



Determination of Significance and Request for Comments on the Scope of Environmental Impact Statement (EIS) For the Vision 2044 Mountlake Terrace Comprehensive Plan Update

Date of Issuance: November 13, 2023

Deadline for Comments: December 13, 2023 at 11:59 pm

Lead Agency: City of Mountlake Terrace

Proposal: Vision 2044: Mountlake Terrace Comprehensive Plan Update

Location: City of Mountlake Terrace (citywide)

Contact: Jonathan R. Morales, Senior Planner, Community and Economic Development Department
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Project Website: <https://cityofmlt.com/Vision2044>

Project Description

The City of Mountlake Terrace is completing a periodic update to its Comprehensive Plan (“Plan”) to cover the twenty-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 twenty years and covers a wide range of topics including the environment, land use, housing, transportation, parks and recreation, economic development, 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 twenty-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 Mountlake Terrace, the 2044 allocated growth targets compared to baseline conditions are as follows:

	Baseline*	2044 Target	Net New Needed Compared to Baseline	Sources
POPULATION	21,286	34,710	13,424	Snohomish Countywide Planning Policies (CPPs), Washington State Office of Financial Management and 2020 Census
JOBS	8,431	11,148	2,717	Snohomish County CPPs and Buildable Lands Report
HOUSING UNITS	9,202	16,816	7,614	2023 Housing Characteristics and Needs Report (HO-5) & OFM

*The year 2020 is the baseline year for housing units, and the year 2019 is the baseline year for jobs.

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

The proposal under evaluation is adoption of the updated Comprehensive Plan for 2024-2044. The City of Mountlake Terrace has determined that there is a need for an updated environmental analysis to evaluate the potential for adverse impact on the environment and to identify appropriate mitigation measures to address potential impacts as a result of adopting the updated plan and supporting regulatory provisions. As such, an environmental impact statement (EIS) will be prepared in accordance with RCW 43.21C.030(2)(c) of the State Environmental Policy Act (SEPA). Anticipated topics that will be addressed (at a minimum) include:

- Environment (built and natural conditions)
- Land use
- Housing
- Economic analysis
- Parks and open spaces
- Utilities
- Public services and facilities
- Multimodal transportation
- Public services and facilities

In addition, 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 Cascade View and Melody Hill subareas, which are being planned concurrently with the citywide comprehensive plan.

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 December 13, 2023. Comments may be submitted via:

- Email: Jmorales@mltwa.gov (Subject: Vision 2044 Comp Plan EIS Scoping Comments)
- Mail: City of Mountlake Terrace, Jonathan Morales, Senior Planner, 23204 58th Ave W, Mountlake Terrace, WA, 98043

PUBLIC SCOPING MEETING

The City will be holding a public meeting on November 13, 2023, at 5:00 p.m. in the City Council Chambers at Mountlake Terrace City Hall, 23204 58th Ave W, Mountlake Terrace, WA

Responsible Official: Christy Osborn, Director, Community and Economic Development

Signature: 

Date: November 13, 2023

Appeal Process

This Determination of Significance may be appealed subject to the procedures identified in Chapter 16.05 of the Mountlake Terrace Municipal Code. The appeal must be submitted in writing, stating specific factual objections to the Determination of Significance, and must be received within fourteen (14) days after the end of the comment period, or **December 27, 2023**, whichever is later. Appeals must be submitted with the processing fee. Contact the Community and Economic Development Department at cityhall@mltwa.gov or 425.744.6207 to read or ask about the procedures for SEPA appeals.