



## NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Community Development Department ♦ 510 Delta Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ Office Hours: Mon - Fri 8:00 AM - 4:30 PM

- Project Name:** Community Business Zone Code Amendments
- File Number:** CA22-007
- Proponent:** City of Marysville  
Community Development Department  
501 Delta Avenue  
Marysville, WA 98270
- Description:** A NON-PROJECT ACTION to amend MMC Sections 22C.020.080, *Densities and dimensions*, and 22C.020.090, *Densities and dimensions – Development conditions*, to modify the density in the Community Business (CB) zone to allow for a base density of 12 units per gross acre with the ability to increase density up to 18 units per acre (or more) utilizing Residential Density Incentives (RDI). The proposal also includes an amendment to MMC Sections 22C.020.060, *Permitted uses*, and 22C.020.070, *Permitted uses – Development conditions*, to allow for a horizontal mixed use development to be proposed within the CB zone in the Lakewood Neighborhood Planning Area through a developer agreement approved by City Council.
- Location:** The density regulations apply throughout the City of Marysville on properties zoned Community Business (CB). Density regulations and additional development options apply to the Lakewood Neighborhood Area 1, zoned CB.
- Lead Agency:** City of Marysville – Community Development Department
- SEPA Threshold Determination:** 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.
- Public Comment Period:** This DNS is subject to a 14-day comment period. Written comments may be submitted by mail or e-mail to the lead agency’s SEPA contact person. Comments must be received by **February 8, 2023**.
- Appeals:** This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. Any appeal must be 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 p.m., by **February 8, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.
- SEPA Contact:** Haylie Miller, CD Director  
[hmiller@marysvillwa.gov](mailto:hmiller@marysvillwa.gov) or 360.363.8211
- Date Issued:** January 25, 2023

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**THIS NOTICE IS NOT TO BE REMOVED,  
CONCEALED OR MUTILATED IN ANY WAY**

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