



NOTICE OF SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT & FLOODPLAIN MANAGEMENT PERMIT APPROVAL, AND 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 Name: Riverwalk

File Number: PA23031

Applicant: City of Marysville
501 Delta Avenue
Marysville, WA 98270

Description: The applicant is seeking approval of a Shoreline Substantial Development (SLP) & Floodplain Development Permit in order to clear and fill the existing City of Marysville Public Works Operations site for a future mixed-use development, which would be approved under separate development permits. The immediate goal is to fill the site above the base flood elevation, environmental restoration and enhancement of the Ebey Slough Shoreline. This work includes partial fill of a Category III wetland and placing a Type F stream in an appropriately sized pipe.

Location: 60 State Avenue and 80 Columbia Avenue

APNs: [See Exhibit 003](#)

Conditions of Approval: The condition of approval are contained in the attached Mitigated Determination of Non-Significance and Shoreline Substantial Development Permit.

Application Materials: The entire case file can be accessed via the following link:
[Riverwalk](#)

Lead Agency: City of Marysville
Community Development Department

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.

SEPA 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 **May 8, 2024**.

Department of Ecology SLP Review: The SLP will be transmitted to the Washington State Department of Ecology for 21-day review, on **May 9, 2024**, unless an appeal is filed in advance of this date.

Appeals: This MDNS may be appealed pursuant to the requirements of [MMC 22E.030.180](#). The Shoreline Substantial Development Permit may be appealed pursuant to [MMC Chapter 22G.010, Article VIII, Appeals](#), and [MMC Chapter 22G.060, Hearing Examiner](#).

All appeals must be accompanied with a filing fee of \$2,500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received no later than **4 p.m., on May 8, 2024**. The appeal must contain the items set forth in [MMC 22G.010.550](#).

SEPA & SLP Contact: Chris Holland, Planning Manager
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Date Issued: April 24, 2024