

**SECOND AMENDED
 NOTICE OF INTENTION COVER SHEET
 Snohomish County Boundary Review Board (BRB)**

As required by Chapter [36.93 RCW](#), a Notice of Intention (NOI) is hereby submitted for the:

Name of Proposal:

WA State statute under which proceedings were initiated:

Type of Proposal

Proposal method (check appropriate method):

Petition Method:

Election Method:

= Number of qualified electors in area to be annexed or formed

= Percentage of above figure represented by signers

Interlocal Agreement (ILA) – Effective date of ILA:

Is assumption of existing indebtedness to be required?

The following items are labeled and attached to this cover sheet:

Exhibit A: Explanation of the proposal

Exhibit B: Legal Description of Proposed Area certified by a licensed engineer or land surveyor

Exhibit C: Perimeter of proposed area and vicinity indicated on a Snohomish County Assessor’s Map

Exhibit D: Certified copy of Resolution authorizing the submission of an NOI

Exhibit E: Documentation of the Process, including:

Signed Petitions (*if applicable*) and Certificate of Sufficiency from Assessor’s Office

Affidavit of Publication of Public Hearing Notice

Certified copy of Minutes of public hearing

Certified copy of Resolution directing the filing of an NOI

Exhibit F: Response to Factors and Objectives to be considered by the BRB

(RCW [36.93.170](#) and [.180](#))

Exhibit G: Corresponding Annexation Interlocal Agreement(s) (*if applicable*)

Exhibit H: SEPA Checklist and Determination or Environmental Impact Statement (*if applicable*)

Population and Land

Number of Residences in Area	
Current Population of Area	

Acreage	
Square Miles	
Assessed Valuation	

Service Providers

	<u>Current Provider</u>	<u>Proposed Provider</u>
Sewer	_____	_____
Water	_____	_____
Roads	_____	_____
Fire District	_____	_____
Police	_____	_____
Other	_____	_____

Notifications

The following entities and persons should receive correspondence from the BRB regarding this proposal (check all that apply and complete contact information):

Jurisdiction or Entity	Contact Person	E-Mail Address
Initiator / Proponent		
Attorney for Initiator		
Consultant for Initiator		
Fire District		
Hospital District		
School District		
Sewer District		
Utilities		
Other		
Other		
Other		

I certify that the above information and attachments contained in this Notice of Intention Packet are true and accurate, and that I am an official or employee of the jurisdiction seeking the action contained in this submittal.

Dated: _____ Printed Name & Title: _____

Phone Number: _____ Signature: *Johnathan Dix*

E-Mail Address: _____

Mailing Address: _____

Exhibit A: Explanation of the proposal



Planning and Community Development **Type III Review – Preliminary Plat Approval** Lake Heights 12 Subdivision LUA2022-0078

Hearing Date: September 20, 2023, at 6 PM

A. PROJECT DESCRIPTION AND REQUEST

Justin Pedersen, of Harmsen LLC, has applied for a preliminary plat (LUA2022-0078) to create a 12-lot subdivision on 2.2 acres located at 11011 18th Street SE with associated improvements in the R6 zoning district. The existing single-family home and manufactured home are to be demolished. The site would take access from 18th Street SE. The proposed internal roadway will be public. A stormwater vault is proposed to treat stormwater in Tract 998. There are no critical areas on the site.

The city has received a project narrative for the preliminary plat; preliminary plat map (**Exhibit 4 Sheet P1.0**), traffic impact analysis (**Exhibit 5**), preliminary drainage report (**Exhibit 6**), civil plans (**Exhibit 4 Sheet C2-C5**), geotechnical report (**Exhibit 7**) Low Impact Development Checklist (**Exhibit 8**), arborist report (**Exhibit 9**), landscape plans (**Exhibit 10**), title report (**Exhibit 11**), SEPA checklist (**Exhibit 12**), utility availability letters (**Exhibit 13**) and Replacement Tree Estimate (**Exhibit 14**).

The city issued a SEPA Exemption on the proposal on August 25, 2023. The proposal is categorically exempt per WAC 197-11-800(1)(d) – Minor New Construction, Single Family Residential – 30 units and LSMC 16.04.050(b)(1) – up to 30 dwelling units. The city of Lake Stevens raised its SEPA threshold exemption levels as allowed by WAC 197-11-800(1)(d) on May 19, 2021, via adoption of Ordinance No. 1118.

A preliminary plat is a Type III review per LSMC 14.16A-I, with a public hearing and final decision by the Hearing Examiner.

B. GENERAL INFORMATION

1. Date of Application: June 22, 2022
2. Completeness Date: July 27, 2022
3. Project Name: Lake Heights 12 Preliminary Plat
4. Project Location: 11011 18th Street SE, Lake Stevens, WA 98258
5. Tax Parcel Number: 29061900401100 and 29061900401101(Manufactured home on leased land)
6. Property Owner: Matt Echelbarger/PM 10th LLC
 - a. Address: 16304 Broadway Avenue, Snohomish, WA 98296
7. Applicant/Contact: Justin Pedersen, Harmsen LLC
 - a. Address: 2822 Colby Ave, Suite 300, Everett, WA 98201

EXHIBIT B

- b. Contact Info: 425-210-5472 and justinp@harmssenllc.com
- 8. Total Area of Project: 2.2 acres
- 9. Vicinity Map:



10. Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:

AREA	LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Medium Density Residential	R6	Single Family Residence(s)
North	Medium Density Residential	R8-12	Single Family Residences
South	Medium Density Residential	R6	Single Family Residences
East	Medium Density Residential	R6	Single Family Residences
West	Medium Density Residential	R6	Single Family Residences

11. Public Utilities and Services Provided by:

Water:	Snohomish County PUD	Gas:	Puget Sound Energy
Sewer:	Lake Stevens Sewer District	Cable TV:	Comcast
Garbage:	Waste Management	Police:	City of Lake Stevens
Storm Water:	City of Lake Stevens	Fire:	Snohomish Regional Fire and Rescue
Telephone:	Verizon	School:	Snohomish School District
Electricity:	Snohomish County PUD	Hospital:	Providence Hospital

C. ANALYSIS¹

1. Application Process:

- a. The applicant, Justin Pedersen with Harmsen LLC, submitted a Type III application for a preliminary plat on June 22, 2022 (**Exhibits 2**).
- b. The city deemed the application incomplete on July 20, 2022 (**Exhibit 3**).
- c. The city deemed the application complete on July 27, 2022 (**Exhibit 4**).
- d. A preliminary plat is a Type III permit subject to a public hearing and Hearing Examiner decision per Chapter 14.16A – Table 14.16A-I.
- e. The preliminary plat map last submitted on June 13, 2023, is the official preliminary plat map for the proposal (**Exhibit 4, Sheet P1.0**).

CONCLUSION: The application meets the procedural requirements for Type III applications established in Title 14 of the LSMC.

2. Public Notification:

- a. The city published a combined Notice of Application and Notice of Public Meeting per LSMC 14.16B.315 and 14.16B.325, in the Everett Herald; mailed it to property owners within 300 feet of the site; and posted it on the subject property, city hall bulletin boards and city website on or around August 12, 2022 (**Exhibit 3c**).
- b. The city published a Notice of Public Hearing, per LSMC 14.16B.340, in the Everett Herald; mailed it to property owners within 300 feet of the site; and posted it on the subject property, city hall bulletin boards and city website on or around August 11-12, 2023 (**Exhibit 17**).

CONCLUSION: The city has met the noticing requirements for Type III applications established in Chapter 14.16B LSMC, Part III.

3. Public Meeting

- a. A Public Meeting is required per LSMC 14.16B.325 to provide applicants with an opportunity to discuss project actions with interested members of the public.
- b. The city held a Public Meeting via Zoom for the preliminary plat on August 18, 2022.

¹ Project analysis is based on a review of current materials applicable to the project.

- c. The city staff and the applicant opened the public meeting and waited for 20 minutes, and no one attended; so, the meeting was closed at approximately 6:20 PM.

CONCLUSION: The city has met the public meeting requirement for Type III applications established in Chapter 14.16B LSMC, Part III.

4. Public Comments:

The city received two emails from adjacent residents Lori and Roby Tate (**Exhibit 15a**) and Micah Morris (**Exhibit 15b**) who were both concerned about the property boundary along the western side of the plat.

City staff provided responses to the public comments and forwarded them to the applicant to further address their concerns that the boundary survey on the western property boundary was inaccurate. The city requested that the applicant revise the survey and plat. The city received the revised plat with the correct legal boundary on June 13, 2023, **Exhibit 4**.

5. Comprehensive Plan:

The city of Lake Stevens Comprehensive Plan land use map identifies this area as Medium Density Residential (MDR). Per LSMC Table 14.36-I, the existing zoning district (R6) and the MDR designation, allow for detached single-family development.

a. Land Use Element

- Policy 2.2.1 - Allow the following residential land use designations as described. 2. Medium Density Residential – Encourage single-family (1 du/lot), two-family residential and some multifamily housing with a gross density between 4 and 12 units per acre. This designation allows detached, attached, conversion, accessory apartments, townhouses, condominiums, duplexes, tourist homes, special service homes and some manufactured/mobile structures. Also allows limited public/semi-public, community, recreational, and neighborhood commercial uses.
- Policy 2.3.2 - Preserve and promote the character of existing neighborhoods through thoughtful development regulations and design standards.
- Policy 2.3.6 - Ensure that subdivisions are pedestrian friendly and include ample street trees, adequate sidewalks, walkways, and paths connecting plats.

b. Housing Element

- Policy 3.1.3 - Allow diverse subdivision methods including short subdivisions, formal subdivisions, cluster subdivisions, planned residential developments and unit lot subdivisions to create buildable lots throughout the city.
- Policy 3.3.1 - Allow innovative zoning regulations to encourage infill development, including small multiplexes, small lot single-family subdivisions, compact/cottage housing, manufactured housing, etc., with specific design considerations to ensure compatibility with the existing neighborhoods.
- Policy 3.3.2 - Consider innovative zoning regulations that allow flexibility in setback, lot coverage, parking, and unit size standards, along with density bonuses and tax incentives, to promote the construction of affordable housing for low- and moderate-income households that do not adversely affect the general health, safety, and welfare of the public.

c. Parks, Recreation and Open Space Element

- Policy 5.6.4 - Work with developers to identify additional parks, recreation, and open space opportunities in redeveloping areas.

f. Transportation Element

- Policy 8.5.2 - Traffic impact fees shall be assessed through an areawide GMA based impact fee program, which shall be evaluated for every project to determine concurrency.

CONCLUSION: The application, as conditioned is consistent with the Lake Stevens Comprehensive Plan.

6. Application Type and Specific Criteria – Preliminary Plats: LSMC 14.18 establishes the requirements and criteria for approving a preliminary plat. Specifically, the criteria for preliminary plat approval are listed below as per 14.18.025:

- a. A preliminary plat shall follow the procedures for a Type III review for plats pursuant to Chapter 14.16B.

As concluded by Sections 1 and 2 of this report, the plat has followed the procedures for a Type III review.

- b. A preliminary plat shall be approved if it meets the approval criteria in Chapter 58.17 RCW and the requirements of this title.

Preliminary subdivisions are approved subject to the criteria of Chapter 58.17 of the Revised Code of Washington (RCW), which requires provisions for public health, safety, and general welfare; open spaces; drainage; streets; transit stops; potable water supplies; sanitary wastes; parks and recreation and playgrounds; schools, sidewalks, and whether the public interest will be served by the subdivision and dedication. An analysis of each additional criterion is included in subsequent sections, and as conditioned meets the requirements of LSMC Title 14.

The applicant is required to provide mitigation by paying school impact fees to the Lake Stevens School District; no comments were provided by the district.

- c. Preliminary plat approvals may contain conditions as deemed necessary to ensure the approval criteria are met.

The approval recommendation contains proposed conditions to meet this criterion.

CONCLUSION: The proposed subdivision as conditioned is consistent with the criteria described Chapter 14.18 LSMC and RCW 58.17.110 for preliminary plat approval.

7. Dimensional Standards:

- a. As previously stated, the property is located within the city's R6 zoning district and the minimum lot size 6,000 square feet. The applicant is proposing to construct 12 detached, single-family lots ranging from 6,000 square feet to 7,874 square feet and does not exceed the density allowed in the R6 zoning district, **Exhibit 4 Sheet P1.0 and Sheet C1.0**.
- b. The minimum lot width is 50 feet for an internal lot and 55 feet for a corner lot per Table 14.48-I.
- c. The maximum lot coverage (impervious area) is 55% of the lot, including but not limited to buildings, roads, driveways, and patios.

- d. The front setback is a minimum of 15-feet with 20-feet to the garage.
- e. Side setbacks are ten feet total (with no less than five feet on one side) and rear setbacks are fifteen feet.
- f. Maximum height is 35 feet.

CONCLUSION: The application as proposed will meet the dimensional standards identified in Chapters 14.18, 14.38 and 14.48 LSMC.

8. Environmental Review:

- a. The applicant submitted a SEPA Checklist dated April 22, 2022 (**Exhibit 12**) for review by the city.
- b. The proposal is categorically exempt per WAC 197-11-800(1)(d) – Minor New Construction, Single Family Residential – 30 units and LSMC 16.04.050(b)(1) – up to 30 dwelling units. The city of Lake Stevens raised its SEPA threshold exemption levels as allowed by WAC 197-11-800(1)(d) on May 19, 2021, via adoption of Ordinance No. 1118.
- c. The city issued a SEPA Exemption on August 25, 2023, **Exhibit 18**.

CONCLUSION: The application as conditioned meets the SEPA standards identified in Chapter 16.04 LSMC and WAC 197-11.

9. Streets and Sidewalks:

- a. Vehicular access to the subdivision will be from one 26-foot-wide new access off 18th Street SE with an internal 40-foot-wide public road with a 96-foot-wide cul-de-sac at the end to turn around. The city concurs with the findings in the city civil review comments by the city's third-party consultant David Evans and Associates (DEA) and confirmed by the city's civil reviewer and planning staff as detailed in **Exhibit 19** and believes the access location, as proposed, meets city requirements and is the safest location for vehicular ingress/egress to the subdivision.
- b. The proposed subdivision will include a ten-foot dedication along the 18th Street SE frontage and half-street improvements, with ADA ramps, curb, gutter, sidewalks, and a planter strip with street trees along with any required pavement overlay and striping. The applicant is proposing to end the half-street improvements just east of the access drive and the city is requiring revisions to the final construction plans and associated documents as a condition of approval to construct the half street improvements along the entire site's frontage per EDDS detail 8-020 and ADA ramps compliance.
- c. The proposed subdivision will include one new internal street (Road A). The applicant is proposing a 40' reduced standard local access section (Detail 2-040 with cul-de-sac Detail 2-120 with rolled curbs plus a 5-foot sidewalk) for the cul-de-sac access roadway. The applicant is proposing a 24-foot-wide roadway and the fire department requires a 26-foot-wide roadway. Thus, as a condition of approval the new public road shall be a minimum of 26' in width (2018 WSFC Figure D103.1 offers option for hydrants), and the cul-de-sac shall be a minimum 96' diameter and the driveway designed for consistency with EDDS Section 3-103, **Exhibit 19, page 5, Snohomish County Regional Fire and Rescue Conditions**.
- d. Snohomish County Regional Fire and Rescue is requiring as a condition of approval that on the final civil plans sheet C4.0 the proposed hydrant located on Lot 1 shall be relocated to the frontage of either Lot 10 at the intersection or Tract 998 at the intersection of road A and 18th Street SE, **Exhibit 19, page 5, Snohomish County Regional Fire and Rescue Conditions**.

- e. The minimum paved width for driveways is 10-feet and maximum width is 20-feet per LSMC 14.56.050.

CONCLUSION: The application as conditioned meets the streets and sidewalk standards identified in Chapter 14.56 LSMC and in the current Engineering Design & Development Standards.

10. Parking:

- a. EDDS Standard 2-040 with the cul-de-sac EDDS Detail 2-120 will not provide any on-street parking. This roadway section will not provide any street parking, which may be at a premium for this development as there is almost no proposed ROW frontage for many of the lots (except for driveway access). LSMC 14.56.165(a) requires on-street parking for one space per five residential units. To allow for emergency service clearance staff is recommending as a condition of approval that the two required on-street parking stalls be provided on the surface of the stormwater vault located in Tract 998.
- b. LSMC Table 14.72-I requires that single-family detached residences provide two parking spaces per dwelling unit.
- c. LSMC 14.72.030 requires, "each parking space shall contain a rectangular area at least 19-foot long and nine-foot wide" and LSMC 14.56.050 requires driveways to be constructed so vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles.

CONCLUSION: The proposed subdivision as conditioned meets the parking requirements identified in Chapter 14.72 LSMC.

11. Screening, Tree Retention, and Protection:

- a. LSMC 14.76.120 describes the requirements for tree retention, protection, and replacement. The applicant provided an arborist report in accordance with LSMC 14.76.120, see **Exhibit 9**.
- b. According to the arborist report, the subject property is currently developed with a single-family homes, outbuildings, and landscaping with approximately 58 trees. of those, 39 are identified as significant trees within the clearing limits. The applicant intends to remove and replace all 39 of the existing significant trees and replace them at a 3:1 replacement ratio with native one-gallon trees for a total of 117 replacement trees required per LSMC 14.76.120(d). The applicant will be installing 54 trees as part of the proposed development and proposes to replace the remaining 63 trees through the city's replacement in lieu of fund, **Exhibit 14**.
- c. LSMC 14.76.124(b) requires two shade trees per lot in the Urban Residential zoning district; Subsection (e) allows one of these trees to be a street tree. Twenty-four shade trees are required and provided on the landscape plan as shown on **Exhibit 10**.
- d. The city will review a final planting plan and landscape plan **Exhibit 10** that indicates the species and location of all replacement trees and protection of retained trees during its review of the construction plans. As a condition of approval, staff is recommending that the applicant revise the landscape plan to provide for a minimum of 2-inch caliper trees and install 3-inches of mulch per LSMC 14.38.070.
- e. No screening is required between the property and adjacent properties per LSMC Table 14.76-I and per the provided landscape plans.

CONCLUSION: The proposed subdivision as conditioned meets the screening and tree retention and protection standards identified in Chapter 14.76 LSMC.

12. Public Services and Utilities:

- a. Stormwater impacts of the proposed project are required to be mitigated under the 2019 Washington State Department of Ecology Stormwater Manual for Western Washington as amended in 2014, and Chapters 11.06 and 14.64, Part II LSMC. The project design utilizes an underground detention vault in Tract 998.
 - i. The applicant submitted a stormwater report titled, *Preliminary Stormwater Site Plan for 18th Street Plat* revised May 31, 2023, prepared by Harmsen LLC (**Exhibit 6**) and a Low Impact Checklist received on July 13, 2023, which are the official reports/documents for the proposal (**Exhibit 8**).
 - ii. The city's engineering consultant (DEA) reviewed the SWPPP, Infiltration Infeasibility letter, construction plans and drainage report for consistency with city and state regulations. Staff concurs with the proposed drainage and stormwater preliminary plans and reports and recommends revisions to the final construction plans and documents as outlined in **Exhibit 19**.
- b. Snohomish Regional Fire and Rescue has reviewed the project for consistency with the fire code, emergency access, and placement of the fire hydrant (**Exhibit 19 page 5**) and has approved the project as conditioned.
- c. The Lake Stevens Sewer District provided a sewer availability letter dated February 2, 2023 (**Exhibit 13**).
- d. Snohomish County PUD provided a water availability letter April 7, 2022 (**Exhibit 13 page 4**).
- e. Snohomish County PUD provided an electric capacity letter dated July 22, 2022 (**Exhibit 13 pages 2-3**).
- f. The city will review all utility plans as part of the construction plan review pending preliminary plat approval.

CONCLUSION: The application as conditioned will meet applicable public services and utilities requirements for the application.

13. School and Park Impacts:

- a. Chapter 14.100 LSMC establishes mitigation requirements for impacts to the Lake Stevens School District from development. This requirement shall be noted on the final plat document. At the time of building permit issuance, the applicant shall pay the school impact fee adopted at the time the building permit was accepted by the city.
- b. Chapter 14.120 LSMC establishes mitigation requirements for impacts to the city's park system from development. This requirement shall be noted on the final plat document. At the time of building permit issuance, the applicant shall pay the currently adopted park impact fee.

CONCLUSION: The application as conditioned meets the park and school impact standards.

14. Traffic Impacts:

- a. Chapter 14.112 LSMC establishes mitigation requirements for traffic impacts to Lake Stevens' roads from development.
- b. The property is in Traffic Impact Zone 3. The subject property is subject to applicable traffic impact fees in effect at the time of building permit submittal.

- c. The applicant submitted a Traffic Impact Study by Kimley Horn dated June 2023, **(Exhibit 5)**
- d. The Lake Heights 12 Development is accredited for the existing single-family home and based on the 11 new single-family units is anticipated to generate 104 daily trips, 8 AM peak hour trips and 10 PM peak-hour trips. The analysis shows the study intersections will operate at acceptable levels of service.
- e. The Traffic Impact Fee Determination Worksheet in Appendix G and Traffic Impact Analysis **(Exhibit 5)** determined traffic mitigation would total \$36,190.00 for the project at current fees.
- f. The city has reviewed the traffic fee worksheet and confirmed that it is accurate.

CONCLUSION: The application as conditioned meets the traffic impact standards.

D. STAFF RECOMMENDATION AND CONDITIONS

Permit No. LUA2022-0078 are hereby **recommended for APPROVAL subject to the following recommended conditions:**

- 1. All development shall generally conform to the preliminary plat map last received and revised on June 13, 2023 **(Exhibit 4)**. The Planning and Community Development Director may allow minor modifications subject to LSMC 14.16C.025.
- 2. The proponent or successor shall submit a final plat map to the city for review and approval after site improvements are completed, approved, and financially secured.
- 3. The proponent or successor shall revise and submit applicable construction plans and reports to the city for review and approval including but not limited to stormwater, water, sewer, electrical, grading, erosion control, and streets as required on the city's Construction Plan Checklist and per the following conditions of approval outlined below:
 - a. The proposed half street improvements along 18th Street SE are required to be 40 feet per the EDDS Detail 2-040 and half street improvements along the entire site's frontage per EDDS detail 8-020 and ADA ramps compliance. The driveway design shall be designed to be consistent with EDDS Section 3-103.
 - b. Provide a temporary ADA compliant asphalt ramp and "Sidewalk ends" sign on the west end of the sidewalk. ADA compliant ramps shall be constructed on either side of the cul de sac crossing 18th ST SE on both the north and south sides and on the south sidewalk crossing the proposed roadway. These improvements shall be designed in accordance with the ADA Act Title II Regulations 28 CFR 35.151(b)(1) and WSDOT Design Manual 1510.04(2) Alteration Projects.
 - c. The new public road shall be a minimum of 26' in width (2018 WSFC Figure D103.1 offers option for hydrants) and the cul-de-sac shall be a minimum 96' diameter and the driveway designed for consistency with EDDS Section 3-103.
 - d. A transition plan shall be provided with the channelization plan to address the roadway width of 18th Street SE east of the proposed cul-de-sac matches the existing width then is widened at the intersection of 18th Street SE and the proposed cul-de-sac and extended to the western frontage boundary. The offset shall be ADA compliant. Striping plan shall be provided.
 - e. The access tract to Lots 11 and 12 shall be a be a private access easement to serve no more than two dwellings, see LSMC 14.56.160.(e) and (d).
 - f. Rectify the noted 5' sidewalk on site is inconsistent with the section provided on Sheet C3.0. The plan notes a 5' wide sidewalk, the section notes a 6' wide sidewalk.

- g. The proposed fire hydrant located on Lot 1 to be relocated to the frontage of either Lot 10 at the intersection or Tract 998 at the intersection of road A and 18th Street SE.
 - h. Include "No Parking" signs to be posted on both sides of the new internal roadway and to provide for two on street parking stalls be provided on the surface of the stormwater vault located in Tract 998 with directional signage.
 - i. The storm main shown at approximately 25' north of the edge of ROW on the west side of the cul de sac in 18th ST SE and going north on 109th ST SE is believed to be sewer and not storm. Please verify.
 - j. Sheet C2.0 shall Include rock check dams in the design per the SWMMWW. Show graphics and include detail. Utilize BMP details from the SWMMWW for all proposed TESC elements including all relevant design requirements and notes.
 - k. Sheet C3.0 and C5.0 shall Utilize applicable City standard detail for Road A and 18th Street SE in response to comments 4, 5, and 8 above and Revise dedication to be to the City of Lake Stevens instead of Snohomish County.
 - l. The proponent or successor shall revise the landscape plan to provide for a minimum of 2-inch caliper trees and install 3 inches of mulch per LSMC 14.38.070.
 - m. The Final Storm Drainage report shall provide all information in each section per the requirements of the SWMMWW and the EDDS. Recommend utilizing the Stormwater Site Plan Report template in the EDDS and address all items from Section III-3 Stormwater Site Plans of the SWMMWW. Provide full model printout for runoff treatment that is consistent with the proposal. Consider runoff that is not conveyed to the stormwater treatment facility as bypass. Provide figures showing pervious and impervious areas of the predeveloped and developed conditions. It does not appear these figures were included. Model vault dimensions consistent with that proposed in the plans, or revise plans as appropriate.
4. The proponent or successor shall dedicate the proposed public roads to the city of Lake Stevens with recording of the final plat.
 5. No single driveway shall be less than 10-feet in width and no shared driveway shall be less than 20-feet in width with a minimum 10-foot-wide paved lane per dwelling unit.
 6. Upon completion of the development improvements, all blanket easements that are no longer applicable shall be extinguished and new easements shall be identified upon the final plat.
 7. All tracts shall be identified on the final plat document (or as hereafter revised with city approval) and a note shall be included which states what the tracts are permanently reserved for and identifies ownership and maintenance provisions.
 8. The Homeowner's Association established for the Lake Heights 12 Subdivision shall be responsible for maintenance of planter areas within all rights-of-way. The final plat shall include a note to this effect. A copy of the conditions, covenants and restrictions shall be submitted to the city for review during the final plat process.
 9. The proponent or successor shall comply with the recommendations and mitigation measures in the traffic impact analysis dated June 2023 and prepared by Kimely Horn.
 10. The proponent or successor shall pay traffic mitigation fees to mitigate 10 new PM peak hour trips prior to building permit issuance unless deferred pursuant to LSMC 14.124. Mitigation fees are those in effect at the time of building permit issuance.

11. The proponent or successor shall pay park impact fees prior to or at the time of building permit issuance, unless deferred pursuant to LSMC 14.124, for new single-family residences. Mitigation fees are those in effect at the time of payment.
12. The proponent or successor shall pay school impact fees prior to or at the time of building permit issuance to the Lake Stevens School District and provide proof of payment to the city, unless deferred pursuant to LSMC 14.124, for new single-family residences. Mitigation fees are those in effect at the time of complete building permit application.
13. All utilities shall be placed underground including any existing electric power lines per LSMC 14.60.450.
14. The proponent or successor shall apply for a right-of-way permit prior to the beginning of work in the right-of-way.
15. The proponent or successor shall apply for a separate building permit for both the stormwater vault and residential subdivision identification sign.
16. Should archaeological materials (e.g., bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) should be contacted immediately to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony.
17. The proponent or successor shall meet all local, state, or federal code requirements.

CITY OF LAKE STEVENS, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Recommendation Completed by



September 13, 2023

Christi Schmidt, *Planning Manager*

Date of Completion

EXHIBITS

1. Staff Recommendation, dated September 12, 2023
2. Application for Preliminary Plat received June 22, 2022
- 3a. Determination of Incompleteness dated July 20, 2022
- 3b. Determination of Completeness dated July 27, 2022
- 3c. Notice of Application issued August 12, 2022
4. Preliminary Plat map received on June 13, 2023
5. Traffic Impact Study prepared by Kimely Horn dated June 2023
6. Preliminary Stormwater Site Plan for 18th Street Plat last revised May 31, 2023
7. Geotechnical Report prepared by Earth Solutions NW LLC dated February 2, 2021

8. Low Impact Checklist received on July 13, 2022
9. Arborist Report prepared by Huckleberry Landworks dated April 27, 2023
10. Landscape Plan received June 13, 2023
11. Title Report dated May 25, 2023
12. SEPA Checklist received on July 13, 2023
13. Utility Availability Letter dated from February 2, 2022, to April 7, 2022
14. Replacement Tree Estimate received June 13, 2023
- 15a. Email from Laurie and Roby Tate and city reply dated August 28, 2023
- 15b. Email from Micah Morris and city reply dated August 25, 2023
16. Public Hearing Notice
17. Affidavit of Notice for Public Meeting
18. SEPA Exemption dated August 25, 2023
19. Revised DEA Memo for Second Review and City Comments dated July 31, 2023
20. City Staff PowerPoint Presentation (to be entered into the record at the public hearing)

Distributed to the Following Parties:

1. Justin Pedersen, Harmsen LLC
2. Laurie and Roby Tate Party of Record
3. Micah Morris Party of Record
4. Rob Stanton, Lake Stevens School District
5. Johnathan Dix, Lake Stevens Sewer District

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 360 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY MARGIN OF 18TH ST SE (PELLERIN RD);

THENCE WEST ABOUT 330 FEET, MORE OR LESS, ALONG SAID SOUTH RIGHT-OF-WAY MARGIN TO A POINT 990 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH, PARALLEL TO SAID WEST LINE, TO ITS INTERSECTION WITH SAID NORTH LINE OF THE SOUTH 360 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

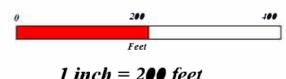
THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 360 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Exhibit C Perimeter of proposed area and vicinity indicated on a Snohomish County Assessor's Map

QUARTER	SECTION	TOWNSHIP N.W.B.L.	RANGE E.W.M.	ALL MAPS, DATA, AND INFORMATION SET FORTH HEREIN ("DATA"), ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AN OFFICIAL CITATION, OR REPRESENTATION OF THE SNOHOMISH COUNTY CODE, AMENDMENTS AND UPDATES TO THE DATA, TOGETHER WITH OTHER APPLICABLE COUNTY CODE PROVISIONS, MAY APPLY WHICH ARE NOT DEPICTED HEREIN. SNOHOMISH COUNTY MAKES NO REPRESENTATION OR WARRANTY CONCERNING THE CONTENT, ACCURACY, CURRENCY, COMPLETENESS OR QUALITY OF THE DATA CONTAINED HEREIN AND EXPRESSLY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. ALL PERSONS ACCESSING OR OTHERWISE USING THIS DATA ASSUME ALL RESPONSIBILITY FOR USE THEREOF AND AGREE TO HOLD SNOHOMISH COUNTY HARMLESS FROM AND AGAINST ANY DAMAGES, LOSS, CLAIM OR LIABILITY ARISING OUT OF ANY ERROR, DEFECT OR OMISSION CONTAINED WITHIN SAID DATA. WASHINGTON STATE LAW, RCW 42.46.070B PROHIBITS STATE AND LOCAL AGENCIES FROM PROVIDING ACCESS TO LISTS OF INDIVIDUALS INTENDED FOR THE PURCHASE OF COMMERCIAL PURPOSES. A COMMERCIAL PURPOSE INCLUDES ANY BUSINESS ACTIVITY INTENDED TO GENERATE PROFITS. BY PROVIDING AND ACCESSING THIS DATA, YOU AGREE AND REPRESENT THAT YOU WILL NOT USE ANY LISTS OF INDIVIDUALS, OR DATA FROM WHICH SUCH LISTS MAY BE COMPILED, FOR ANY COMMERCIAL PURPOSE.
SE	19	29	6	

Centerline	Lot	Block	Section	City Limits
Gov Lot	Subdiv	ROW	Quarter	Tax Acct
Major Water	Other Lot	Vac ROW	16th	Easement
Minor Water	Other Subdiv	Vac Lot		

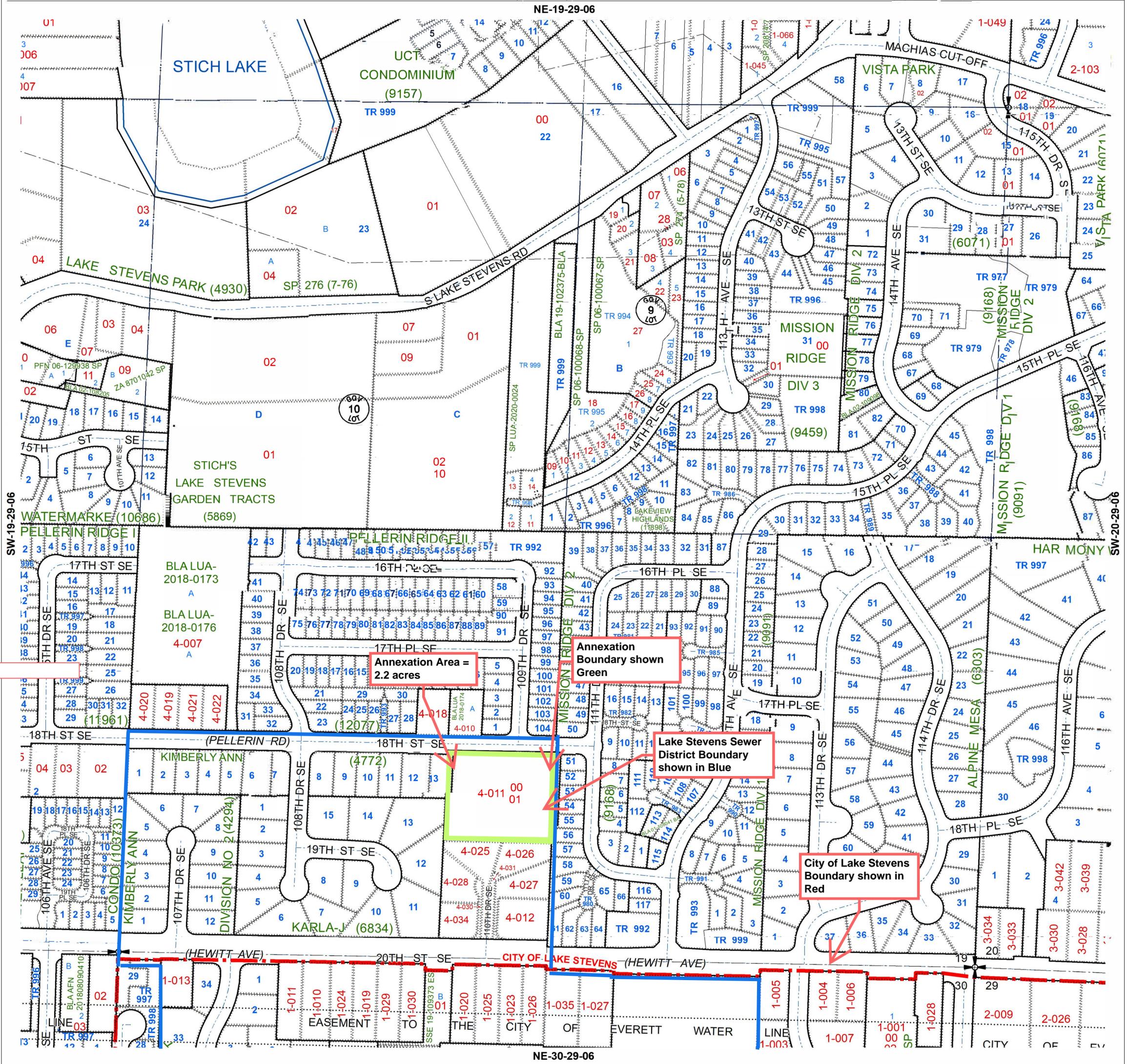


1 inch = 200 feet

Map produced on March 24, 2025



A product of the Assessor's Office
Snohomish County, Washington



RESOLUTION NO. 1102

A RESOLUTION OF THE DISTRICT BOARD OF COMMISSIONERS DETERMINING TO ENTERTAIN A PETITION FOR ANNEXATION OF AN AREA CONTIGUOUS TO THE LAKE STEVENS SEWER DISTRICT KNOWN AS THE PM 10 ANNEXATION AND REFERRING THE MATTER TO THE SNOHOMISH COUNTY COUNCIL AND BOUNDARY REVIEW BOARD.

BACKGROUND

1. Pursuant to RCW 57.24.070, a Petition for Annexation of an area contiguous to the Lake Stevens Sewer District, in the form attached hereto as Exhibit A and incorporated into this Resolution by reference, was filed with the District Board of Commissioners.

2. Said petition was signed by the owners of not less than 60% of the area of land for which annexation is petitioned, according to the records of the Snohomish County Auditor, as verified by Gray & Osborne, Inc., engineering consultants to the District.

3. Said petition sets forth the legal description of the property sought to be annexed and includes a plat map which outlines the boundaries of the property sought to be annexed.

4. Pursuant to RCW 57.24.080, the Board of Commissioners reviewed said petition, scheduled a public hearing for December 11, 2025 at 9:00 a.m., and directed District staff to cause a notice of such hearing to be published in the *Everett Herald* on November 24 and December 2, 2025, and posted in accordance with law.

5. In conformance with the notice of hearing, the Board of Commissioners held a public hearing on December 11, 2025 at 9:00 a.m. at the Lake Stevens Sewer District Office, 1106 Vernon Road, Suite A, Lake Stevens, Washington, and remotely from this location on this date, with the remote access instructions being made available through the Lake Stevens Sewer District website.

RESOLUTION

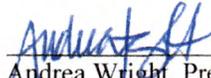
IT IS RESOLVED THAT:

1. The above, described Petition for Annexation in the form attached hereto is hereby found to comply with the requirements of law and the Board shall entertain such petition.

2. The Petition for Annexation known as the PM 10 Annexation, attached hereto as Exhibit A, is referred to the Snohomish County Council and the Boundary Review Board for review and/or approval in accordance with Chapter 36.93 RCW and with RCW 57.02.040, 57.02.045 and 57.24.090.

ADOPTED by the Board at an open public meeting on December 11, 2025, at Lake Stevens, Snohomish County, Washington.





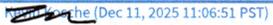
Andrea Wright, President and Commissioner



Dan Lorentzen, Secretary and Commissioner

Kevin Kosche

Kevin Kosche, Commissioner

Signature:  (Dec 11, 2025 11:06:51 PST)

Email: kevin.kosche@lkssd.org

Pages from Untitled 4-4

Final Audit Report

2025-12-11

Created:	2025-12-11
By:	Melonie Grieser (Melonie.Grieser@lkssd.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvoqzmc2kqElrwNorD1HveuqvHOauPCwo

"Pages from Untitled 4-4" History

-  Document created by Melonie Grieser (Melonie.Grieser@lkssd.org)
2025-12-11 - 6:11:40 PM GMT
-  Document emailed to Kevin Kosche (kevin.kosche@lkssd.org) for signature
2025-12-11 - 6:11:44 PM GMT
-  Email viewed by Kevin Kosche (kevin.kosche@lkssd.org)
2025-12-11 - 7:06:27 PM GMT
-  Document e-signed by Kevin Kosche (kevin.kosche@lkssd.org)
Signature Date: 2025-12-11 - 7:06:51 PM GMT - Time Source: server
-  Agreement completed.
2025-12-11 - 7:06:51 PM GMT

Exhibit A

**PETITION FOR ANNEXATION TO
LAKE STEVENS SEWER DISTRICT**

We, the undersigned owners of not less than sixty percent (60%) of the area of land within the territory hereinafter described, do hereby petition the Commissioners of Lake Stevens Sewer District, a municipal corporation in Snohomish County, that the territory hereinafter described be annexed and become a part of the Lake Stevens Sewer District, that all legal requirements be carried out to effectuate such annexation in accordance with RCW 57.24.070 and 57.24.090.

The area sought to be annexed is contiguous to the boundaries of the District and is described under the "Legal Description" section of this form and by this reference made a part hereof, and a map outlining the area sought to be annexed is under the "Vicinity Map" section also on this form and by this reference is made a part hereof.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE RUNNING NORTH ALONG THE EASTERLY BOUNDARY OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 19 TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE RIGHT-OF-WAY OF THE ROAD RUNNING WESTERLY FROM ABOUT THE CENTER OF THE EAST BOUNDARY OF SAID QUARTER SECTION;

THENCE RUNNING WEST ABOUT 330 FEET, MORE OR LESS, ALONG THE SOUTH BOUNDARY LINE OF SAID ROAD RIGHT-OF-WAY TO A POINT 990 FEET EAST OF THE WEST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 19 TO THE BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER;

THENCE RUNNING EAST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER, THE SAME BEING THE POINT OF BEGINNING

TOGETHER WITH ANY AND ALL CLAIM, RIGHT, TITLE AND INTEREST IN AND TO THAT PORTION OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., LYING WESTERLY OF THE ABOVE DESCRIBED TRACTS AND EASTERLY OF THE EXISTING FENCE WHICH RUNS NORTH-SOUTH AND APPROXIMATELY 25 FEET WEST OF THE EXISTING HOUSE; EXCEPT THE SOUTH 360 FEET OF SAID TRACT AND CLAIM.

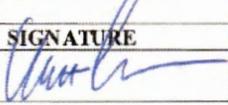
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

WARNING

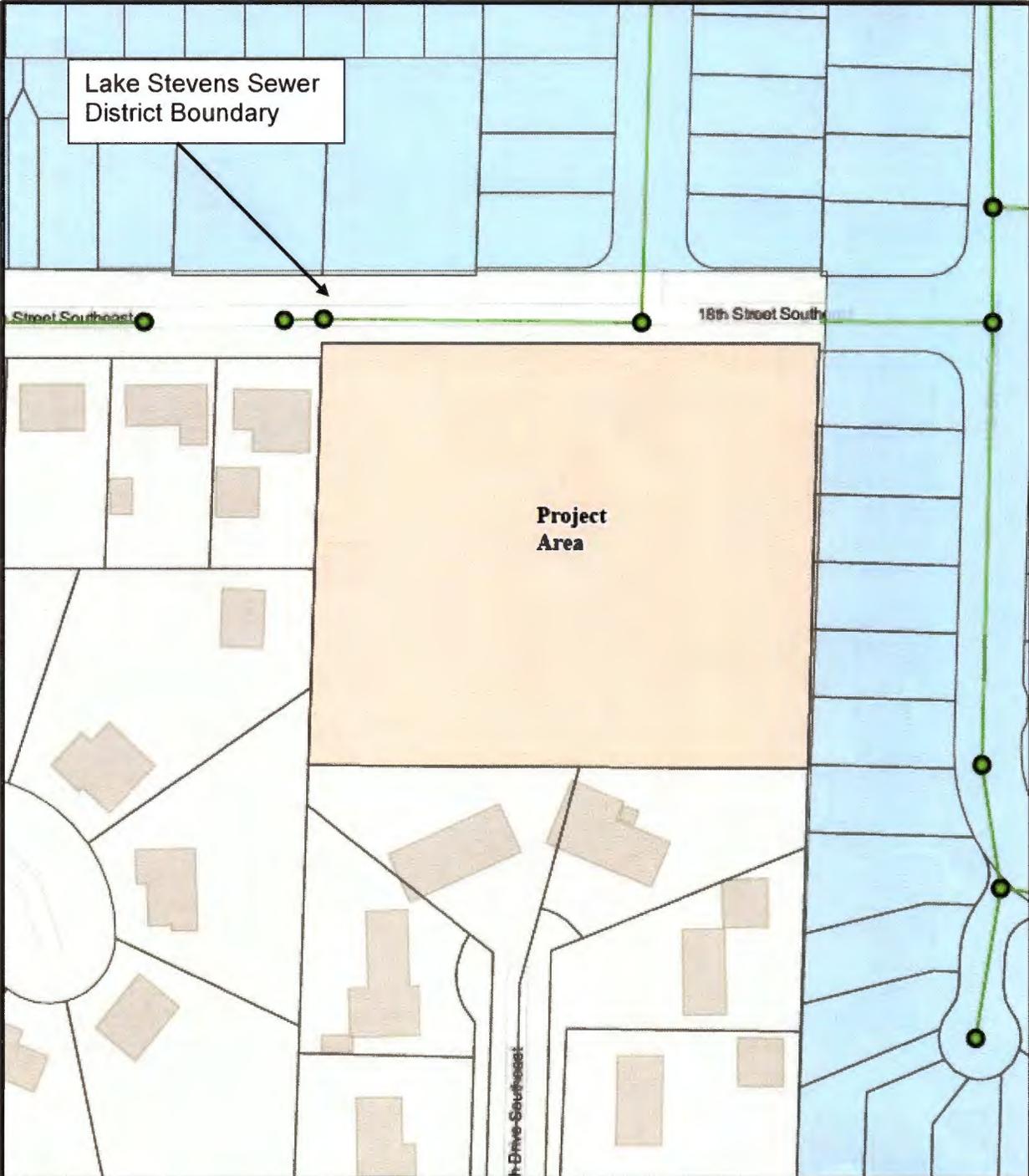
Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or who signs this petition when he is not a legal owner of property to be annexed, shall invalidate the petition and may lead to termination of the pending annexation proceedings.

PETITION SIGNERS

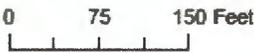
NOTICE: The signatures attached to this petition must be signed by the recorded owners or contract purchasers of the property as shown by the records of the County Auditor or signed by an authorized agent; otherwise the property so signed for cannot be counted on the petition. The signature of the recorded owner shall be sufficient without his or her spouse. The signature of any officer of a corporation, owning land in the petition area duly authorized to execute deeds or encumbrances on behalf of such corporation, provided that there shall be attached to the petition a certified excerpt from the by-laws showing said authority, shall be sufficient. If the property belongs to an estate, the executor or administrator of the estate should sign. Property owners, when signing, must indicate the description of the property owned.

DATE	NAME (PRINTED)	SIGNATURE	ADDRESS	PHONE #	TAX PARCEL #
10/0/25	PM 10th LLC		11020 18TH ST SE, Lake Stevens, WA 98258	425-210- 5472	29061900401101

29061900401101



Project: PM 10 Annexation



- EXISTING GRAVITY SEWER
- LAKE STEVENS SEWER DISTRICT BOUNDARY
- ANNEXATION AREA



Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1022947 NOPH PM 10 ANNEX as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 2 issue(s), such publication commencing on 11/21/2025 and ending on 11/28/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$423.36. [Signature]

Subscribed and sworn before me on this 1st day of December, 2025.

[Signature: Randie Pospical]



Notary Public in and for the State of Washington.
Lake Stevens Sewer District/LEGALS | 14106735
MELONIE GRIESER

LAKE STEVENS SEWER DISTRICT
NOTICE OF PUBLIC HEARING

ENTERTAIN A PETITION FOR ANNEXATION OF AN AREA
CONTIGUOUS TO THE LAKE STEVENS SEWER DISTRICT
KNOWN AS THE PM 10 ANNEXATION

WHEREAS, there has been filed with the Board of Sewer Commissioners a Petition For Annexation of an area contiguous to the Lake Stevens Sewer District in the form attached hereto, as Exhibit A, and by this reference made a part hereof, signed by the owners, according to the records of the Snohomish County Auditor, as verified by Gray & Osborne, Inc., engineering consultants to the Lake Stevens Sewer District, of not less than 80% of the area of land for which annexation is petitioned, setting forth a description of the property sought to be annexed according to government legal subdivisions of legal plats and accompanied by a plat map which outlines the boundaries of the property sought to be annexed;

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Sewer Commissioners of Lake Stevens Sewer District, Snohomish County, Washington, as follows:

Section 1. The above, described Petition for Annexation in the form attached hereto is hereby found to comply with the requirements of law and the Board shall entertain such petition.

Section 2. The date for public hearing thereon is hereby fixed at 9:00 a.m. on the 11th day of December 2025 at the Lake Stevens Sewer District Office, 1106 Vernon Road, Suite A, Lake Stevens, Washington, and remotely from this location on this date with the remote access instructions being made available through the Lake Stevens Sewer District website. The Secretary of the Board of Sewer Commissioners of the Lake Stevens Sewer District is hereby authorized and directed to cause notice of such hearing to be published in two issues of the Everett Herald, a newspaper of general circulation in the area proposed to be annexed and posted in three public places within the area proposed for annexation, such notice to be in the form as required by law.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH, WASHINGTON;

THENCE RUNNING NORTH ALONG THE EASTERLY BOUNDARY OF SAID SOUTHWEST QUARTER OF SAID SECTION 19 TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE RIGHT-OF-WAY OF THE ROAD RUNNING WESTERLY FROM ABOUT THE CENTER OF THE EAST BOUNDARY OF SAID QUARTER SECTION;

THENCE RUNNING WEST ABOUT 330 FEET, MORE OR LESS, ALONG THE SOUTH BOUNDARY LINE OF SAID ROAD RIGHT-OF-WAY TO A POINT 990 FEET EAST OF THE WEST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 19 TO THE BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER;

THENCE RUNNING EAST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER, THE SAME BEING THE POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL CLAIM, RIGHT, TITLE AND INTEREST IN AND TO THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19; TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., LYING WESTERLY OF THE ABOVE DESCRIBED TRACTS AND EASTERLY OF THE EXISTING FENCE WHICH RUNS NORTH-SOUTH AND APPROXIMATELY 25 FEET WEST OF THE EXISTING HOUSE; EXCEPT THE SOUTH 360 FEET OF SAID TRACT AND CLAIM.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON



**LAKE STEVENS
SEWER DISTRICT**
Serving You Since 1957

1106 Vernon Road · Suite A
Lake Stevens, WA 98258
(425) 334-8588 · Fax (425) 335-5947
Web Address: lkstevenssewer.org

Mission Statement: Meeting the challenge of protecting the environment and providing quality sewer service to the community.

**MINUTES OF
COMMISSIONER MEETING
DECEMBER 11, 2025, at 9:00 AM**

Attendees: Commissioners Kevin Kosche, Dan Lorentzen, and Andrea Wright, District Staff: Mariah Low, Johnathan Dix, Rosalind Gorc, and Melonie Grieser. G&O: Keith Stewart, Legal Counsel: Joe Bennett, and City Administrator: Gene Brazel

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER – At 9:00 AM Commissioner Wright called the meeting to order.

3. PUBLIC HEARING PM 10 Annexation – Commissioner Wright opened the public hearing. No comments were received. The public hearing was closed by Commissioner Wright.

4. PUBLIC FORUM – Non-action Items (please limit comments to 3 minutes) Steve Furmhals expressed concerns about the rate increase and the existing financial assistance programs for seniors and the disabled. Terry Buck expresses his concerns with the rate increase and the process of being approved for reduced monthly rates. Commissioner Wright informed both that staff would follow up with more information.

5. AGENDA APPROVAL – Commissioner Lorentzen made a Motion to approve the agenda. Commissioner Kosche seconded the Motion. The Motion passed.

6. CONSENT ITEMS (The Commissioners have previously reviewed these in detail) – Commissioner Lorentzen made a Motion to approve Consent Items A through E. Commissioner Kosche seconded the Motion. The Motion passed.

	AMOUNT	CHECKS
A. Lien Placements (69)	NA	
Lien Releases (42)	NA	
B. Investments	\$811,087.50	
Withdrawals	\$714,930.76	
Transfer	\$1,566,038.10	
C. 40 – Maintenance	\$210,383.94	
<u>58 – Capital Expenditures</u>	<u>\$635,707.20</u>	
AP Total	\$846,091.14	13564-13611
D. Payroll	\$295,456.20	
E. Housekeeping – Void and Reissue		From 13516 to 13563

7. NEW BUSINESS

A. WWTP Carbon Addition System Basis of Design Report – Mariah Low shared a presentation regarding options for the Carbon Addition project for the treatment plant. A preliminary design for the carbon addition system was completed by Pace Engineering and Jacobs Engineering. Management asked the board for guidance on which option

they'd like to proceed with for design. Commissioner Lorentzen made a Motion to allow management to pursue the MicroC-2000 option for the Carbon Addition project. Commissioner Kosche seconded the Motion. The Motion passed.

- B. WWTP Alkalinity Improvements Project Substantial Completion – Johnathan Dix stated that the District has received the substantial completion letter from G&O for this project. Staff recommends acceptance of the project as substantially complete. Commissioner Lorentzen made a Motion to approve the Substantial Completion for the WWTP Alkalinity Improvement Project. Commissioner Kosche seconded the Motion. The Motion passed.
- C. Contract Amendment 45, LS2C Force Main and Gravity Sewer Main Improvements Additional Construction Management Services, Gray & Osborne, \$397,500 – Johnathan Dix stated that this amendment is for additional engineering services for the redesign of the force main. It has been reviewed by staff and is recommended for approval. Commissioner Lorentzen made a Motion to approve Amendment 45. Commissioner Kosche seconded the Motion. The Motion passed.
- D. Contract Amendment 46, Lift Station generator Improvements Construction Management Services, Gray & Osborne, \$138,500 – Johnathan Dix stated that this amendment is to add additional construction management to the project. It has been reviewed by staff and is recommended for approval. Commissioner Lorentzen made a Motion to approve Amendment 46. Commissioner Kosche seconded the Motion. The Motion passed.
- E. Smith Property Developer Standards Variance Request – Johnathan Dix stated that the applicant is requesting the variance to extend a side sewer that exceeds the District's maximum of 200 linear feet instead of the extending the sewer main. There is no adjoining property that could benefit from a sewer main extension. The District has informed the property owner that they cannot connect their sewer until the adjoining Smith Property DEA sewer system is formally accepted by the District. The District will also have an indemnity agreement from the property owner. Commissioner Lorentzen made a Motion to approve the variance request. Commissioner Kosche seconded the Motion. The Motion passed.
- F. Resolution No. 1102, Entertaining a Petition for Annexation of Area Known as PM 10 and referring the Matter to Snohomish County Council and the Boundary Review Board – Johnathan Dix stated that this resolution moves the matter of the annexation to the Snohomish County Council and the Boundary Review Board. It has been reviewed by legal and is recommended by staff for approval. Commissioner Lorentzen made a Motion to approve Resolution 1102. Commissioner Kosche seconded the Motion. The Motion passed.

8. MANAGERS' REPORTS

- A. General Manager – Mariah Low shared that the treatment plant flows are at 4.00 MGD over the last six days, TIN is at 88% of the annual maximum and Caring By Sharing is at

\$254.56. Customer service has done great with the influx of calls concerning the rate increase. Management will be attending the bid opening at the City for the 131st Ave NE project.

- B. Assistant General Manager – Johnathan Dix shared that the District has collected 117.36 GFC to date and issued 97 permits. The LS 2C wet well should be delivered this week. The City of Everett visited the LS 2C site to find out more information about the soil freeze performed by the contractor. The process could be useful for their future projects. The LS 2C force main project is on hold due to significant rain. The Shirewood Decommissioning preconstruction meeting is scheduled and the project should be underway by next week. The severe weather has caused some issues for field and plant crews, but they have done a great job keeping up.
 - C. HR Manager - Rosalind Gorc shared that supervisors from the field and plant, along with management, attended the AWC Drug and Alcohol Consortium Supervisor Training. The District is ready to implement the no tax on overtime provision that was passed into law in July. Union negotiations will continue into 2026.
- 9. CITY REPORT** – Gene Brazel stated that the City has been busy offering assistance with the local flooding and helping those citizens and other cities that are in need. The holiday tree lighting will happen this Saturday, December 13th at 4pm at North Cove Park at the Mill. The City has finalized their 2026 budget.
- 10. COMMISSIONERS' REPORT** – Commissioner Lorentzen thanked the residents that attended the meeting to share their concerns regarding the rate increase for those on fixed incomes. He attended the recent WASWD Section III meeting where discussions regarding affordable housing and insight to ADUs was shared and how it is affecting cities. Commissioner Wright stated that the District is dedicated to making sure there are credible resources available for financial assistance on the website. She appreciates citizens' comments. All commissioners thanked staff and crews for all their hard work during the season's severe weather.
- 11. EXECUTIVE SESSION** – None.
- 12. CONCLUDE** – Commissioner Lorentzen made a Motion to adjourn the Board Meeting. Commissioner Kosche seconded the Motion. The Motion passed at 9:40 AM.

Signed at a regular open public meeting this 23rd day of December 2025.



Dan Lorentzen, Secretary and Commissioner

Andrea Wright, President and Commissioner

Kevin Kosche, Commissioner

Exhibit E: Documentation of the Process

RESOLUTION NO. 1099

A RESOLUTION OF THE BOARD OF SEWER COMMISSIONERS DETERMINING TO ENTERTAIN A PETITION FOR ANNEXATION OF AN AREA CONTIGUOUS TO THE LAKE STEVENS SEWER DISTRICT KNOWN AS THE PM 10 ANNEXATION AND FIXING THE DATE FOR PUBLIC HEARING.

WHEREAS, there has been filed with the Board of Sewer Commissioners a Petition For Annexation of an area contiguous to the Lake Stevens Sewer District in the form attached hereto, as Exhibit A, and by this reference made a part hereof, signed by the owners, according to the records of the Snohomish County Auditor, as verified by Gray & Osborne, Inc., engineering consultants to the Lake Stevens Sewer District, of not less than 60% of the area of land for which annexation is petitioned, setting forth a description of the property sought to be annexed according to government legal subdivisions of legal plats and accompanied by a plat map which outlines the boundaries of the property sought to be annexed;

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Sewer Commissioners of Lake Stevens Sewer District, Snohomish County, Washington, as follows:

Section 1. The above, described Petition for Annexation in the form attached hereto is hereby found to comply with the requirements of law and the Board shall entertain such petition.

Section 2. The date for public hearing thereon is hereby fixed at 9:00 a.m. on the 11th day of December 2025 at the Lake Stevens Sewer District Office, 1106 Vernon Road, Suite A, Lake Stevens, Washington, and remotely from this location on this date with the remote access instructions being made available through the Lake Stevens Sewer District website. The Secretary of the Board of Sewer Commissioners of the Lake Stevens Sewer District is hereby authorized and directed to cause notice of such hearing to be published in two issues of the Everett Herald, a newspaper of general circulation in the area proposed to be annexed and posted in three public places within the area proposed for annexation, such notice to be in the form as required by law.

ADOPTED by the Board of Sewer Commissioners of Lake Stevens Sewer District, Snohomish County, Washington, this 13th day of November 2025, the following Commissioners being present and voting.

Exhibit A

**PETITION FOR ANNEXATION TO
LAKE STEVENS SEWER DISTRICT**

We, the undersigned owners of not less than sixty percent (60%) of the area of land within the territory hereinafter described, do hereby petition the Commissioners of Lake Stevens Sewer District, a municipal corporation in Snohomish County, that the territory hereinafter described be annexed and become a part of the Lake Stevens Sewer District, that all legal requirements be carried out to effectuate such annexation in accordance with RCW 57.24.070 and 57.24.090.

The area sought to be annexed is contiguous to the boundaries of the District and is described under the "Legal Description" section of this form and by this reference made a part hereof, and a map outlining the area sought to be annexed is under the "Vicinity Map" section also on this form and by this reference is made a part hereof.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE RUNNING NORTH ALONG THE EASTERLY BOUNDARY OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 19 TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE RIGHT-OF-WAY OF THE ROAD RUNNING WESTERLY FROM ABOUT THE CENTER OF THE EAST BOUNDARY OF SAID QUARTER SECTION;

THENCE RUNNING WEST ABOUT 330 FEET, MORE OR LESS, ALONG THE SOUTH BOUNDARY LINE OF SAID ROAD RIGHT-OF-WAY TO A POINT 990 FEET EAST OF THE WEST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 19 TO THE BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER;

THENCE RUNNING EAST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER, THE SAME BEING THE POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL CLAIM, RIGHT, TITLE AND INTEREST IN AND TO THAT PORTION OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., LYING WESTERLY OF THE ABOVE DESCRIBED TRACTS AND EASTERLY OF THE EXISTING FENCE WHICH RUNS NORTH-SOUTH AND APPROXIMATELY 25 FEET WEST OF THE EXISTING HOUSE; EXCEPT THE SOUTH 360 FEET OF SAID TRACT AND CLAIM.

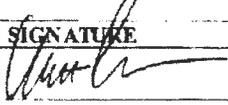
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

WARNING

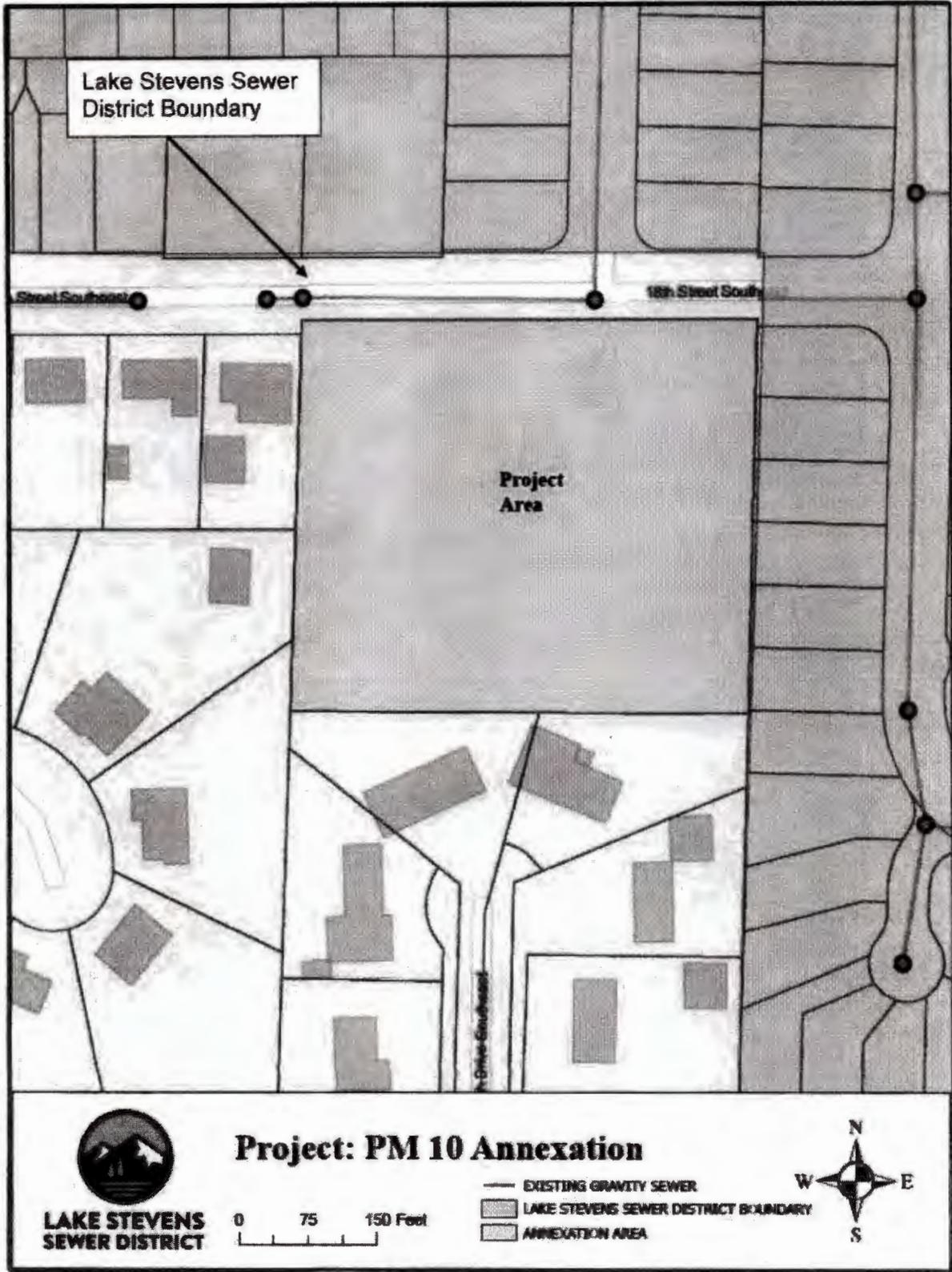
Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or who signs this petition when he is not a legal owner of property to be annexed, shall invalidate the petition and may lead to termination of the pending annexation proceedings.

PETITION SIGNERS

NOTICE: The signatures attached to this petition must be signed by the recorded owners or contract purchasers of the property as shown by the records of the County Auditor or signed by an authorized agent; otherwise the property so signed for cannot be counted on the petition. The signature of the recorded owner shall be sufficient without his or her spouse. The signature of any officer of a corporation, owning land in the petition area duly authorized to execute deeds or encumbrances on behalf of such corporation, provided that there shall be attached to the petition a certified excerpt from the by-laws showing said authority, shall be sufficient. If the property belongs to an estate, the executor or administrator of the estate should sign. Property owners, when signing, must indicate the description of the property owned.

DATE	NAME (PRINTED)	SIGNATURE	ADDRESS	PHONE #	TAX PARCEL #
10/0/25	PM 10th LLC		11020 18TH ST SE. Lake Stevens, WA 98258	425-210- 5472	29061900401101

29061900401101



Lake Stevens Sewer District Boundary

Street Southeast

12th Street South

Project Area

C Drive Southeast



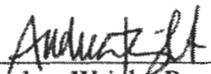
**LAKE STEVENS
SEWER DISTRICT**

Project: PM 10 Annexation

0 75 150 Feet

- EXISTING GRAVITY SEWER
- LAKE STEVENS SEWER DISTRICT BOUNDARY
- ANNEXATION AREA





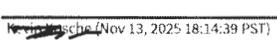
Andrea Wright, President and Commissioner



Dan Lorentzen, Secretary and Commissioner

Kevin Kosxhe

Kevin Kosche, Commissioner

Signature: 
Kevin Kosche (Nov 13, 2025 18:14:39 PST)

Email: kevin.kosche@lkssd.org

Resolution 1099

Final Audit Report

2025-11-14

Created:	2025-11-13
By:	Melonie Grieser (Melonie.Grieser@lkssd.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYXaFSINuljx-aDIP077D4fl-QH0ghsH3

"Resolution 1099" History

-  Document created by Melonie Grieser (Melonie.Grieser@lkssd.org)
2025-11-13 - 7:46:56 PM GMT
-  Document emailed to Kevin Kosche (kevin.kosche@lkssd.org) for signature
2025-11-13 - 7:47:01 PM GMT
-  Email viewed by Kevin Kosche (kevin.kosche@lkssd.org)
2025-11-14 - 2:13:51 AM GMT
-  Document e-signed by Kevin Kosche (kevin.kosche@lkssd.org)
Signature Date: 2025-11-14 - 2:14:39 AM GMT - Time Source: server
-  Agreement completed.
2025-11-14 - 2:14:39 AM GMT



January 23, 2026

Ms. Mariah Low
General Manager
Lake Stevens Sewer District
1106 Vernon Road, Suite A
Lake Stevens, Washington 98258

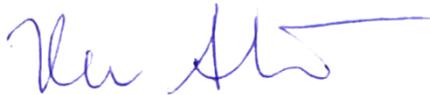
SUBJECT: PM 10 ANNEXATION
LAKE STEVENS SEWER DISTRICT, SNOHOMISH COUNTY,
WASHINGTON
G&O #25409.02

Dear Ms. Low:

The proponent signers of the subject-referenced petition constitute ownership of land that amounts to 100 percent of the total petition area. Attached is a map showing the properties requesting annexation, a spreadsheet showing our calculations, and a legal description of the parcels requesting annexation.

Sincerely,

GRAY & OSBORNE, INC.



Keith P. Stewart

KPS/sr
Encl.



Source: Snohomish County GIS, Lake Stevens Sewer District, Gray & Osborne, Inc., Vantor

- Proposed PM 10 Annexation Area
- Lake Stevens Sewer District Boundary
- Snohomish County Parcel



LAKE STEVENS SEWER DISTRICT
 PM 10 ANNEXATION PETITION
FIGURE 1
PROPOSED ANNEXATION AREA

Gray & Osborne, Inc.
 CONSULTING ENGINEERS

Annexation Name: PM 10 Annexation

Number	Tax ID #	Signer of Petition	Legal Owner		Parcel Size		Verified (Signed) Acres
			Name	Source	Acres	Method	
1	29061900401100	Matt Echelbarger	PM 10th LLC	SCOPI, Prop. Acct. Summ.	2.20	SCOPI, Prop. Acct. Summ.	2.20
2	29061900401101	Matt Echelbarger	PM 10th LLC	SCOPI, Prop. Acct. Summ.	0.00	SCOPI, Prop. Acct. Summ.	0.00

Total Annexation (Acres) 2.20
Total Verified (Acres) 2.20
Percent Verified (60% Required) 100.00%
Total Required (Acres) 1.32

Exhibit F: Factors the Board Must Consider

2. OVERVIEW:

- A. Population of proposal – 1 (approximate)
- B. Territory – 2.2 acres
- C. Population Density - capita/acre – 1.35
- D. Assessed Valuation – Not applicable.

3. LAND USE:

- A. Existing – Medium Density Residential (MDR)
- B. Proposed – MDR (no change)

4. COMPREHENSIVE PLANS:

A. Snohomish County Comprehensive Plan:

1. This proposal is supported by the following policies in the Snohomish County Comprehensive Plan:

6.2 - Annexations should be allowed in urban areas.

6.3 - Sewer services should be carefully staged to achieve orderly development.

The proposal fulfills this requirement.

6.4 - The annexation should comply with existing land use.

2. Lake Stevens Sewer District General Sewer/Wastewater Facility Plan

3. The adopted plan classification/zoning in the annexation area is as follows:

Medium Density Residential

4. a) Policies relating to Agricultural lands which relate to the proposal are as follows:

Not applicable - property within this proposal not zoned agricultural.

b) Snohomish County Surface Water Management Plan:

Not applicable.

B. Lake Stevens Sewer District Comprehensive Plan:

1. This proposal is contained in the Lake Stevens Sewer District Comprehensive Plan.
2. The Comprehensive Plan of the Lake Stevens Sewer District was approved August 1983 and amended and updated in 1991, 1998, 2007, 2010 and 2016, and 2022. The area being annexed is shown as basin H1 in the 2022 General Facilities Plan.
3. A pre-zoning annexation zoning agreement is not applicable.
4. Land use and zoning regulations are not applicable.

5. PLANNING DATA:

A. Revenue/Estimates – Not Applicable

B. Services

Sewer service will be provided to this area through extensions as required. All sewer lines and appurtenances will be constructed in accordance with the standards, rules and regulations of the District and the standards of the State Department of Ecology as specified in the Lake Stevens Sewer District's Comprehensive Plan. Sewage to be treated through the Lake Stevens Sewer District's Sunnyside Wastewater Treatment Plant.

6. Extension of services – Not applicable

7. Topography and natural boundaries

The area gently slopes to the northeast at roughly 5%.

8. Projected Growth

The 2015 Snohomish County General Policy Plan indicates a growth rate of 15% over the next 10 years for the unincorporated areas of the Lake Stevens Urban Growth Area.

9. Municipal or Community Services – Not applicable

10. Delay in Implementing Services – Not applicable

11. Service to the Area

Sewer service to the area will be provided on a project-specific basis as part of the development of the property through a Developer Extension Agreement.

12. Tax Cost – Not applicable

1. Objectives of RCW 36-93-180

The decisions of the boundary review board shall attempt to achieve the following objectives:

(1) Preservation of natural neighborhoods and communities;

The proposed annexation incorporates an area within the Lake Stevens Urban Growth Area into the Lake Stevens Sewer District. The area is currently adjacent to the boundary of Lake Stevens Sewer District.

(2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;

The proposed annexation area is bounded to the north by 18th ST SE and to the east by development on 111th DR SE and on all other sides by private property.

(3) Creation and preservation of logical service areas;

The proposed annexation area is currently adjacent to the boundary of Lake Stevens Sewer District. This proposal maintains a logical sewer service area.

(4) Prevention of abnormally irregular boundaries;

This annexation would not create an irregular or abnormal boundary.

(5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;

Not applicable. No new or existing municipal annexation is proposed.

(6) Dissolution of inactive special purpose districts;

Not applicable. The Lake Stevens Sewer District is an active special purpose district.

(7) Adjustment of impractical boundaries;

Not applicable. The Lake Stevens Sewer District has regular boundaries in this area.

(8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and

Not applicable. No new or existing municipal annexation is proposed.

(9) Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.

Not applicable. The proposed annexation area is entirely within the Lake Stevens Urban Growth Area.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision- making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

11020 18th St. SE, Lake Stevens, WA Sewer Annexation

2. Name of applicant:

PM 10th LLC

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

Applicant:

PM 10th
LLC
16304 Broadway Ave
Snohomish, WA 98296

Contact Person: Justin Pedersen
Planning Director Harmsen LLC
125 E. Main Street, STE 104
Monroe WA, 98272

4. Date checklist prepared:

October 2, 2025

5. Agency requesting checklist:

Lake Stevens Sewer District

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

This is a non-project specific application for an annexation to the Sewer District. The Annexation will become effective upon completion of the annexation review process. The expectation is that this will be complete by the end of 2020.

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

The annexation of the property into the Sewer District will allow the subject property to develop to an urban density with a minimum density of 4 dwelling units per acre.

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

None known

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.

No current pending applications.

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

The annexation will allow for future development but at this time there is no certainty as to the specific development and as such there is no certainty as to the types of permits.

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. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to annex 2.16 acres of land into the Lake Stevens Sewer District

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.

11020 18th St. SE Lake Stevens, WA
Snohomish County Tax Number: 29061900401101
Section 19, Township 29, North, Range 6 East, W.M.,

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____

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

15%

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.

According to the USGS Soils Map Inventory the site is comprised of Tokul gravelly medial loam, 0 to 8 percent slopes

~~d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, _____~~

describe.

There are no obvious surface indication of or history of unstable soils in the immediate vicinity.

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.

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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.

None proposed. The application is for a non-project specific sewer district annexation.

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

None. The site is located in a residential area.

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

None proposed.

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.

No

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.

No.

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.

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

The project site does not lie within a 100-year flood plain.

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.

None proposed. The application is for a non-project specific sewer district annexation.

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.

None proposed. The application is for a non-project specific sewer district annexation.

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.

None proposed. The application is for a non-project specific sewer district annexation.

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.

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

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

other types of vegetation

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None known

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None known.

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.

Examples include:

birds: hawk, heron, eagle, songbirds,

other: mammals: deer, bear, elk,

beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

None known.

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

The site is on a hillside of the Snoqualmie Valley. The Snoqualmie Valley is an important part of the Pacific Flyway and the lowlands of the valley west of the site host a variety of migratory birds. The subject site on the edge of the valley is primarily forested and does not provide the lowland habitat that is so attractive to migratory birds west of the site.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None known.

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.

None proposed. The application is for a non-project specific sewer district annexation.

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

Unknown. The application is for a non-project specific sewer district annexation.

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:

Unknown. The application is for a non-project specific sewer district annexation.

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.

None known

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

None known

- 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.

None known.

- 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.

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

b. Noise

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

None. The site is in a residential area.

- 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.

None proposed. The application is for a non-project specific rezone.

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

None proposed. The application is for a non-project specific sewer district annexation.

8. Land and Shoreline Use

land uses on nearby or adjacent properties? If so, describe.

The site is used as a large lot single family site. The areas around the site consist of both large and small lot single family development. The area is within the Lake Stevens Urban Growth Area. The lots not served by sewer within the UGA are unable to develop in compliance with the County Comprehensive Plan and Zoning Code. The inclusion of the subject annexation area will allow the subject area to develop in compliance with the County's Comprehensive Plan and the Sewer District Comprehensive Plan.

- 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?

The site has not been used as farmland.

- 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:

The site is not affected by on-going agriculture.

- c. Describe any structures on the site.

The site contains five structures: It is not clear what each structure is used for. There are at least two detached single-family residences, and 2 other structures used as heated spaces if they are not occupied as residences. One structure is an unheated accessory storage building.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

The site is zoned R-7,200

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

Urban Low Density Residential.

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

Not applicable.

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

No portion of the site has been classified as critical areas.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

The applicant is proposing to annex the property into a sewer district. The property is within an Urban Growth Boundary, which requires sewer to develop in compliance with the comprehensive plan.

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

The site is not in use as active forest land or active farmland. Therefore there are no expected impacts to these uses.

9. Housing

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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?

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

11. Light and Glare

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

12. Recreation

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

The Centennial Trail and Machias Park is located about 1.5 miles to the east of the site.

Lake Stevens provides many recreational opportunities between 1 mile and 3 miles to the north.

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

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

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.

There are several buildings on the site. We could not find construction date records, and the State Department of Archeology and historic Preservation Wisaard online GIS system did not provide any additional information. One or more of these buildings could be older than 45 years. However, the buildings appear to be constructed in a haphazard manner not following any particular architectural style and not an example of any particular period.

- 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.

There are no apparent landmarks features, artifacts or other evidence of Indian or historic use or occupation.

- 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.

We consulted the Washington State Department of Archeology and historic Preservation Wisaard online GIS system. That database indicates the site is low risk for finding archeological artifacts.

- 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.

None proposed. The application is for a non-project specific sewer district annexation.

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.

The site accesses 18th St SE

- 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?

The closest transit service is located 0.9 miles to the west at the intersection of SR 9 and 20th St. SE

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

None proposed. The application is for a non-project specific sewer district annexation.

- 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).

None proposed. The application is for a non-project specific sewer district annexation.

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

The project is not in the immediate vicinity of water, rail or air transportation.

- 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?

None proposed. The application is for a non-project specific sewer district annexation.

- 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.

The site is not within or near an agricultural area.

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

None proposed. The application is for a non-project specific sewer district annexation.

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.

None proposed. The application is for a non-project specific sewer district annexation.

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

None proposed. The application is for a non-project specific sewer district annexation.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ____

None proposed. The application is for a non-project specific sewer district annexation.

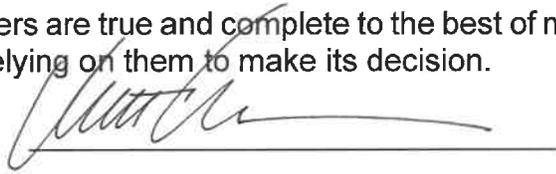
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None proposed. The application is for a non-project specific sewer district annexation.

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:

A handwritten signature in black ink, appearing to read "Matt Echelbarger", is written over a horizontal line.

Name of signee Matt Echelbarger

Position and Agency/Organization: Managing Member of Applicant

Date Submitted: October 1, 2025

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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 application is for a non-project specific sewer district annexation. The site is currently served by an on site sewage disposal system. Annexing into the sewer district will allow the site to discharge sewage to a public sewer system, potentially reducing impacts to ground water.

As this is a non-project annexation proposal, we do not know what other impact might be generated with future development.

Proposed measures to avoid or reduce such increases are:

Unknown. The application is for a non-project specific rezone.

Future development will be limited to land uses allowed under the Snohomish County Code at the time of a future development application.

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

The site is not located near any fishery resources or other critical areas. Therefore, it is unlikely that any future proposal will affect fish, or marine life. Other potential impacts will be evaluated at the time of a future land use application.

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

Unknown. The application is for a non-project specific rezone.

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

Unknown. The application is for a non-project specific rezone.

Proposed measures to protect or conserve energy and natural resources are: Unknown. The application is for a non-project specific rezone.

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?

Due to the County's critical area protections, it is unlikely that future development will adversely impact environmental resources. Additionally, the project is not near enough to wild and scenic rivers, parks, wilderness lands to create impacts.

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

Unknown. The application is for a non-project specific rezone.

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?

Shoreline:

The site is not associated with any shorelines, and so there will be no shoreline use impacts created by future development of the subject site.

Land use:

Unknown. The application is for a non-project specific rezone. It is assumed that any future development will be required to comply with the jurisdictional land use rules at the time of submittal of a fully complete land use application, or at the time of construction depending on applicable vesting laws.

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

Shoreline:

The site is not associated with any shorelines, and so there will be no shoreline use impacts created by future development of the subject site.

Land use:

Compliance with the siting and compliance criteria with the RB zone will ensure compatible land use.

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

Transportation:

Unknown. The application is for a non-project specific rezone.

Public Services:

Unknown. The application is for a non-project specific rezone.

Utilities:

Unknown. The application is for a non-project specific rezone.

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

Transportation:

Snohomish County requires transportation evaluation and mitigation for new projects. Any future project will need to comply with Snohomish County transportation mitigation requirements.

Public Services:

Unknown. The application is for a non-project specific rezone.

Utilities:

Unknown. The application is for a non-project specific rezone.

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

The current annexation request and any future development will comply with local, state, or federal laws or requirements for the protection of the environment.

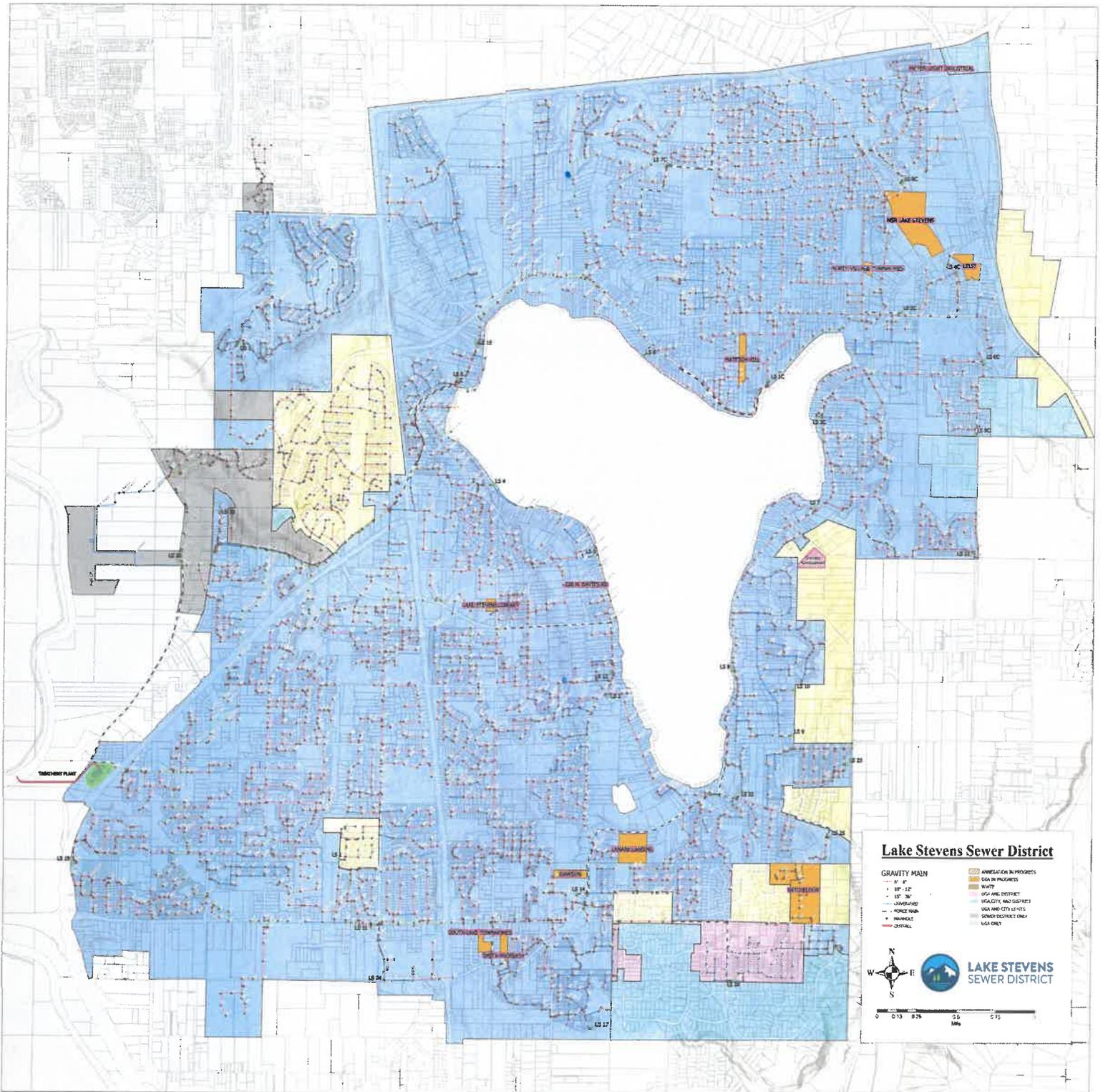


EXHIBIT A