



ENVIRONMENTAL REVIEW ([SEPA](#)) APPLICATION CHECKLIST

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Paper copies of the following application materials will not be accepted. Electronic copies of all application materials are required in order to review and determine if the application is complete. Please email a request to landusesubmittals@marysvillewa.gov and a link will be provided to upload the application materials; a file number will be provided with your upload link. Please email city staff at landusesubmittals@marysvillewa.gov when the upload is complete to ensure timely processing of your submittal (the system does not generate a notice).

Washington State Environmental Policy Act, RCW 43.21C

Washington State Administrative Code, WAC 197-11-960 Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and/or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process, as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and

"property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

NOTE: The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments

Submit the original checklist form and one of each of the following:

- 1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
- 2. Site plan
- 3. Conceptual building elevations
- 4. Conceptual vehicle maneuvering diagram (when applicable)

Submit the following when appropriate:

- 1. Wetland Delineation
- 2. Geotechnical Reports
- 3. Fisheries Study

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.

Correspondence

Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant**.

Application Format

The application will only be accepted if the original form is used.

Fees

There is a nonrefundable application fee for all environmental checklists:

Residential (1-9 lots or dwelling units)	\$350.00
Residential (10-20 lots or dwelling units)	\$500.00
Residential (21-100 lots or dwelling units)	\$1,000.00
Residential (greater than 100 lots or dwelling units).....	\$1,500.00
Commercial/Industrial (0 to 2 acres)	\$350.00
Commercial/Industrial (2.1 to 20 acres)	\$750.00
Commercial/Industrial (greater than 20 acres)	\$1,500.00

Pre-application Conference

Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre-application conference may be waived.

The pre-application conference must be conducted prior to the submittal of the environmental checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing

The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals

Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable \$500 Administrative Appeal fee to be submitted with appeal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Mavis/Undi Comprehensive Plan Land Use Designation change and associated Rezone

2. Name of applicant: [\[help\]](#)

Kevin Mavis and Shale Undi

3. Address and phone number of applicant and contact person: [\[help\]](#)

PO Box 2175, Snohomish, WA 98291

Contact Person:

Clay White

Director of Planning

LDC Inc.

425.806.1869

20210 142nd Ave NE

Woodinville, WA 98072

4. Date checklist prepared: [\[help\]](#)

January 2023

5. Agency requesting checklist: [\[help\]](#)

The City of Marysville

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

***January 2023 Application Submittal
Application to be processed in 2023.***

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

There are no critical areas onsite. Please see attachment A, which depicts critical areas mapped by Snohomish County and the National Wetland Inventory.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

There are currently no applications for governmental approval that would directly affect the properties covered by this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Marysville Comprehensive Plan Land Use Designation change and associated Rezone SEPA Review

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The Mavis/Undi Comprehensive Plan Land Use Designation change and associated Rezone is proposing to change 2.64 acres from R12 Multi-Family Low to General Commercial.

Current Comprehensive Plan Land Use Designation	Proposed Comprehensive Plan Land Use Designation	Current zoning	Proposed zoning
R12 Multi-Family Low	General Commercial	R12 Multi-Family Low	General Commercial

Tax Parcel Number	Current use	Address	Owner	Acres
31052900200700	One single family home	2517 169TH PL NE	Kevin Marvis	1.94 ac
31052900202000	Vacant	16924 27TH AVE NE	Undi Development LLC	.43 ac
31052900202100	Vacant	2621 169TH PL NE	Undi Development LLC	.27 ac

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Site addresses: 2517 and 2621 169TH PL NE, 16924 27TH AVE NE. Abbreviated site legal description: T31N R5E S29 NW



B. ENVIRONMENTAL ELEMENTS [\[HELP\]](#)

1. Earth

a. General description of the site [\[help\]](#)
(**bold/italicize**): *Flat*, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope on the site is approximately 0-3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The project site soils are reported as Custer fine sandy loam by USDA Web Soil Survey and noted to be "Prime farmland if irrigated and drained".

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

This is a non-project action. Filling, excavation, and grading activities would take place as part of a future land use application.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

This is a non-project action. There is potential for erosion onsite during the construction phase. Due to the flat nature of the site, significant erosion is unlikely. Onsite temporary erosion control measures will be taken to mitigate the potential threat of any erosion during storm events. Following construction, erosion potential would be decreased upon revegetation.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

This is a non-project action. Impervious surface area of the future project will be determined upon future construction application.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

This is a non-project action. However, temporary measures to control erosion could include sedimentation ponds, filter fences, and diversion swales. Permanent measures could include landscaping, piping, and armoring of outfall areas when future construction takes place.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

This is a non-project action; therefore, no emissions would come from this proposal. During the future construction activities there could be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be from exhaust from vehicle traffic. The increase in automobiles associated with the development would contribute CO, NO, and SO2 emissions to the ambient air.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

This is a non-project action. Vehicle emissions from traffic on nearby roadways might be the primary off-site source of air pollution that could affect a future proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

This is a non-project action. Should future construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emission impacts should be negligible because of standards regulated by Washington State Department of Licensing.

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

According to the National Wetlands Inventory, there is a wetland located approximately 170 feet south of the project site. This mapped wetland appears to have been located at the site of a currently existing residential development and was likely filled in or no critical area existed. Snohomish County records show potential for the presence of wetlands on-site via remote-sensing-base wetlands maps. No critical areas are identified on or near the project site by the City of Marysville. Please see attachment A.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

This is a non-project action. However, the site will not require work over, in, or adjacent to waters.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

This is a non-project action. No fill or dredge is expected. Fill will be assessed as part of a future project.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This is a non-project action. No surface water withdrawals are expected.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, per FEMA flood panel 53061C0390F this project site is not intersected by any 100-year floodplains.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No. This is a non-project action. No discharges of waste materials into any surface waters are anticipated.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No. This is a non-project action. No withdrawals or discharges of waste materials into any ground waters are anticipated.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

This is a non-project action. Any future developments would discharge waste via City of Marysville sewer and be reviewed for compliance with city requirements.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

This is a non-project action. Future development on the project site would have runoff primarily from rainfall on the site itself, no significant flow is expected from any adjacent property. Runoff from roofs, roads, driveways, and walkway surfaces will be captured and routed to onsite water quality and infiltration facilities in compliance with city regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

[\[help\]](#)

This is a non-project action. Any future development will be evaluated in order to meet city, state, and federal regulations if a proposal proposes materials entering ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. It is not anticipated that any future development will alter or otherwise affect the drainage patterns in the vicinity of the project site.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. All adopted development and engineering requirements imposed by the City to control hydrologic impacts on adjacent properties will be incorporated into plans associated with future developments on the project site.

4. Plants [\[help\]](#)

- a. ***Bold/Italicize*** the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, ***other***

evergreen tree: ***fir***, cedar, ***pine***, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None. This is a non-project action. Vegetation type and amount of clearing for any future development will be determined later.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are currently no known threatened or endangered plant species onsite.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

No landscaping is included in this proposal, this is not a project action.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known. Himalayan Blackberry appears to be present on the project site.

5. Animals

- a. **Bold/Italicize** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, **songbirds, other:**

mammals: deer, bear, elk, beaver, **other:**

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

According to the WDFW PHS online, no species listed as threatened or endangered occur on or in the immediate vicinity of this site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

All of western Washington is covered by the Pacific Flyway Migration Route. This is one of the four major North American migration routes for birds, especially waterfowl. It extends from Alaska and Canada to Mexico and South America.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

There are no proposed measures to preserve or enhance wildlife currently. This is a non-project action.

- e. List any invasive animal species known to be on or near the site.

There are no invasive species known on this site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric and/or natural gas will likely be primary sources of energy for future development.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The inclusion of energy conservation will be decided on future developments later.

7. Environmental health

- d. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

There are no known or possible contaminates or health hazards onsite.

- 1) Describe any known or possible contamination at the site from present or past uses.

There are no known or possible contaminates onsite.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals/conditions onsite that may impact any future developments on the project site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. No hazardous chemicals are planned to be stored, used, or produced.

- 4) Describe special emergency services that might be required.

This non-project action will not require special emergency services.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. There are no environmental health hazards associated with this project.

- e. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Noise influences near the project site will be generated from the adjacent housing development to the south and the commercial development to the east (and north when development takes place). Noise sources will include local traffic in the residential neighborhood and heavier traffic along 27th Ave NE. It is not expected that noise will influence any future proposal

- 2) What types and levels of noise would be created by or associated with the project on

a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

This is a non-project action; it will not result in the creation of any additional noise. Any future developments that occur at this project site will be required to meet city and state requirements for noise.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

This is a non-project action; however future developments at this project site will limit noise impacts consistent with the provisions of MMC Chapter 6.76.

8. Land and shoreline use

f. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The project site currently has a single-family home on one lot, and two lots that are undeveloped and forested. The land uses surrounding the proposed project site are as follows:

	North	East	South	West
Comp Plan Designation	GC – General Commercial	GC – General Commercial	R12 Multi-Family Low	R12 Multi-Family Low
Zoning Designation	GC – General Commercial	GC – General Commercial	R12 Multi-Family Low	R12 Multi-Family Low
Current Land Use	Vacant	Commercial	Single-family residential	Vacant

g. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

There is no known history or evidence of past use as working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The proposal will not impact or be impacted by any surrounding working farm or forest land.

h. Describe any structures on the site. [\[help\]](#)

31052900200700 has 1 single-story 3-bedroom home which was constructed in 1971.

- i. Will any structures be demolished? If so, what? [\[help\]](#)

This is a non-project action. Future development could result in the removal of the existing single family home.

- j. What is the current zoning classification of the site? [\[help\]](#)

The project site currently is zoned R12 Multi-Family Low.

- k. What is the current comprehensive plan designation of the site? [\[help\]](#)

The project site has a Comprehensive land use designation of R12 Multi-Family Low.

- l. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable. There is no shoreline master program designation on the site.

- m. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Neither the City of Marysville nor Snohomish County have identified any part of the project site as a critical area. See attachment A.

- n. Approximately how many people would reside or work in the completed project? [\[help\]](#)

This is a non-project action. Future people residing on the site would depend on the development being proposed.

- o. Approximately how many people would the completed project displace? [\[help\]](#)

Assuming 2.53 persons per household (per U.S. Census results for Washington State) future developments on the project site could potentially displace 3 people.

- p. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

This is a non-project action. There are currently no proposed measures to avoid or reduce displacement impacts.

- q. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed project would be compatible with the existing and projected land uses in its neighborhood. The parcels which it directly abuts to the north and east are zoned General Commercial while the residential zoning south of the project site is separated by the 169th PI NE. The neighboring residential neighborhood is already insulated from the project site as all the houses face away from 169th PI NE and have fences, street trees, and a lush planter strip providing separation and shelter. Conversely, any future residential developments on the proposed project site would be forced to directly abut General Commercial land uses without any major ROW to shelter them and allow for separation of uses.

- r. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no proposed measures to reduce or control impacts to agricultural and

forest lands of long-term commercial significance because there are none in the immediate vicinity.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This is a non-project action. There are no residential units being proposed.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Future developments on the project site could potentially remove 1 middle-income dwelling unit.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

This is a non-project action. All required traffic, park, and school impact fees will be paid in full, if required, for any future development.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

This is a non-project action; height of any future developments is unknown currently. However, any future developments on the project site will need to comply by the commercial dimensional regulation found in MMC 22C.020.080

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

This is a non-project action; it is unknown what views may be obstructed by any future developments on the project site.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

This is a non-project action. Future developments on the project site may reduce or control aesthetic impacts through the observance of building setbacks, open space, and provision of ornamental and native landscaping.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

This is a non-project action. It is unknown what light and glare might be produced by future developments on the project site.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

This is a non-project action. It is unknown whether future developments on this project site will have negative impacts due to light or glare.

What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Light from the neighboring residential development, the commercial shops and parking lots to the east, and automobile traffic on 27th Ave NE will likely be the only light or glare that could potentially impact the proposed development.

- c. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. No special measures to reduce or control light and glare impacts are proposed nor are they expected to be necessary.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The site is roughly 3,000ft northeast from the Gissberg Twin Lakes park, 4,000ft east of Lakewood High school sports fields, 1.3 miles south west of the Arlington Airport which hosts several annual fly-in events, and 2.7 miles west of Gleneagle Golf Course.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The project will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

There are no proposed measures to reduce or control impacts on recreation in this project.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

The one structure on the project site is 52 years old, it is not reported as an eligible structure.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

There are no known landmarks, features, or other evidence of Indian or historic use on site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Site walks and consultation of Washington State's Department of Archology and Historic Preservation's WISAARD Online GIS map were used to assess the potential impacts to cultural and historic resources on or near the project site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. Construction would be temporarily halted should evidence of historic archeological, scientific, or cultural importance be discovered. Local tribes would be notified.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site receives access from both 169th St NE and 27th Ave NE. 27th Ave NE provides access to 172nd St NE (WA-531) which provides access to I-5.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Smokey Point is served by Community Transit. There is a bus stop approximately 900 feet north of the project site that is served once every hour.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

This is a non-project action. No parking spaces will be removed or added at this time. Parking for future developments on the project site will be assessed at the time of land use permitting.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

This is a non-project action. No frontage improvements will be required. Future developments on the project site will likely be required to provide frontage improvements on portions of 169th PI NE and 27th Ave NE.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Arlington Airport is located approximately 1.7 miles east of the project site; this airport is not served by any transport service. There is a train track 3,000 feet west of the project site, but the nearest train station is 10 miles away in Stanwood.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

This is a non-project action. A traffic memo outlining possible transportation differences between the current and proposed zoning is included as attachment C.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the project will not interfere with the movement of agricultural or forest product.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Future development on the project site will pay all traffic impact fees before the building permits are issued. In addition, any future develop would be required to mitigate project transportation impacts.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

This is a non-project action. Any future developments on the project site would place additional demands on public services; however, facilities are generally in place to handle these additional demands due to the development of the surrounding parcels.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None currently. Future developments on the project site will be required to pay impact fees which will help the City of Marysville mitigate any adverse results of said developments.

16. Utilities

- a. **Bold/Italicize** utilities currently available at the site: [\[help\]](#)

Electricity
natural gas
water
refuse service
telephone
sanitary sewer
septic system
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The proposed utilities are water, sanitary sewer, telephone, cable, trash service, and electric power.

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature: _____

Print name of signee: Clay White

Position and Agency/Organization: Director of Planning, LDC

Date Submitted: 1/27/23

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project action would allow future general commercial development of the project site to occur. At the time of redevelopment, water discharge and air emissions could occur. Noise associated with existing general commercial activities could increase. Any development activities would be required to meet any local, state, and federal regulations addressing these issues and impacts would depend on the use being proposed.

Proposed measures to avoid or reduce such increases are:

Water discharge would be treated as part of the onsite stormwater system treatment and air emissions would be required to meet state air emission standards. All future development would be required to meet the regulations in effect at the time of complete application.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Impacts would depend on the future development proposed. However, given site conditions, it is unlikely that there would be any impacts to plants, animals, fish, or marine life.

Any future developments would be required to meet any local, state, and federal regulations.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Future development will be subject to the City of Marysville code requirements for open spaces and landscaping. Projects would also comply with all critical area, NPDES, shoreline or other regulations in effect at the time of project submittal.

3. How would the proposal be likely to deplete energy or natural resources?

It is not anticipated that future development would require more energy and natural resources for construction and continued use.

Proposed measures to protect or conserve energy and natural resources are:

Energy conservation and reduction of natural resource usage would be assessed at

the time of development.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Any development proposed near an environmentally sensitive area would be required to comply with regulations in place at the time such as critical areas and stormwater regulations.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Compliance with development regulations required by the City. Other measures may take place as part of individual applications.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed project would change the land use present at the project site. Currently the sites land use is single-family rural and vacant. The current land use designation is R12 multi-family low. The proposed zone change would have the existing land use designation changed to General Commercial. This change is compatible with existing land use plans because the land use on the parcel directly north of the project site which it shares the same block with, is General Commercial. This would create a more cohesive and logical pattern of land use in the neighborhood, and many uses allowed within the General Commercial zone are complimentary to neighboring residential developments.

Proposed measures to avoid or reduce shoreline and land use impacts are:

To avoid impacting existing land use plans this project, and future development on the project site, will work with the City of Marysville to ensure public facilities and infrastructure are adequate for potential proposed developments as required by code. Facilities and infrastructure that may be considered for adequacy include but are not limited to: utilities, roads, frontage improvements, traffic, open space, and aesthetics. Additionally, comments from the public and other concerned agencies will be considered throughout the permitting process to include concerned stakeholders in the development process. The site is not located within shoreline jurisdiction.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Given the site currently only has one single family home, future development would most likely increase demands on transportation and public services. However, any future development will be required to meet with city and state requirements to ensure a development mitigates future impacts.

Proposed measures to reduce or respond to such demand(s) are:

Future developments on the project site will be required to pay impact fees which will help the City of Marysville mitigate any adverse results of said developments. In addition, any future development will be required to meet and mitigate any project impacts as prescribe by city, state, or federal regulations.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts with local, state, or federal laws or requirements for the protection of the environment are anticipated.