



CITY OF EDMONDS
121 5th Avenue North
Edmonds, WA 98020

Mike Nelson,
Mayor

Determination of Significance and Request for Comments on Scope of Environmental Impact Statement (EIS) for “Everyone’s Edmonds” 2024 Comprehensive Plan Update

Date of Issuance: August 4, 2023

Deadline for Comments: September 10, 2023 at 11:59 pm

Lead Agency: City of Edmonds Planning and Development Department

Proposal: Everyone’s Edmonds 2024 Comprehensive Plan Update

Location: City of Edmonds (citywide)

Contact: David Levitan, Planning Manager
compplanupdate@edmonds.wa.us
425-771-0220

Project Website: <https://www.edmondswa.gov/everyonesedmonds>

Project Description

The City of Edmonds is undertaking a periodic update to its Comprehensive Plan (“Plan”) to cover the 20-year period through 2044, which per [RCW 36.70A.130\(5\)\(a\)](#) must be completed by December 31, 2024. The Plan is the city’s primary policy document for guiding growth and development over the next 20 years and covers a wide range of topics such as land use, housing, transportation, parks and recreation, natural resources, shoreline management, economic development, environmental protection, climate change, utilities, and capital facilities. The Plan must be consistent with the [Growth Management Act](#), Puget Sound Regional Council [Vision 2050 Plan](#), and Snohomish County [Countywide Planning Policies](#) (CPPs). The most recent periodic update occurred in 2015 and the current version of the Plan [can be found here](#).

As part of the periodic update, the city must evaluate how it can achieve its 20-year (2044) growth targets for population, housing units and employment. These growth targets were based on guidance from the Washington State Department of Commerce and developed following a collaborative process with the county and other cities through Snohomish County Tomorrow and have been incorporated into Appendix B of the Snohomish County CPPs. For Edmonds, the 2044 growth targets are as follows:

| | Baseline | 2044 Target | Increase by 2044 | Surplus/(Deficit) compared to current zoned capacity |
|----------------------------|---------------|-------------|------------------|--|
| Population (people) | 42,853 (2020) | 55,966 | 13,113 | N/A |
| Housing (units) | 19,005 (2020) | 28,073 | 9,068 | (4,000) |
| Employment (jobs) | 14,174 (2019) | 17,232 | 3,058 | (510) |

As shown above, based on current zoned capacity from the [2021 Buildable Lands Report](#), the city is projected to have a deficit of approximately 4,000 housing units and 500 jobs by 2044. As part of its periodic update, the city must plan for and evaluate at least one alternative that would allow the city to achieve its 2044 growth targets.

Determination of Significance (DS) and Request for Comments on EIS Scope and Alternatives

The City of Edmonds has determined that the proposal is likely to have a significant adverse impact on the environment, and that an environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) of the State Environmental Policy Act (SEPA) and will be prepared. Topics and potential significant impacts that will be addressed (at a minimum) include:

- land use
- housing
- parks and open spaces
- utilities
- public facilities
- transportation
- economic development
- community culture
- climate change and greenhouse gases
- natural resources and critical areas
- environmental protection
- shoreline management

The EIS will assess the city's designation as a High-Capacity Transit (HCT) community in Vision 2050 and will include supplemental analysis of the Highway 99 Subarea Plan, which was previously reviewed in a 2017 EIS and Planned Action Ordinance.

The EIS will evaluate a No Action Alternative (which assumes no changes to current plans, policies, regulations or zoning) and two additional alternatives. At least one alternative will evaluate needed land use and zoning changes to meet the city's 2044 growth targets. Previous city plans and documents as well as recent state legislation will be incorporated into the alternatives analysis. This scoping period provides an opportunity for the public to help shape the topics that are covered and the alternatives that are evaluated in the EIS, including where growth should occur.

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS, including alternatives, additional topics to address, probable significant environmental impacts, mitigation measures, and license or other approvals that will be required.

The deadline for public scoping comments is September 10, 2023. Comments may be submitted via:

- Email: compplanupdate@edmonds.wa.us (Subject: Comp Plan EIS Scoping Comments)
- Mail: City of Edmonds, Attn: David Levitan, 121 5th Ave N, Edmonds, WA 98020
- Project website: <https://www.edmondswa.gov/compplanscope>

The city will be holding a series of public outreach events to solicit comments on the Plan and the scope of the EIS. The city also anticipates holding additional public meetings following the development of the EIS alternatives. Dates, times and locations will be available at <https://www.edmondswa.gov/everyonedmonds>.

Responsible Official: David Levitan, AICP
Planning Manager



Signature: _____

Date: August 4, 2023

Appeal Process

This Determination of Significance may be appealed subject to the procedures identified in [Section 20.15A.240](#) of the Edmonds Community Development Code (ECDC).