

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION			
Project Title	Cornelius Lacey PRD	File No.	PA23-026
Detailed Project Description	<p>Application for a Planned Residential Development (PRD) and Binding Site Plan (BSP) with State Environmental Policy Act (SEPA) Review. The applicant is seeking approval to construct a 67-lot development on 10.30 acres, utilizing MMC Chapter 22C.090 Residential Density Incentives, to increase the base density from 6 to 8 units/acre.</p> <p>The project site contains no identified critical areas or buffers.</p>		
Location	8310 E. Sunnyside School Road, 4427 83 rd Avenue NE	Section Township Range	36 30N 05E
APN(s)	00590700018600, 00590700018601, 00590700017700, and 00590700016102		
	OWNER	APPLICANT	CONTACT
Name	William & Katherine Cornelius and Doug & Laura Lacey	KM Capital, LLC	Mark Villwock
Address	8310 E. Sunnyside School Road, 4427 83 rd Avenue NE	10515 20 th Street SE, Ste. 202	10515 20 th Street SE, Ste. 202
City, State, ZIP	Marysville WA 98270	Lake Stevens WA 98258	Lake Stevens WA 98258
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 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: April 3, 2024.</p>			
SEPA CONTACT			
Name	Amy Hess	Title	Senior Planner
Phone	360.363.8215	E-mail	ahess@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, WA 98270		


Haylie Miller, CD Director

3-20-2024
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 83 rd Avenue NE, E. Sunnyside School Road, as well as other City streets and arterials in the vicinity.

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.	<p>The applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment, prepared by Terra Associates, Inc., dated October 12, 2023, or as otherwise amended.</p> <p>Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the Geotechnical Assessment and subsequent amendments have been followed; and that all fill has been properly placed.</p>
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 shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
3.	The applicant shall be required to dedicate public right-of-way in order to accommodate frontage improvements on 83 rd Avenue NE and the proposed internal plat roads, in accordance with MMC 12.02A.110(1)(c), Dedication of Road right-of-way – Required setbacks. Right-of-way widths and required dedication shall be determined by the City Engineer.
4.	The applicant shall be required to construct frontage improvements along the new internal roads, prior to final plat approval. 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.
5.	The applicant shall be required to construct 85 th Avenue NE, identified as Road B, of at least 20 feet of pavement, consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-202-002. 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 a portion of 44 th Street NE, identified as Road A, as determined by the City Engineer, consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-201-004. 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.
7.	The applicant shall be required to construct frontage improvements upon 83 rd Ave NE consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-201-004. 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.
8.	The joint use autocourts (Tracts 993, 994, 995, 996, 997, and 998) 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 EDDS. A detail of the surfacing of the autocourts 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. Traffic impact fees shall be vested at a rate of \$6,300.00, per PMPHT. The traffic impacts fees for this proposal are estimated to be \$403,200.00 (67 PMPHT – 3 PMPHT for Existing SFRs = 64; 64 x \$6,300 = \$403,200.00).
10.	Based on Section 7.2 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects with more than three directional PM peak-hour trips; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.

APPEALS

This (M)DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 day appeal period on the DNS that commences from the date the (M)DNS 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., **April 3, 2024**. 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 type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens SD 4 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly	<input checked="" type="checkbox"/> US Army Corps of Engineers <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Register) <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input checked="" type="checkbox"/> USDFW	<input 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 checked="" type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes