

# MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270

PROJECT INFORMATION			
<b>Project Title</b>	Colvin PRD	<b>File No.</b>	PA22-015
<b>Project Description</b>	The applicant is requesting State Environmental Policy Act review for a Planned Residential Development (PRD) and preliminary Binding Site Plan approval to construct 29 single-family detached units on 4.15 acres, utilizing MMC Chapter 22C.090 <i>Residential Density Incentives</i> , to increase the base density from 20 to 29-units.		
<b>Project Location</b>	3920 Densmore Road	<b>APN(s)</b>	00590700023505 & 00590700024400
<b>Legal Description (abbreviated)</b>	Tracts 235 and 244 of Sunnyside Five Acre Tracts		
	<b>OWNER</b>	<b>APPLICANT</b>	<b>CONTACT</b>
<b>Name</b>	MainVue WA, LLC	MainVue WA, LLC	Ryan C. Larsen, Land Pro Group, INC
<b>Address</b>	1110 112 <sup>th</sup> Ave NE, Suite 202	1110 112 <sup>th</sup> Ave NE, Suite 202	10515 20 <sup>th</sup> St SE, Suite 202
<b>City, State, ZIP</b>	Bellevue, WA 98004	Bellevue, WA 98004	Lake Stevens, WA 98258
THRESHOLD DETERMINATION			
<b>Lead Agency</b>	<input checked="" type="checkbox"/> <b>City of Marysville</b>		
<p>The lead agency has determined that this proposal 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 by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: <b>March 29, 2023</b></p>			
SEPA CONTACT			
<b>Name</b>	Emily Morgan	<b>Title</b>	Senior Planner
<b>Phone</b>	360.363.8216	<b>E-mail</b>	emorgan@marysvillewa.gov
RESPONSIBLE OFFICIAL			
<b>Name</b>	Haylie Miller	<b>Title</b>	Community Development Director
<b>Address</b>	501 Delta Avenue, WA 98270		



Haylie Miller, CD Director

March 15, 2023

Date

## ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation resulting from site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated because of project development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Change in character of the site from large acre home sites into a suburban medium-density detached single-family development.

## MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

1.	The applicant/contractor shall adhere to the requirements outlined in the Geotechnical Engineering Study prepared by Earth Solutions NW, LLC dated February 14, 2022.
2.	If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until these parties have agreed upon a process, and no exposed human remains may be left unattended.
3.	Prior to issuing any ground disturbing activity permits, the applicant is required to obtain all necessary permits and approvals from Federal, State and local agencies.
4.	Prior to commencement of grading activity, the applicant shall provide certification that the proposed fill materials are clean and suitable for site development.
5.	The applicant shall be required to construct frontage improvements for the internal plat roads labeled Roads A & C, prior to recording the final subdivision. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
6.	The applicant shall be required to construct access improvements at the intersection of Tract C and Densmore Road, in order to provide temporary access to all lots within the subdivision. The temporary access shall be closed once Road A is extended, providing access to 87 <sup>th</sup> Avenue NE. Intersection improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
7.	The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements for the internal plat road labeled Roads A & C, in accordance with MMC 12.02A.110(1)(c), <i>Dedication of Road right-of-way – Required setbacks</i> . Right-of-way widths and required dedication shall be determined by the City Engineer.
8.	The joint use autocourts (Tract A, C, and D or as amended) shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.
9.	In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. <b>Traffic impact fees shall be vested at a rate of \$6,300.00, per PMPHT, totaling \$176,400.</b>

<b>10.</b>	Per the approved EDDS variance, dated December 19, 2022, Ken McIntyre, Assistant City Engineer, accepted the justification to allow a hammerhead style turnaround rather than a temporary cul-de-sac at the southern stub of Road C. With the recent development interest in the property to the south, it is anticipated that the road would be extended in the not-too-distant future.
<b>11.</b>	The existing on-site septic systems shall be abandoned by having the septic tanks pumped by a certified pumper, then having the tops of the tank removed or destroyed and filling the void per WAC 246-272A-0300. Documentation demonstrating completion of work shall be submitted prior to final PRD/BSP approval.
<b>12.</b>	Any existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final BSP/PRD approval.

**APPEALS**

- This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14-day appeal period on the MDNS that commences from the date the MDNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., **March 29, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

**DISTRIBUTION**

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> <b>Building</b> <input checked="" type="checkbox"/> <b>Fire District</b> <input type="checkbox"/> <b>Parks</b> <input checked="" type="checkbox"/> <b>Police</b> <input checked="" type="checkbox"/> <b>PW – Engineering &amp; Transportation</b> <input checked="" type="checkbox"/> <b>PW – Engineering Services</b> <input checked="" type="checkbox"/> <b>PW – Operations</b> <input checked="" type="checkbox"/> <b>PW – Sanitation</b> <input type="checkbox"/> <b>PW – Streets</b> <input checked="" type="checkbox"/> <b>PW – Traffic Eng.</b> <input checked="" type="checkbox"/> <b>PW – Water Res.</b>	<input type="checkbox"/> <b>Arlington (city)</b> <input type="checkbox"/> <b>Arlington Airport</b> <input type="checkbox"/> <b>Community Transit</b> <input type="checkbox"/> <b>Everett (city)</b> <input checked="" type="checkbox"/> <b>Lake Stevens (city)</b> <input checked="" type="checkbox"/> <b>Lake Stevens SD 4</b> <input type="checkbox"/> <b>Lakewood SD 306</b> <input type="checkbox"/> <b>Marysville SD 25</b> <input checked="" type="checkbox"/> <b>PUD No. 1 (electric)</b> <input type="checkbox"/> <b>PUD No. 1 (water)</b> <input checked="" type="checkbox"/> <b>Ziplly</b> <input type="checkbox"/>	<input type="checkbox"/> <b>US Army Corps of Engineers</b> <input type="checkbox"/> <b>BNSF</b> <input type="checkbox"/> <b>DAHP</b> <input type="checkbox"/> <b>DOE (Bellevue)</b> <input type="checkbox"/> <b>DOE (Olympia - Env. Review)</b> <input type="checkbox"/> <b>DOE (SEPA Review)</b> <input type="checkbox"/> <b>DOE (Shorelands - G. Tallent)</b> <input type="checkbox"/> <b>WDFW</b> <input checked="" type="checkbox"/> <b>WSDOT</b> <input type="checkbox"/> <b>WUTC</b> <input type="checkbox"/>	<input type="checkbox"/> <b>Health District</b> <input type="checkbox"/> <b>Planning</b> <input type="checkbox"/> <b>Public Works - Land Development</b> <input type="checkbox"/> <b>Public Works</b> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <b>Olympic Pipeline</b> <input type="checkbox"/> <b>Puget Sound Energy</b> <input checked="" type="checkbox"/> <b>Stillaguamish Tribe</b> <input checked="" type="checkbox"/> <b>Tulalip Tribes</b> <input type="checkbox"/> <input type="checkbox"/>