

# MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
 Office Hours: Mon - Fri 7:30 AM - 4:00 PM ♦ Phone: (360) 363-8100

PROJECT INFORMATION			
<b>Project Title</b>	Groundhog PRD	<b>File No.</b>	PA22-019
<b>Detailed Project Description</b>	<p>The applicant is requesting State Environmental Policy Act review for a Planned Residential Development (PRD) and preliminary Binding Site Plan approval to construct 25 single-family detached units on 4.15 acres, utilizing MMC Chapter 22C.090 <i>Residential Density Incentives</i>, to increase the base density from 24 to 25-units.</p> <p>The subject property has (4) categorize wetlands onsite; (3) Category III and (1) Category IV. With development, the applicant is proposing to fill (2) of the Category III wetlands to accommodate the access road. Wetland buffer width averaging along with various mitigation measures related to direct and indirect impacts are proposed.</p>		
<b>Project Location</b>	5110 83 <sup>rd</sup> Ave NE	<b>APN(s)</b>	00590700010500
<b>Legal Description</b>	Lot 105 of Sunnyside Five Acre Tracts		
	<b>OWNER</b>	<b>APPLICANT</b>	<b>CONTACT</b>
<b>Name</b>	Groundhog Land Development Company, LLC	Joey Ferrick, Groundhog Land Development Company	Neil Latta, Latta Engineering, PLLC
<b>Address</b>	2502 161 <sup>st</sup> Ave SE	2502 161 <sup>st</sup> Ave SE	5970 Birch Point Rd
<b>City, State, ZIP</b>	Bellevue, WA 98008	Bellevue, WA 98008	Blaine, WA 98230
THRESHOLD DETERMINATION			
<b>Lead Agency</b>	<input checked="" type="checkbox"/> <b>City of Marysville</b>		
<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 checked="" type="checkbox"/> This <b>MITIGATED DNS</b> 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: <b>September 2, 2022</b></p>			
SEPA CONTACT			
<b>Name</b>	Emily Morgan	<b>Title</b>	Senior Planner
<b>Phone</b>	360.363.8216	<b>E-mail</b>	emorgan@marysvillewa.gov
RESPONSIBLE OFFICIAL			
<b>Name</b>	Haylie Miller	<b>Title</b>	Community Development Director
<b>Address</b>	80 Columbia Avenue, WA 98270		

  
 Haylie Miller, CD Director

August 19, 2022  
 Date

### ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:

<b>1.</b>	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
<b>2.</b>	Increase in erosion, surface water pollutants, siltation and sedimentation resulting from site preparation and construction.
<b>3.</b>	Increase in demand for police, fire protection, parks and other public services generated because of project development.
<b>4.</b>	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
<b>5.</b>	Increase in vehicular traffic on 83 <sup>rd</sup> Ave NE along with SR-528, 44 <sup>th</sup> St. NE, 87 <sup>th</sup> Ave NE and SR-9, as well as other City streets and arterials in the vicinity.
<b>6.</b>	Change in character of the site from large acre home sites into a suburban medium-density detached single-family development.

### MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

<b>1.</b>	<p>Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.</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>
<b>2.</b>	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 may be undertaken until these parties have agreed upon a process, and no exposed human remains may be left unattended.
<b>3.</b>	Prior to issuing any ground disturbing activity permits, the applicant is required to obtain all necessary permits and approvals from Federal, State and local agencies for the proposed critical areas impacts.
<b>4.</b>	Prior to ground disturbing activities, a final mitigation and monitoring plan shall be approved with proper mitigation measures in place on-site, in accordance with MMC Chapter 22E.010 <i>Critical Areas Management</i> .
<b>5.</b>	Prior to commencement of grading activity, the applicant shall provide certification that the proposed fill materials are clean and suitable for site development.
<b>6.</b>	Prior to final plat approval, proof of purchase for Snohomish Basin Mitigation Bank (SBMB) credits shall be provided to the City of Marysville to ensure adequate mitigation measures for direct and indirect wetland impacts have been addressed.
<b>7.</b>	The applicant shall be required to construct frontage improvements along 83rd Avenue NE and the internal plat road (Road A), 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.
<b>8.</b>	The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 83rd Avenue NE and the internal plat road (Road A) 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.
<b>9.</b>	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 for the development, on a proportionate share cost of the

	future capacity improvements as set forth in MMC 22D.030.070(3). Traffic impact fees shall be vested at a rate of \$6,300.00 per PMPHT.
10.	The joint use auto court (Tracts 995 and 996) providing access to Lots 8-9, 18-20, and 25 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 City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219. A detail of the surfacing of the auto court will be required to be provided on the civil construction plans and approved by the City Engineer.
11.	The existing on-site septic systems shall be abandoned by having the septic tanks pumped by a certified pumper, then having the tops of the tank removed or destroyed and filling the void per WAC 246-272A-0300. Documentation demonstrating completion of work shall be submitted prior to final PRD/BSP approval.
12.	The existing on-site wells shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final BSP/PRD approval.

**APPEALS**

- This 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 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, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **SEPTEMBER 2, 2022**. 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 type="checkbox"/> Arlington (city)	<input type="checkbox"/> US Army Corps of Engineers	<input type="checkbox"/> Health District	<input type="checkbox"/> Olympic Pipeline
<input checked="" type="checkbox"/> Fire District	<input type="checkbox"/> Arlington Airport	<input type="checkbox"/> BNSF	<input type="checkbox"/> Planning	<input type="checkbox"/> Puget Sound Energy
<input type="checkbox"/> Parks	<input type="checkbox"/> Community Transit	<input type="checkbox"/> DAHP	<input checked="" type="checkbox"/> Public Works - Land Development	<input checked="" type="checkbox"/> Stillaguamish Tribe
<input checked="" type="checkbox"/> Police	<input type="checkbox"/> Everett (city)	<input checked="" type="checkbox"/> DOE (Bellevue)	<input type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Tulalip Tribes
<input checked="" type="checkbox"/> PW - Engineering & Transportation	<input checked="" type="checkbox"/> Lake Stevens (city)	<input type="checkbox"/> DOE (Olympia - Env. Review)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> PW - Engineering Services	<input checked="" type="checkbox"/> Lake Stevens SD 4	<input type="checkbox"/> DOE (SEPA Review)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> PW - Operations	<input type="checkbox"/> Lakewood SD 306	<input type="checkbox"/> DOE (Shorelands - G. Tallent)		
<input checked="" type="checkbox"/> PW - Sanitation	<input type="checkbox"/> Marysville SD 25	<input type="checkbox"/> WDFW		
<input type="checkbox"/> PW - Streets	<input checked="" type="checkbox"/> PUD No. 1 (electric)	<input checked="" type="checkbox"/> WSDOT		
<input checked="" type="checkbox"/> PW - Traffic Eng.	<input type="checkbox"/> PUD No. 1 (water)	<input type="checkbox"/> WUTC		
<input checked="" type="checkbox"/> PW - Water Res.	<input checked="" type="checkbox"/> Ziplly	<input type="checkbox"/>		
	<input type="checkbox"/>			