

## NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE & TRAFFIC CONCURRENCY DETERMINATION

**File Number:** PA 22-042  
**Project Title:** Sunnyside Village Cohousing  
**Applicant:** Paul Cullen, Sunnyside Village Cohousing  
**Project Contact:** Miles Cook, Schemata Workshop  
**Project Location:** 3121 66<sup>th</sup> Ave NE  
**APN:** 29050300402100  
**Lead Agency:** City of Marysville – Community Development Department



**Project Description:** An application was submitted for a Preliminary Subdivision with Conditional Use Permit and State Environmental Policy Act (SEPA) review for the construction of a 32-lot cottage housing development. The proposed development would include 32-detached single family cottages, ranging from 1,000 to 1,200 sq. ft., along with a 2,779 sq. ft. community house including, a community kitchen, dining hall, and accessory rooms. The property would also include common areas with amenities such as a community garden, orchard, and open space areas.

The subject property contains (3) Category IV wetlands and (1) Category III wetland; a preliminary mitigation plan was provided with application to demonstrate no net loss of ecological function would occur with the proposed development via onsite minimization measures and utilization of mitigation bank credits.

**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 14, 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, 510 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., by **March 14, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.

**SEPA Contact:** Emily Morgan, Senior Planner  
(360) 363-8216  
[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)

**Date Issued:** February 28, 2023

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

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