



SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ Office Hours: Mon - Fri 8:00 AM - 4:30 PM

PROJECT INFORMATION			
Project Title	Glenwood Estates MHP Expansion	File No.	PA21-015
Detailed Project Description	Seven (7) unit expansion to the Glenwood Estates Mobile Home Park, an existing 231 unit mobile home park, and associated site improvements.		
Site Address	5900 64 th Street NE	APN(s)	30052700400800
Legal Description (abbreviated)	See site plan		
	OWNER	APPLICANT	CONTACT
Name	First Commercial Property	Huitt Zollars	Huitt Zollars
Address	4616 25 th Avenue NE, Suite 701	1102 Broadway, Suite 301	1102 Broadway, Suite 301
City, State, ZIP	Seattle, WA 98105	Tacoma, WA 98402	Tacoma, WA 98402
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<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 type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> 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. Comments must be submitted by:</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: Thursday, April 27, 2023</p>			
SEPA CONTACT			
Name	Angela Gemmer	Title	Principal Planner
Phone	360.363.8240	E-mail	agemmer@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, Marysville, WA 98270		

Prepared by: *Angela*

Reviewed by: *Chris*


Haylie Miller, CD Director

April 13, 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 as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 64 th Street NE and 67 th Avenue NE as well as other City streets in the vicinity.

MITIGATION MEASURES

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

1.	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. Traffic impact fees shall be vested at a rate of \$6,300.00 per new PM peak hour trip (PMPHT). The traffic impact fee is estimated to be \$26,019.00. Calculation: (7 new units x 0.59 PMPHT per unit x \$6,300.00). Design, dedication, and construction of 67 th Avenue NE frontage improvements are eligible for traffic impact fee (TIF) credits.
2.	The applicant shall be required to construct frontage improvements along the property's 67 th Avenue NE frontage consistent with the City of Marysville Engineering Design and Development Standards (EDDS) 3-201-004.
3.	The applicant shall be required to dedicate 10 feet of right-of-way along the property's 67 th Avenue NE frontage to enable full build-out of 67 th Avenue NE consistent with EDDS standards.
4.	Prior to civil construction plan approval, a final Critical Areas Mitigation Plan prepared in accordance with Chapter 22E.010, <i>Critical Areas Management</i> , shall be submitted for review and approval. All critical areas mitigation work shall be completed prior to final inspections being granted for the mobile homes.
5.	Critical areas and associated buffers shall be placed in Native Growth Protection Area Easements (NGPA/E) on which development is prohibited. The location and limitations associated with the critical area and its buffer shall be shown on the face of the deed for the property and shall be recorded with the Snohomish County Auditor prior to final inspections being granted for the mobile homes.
6.	To provide the best protection for critical area buffers and significant trees during construction, the applicant shall install a temporary, five-foot high, orange clearing limits construction fence in a line generally corresponding to the critical area buffers and/or drip line of any significant tree(s) to be retained. All such fencing shall be installed and inspected by the Community Development Department prior to commencement of site work.
7.	At the discretion of the Community Development Director, the applicant shall be required to hire a certified arborist to evaluate trees adjacent to the development area. The arborist shall make a written recommendation to the Community Development Department with regards to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.

8.

The Department of Archaeology and Historic Preservation’s (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist shall document and assess the discovery. The 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 a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

APPEALS

This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15 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, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **Friday, April 28, 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"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (Civil plan review) <input checked="" type="checkbox"/> LD (Eng. Svc. Mgr.) <input type="checkbox"/> LD <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works (Jesse Hannahs) <input checked="" type="checkbox"/> Public Works (Jeff Laycock) <input checked="" type="checkbox"/> Public Works (Adam Benton)	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input checked="" type="checkbox"/> Ziplly	<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Olympia - Env. Review) <input checked="" type="checkbox"/> DOE (SEPA – Greta Stough) <input type="checkbox"/> DOE (Shorelands – G. Tallent) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC	<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes