



# MITIGATED DETERMINATION OF NON-SIGNIFICANCE & TRAFFIC CONCURRENCY DETERMINATION

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>	Heart Saved Enhanced Services Facility	<b>File No.</b>	PA22-036
<b>Detailed Project Description</b>	The applicant is requesting commercial site plan approval of a two-story building, housing a 16-bed enhanced services facility on the second floor, and commercial/retail uses on the first, on a 1.01 acre site.		
<b>Site Address</b>	8619 36 <sup>th</sup> Avenue NE	<b>APN(s)</b>	00459600000202
<b>Legal Description</b> (abbreviated)	See File PA22036		
	OWNER	APPLICANT	CONTACT
<b>Name</b>	Heart Saved Adult Family Home, LLC	Heart Saved Adult Family Home, LLC	William Page
<b>Address</b>	6513 82 <sup>nd</sup> Street NE	6513 82 <sup>nd</sup> Street NE	PO Box 665
<b>City, State, ZIP</b>	Marysville WA 98270	Marysville WA 98270	Freeland WA 98249
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 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 type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</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: <b>September 29, 2022</b></p>			
SEPA CONTACT			
<b>Name</b>	Amy Hess	<b>Title</b>	Senior Planner
<b>Phone</b>	360.363.8215	<b>E-mail</b>	ahess@marysvillewa.gov
RESPONSIBLE OFFICIAL			
<b>Name</b>	Haylie Miller	<b>Title</b>	CD Director
<b>Address</b>	80 Columbia Avenue, Marysville, WA 98270		

*Haylie Miller*  
Haylie Miller, CD Director

9/15/22  
Date

<b>ENVIRONMENTAL IMPACTS</b>	
The proposed construction and subsequent use of the property could result in the following adverse environmental impacts	
<b>1.</b>	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
<b>2.</b>	Increase in the amount and rate of storm water runoff and attendant pollutants from the introduction of additional paved and building-roof surfaces.
<b>3.</b>	Increase in demand for police, fire protection, and other public services generated by the resultant 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 36 <sup>th</sup> Avenue NE and 88 <sup>th</sup> Street NE, as well as other City streets and roadways in the vicinity.
<b>6.</b>	Change in character of the site from undeveloped land use to an urban use.
<b>MITIGATION MEASURES</b>	
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>	The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist shall document and assess the discovery. The 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 a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
<b>2.</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, on a proportionate share cost of the future capacity improvements for the development as set forth in MMC 22D.030.070(3). Traffic impact fees shall be vested at a rate of \$2,200.00 per new PM peak hour trip (PMPHT). The estimated impact fee is \$50,600.00. Calculation: (\$2,200 new PMPHT x 23).
<b>3.</b>	The applicant shall be required to construct frontage improvements on 36 <sup>th</sup> Avenue NE. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
<b>4.</b>	The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements for the internal PRD plat roads in accordance with MMC 12.02A.110(1)(c), <i>Dedication of Road right-of-way – Required setbacks</i> . Right-of-way widths and required dedication shall be determined by the City Engineer.
<b>5.</b>	The applicant and contractor shall strictly adhere to the recommendations outlined in the Geotechnical Report from Cobalt Geosciences, dated February 5, 2022, and future supplemental reports and amendments, during construction of the project. Prior to final project approval, the applicant shall provide a letter from the project engineers to verify that the final grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical report and subsequent amendments have been followed; and that all fill has been properly placed.
<b>6.</b>	Pursuant to MMC 22E.010.100(3), a FINAL Critical Areas Enhancement, Monitoring and Maintenance Plan, designed in accordance with MMC 22E.010.160, shall be required to be approved, prior to civil construction plan approval.
<b>APPEALS</b>	
<input checked="" type="checkbox"/> This MDNS 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 29, 2022**. The appeal must contain the items set forth in MMC 22G.010.530. The comment period runs concurrently with the appeal period.

There is no agency appeal.

**DISTRIBUTION**

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (Shane Whitney) <input checked="" type="checkbox"/> LD (Ken McIntyre) <input type="checkbox"/> LD () <input type="checkbox"/> Parks <input type="checkbox"/> Police <input type="checkbox"/> Public Works <input type="checkbox"/> Public Works () <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> Public Works () <input type="checkbox"/>	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water)	<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Olympia - Env. Review) <input type="checkbox"/> DOE (SEPA - Greta Stough) <input type="checkbox"/> DOE (Shorelands - G. Tallent) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC	<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> DHAP <input checked="" type="checkbox"/> Parties of Record

Reviewed by: *Chris*

Prepared by: *Amy*