

NOTICE OF INTENTION COVER SHEET

Washington State
Boundary Review Board
for Snohomish County

Boundary Review Board
Amended NOI Received 9/1/23
Supersedes NOI Received 7/13/23

3000 Rockefeller, M/S #409
Everett, WA 98201
425-388-3445

As required by RCW 36.93, a Notice of Intention is hereby submitted for proposed annexation to or formation of special purpose district: Lake Stevens Sewer District
Proceedings were initiated under authority of RCW 57.24.070

By: Petition Method: 100 % of land owned by petition signers (must be 60%).
 Election Method: _____ number of qualified electors in area to be annexed or formed
_____ % of above figure represented by signers.

Is assumption of existing indebtedness to be required? No
Will simultaneous adoption of comprehensive plans be required? No

Name each governmental unit having jurisdiction within the boundaries of the proposal:
Public Utility District No.1, Snohomish County
Lake Stevens Fire (Fire Protection District #8)
Lake Stevens School District #4

The following other persons (attorneys, etc.) shall receive communication regarding proposal.
Jordan Stephens, Anderson Hunter Law Firm
Keith Stewart, Gray and Osborne Engineers

Special purpose district means any sewer district, water district, fire protection district, drainage improvement district, drainage and diking improvement district, flood control zone district, irrigation district, metropolitan park district, drainage district, or public utility district engaged in water distribution.

Signatures on petition 1
Residences in area 1
Population of area 1
Acreage 5.83
Square miles 0.009

Assessed valuation Not Applicable
Topography Hilly
Current district boundaries and adjacent roads:
North - South Lake Stevens RD, West - 15th ST SE
Proximity to other districts, cities, etc.
There are no other sewer service providers in the area.

	<u>Present</u>	<u>Proposed</u>
Sewers	<u>None</u>	<u>Lake Stevens Sewer District</u>
Water	<u>Public Utility District No. 1, Snohomish County</u>	<u>No Change</u>
Roads	<u>City of Lake Stevens</u>	<u>No Change</u>
Fire Dist.	<u>Lake Stevens Fire (Fire Protection District #8)</u>	<u>No Change</u>
Police	<u>Lake Stevens Police Department</u>	<u>No Change</u>
Growth Potential	<u>Not Applicable</u>	<u>No Change</u>

Attachments:

\$50 Filing Fee
Notice of Intention (with attachments)
Perimeter legal (follow outside boundary)
Assessor and Vicinity Maps

SEPA Checklist and Determination or EIS
Petition
Resolution of Intent

Petitioner (Spokesperson): Jamie Schroeder, PE
Address: 11321-B NE 120th ST, Kirkland, WA 98034
Phone: (425) 285- 2392

Initiator (District or Proponent): Lake Stevens Sewer District
Representative Signature: Johnathan Dix
Address/Phone: 1106 Vernon RD, Suite A, Lake Stevens, WA 98258 (425) 334-8588

II. Background and Maps

Exhibit A.

DESCRIPTION OF AND REASON FOR SEEKING PROPOSED ACTION:

Annexation of approximately 5.88 acres into the Lake Stevens Sewer District.

This annexation will include one property within the Lake Stevens Sewer District planning boundary, eventually allowing the properties to be served by a public sanitary sewer system rather than on-site septic systems.

II. Background and Maps

Exhibit B.

THAT PORTION OF PARCEL "A" OF AMENDED BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 201811270160 AND DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201811275005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, ALSO BEING THOSE PORTIONS OF TRACTS "D" AND "E" PLAT OF STICH'S LAKE STEVENS GARDEN TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 43, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; ALSO BEING THOSE PORTIONS OF GOVERNMENT LOTS 5 AND 10, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "D"; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT "D" AND THE EAST LINE OF SAID PARCEL "A" TO ITS INTERSECTION WITH A PARALLEL LINE LYING 300 FEET SOUTHEASTERLY OF, AS MEASURED PERPENDICULAR TO THE CENTERLINE OF SOUTH LAKE STEVENS ROAD (AS RECORDED IN THE SNOHOMISH COUNTY ENGINEER'S SURVEY NUMBER 689);

THENCE WESTERLY AND SOUTHERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE NORTHERLY LINE OF LOTS 14 THROUGH 18, PLAT OF WATERMARKE, ACCORDING TO THE PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 200703145208, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF SAID TRACT "D", SAID POINT ALSO BEING ON THE WEST LINE OF SAID PARCEL "A";

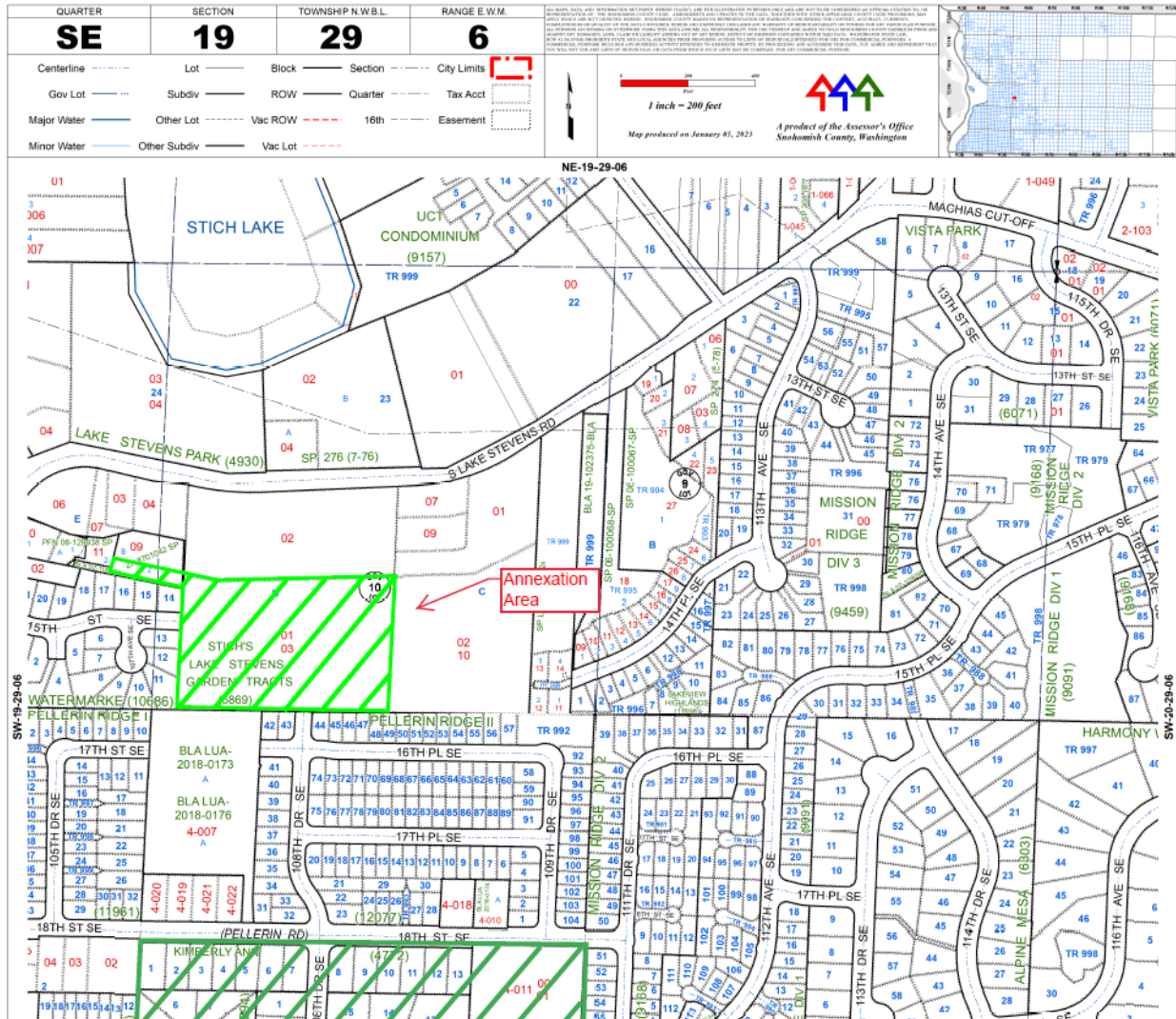
THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT "D" AND SAID PARCEL "A" TO THE SOUTHWEST CORNER OF SAID TRACT "D", SAID POINT BEING ON THE SOUTH LINE OF SAID GOVERNMENT LOT 10;

THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT "D" AND SAID GOVERNMENT LOT 10 TO THE POINT OF BEGINNING..

II. Background and Maps

Exhibit C.

A. Snohomish County Assessor's map.



II. Background and Maps

Exhibit C.

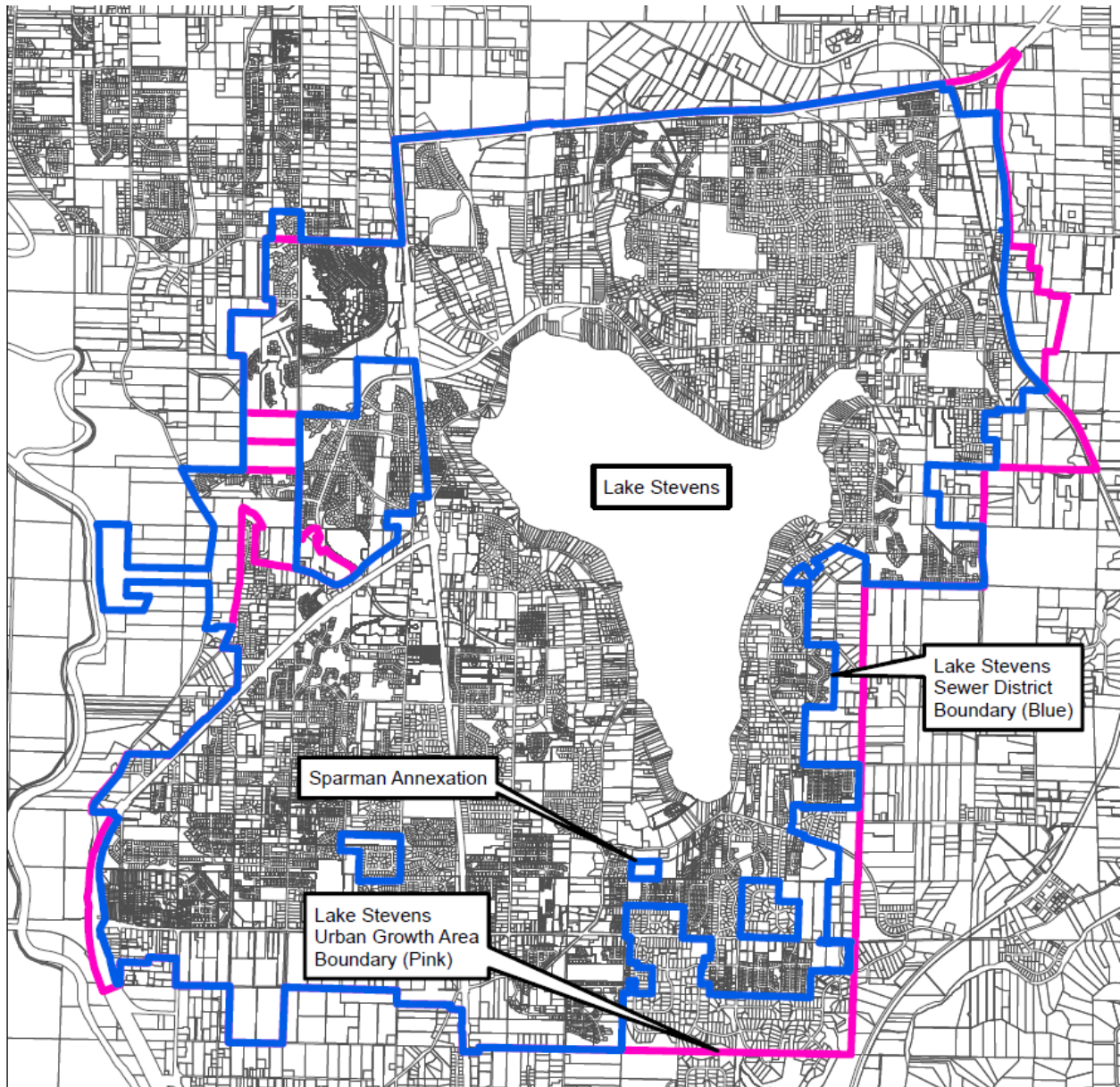
B. Vicinity Map



II. Background and Maps

Exhibit C.

C. Lake Stevens Sewer District Corporate Limits (Shown in Blue)



II. Background and Maps

RESOLUTION NO. 1049

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 SPARMAN 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 13th day of July, 2023 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 one issue 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 8th day of June 2023, the following Commissioners being present and voting.





Dan Lorentzen, Commissioner



Andrea Wright, Commissioner & Secretary

Kevin Kosche, Commissioner & President

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

PARCEL A OF THAT AMENDED BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITORS FILE NUMBER 201811270160 AND DELINEATED ON THAT SURVEY RECORDED UNDER AUDITORS FILE NUMBER 201811275005 RECORDS OF SNOHOMISH COUNTY;

EXCEPT ANY PORTION THEROF LYING NORTHERLY OF A LINE THAT IS 300.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STEVENS ROAD.

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.

Petitioner's Signature Each person can sign only for himself	Print Name Here For Positive Identification	Address	Parcel No.
1. <i>Sheila Sinn</i> <i>sole surviving trustee</i>	Ralph Elot Sparman Martial Trust <i>Sheila Sinn</i>	10720 S Lake Stevens Rd Lake Stevens, WA 98258	00586900000401 00586900000403
2. <i>Sheila Sinn</i> <i>sole surviving trustee</i>	Adabel Lee Sparman Family Trust <i>Sheila Sinn</i>	10720 S Lake Stevens Rd Lake Stevens, WA 98258	00586900000401 00586900000403
3.			
4.			



District
Boundary

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 EDH978570 SPARMAN ANNEXATION 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 06/10/2023 and ending on 06/17/2023 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$288.12. Michael Gates



Subscribed and sworn before me on this 20th day of June, 2023.

Linda Phillips
Notary Public in and for the State of Washington.
Like Sweets Sew Diva's LEGALS | 14130725
MELBOME CREATIONS

Classified Proof

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 SPANISH ANNEXATION

WHEREAS, the Lake Stevens Sewer District ("District") operates a sewerage system in the vicinity of Lake Stevens, Snohomish County, Washington, and

WHEREAS, there has been filed with the Board of Sewer Commissioners for the District a Petition For Annexation of an area contiguous to the Lake Stevens Sewer District, 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 50% 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 is hereby found to comply with the requirements of law and the Board of Sewer Commissioners shall entertain such petition.

Section 2. The date for public hearing thereon is hereby fixed at 9:00 a.m. on the 13th day of July 2023 at the Lake Stevens Sewer District Office, 1155 Vesish 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 also posted in three public places within the area proposed for annexation, such notice to be in the form as required by law.

LEGAL DESCRIPTION

PARCEL A OF THAT AMENDED BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITORS FILE NUMBER 2018127500 AND DELINEATED ON THAT SURVEY RECORDED UNDER AUDITORS FILE NUMBER 20181275000 RECORDS OF SNOHOMISH COUNTY.

EXCEPT ANY PORTION THEREOF LYING NORTHERLY OF A LINE THAT IS 300.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STEVENS ROAD, STATE OF WASHINGTON.

Published: June 19, 17, 2023.

EDH578570

**AFFIDAVIT OF POSTING
PUBLIC HEARING and DETERMINATION OF NON-SIGNIFICANCE
LAKE STEVENS SEWER DISTRICT
Snohomish County, Washington**

**Sparman Annexation
Lake Stevens Sewer District**

STATE OF WASHINGTON)
) ss.
SNOHOMISH COUNTY)

I, BRYAN STEEN, being first duly sworn on oath depose and state:

I am a representative of the Lake Stevens Sewer District, Snohomish County, Washington. On 6/8, 2023 I posted within the area copies of the Public Hearing Notice and the notice of Determination of Non-Significance at the following locations:

1. 1710 108th AVE SE, LAKE STEVENS, WA 98258
2. 1509 107th AVE SE, LAKE STEVENS, WA 98258
3. 1812 MAIN ST, LAKE STEVENS, WA 98258

DATED: 6/8/23

Sign: 
Print: BRYAN STEEN

SUBSCRIBED AND SHOWN to before me this 8th day of June, 2023.



Mary E Coonrod
Mary E. Coonrod
Notary Public in and for the
State of Washington,
Residing at Lake Stevens
My commission expires:

III. Petition / Certification

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

THAT PORTION OF PARCEL "A" OF AMENDED BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 201811270160 AND DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201811275005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, ALSO BEING THOSE PORTIONS OF TRACTS "D" AND "E" PLAT OF STICH'S LAKE STEVENS GARDEN TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 43, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; ALSO BEING THOSE PORTIONS OF GOVERNMENT LOTS 5 AND 10, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "D";
THENCE NORTH ALONG THE EAST LINE OF SAID TRACT "D" AND THE EAST LINE OF SAID PARCEL "A" TO ITS INTERSECTION WITH A PARALLEL LINE LYING 300 FEET SOUTHEASTERLY OF, AS MEASURED PERPENDICULAR TO THE CENTERLINE OF SOUTH LAKE STEVENS ROAD (AS RECORDED IN THE SNOHOMISH COUNTY ENGINEER'S SURVEY NUMBER 689);

THENCE WESTERLY AND SOUTHERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE NORTHERLY LINE OF LOTS 14 THROUGH 18, PLAT OF WATERMARKE, ACCORDING TO THE PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 200703145208, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF SAID TRACT "D", SAID POINT ALSO BEING ON THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT "D" AND SAID PARCEL "A" TO THE SOUTHWEST CORNER OF SAID TRACT "D", SAID POINT BEING ON THE SOUTH LINE OF SAID GOVERNMENT LOT 10;

THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT "D" AND SAID GOVERNMENT LOT 10 TO THE POINT OF BEGINNING.

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.

Petitioner's Signature Each person can sign only for himself	Print Name Here For Positive Identification	Address	Parcel No.
1. <i>Sheila Spurr</i> <i>sole surviving trustee</i>	Ralph E of Sparman Marital Trust-	10720 S Lake Stevens Rd Lake Stevens, WA 98258	00586900000401 00586900000403
2. <i>Sheila Spurr</i> <i>trustee</i>	Adabel Lee Sparman Family Trust-		
3.			
4.			

III. Petition / Certification

Sparman Annexation Vicinity Map



III. Petition / Certification

Exhibit F. Certification



May 11, 2023

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

SUBJECT: SPARMAN ANNEXATION
LAKE STEVENS SEWER DISTRICT, SNOHOMISH COUNTY,
WASHINGTON
G&O #23409.03

Dear Ms. Low:

The proponent signers of the subject-referenced petition constitute ownership of land that amounts on 100 percent of the total petition area. Attached is a map showing the annexed properties and a spreadsheet showing our calculations.

Sincerely,

GRAY & OSBORNE, INC.

A handwritten signature in blue ink, appearing to read 'Keith Stewart', written over the printed name.

Keith Stewart, P.E.

KS/sr
Encl.

IV. Environmental

Exhibit G. Threshold Determination

DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL:

Sparman Annexation

LOCATION OF PROPOSAL: 10720 S Lake Stevens RD, Lake Stevens, WA.

LEAD AGENCY: Lake Stevens Sewer District
1106 Vernon Road, Suite A
Lake Stevens, WA 98258
(425) 334-8588

THRESHOLD DETERMINATION:

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

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Written comments must be received by July 10, 2023 or within 14 days after publication, whichever date is later.

RESPONSIBLE OFFICIAL: Mariah Low
POSITION/TITLE: General Manager
ADDRESS: Lake Stevens Sewer District
1106 Vernon Road, Suite A
Lake Stevens, WA 98258

For further information contact Johnathan Dix, Lake Stevens Sewer District, 425-334-8588.

Signature: 
Mariah Low

Date: 06/08/2023

IV. Environmental

DISTRIBUTION:

Washington State Department of Ecology, Environmental Review, Olympia (certified mail)

Washington State Department of Ecology, NW Regional Office, Bellevue

Snohomish County Council

Snohomish County Executive Office

Snohomish County Department of Public Works

Snohomish County Department of Planning and Development Services

Snohomish County Health District

Snohomish PUD, Distribution & Energy Services

City of Lake Stevens

City of Marysville

City of Snohomish

City of Lake Stevens Library

Tulalip Tribes

Stillaguamish Tribe

Diking District 2

IV. Environmental

Exhibit G. SEPA Checklist

LAKE STEVENS SEWER DISTRICT ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

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

Instructions for Applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

IV. Environmental

ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Name of proposed project, if applicable:
Sparman Property Sewer Annexation
2. Name of applicant:
Adabell Lee Sparman Family Trust
3. Address and phone number of applicant and contact person:
**Westcott Homes, Inc.
Ann: Kristi Kyle
1010 Market Street
Kirkland, WA 98033**
4. Date checklist prepared:
April 24, 2023
5. Agency requesting checklist:
Lake Stevens Sewer District
6. Proposed timing or schedule (including phasing, if applicable):
Land use and construction permits will be obtained in 2023. Construction will begin in 2024.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No other plans are associated with the sewer annexation. Future residential development of the property is likely with sewer annexation approval.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
No specific environmental information has been or will be prepared that is directly related to this proposal.
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.
A rezone application has been submitted to the City of Lake Stevens for the property. No other applications are currently pending for this property.
10. List any government approvals or permits that will be needed for your proposal, if known.
No other government approvals or permits are required for the proposed sewer annexation.
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

IV. Environmental

project description.)

This checklist proposes to annex parcel 0058690000401 into Lake Stevens Sewer District (LSSD). This sewer district annexation would support a future residential development on the subject site that could include up to 100 townhome units with a unit lot subdivision within the City of Lake Stevens. The subject property is currently zoned R6 and is proposed to be rezoned to R8-12.

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.

The parcel has been assigned the address of 10720 S Lake Stevens Road Snohomish County records. A vicinity map showing the property's location within the City limits and the boundaries of the LSSD service are accompanies this checklist.

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)?
50%
- 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 prime farmland.
Tokul gravelly medial loam soils are present on site per NRCS soil data.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no known indications of unstable soils on the site. The parcel to the north has steep slopes per Snohomish County GIS mapping.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- g. About what percent of the site will be covered with impervious surfaces after project

IV. Environmental

construction (for example, asphalt or buildings)?

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

- h. Proposed measure to reduce or control erosion, or other impact to the earth, if any:
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

3. Water

- a. Surface

- 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.

Two wetlands exist on the parcel north of the subject parcel. Any runoff would flow northerly toward Stich Lake.

- 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.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

- 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.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

IV. Environmental

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

The parcel is not within 100-year flood plain.

6) Does the proposal involve any discharges of waste material to surface water? If so, describe the type of waste and anticipated volume of discharge.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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 human the system(s) are expected to serve.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

c. Water Runoff (including storm water):

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 water? If so, describe.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

4. Plants

a. Check or circle types of vegetation found on the site.

IV. Environmental

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other, _____
- shrubs
- grass
- pasture
- _____ crop or grain
- _____ wet soil plants: cattail, buttercup, bulrush, 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?
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- c. List threatened or endangered species known to be on or near the site.
No threatened or endangered species are known to be on site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

5. *Animals*

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other: mammals: deer,
bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.
No threatened or endangered species are known to be on or near the site.
- c. Is the site part of migration route? If so, explain.
The Puget Sound lowlands is located within the greater Pacific Flyway migratory bird route and, as such the site would be within this greater migratory route.
- d. Proposed measures to preserve or enhance wildlife, if any:
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area..

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.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

- 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:

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

- 1) Describe special emergency services that might be required.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

- 2) Proposed measures to reduce or control environmental health hazards, if any:
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

b. Noise

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service 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.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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8. *Land and Shoreline Use*

- a. What is the current use of the site and adjacent properties?
The site is currently occupied by a single-family residence and is zoned R6. The adjacent properties are also developed with single-family residences.
- b. Has the site been used for agriculture? If so describe.
The site is not known to have been used for commercial agricultural is not currently in an agricultural use.
- c. Describe any structure on the site.
A single-family home, driveway, and various outbuildings exist on-site.
- d. Will any structures be demolished? If so, what.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- e. What is the current zoning classification of the site?
The site is currently zoned R6.
- f. What is the current comprehensive plan designation of the site?
The project site is designated at Medium Density Residential (MDR) per the Lake Stevens Comprehensive Plan.
- 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 an "environmentally sensitive" area? If so, specify.
There are existing wetlands located on the parcel to the north of the subject site. The buffer of one of the wetland may impact future development on the subject parcel.
- i. Approximately how many people would reside or work in the completed project?
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- j. Approximately how many people would the completed project displace?
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

9. *Housing*

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

IV. Environmental

or low-income housing.

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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?

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

11. Light and Glare

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
No designated recreational opportunities are in the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site/ If so, generally describe.
No places or objects on site are known to be proposed for preservation.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
No places or objects of importance are known to be on site.
- c. Proposed measures to reduce or control impacts, if any:
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

14. Transportation

- a. Identify public street and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.
This project site is served by a private driveway from South Lake Stevens Road.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is not currently served by public transit.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

IV. Environmental

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- g. Proposed measures to reduce or control transportation impacts, if any:
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

15. Public Service

- a. Would the project result in an increased need for public service (for example: fire protection, police protection, health care, schools, other)? If so, generally describe
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.
- 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.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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: Jani Shu, Agent

Date Submitted: 4/26/2023

IV. Environmental

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(Do not 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?
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

Proposed measures to avoid or reduce such increases are:

Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

No measures are proposed.

3. How would the proposal be likely to deplete energy or natural resources?
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

No measures are proposed.

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.
Not applicable. This checklist applies specifically to the administrative procedure of annexing the property into the Lake Stevens Sewer District service area.

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

No measures are proposed.

IV. Environmental

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
The proposal is not in a shoreline area.

Proposed measures to avoid or reduce shoreline and land use impacts are:
The proposal is not in a shoreline area.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
The proposal would eventually increase discharge to sewer systems as future development of a subdivision on the property would create new housing units requiring sanitary sewer service.

Proposed measure to reduce or respond to such demand(s) are:
Lake Stevens Sewer District would consider the potential impacts to the existing sewer systems with future and separate project-specific proposals.

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

The proposal to annex the subject property into the Lake Stevens Sewer District is not in conflict with local, state, or federal laws or requirements for the protection of the environment.

IV. Environmental

AFFIDAVIT OF POSTING
PUBLIC HEARING and DETERMINATION OF NON-SIGNIFICANCE
LAKE STEVENS SEWER DISTRICT
Snohomish County, Washington

Sparman Annexation
Lake Stevens Sewer District

STATE OF WASHINGTON)
) ss.
SNOHOMISH COUNTY)

I, Melonie Grieser, being first duly sworn on oath depose and state:

I am a representative of the Lake Stevens Sewer District, Snohomish County, Washington. On June 8th, 2023 I posted within the area copies of the Public Hearing Notice and the notice of Determination of Non-Significance at the following locations:

- 1. 1106 Vernon Rd, Suite A
2.
3.

DATED: 6/8/23

Sign: Melonie Grieser
Print: Melonie Grieser

SUBSCRIBED AND SHOWN to before me this 8th day of June, 2023.

Rosalind B. Gore
Rosalind B. Gore
Notary Public in and for the State of Washington, Residing at Lake Stevens
My commission expires:



IV. Environmental

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 EDH979653 SPARMAN ANNEXATION 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 06/29/2023 and ending on 07/06/2023 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$176.40. [Signature]

Subscribed and sworn before me on this 12th day of July, 2023.

[Signature of Linda Phillips]

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



IV. Environmental

Classified Proof

LAKE STEVENS SEWER DISTRICT
DETERMINATION OF NON-SIGNIFICANCE
DESCRIPTION OF PROPOSAL: Spearman Amusement
LOCATION OF PROPOSAL: 10720 S Lake Stevens RD,
Lake Stevens, WA.

LEAD AGENCY: Lake Stevens Sewer District
1106 Vernon Road, Suite A
Lake Stevens, WA 98258
(425) 334-8588

THRESHOLD DETERMINATION

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

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Written comments must be received by July 10, 2023 or within 14 days after publication, whichever date is later.

RESPONSIBLE OFFICIAL: Mariah Low
POSITION/TITLE: General Manager
ADDRESS: Lake Stevens Sewer District
1106 Vernon Road, Suite A
Lake Stevens, WA 98258

For further information contact Jonathan Oik, Lake Stevens Sewer District, 425-3348986.
Signature: MARIAH LOW Date: 06/08/2023
Published: June 29, July 6, 2023. ED-1079653

V. Factors the Board Must Consider

2. OVERVIEW:

- A. Population of proposal – 1
- B. Territory – 5.83 acres
- C. Population Density – capita/acre – 1
- D. Assessed Valuation – Not Applicable

3. LAND USE:

- A. Existing – Medium Density Residential
- B. Proposed – Medium Density Residential

4. COMPREHENSIVE PLAN:

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. This proposal fulfills this requirement.

6.4 – The annexation should comply with existing land use.

2. Lake Stevens Sewer District's Comprehensive Plan
3. The adopted plan classification/zoning in the annexation area is as follows:

R6 (MDR)

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's 2022 Comprehensive plan.

V. Factors the Board Must Consider

2. The Comprehensive Plan of the Lake Stevens Sewer District was approved August of 1983 and amended and updated in 1991, 1998, 2007, 2010, 2016 and 2022. The area being annexed remains the same in all versions of the 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 extension as required. All sewer mains and appurtenances will be constructed in accordance with the standards, rules and regulations of the Sewer District and the standards established by the Washington Department of Ecology as specified in the Lake Stevens Sewer District Comprehensive Plan. Sewage generated from this area shall be conveyed to and treated at the Darwin C. Smith Wastewater Treatment Plant.

VI. General

- 6. Extension of Services** – Not applicable
- 7. Topography and Natural Boundaries** – The majority of the site ascends from south to north.
- 8. Projected Growth** – The City of Lake Stevens Comprehensive Plan predicts an annual residential growth rate of 5.5% through 2035.
- 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 the District's standard Developer Extension Agreement.
- 12. Tax Cost** – Not applicable.

VII. Objectives

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, andland contours;

The proposed annexation area is located roughly 300' south of South Lake Stevens RD and east of 15th ST SE.

(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;

The proposed annexation extends the Lake Stevens Sewer District boundary with a rectangular shape and will not create an irregular 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 areaswhich 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 productiveagricultural 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.