

NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE

File Number: PA22-040
Project Title: 87th & 40th PRD
Applicant: PNW Investors, LLC
Project Contact: Mike Reid, PNW Investors, LLC
PO Box 1930
Woodinville, WA 98072
Project Location: 4218/4112/4018/3992/NNA 87th Ave NE
APNs: 00590700021201 / 00590700021202 / 00590700021300 /
00590700022000 / 005907000236000
Lead Agency: City of Marysville – Community Development Department



Project Description: 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.

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 **NOVEMBER 27, 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 **NOVEMBER 27, 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: **November 13, 2023**

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