- 514 Maple Ave.
- 602 Maple Ave.
- 606 Maple Ave.
- 614 Maple Ave.
- 618 Maple Ave.
- 508 Pearl St.
- 510 Pearl St.
- 512 Pearl St.
- 514 Pearl St.
- 516 Pearl St.
- 518 Pearl St.
- 520 Pearl St.
- 522 Pearl St.
- 524 Pearl St.
- 526 Pearl St.
- 528 Pearl St.
- 530 Pearl St.
- 532 Pearl St.
- 602 Pearl St.
- 6XX Pearl St.
- 608 Pearl St.
- 511 Pine Ave.
- 513 Pine Ave.
- 515 Pine Ave.
- 517 Pine Ave.
- 600 Pine Ave.
- 600 Pine Ave.
- 6XX Pine Ave. (APN 00435900203000)
- 612 Pine Ave.
- 616 Pine Ave.
- 620 Pine Ave.
- 625-29 Pine Ave.
- 700 Pine Ave.
- 707 Pine Ave.
- 501/509 Rainier St.
- 601 Rainier St.
- 120 Willow Ave.
- 707 Fourth St.
- 200 Sixth St.
- 202 Sixth St.
- 203 Sixth St.
- 209 Sixth St.
- 210 Sixth St.
- 217 Sixth St.
- 226 Sixth St.
- 303 Sixth St.
- 305 Sixth St.
- 307 Sixth St.
- 309 Sixth St.
- 400 Sixth St.
- 313 Seventh St.

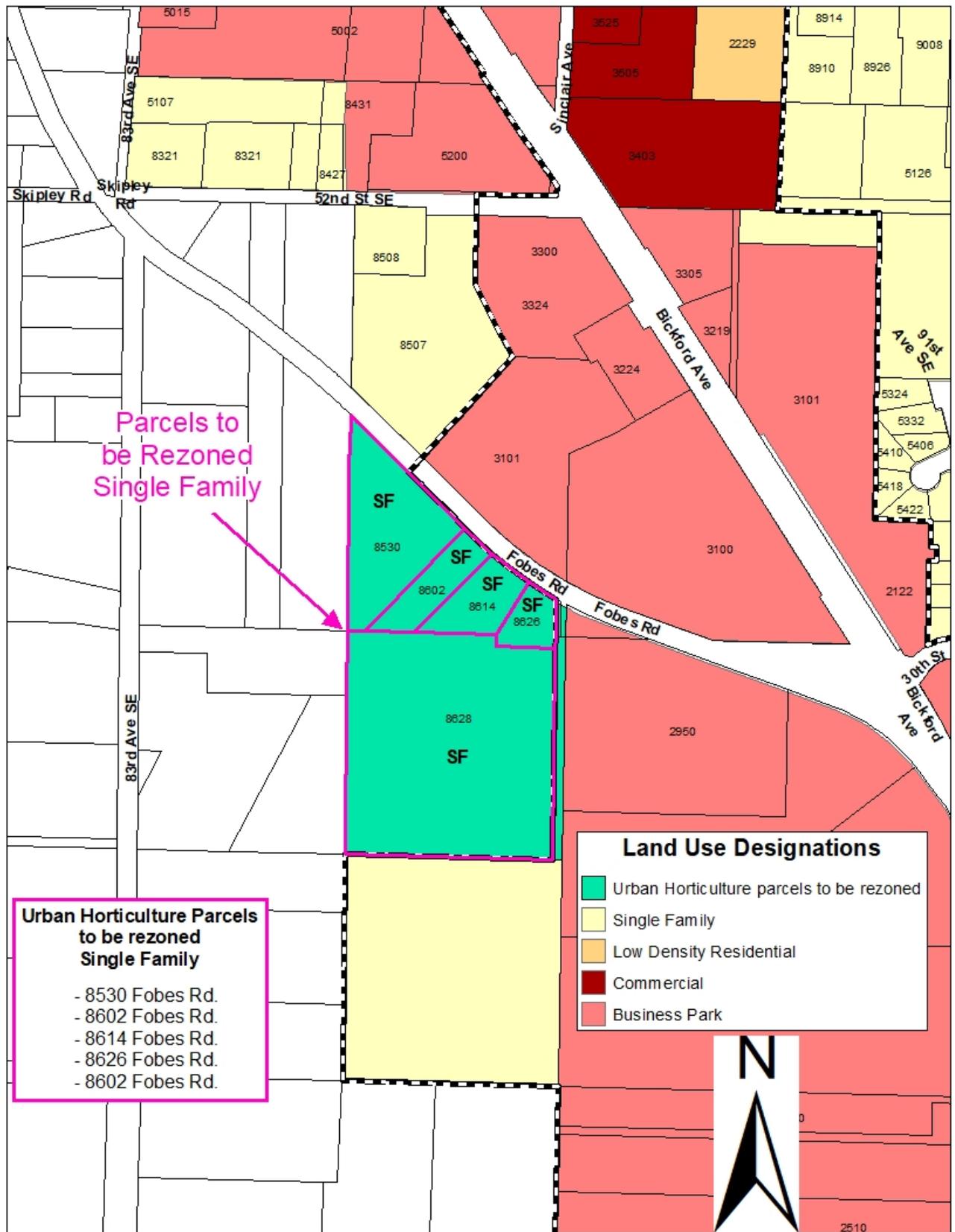


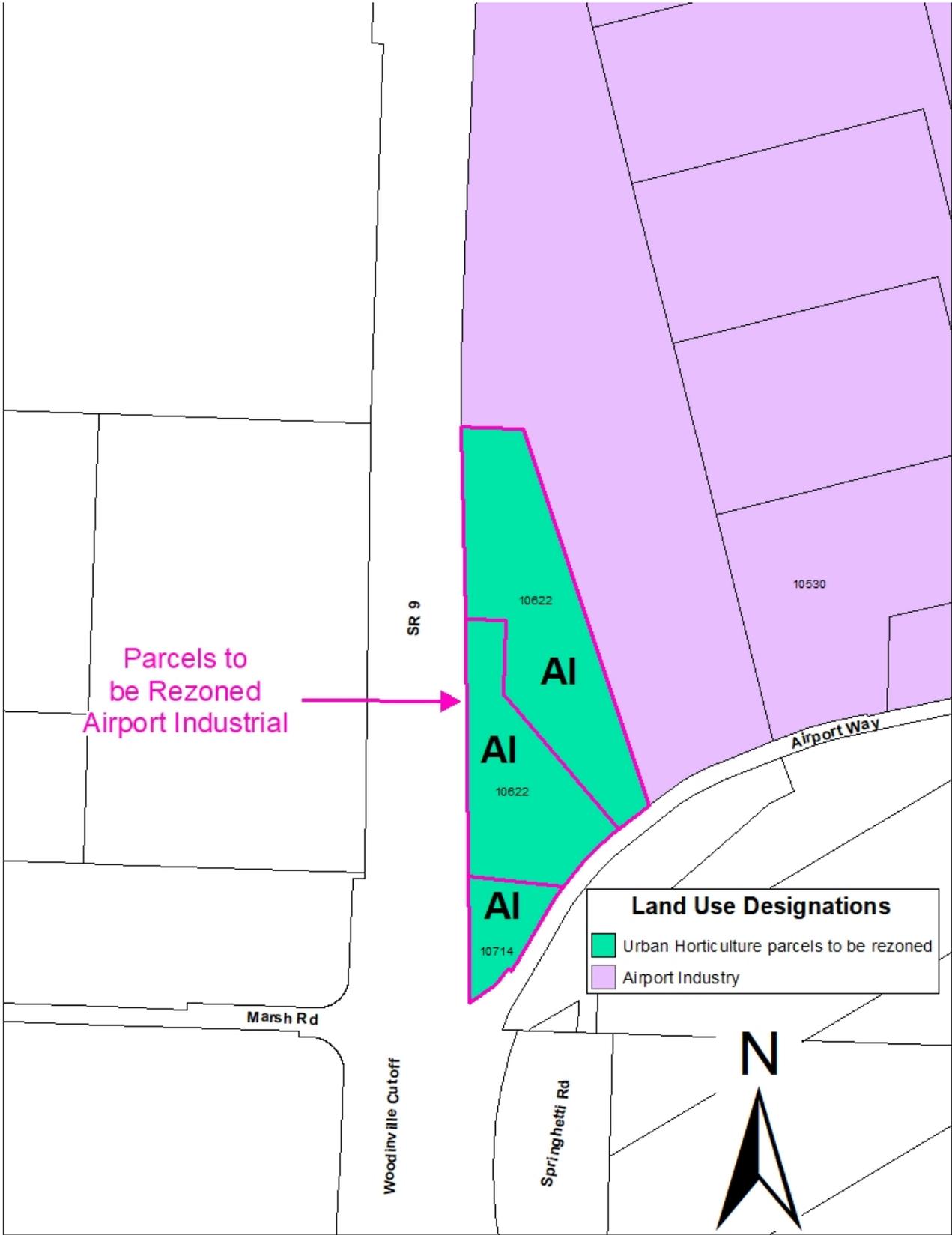
Parcels to be Rezoned Single Family

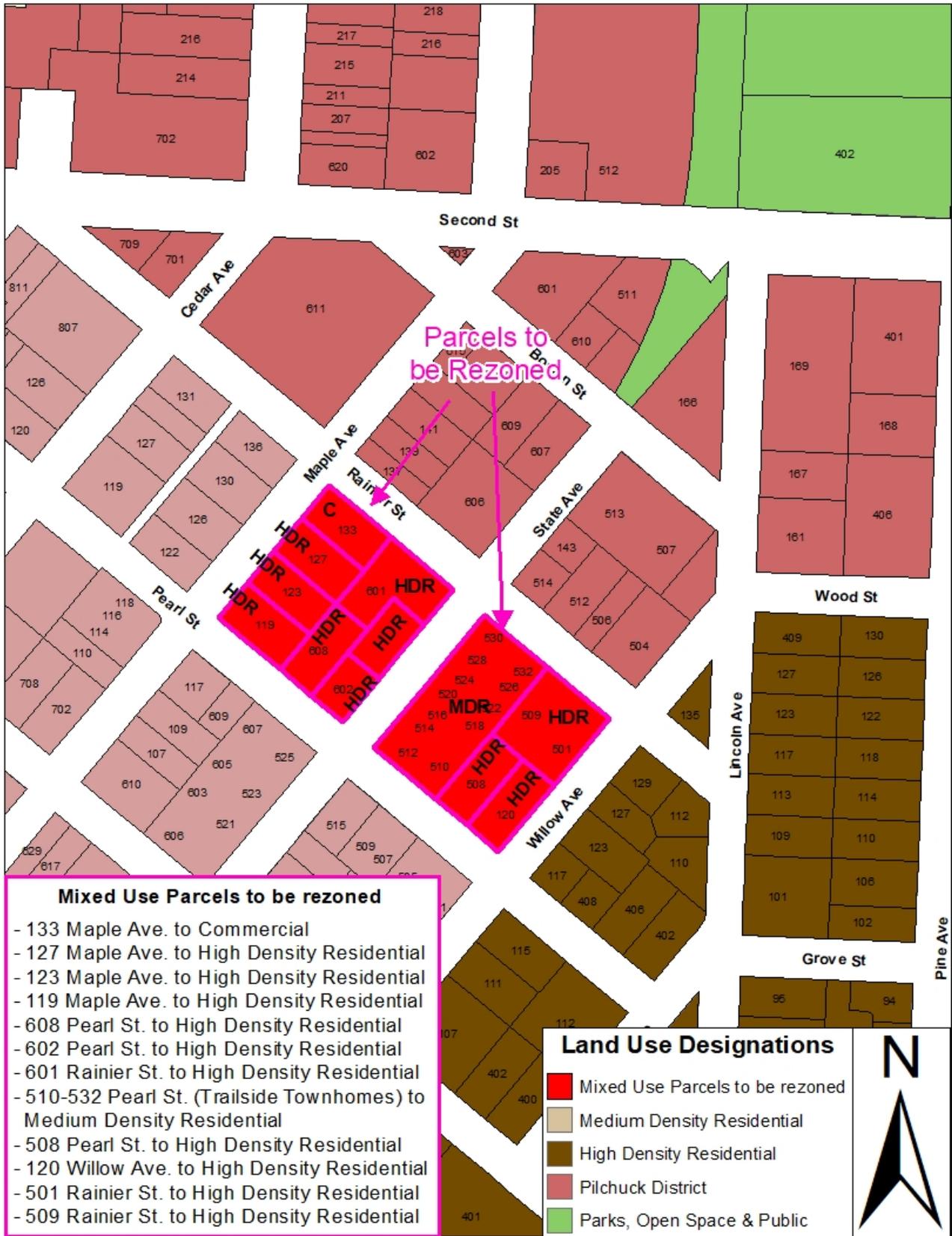












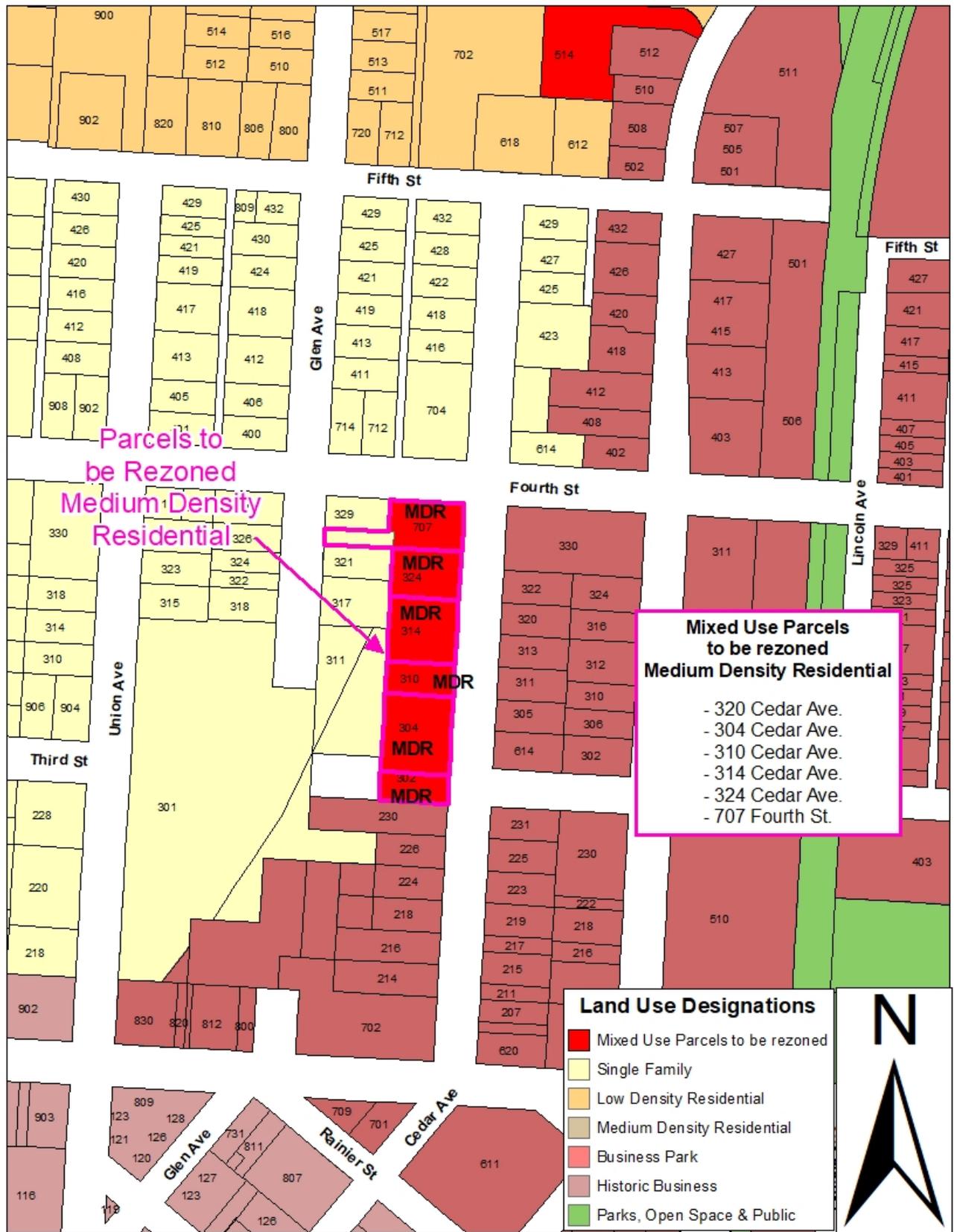
Parcels to be Rezoned

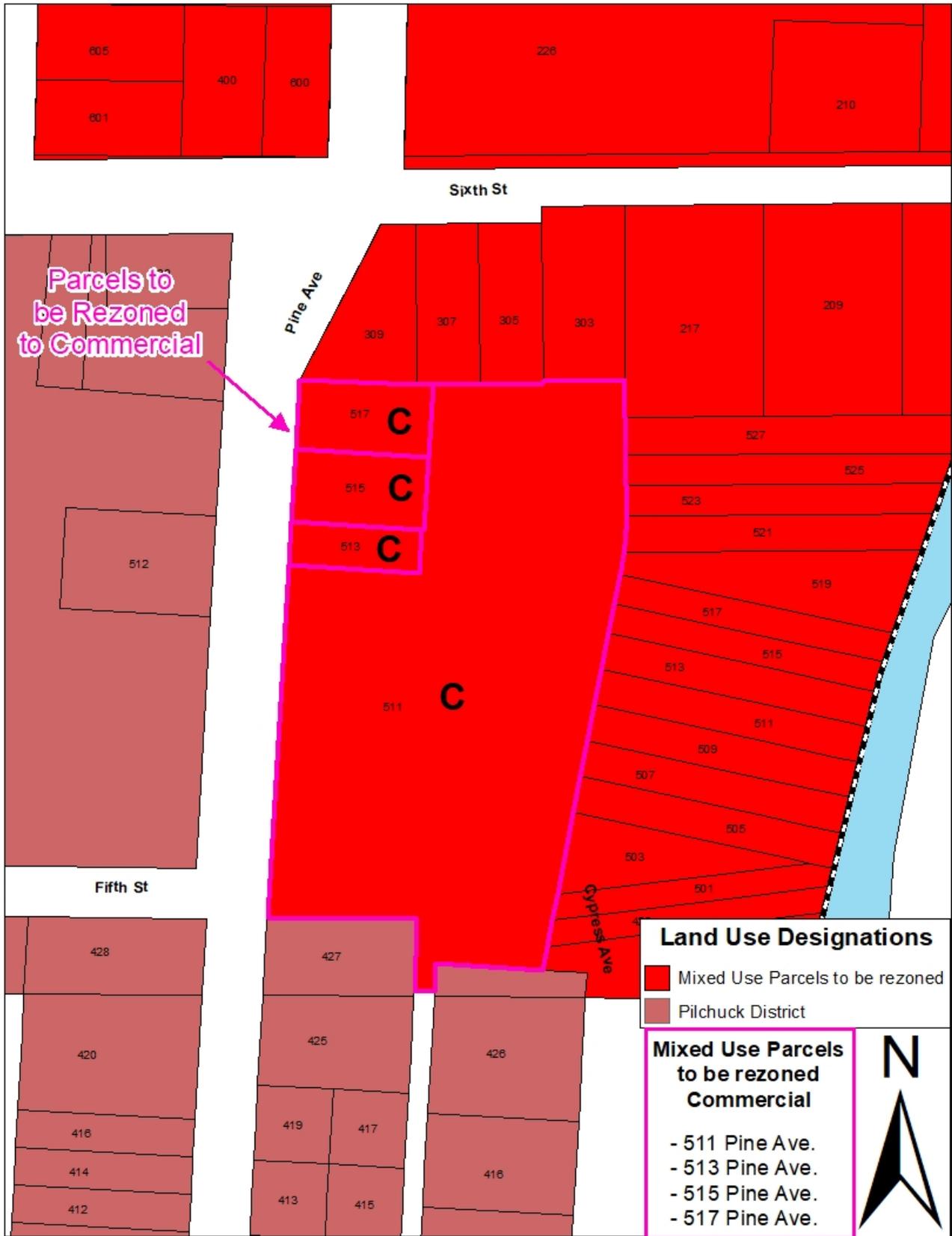
- Mixed Use Parcels to be rezoned**
- 133 Maple Ave. to Commercial
 - 127 Maple Ave. to High Density Residential
 - 123 Maple Ave. to High Density Residential
 - 119 Maple Ave. to High Density Residential
 - 608 Pearl St. to High Density Residential
 - 602 Pearl St. to High Density Residential
 - 601 Rainier St. to High Density Residential
 - 510-532 Pearl St. (Trailside Townhomes) to Medium Density Residential
 - 508 Pearl St. to High Density Residential
 - 120 Willow Ave. to High Density Residential
 - 501 Rainier St. to High Density Residential
 - 509 Rainier St. to High Density Residential

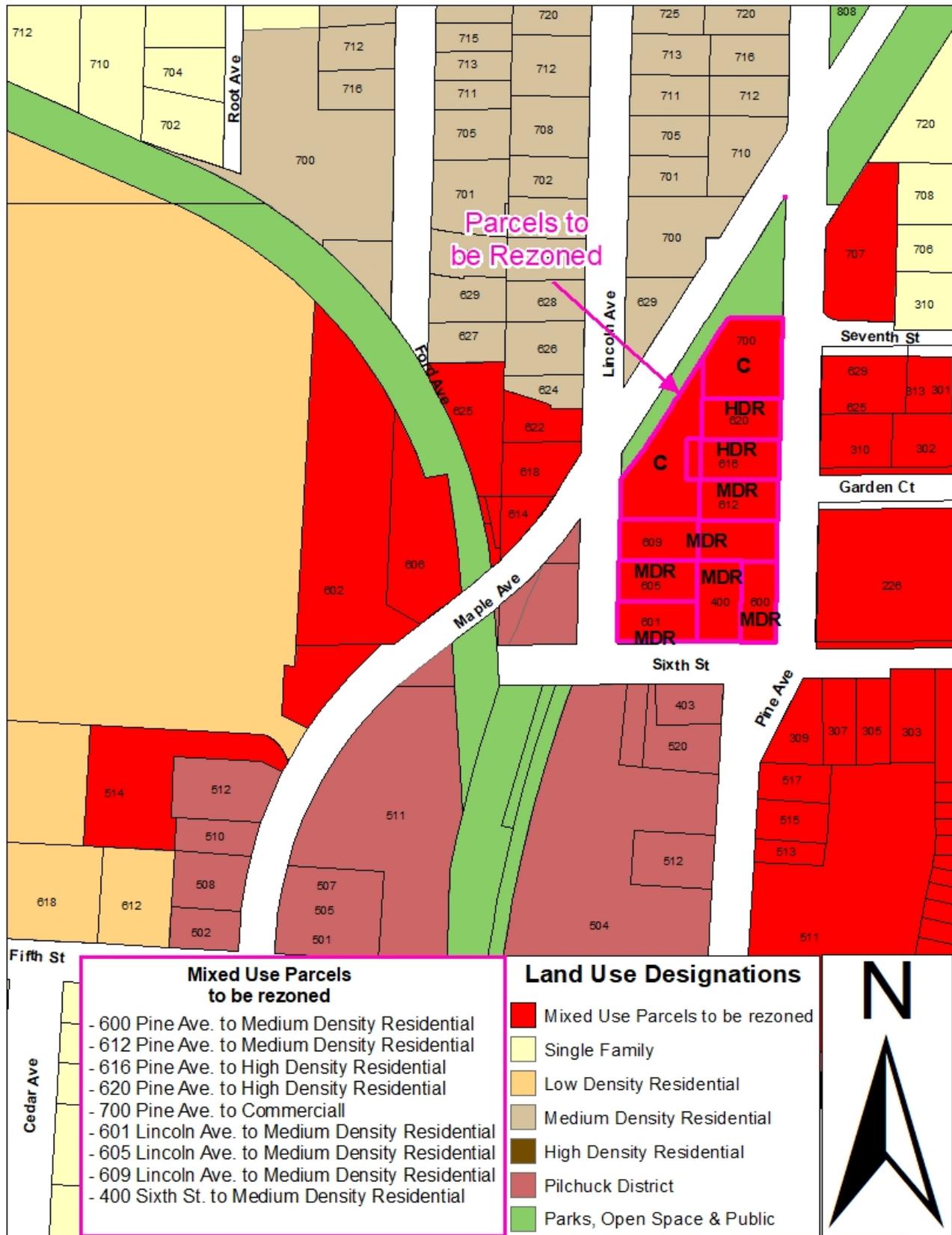
Land Use Designations

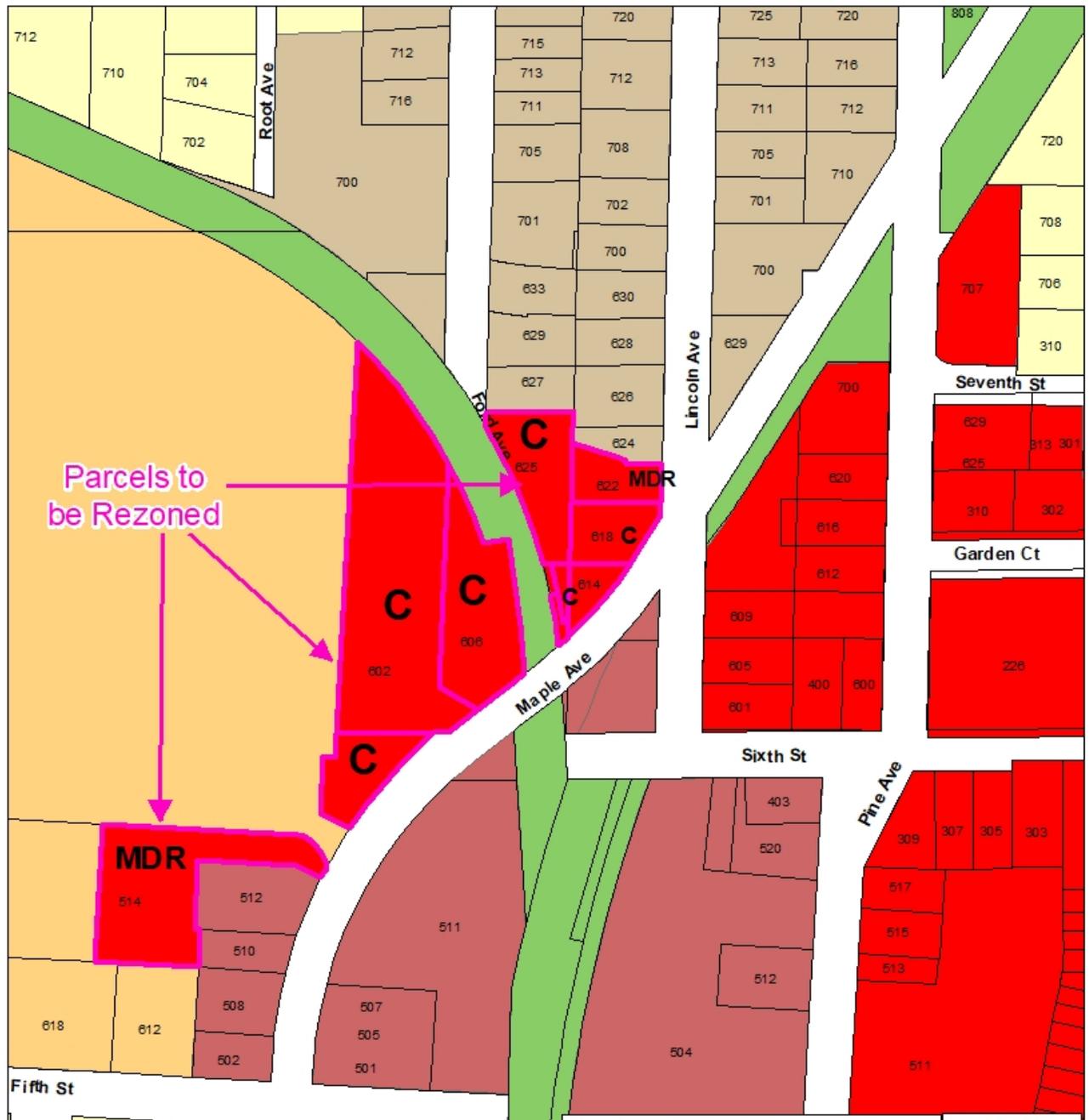
- Mixed Use Parcels to be rezoned
- Medium Density Residential
- High Density Residential
- Pilchuck District
- Parks, Open Space & Public











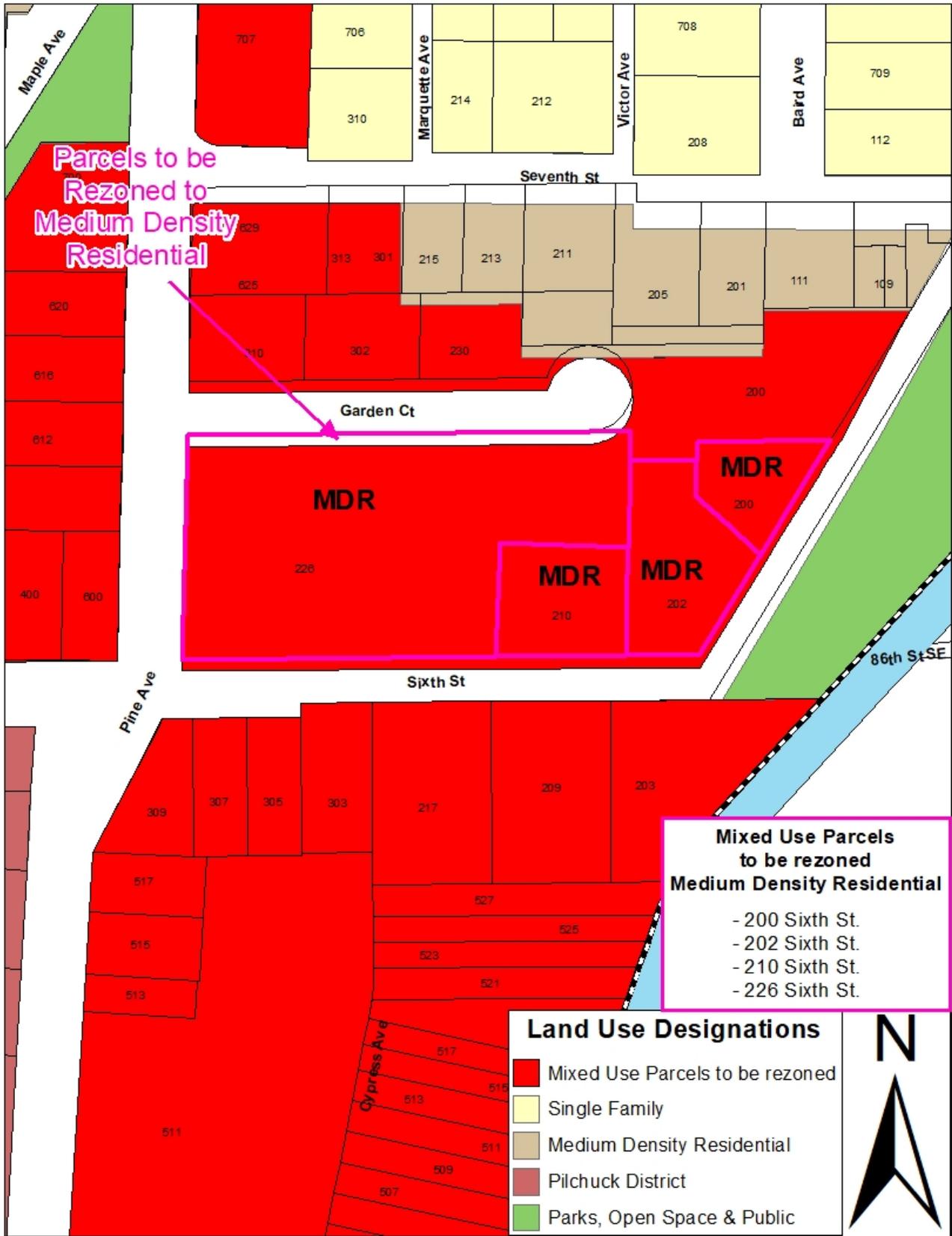
Parcels to be Rezoned

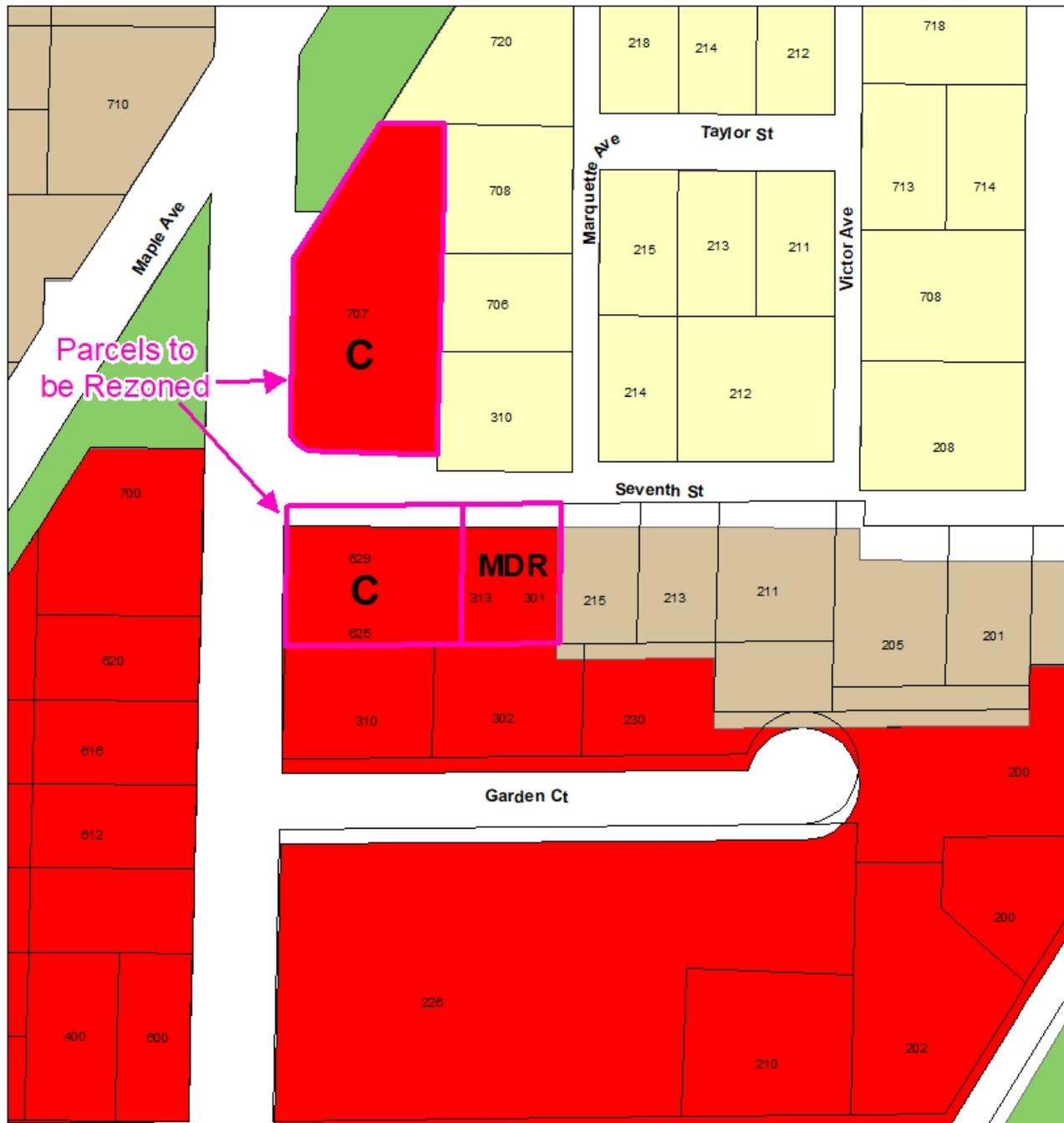
- Mixed Use Parcels to be rezoned**
- 514 Maple Ave. to Medium Density Residential
 - 602 Maple Ave. to Commercial
 - 606 Maple Ave. to Commercial
 - 614 Maple Ave. to Commercial
 - 618 Maple Ave. to Commercial
 - 622 Maple St. to Medium Density Residential
 - 625 Ford Ave. to Commercial

Land Use Designations

- Mixed Use Parcels to be rezoned
- Single Family
- Low Density Residential
- Medium Density Residential
- Pilchuck District
- Parks, Open Space & Public





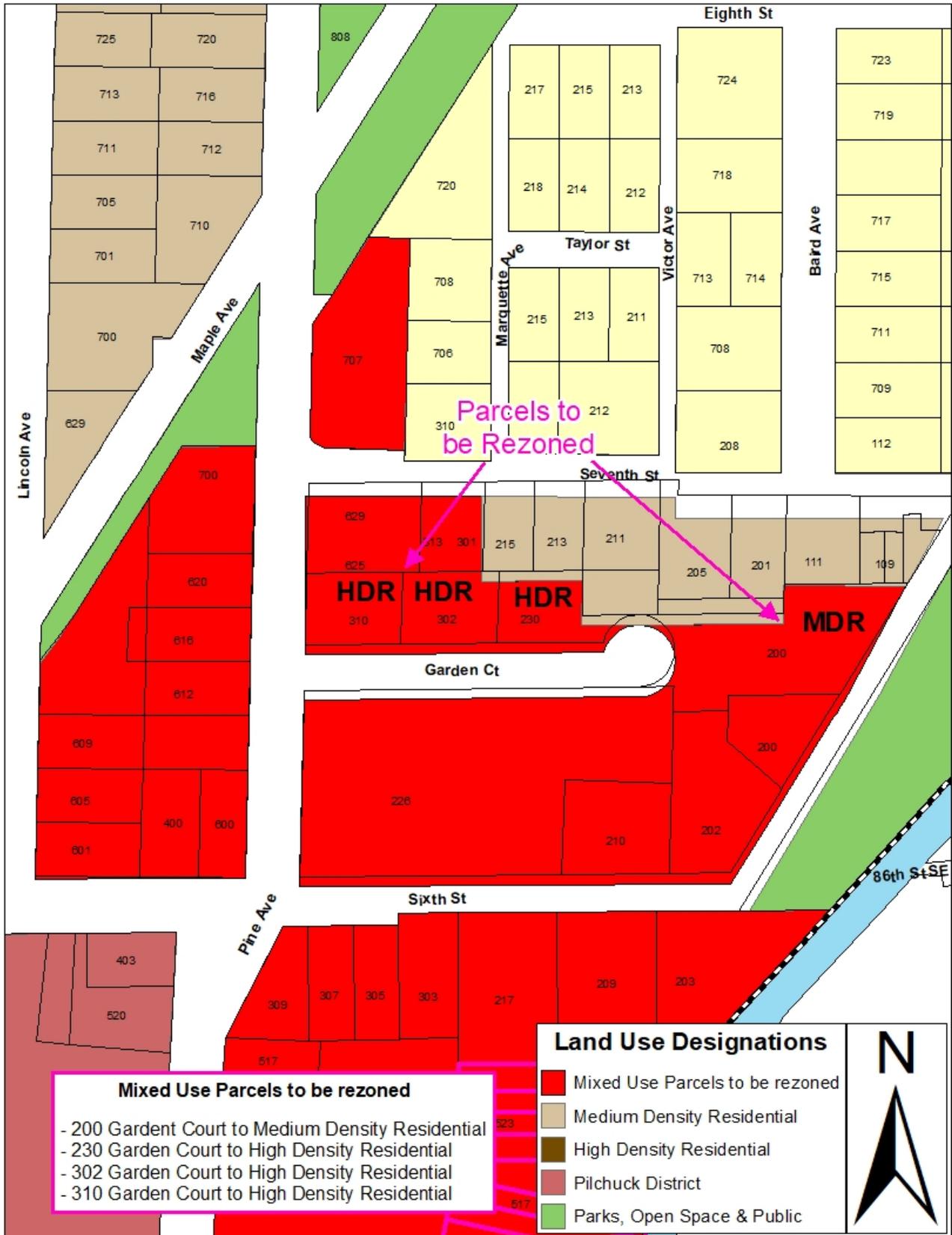


Parcels to be Rezoned

- Mixed Use Parcels to be rezoned**
- 707 Pine Ave. to Commercial
 - 629 Pine Ave. to Commercial
 - 625 Pine Ave. to Commercial
 - 301 Seventh St. to Medium Density Residential
 - 313 Seventh St. to Medium Density Residential

- Land Use Designations**
- Mixed Use Parcels to be rezoned
 - Single Family
 - Medium Density Residential
 - Pilchuck District
 - Parks, Open Space & Public





Mixed Use Parcels to be rezoned

- 200 Gardent Court to Medium Density Residential
- 230 Garden Court to High Density Residential
- 302 Garden Court to High Density Residential
- 310 Garden Court to High Density Residential

Land Use Designations

- Mixed Use Parcels to be rezoned
- Medium Density Residential
- High Density Residential
- Pilchuck District
- Parks, Open Space & Public



