

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

File Number: PA22-015
Project Title: Colvin PRD
Applicant: MainVue WA, LLC
Project Contact: Ryan C. Larsen
Land Pro Group, Inc.
10515 20th Street SE, Suite 202
Lake Stevens, WA 98258
Project Location: 3920 Densmore Road
APNs: 00590700023505 & 00590700024400



Lead Agency: City of Marysville – Community Development Department

Project Description: The applicant is requesting administrative Planned Residential Development (PRD) and preliminary Binding Site Plan approval to construct 29 single-family detached units on 4.15 acres, utilizing MMC Chapter 22C.090 *Residential Density Incentives*, to increase the base density from 20 to 29-units.

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 **MARCH 29, 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 **MARCH 29, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.

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

Date Issued: **March 15, 2023**

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