

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
 Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION			
Project Title	87 th & 40 th PRD	File No.	PA22-040
Detailed Project Description	<p>Application for a Planned Residential Development (PRD) and Binding Site Plan (BSP) with State Environmental Policy Act (SEPA) Review. The applicant is seeking approval to construct a 187-unit townhome development on 14.44 acres, utilizing MMC Chapter 22C.090 Residential Density Incentives, to increase the base density from 10 to 13 units/acre.</p> <p>The project site contains (2) Category III wetlands which are proposed to be filled with development; compensatory mitigation for the direct wetland impacts is proposed to be satisfied through the purchase of credits from the Snohomish Basin Wetland Bank (SBMB).</p>		
Location	4218/4112/4018/3992/NNA 87th Ave NE	Section Township Range	01 29N 05E
APN(s)	00590700021201 / 00590700021202 / 00590700021300 / 00590700022000 / 005907000236000		
	OWNER	APPLICANT	CONTACT
Name	See Property Owners List (Pg.3)	87 th & 40 th Joint Venture	Mike Reid
Address		PO Box 1930	PO Box 1930
City, State, ZIP		Woodinville, WA 98072	Woodinville, WA 98072
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<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 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: November 27, 2023.</p>			
SEPA CONTACT			
Name	Emily Morgan	Title	Senior Planner
Phone	360.363.8216	E-mail	emorgan@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, WA 98270		


 Haylie Miller, CD Director

November 13, 2023
 Date

ENVIRONMENTAL IMPACTS

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

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 40 th Street NE, 85 th Avenue NE and 87 th Avenue NE, as well as other City streets and arterials in the vicinity.

MITIGATION MEASURES

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

1.	<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>
2.	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 shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
3.	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 and mitigation.
4.	Prior to final plat approval, all mitigation measures as proposed in the Biological Evaluation, prepared by Soundview Consultants, dated October 27, 2022, shall be implemented with final approval by Community Development. Security for performance and/or maintenance of the required mitigation and monitoring shall be in strict compliance with MMC 22E.010.160.
5.	Prior to final plat approval and as outlined in the Bank Use Plan, prepared by Soundview Consultants, dated November 2022, proof of purchase for Snohomish Basin Mitigation Bank (SBMB) credits shall be provide to the City of Marysville to ensure adequate mitigation measures for direct and indirect wetland impacts have been addressed.

APPEALS

- This (M)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 (M)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, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., **November 27, 2023**. 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 checked="" type="checkbox"/> Fire District <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens SD 4 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly	<input checked="" type="checkbox"/> US Army Corps of Engineers <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Register) <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input checked="" type="checkbox"/> USDFW	<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works	<input type="checkbox"/> Olympic Pipeline <input checked="" type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes

PROPERTY OWNERS LIST

TPN: 005907000-21201	Haack Partners - Attn: John & Joel Haack 4029 87 th Ave NE, Marysville, WA 98270
TPN: 005907000-21202	Haack Brothers Holdings, LLC - Attn: John & Joel Haack 4029 87 th Ave NE, Marysville, WA 98270
TPN: 005907000-21300	Gumke Estate - C/O Neil Gumke Personal Representative 13233 279 th Ave NE, Granite Falls, WA 98252
TPN: 005907000-22000	Andemoe, LLC - Attn: Brent Kirk, Manager PO Box 66, Everett, WA 98270
TPN: 005907000-36000	John Haack 3922 87 th Ave NE, Marysville, WA 98270