

## NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**File Number:** PA22-023

**Project Title:** Brodie Rezone PRD

**Applicant:** JM1 Holdings, LLC

**Project Contact:** Ryan C. Larsen  
Land Pro Group, Inc.  
10515 20<sup>th</sup> Street SE, Suite 202  
Lake Stevens, WA 98258

**Project Location:** 8703 & 8719 60<sup>th</sup> Street NE  
6117 83<sup>rd</sup> Avenue NE

**APNs:** 30052500303900, 30052500302300 & 30052500303800

**Lead Agency:** City of Marysville – Community Development Department



**Project Description:** The applicant is requesting a Project Action Rezone to change the zoning designation from Community Business-Whiskey Ridge (CB-WR) to High Density, Single-Family (R-6.5), Planned Residential Development (PRD) and preliminary Subdivision approval to construct 44 single-family detached units on 10.01 acres.

**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 MDNS 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 **JUNE 1, 2023**.

**Appeals:** This MDNS 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 4:30 p.m., by **JUNE 1, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.

**SEPA Contact:** Emily Morgan  
(360) 363-8216  
[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)

**Date Issued:** **May 17, 2023**

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**THIS NOTICE IS NOT TO BE REMOVED CONCEALED  
OR DESTROYED**

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