



ENVIRONMENTAL REVIEW ([SEPA](#)) APPLICATION CHECKLIST

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Washington State Environmental Policy Act, RCW 43.21C

Washington State Administrative Code, WAC 197-11-960 Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

NOTE: The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may

be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments

Submit the original checklist form and one copy of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan (at original drawing size)
3. Site plan (reduced to not larger than 11 x 17-inch size)
4. Conceptual building elevations
5. Conceptual vehicle maneuvering diagram (when applicable)

Submit one (1) copies of the following when appropriate:

1. Wetland Delineation
2. Geotechnical Reports
3. Fisheries Study

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.

Correspondence

Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant**.

Application Format

The application will only be accepted if the original form is used (with typewritten answers in the spaces provided) or the application is reproduced in identical form.

Fees

There is a nonrefundable application fee for all environmental checklists. Submit the fee with the application(s) and make checks payable to the City of Marysville.

Residential (1-9 lots or dwelling units)	\$350.00
Residential (10-20 lots or dwelling units)	\$500.00
Residential (21-100 lots or dwelling units)	\$1,000.00
Residential (greater than 100 lots or dwelling units).....	\$1,500.00
Commercial/Industrial (0 to 2 acres)	\$350.00
Commercial/Industrial (2.1 to 20 acres)	\$750.00
Commercial/Industrial (greater than 20 acres)	\$1,500.00

Pre-application Conference

Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre-application conference may be waived.

The pre-application conference must be conducted prior to the submittal of the environmental checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing

The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals

Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable \$500 Administrative Appeal fee to be submitted with appeal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Sunnyside Village Cohousing

2. Name of applicant: [\[help\]](#)

Sunnyside Village Cohousing

3. Address and phone number of applicant and contact person: [\[help\]](#)

Paul Cullen
6123 NE 185th St
Kenmore, WA 98028
H: 425-486-8612
C: 206-484-8021
paul.cullen@comcast.net

4. Date checklist prepared: [\[help\]](#)

5/12/22

5. Agency requesting checklist: [\[help\]](#)

City of Marysville

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction is expected to begin in 2023. Project completion is expected mid-2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The City of Marysville has future plans to connect the extension of 68th Avenue to Sunnyside Blvd. The Sunnyside Village Cohousing community has no future additions related to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- Critical Areas Assessment Report, Sunnyside Village Cohousing Development, Marysville, Washington. March 16, 2020. Prepared by GeoEngineers.
- Geotechnical Engineering Services, Sunnyside Village Cohousing Development, Marysville, Washington. December 23, 2020. Prepared by GeoEngineers.
- United States Army Corps of Engineers, Jurisdictional Determination, Sunnyside Village Cohousing, NWS-2020-388. Prepared by Amanda Barbieri. July 24, 2020.
- Tree Evaluation, Sunnyside Co-housing Development, Marysville, Washington. January 2020. Prepared by Zsofia Pasztor.

- Wetland Bank Use Plan, Sunnyside Village Cohousing Development, Marysville, Washington. August, 2022. Prepared by GeoEngineers.
- Traffic Impact Analysis, Sunnyside Village Cohousing – Maryville, WA (PreA21-036). Prepared August 17, 2022. Prepared by Transportation Engineering NorthWest.
- Construction Stormwater Pollution Prevention Plan
- Storm Drainage Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

There are no other permit applications pending.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Marysville:

- Land Use Application
- SEPA Determination
- Land Disturbance and Clearing Permit
- Building Permit

Department of Natural Resources

- Forest Practices Permit

Department of Ecology

- Administrative Order

United States Army Corps of Engineers

- Jurisdictional Determination

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The Sunnyside Cohousing Project consists of development of an existing 4.75-acre single residential property with 32 cottages and a common house. The proposed design includes (16) 2-bedroom cottages and (16) 3-bedroom cottages.

Development will also include development of sidewalks/hardscape, parking stalls and access drive lanes, landscaping and community gardens, and new underground utility construction. As part of the construction, 66th Avenue NE will be extended through the property, entering from the north and dead ending on the west as the City has future plans to connect this road to Sunnyside Blvd. A private road will extend west from 66th Avenue towards the stormwater vault in the SE corner of the property and will provide fire access turnaround.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The property address is 3121 66th Avenue NE, Marysville, WA 98270. Section 3, Township 29N and Range 5E of Willamette Meridian. Parcel # 29050300402100.

Legal description: A PORTION OF THE NE1/4 & THE SE1/4, OF THE SE1/4 SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON.

Project Plans are attached as Attachment 1.

B. ENVIRONMENTAL ELEMENTS [\[HELP\]](#)

1. Earth

a. General description of the site [\[help\]](#)
(**bold/italicize**): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The existing site topography is flat (<1%), sloping gradually down towards the south.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Mapped soils from USDA NRCS shows one soil type across the property: Tokul gravelly medial loam (0 to 8 percent slopes).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no visual surface indications of unstable soils and the City of Marysville Critical Areas map does not identify any unstable soils on or near the project site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Approximately 6,340 CY of material will be excavated for the total project. The total excavation volume is associated with the following elements: parking, roadway, sidewalk, Common house, cottages foundations and stormwater facility.

Approximately 4,960 CY of fill will be placed for the total project, consisting of gravel base, crushed surfacing top course, concrete walkways, and topsoil. The contractor will determine the local source of fill; WSDOT approved sources will be used.

These cut/fill figures do not include the wetland areas - see #3(a)(3)

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Some erosion could occur during construction if there were concurrent heavy rain storms. However, erosion potential will be minimized through implementation of Best Management Practices (BMPs) and any additional erosion control measures required by regulatory agencies. See Section B.1.h below for further detail.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Impervious surfaces areas after construction are anticipated at 1.91 acres which include buildings, roads and cottage pathways, equating to a 40% surface area of the total project site. The remaining 60 percent is pervious surface areas which include forest and grass.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

A construction Stormwater Pollution Prevention Plan (SWPPP) will be prepared as a part of the NPDES Construction Stormwater General Permit (CSWGP) requirements for the project and a Temporary Erosion and Sediment (TESC) plan will be prepared as part of the final construction drawings for the project. The SWPPP will be prepared based on the requirements set forth in the 2012 Stormwater Management Manual for Western Washington, as amended in December 2014.

The SWPPP will provide erosion and sediment control information, locations where BMPs will be implemented, and requirements that the contractor will follow during construction. During site preparation and construction, exposed soils will be kept to a minimum and management measures will be implemented to minimize and control sediment and erosion. BMPs such as construction fencing, silt fence, covered stockpiles, stabilized construction entrance, straw wattles, and/or triangular silt dikes will be implemented as applicable to contain sediment and prevent discharge off site.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

It is anticipated that during construction, there will be emissions from internal combustion engines associated with construction vehicles and other construction equipment emissions. No other emissions to the air will result from this project.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

The project will not be affected by off-site sources of emissions or odors.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Construction activities will utilize the proper precautions to minimize dust emissions. Potential minimization actions include, the use of water, reducing vehicle speeds, vehicle cleaning prior to exiting the site to prevent track-out of mud or dirt onto paved public roadways, and sweeping/vacuuming.

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes, there are three wetlands (Wetland A, B, and D) on site and one wetland buffer from an offsite wetland (Wetland C). See the attached Critical Areas Assessment Report (GeoEngineers 2020) for further details.

We requested a United States Army Corps of Engineers (USACE) Jurisdictional Determination (JD) regarding the three onsite wetlands (Wetland A, B and D) as they have no surface water connection to other streams and wetlands. Per USACE JD letter received on July 24, 2020, the onsite wetlands are non-jurisdictional with USACE. The USACE JD letter and attachments are included with this submittal. Wetland C is still jurisdictional as it has surface water connections.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, the project proposes to completely fill Wetlands A, B and D. See attached Critical Areas Assessment Report (GeoEngineers 2020), Project Plans, Mitigation Bank Use Plan (GeoEngineers 2022) for additional information.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

See below for a summary of the wetland impacts related to fill. The contractor will determine the local source of fill; WSDOT approved sources will be used.

Wetland	Area of Fill	Cut & Fill Volumes (CY)
Wetland A	0.0197 acres (860 SF)	6 CY cut (no fill)
Wetland B	0.298 acres (13,000 SF)	2 CY cut 315 CY fill Net 313 CY fill
Wetland D	0.024 acres (1,050 SF)	2 CY cut 11 CY fill Net 9 CY fill

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

The project does not involve any surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, the proposal does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

An existing groundwater well on the property currently used for gardening will be maintained and used after project completion. All stormwater generated on site will be treated on site. See attached Flow Control and Water Quality Design Approach Memo (MIG 2022) for further details.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

The project does not include any discharge of waste materials into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

See attached Flow Control and Water Design Approach Memo (MIG 2022) for details on proposed stormwater design. Treated stormwater will be discharged via a pump system to a dispersal trench where it will sheet flow to the east.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No, it is not anticipated that waste materials will enter ground or surface waters as a result of the proposal.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This project will not affect drainage patterns in the vicinity of the project as the proposed stormwater design will discharge treated waters back into the watershed via sheet flow to the east towards an adjacent, off-site stream.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

As described in Section B.1.h, measures to reduce potential stormwater runoff impacts during construction will include implementation of a SWPPP and BMPs. Spill kits with absorbent materials will be located on site to address small spills of oil, fuel, hydraulic fluids and other pollutants during construction, if they occur.

4. Plants [\[help\]](#)

- a. **Bold/Italicize** the types of vegetation found on the site: [\[help\]](#)

deciduous tree: **alder, maple**, aspen, other: **poplar, birch**

evergreen tree: **fir, cedar, pine**, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, **buttercup**, bullrush, skunk cabbage, other:

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

All existing trees outside of the wetland buffer boundary associated with Wetland C will be removed as part of the construction activities. These trees consist of a mix of deciduous and coniferous species. Based on a 2020 tree survey (Pasztor 2020), a total of 111 significant trees occur at the site and many of these trees are in poor condition because they are growing too close to one another. Approximately 90 trees will be cleared from site development which equates approximately to 11,700 board feet of timber cut. The site was previously logged and the existing trees are a combination of naturally propagated volunteers and saplings installed by previous owners.

See attached Tree Evaluation (Pasztor 2020) for further details.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered species occur at or near the site. See attached Critical Areas Assessment Report (GeoEngineers 2020) for further details.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

See attached Landscaping Plan (Nakano 2022) for further details on proposed landscaping design.

- e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry (*Rubus armeniacus*) and Japanese knotweed (*Polygonum cuspidatum*) both occur at and adjacent to the site.

5. Animals

- a. ***Bold/Italicize*** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: **hawk**, heron, **eagle**, **songbirds**, other:

mammals: **deer**, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered species occur at or near the site. See attached Critical Areas Assessment Report (GeoEngineers 2020) for further details.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is within the Pacific Migratory Flyway, which is a flight corridor for waterfowl and other avian fauna migration. The Pacific Flyway extends from Alaska to Mexico and South America.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

No high quality wildlife habitat will be disturbed as part of this project. Impacted wetlands (Wetland A, B and D) provide low levels of functions (Category IV), have low habitat scores (4 points), have no habitat interspersion and provide moderate water quality improvement functions. See attached Critical Areas Assessment Report (GeoEngineers 2020) for more details on existing site conditions and the Mitigation Bank Use Plan (GeoEngineers 2022) for more details on proposed wetland mitigation.

- e. List any invasive animal species known to be on or near the site.

None known, however invasive American bullfrogs (*Lithobates catesbeianus*) may occur in the adjacent wetland feature (Wetland C), and house cats, European starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*) and eastern gray squirrel (*Sciurus carolinensis*) likely occur at or near the site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity will be used on the project site and powering construction tools and pumps during construction. Vehicles and construction equipment will use diesel and gasoline as fuel. Upon project completion, electricity will continue to be used for powering the new housing. No natural gas is proposed.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The project will not affect potential use of solar energy on adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The design will meet the 4-Star Built Green certification which indicates a 20 percent energy use improvement above the current Washington state energy code.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

There is the potential for minor fuel or oil spills, from construction equipment or vehicles, to occur during construction. The likelihood of a spill is low. In the event of a potential spill the effects would be minimized and mitigated through implementation of an on-site spill prevention plan and response strategy that has been. These spill response materials will be available for use during site construction.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

In the event of a fuel or oil spill from construction equipment or vehicle spill response materials will be available for use. If contaminated soils are identified, all applicable facility, local, state and federal requirements for management and/or disposal will be implemented.

- 4) Describe special emergency services that might be required.

Special emergency services will likely not be required for the project. Emergency services currently available to support the facility (e.g., emergency medical, fire response, security personnel) will continue to serve the site.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Health and safety risks associated with project construction will be discussed during pre-construction meetings with contractors and personnel associated with the project. The requirements associated plans and protocols associated with health, safety and spill prevention/response must be followed by all contractors and their personnel.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Existing noise from the surrounding area will not affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Construction noise will occur on a short term basis during daylight hours. It is expected that any noise generated by project development will be non-disruptive and within the range of normal activities.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

This project will meet the noise requirements established by applicable local and state regulations. The project will also employ the use of standard manufacturer's equipment (e.g., mufflers on engines, intake silencers, engine enclosures). No further measures are proposed.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Current use of the site is a single residential home with garden space. The project will not change current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, not applicable.

- c. Describe any structures on the site. [\[help\]](#)

Existing structures include a single residential home, shed, garage and portable greenhouse.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes, all structures will be demolished as part of the site redevelopment.

- e. What is the current zoning classification of the site? [\[help\]](#)

R4.5SFM

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

R4.5 Single Family Medium

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, there are three wetlands (Wetland A, B, and D) on site and one wetland buffer from an offsite wetland (Wetland C). See the attached Critical Areas Assessment Report (GeoEngineers 2020) for further details.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The proposed site plan includes 32 cottages, (16) 2-bedroom cottages and (16) 3-bedroom cottages as part of the completed project. Approximately 50 people are anticipated to reside within the community once the project is complete.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

The current residence at the property is occupied by one family and will require them to relocate. However, the result of this project is an increase of higher density affordable housing than what currently occurs at the site.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed cottage housing development is consistent with existing (residential) land uses. Higher density affordable housing is compatible with this area as it is growing rapidly.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

A total of 32 units will be provided. Of these, 16 units will be 2-bedroom cottages and the remaining 16 will be 3-bedroom units. The approximate cost of these cottages is anticipated to be approximately \$575,000 (middle range housing costs).

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

A single middle range residence occurs on the existing property. It will be removed as part of the development of the cottage community.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The tallest height is approximately 24 feet. Principal exterior building materials consist of fiber cement siding. See attached cottage and accessory structure elevations which include the proposed building colors and materials.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views will be altered or obstructed as part of this project.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Parking lot areas are centralized and outside of the main cottage clusters to enhance the connections between the cottages. Waste enclosure area is outside of the main cottage areas to increase aesthetic look of the community.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Street lighting is required per City code. The exact timing of the street lights has not been determined at the time of this submittal but is anticipated to occur in the evening to promote safety.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No proposed lighting will create safety hazards or interfere with views. Lighting levels will be appropriate for the location of their use and not be aimed to create a hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None occur.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Proposed lighting will be provided at consistent levels to provide safe use of public and parking lot areas.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

There are limited designated recreational opportunities to the site but two parks, Olympic View Park and Deering Wild Flower Acres provide designated recreational opportunity nearby. Informal opportunities in the immediate vicinity include sidewalks.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, this project will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Maximizing space for recreational gardening was an intentional component of the design process and an activity that many of the future residents of the cottages will participate in as a community. Walking paths, a play area, common house and other opportunities for recreation are included in the design. See attached Site Plan for more details.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

There are no known buildings, structures or sites located within or adjacent to the project site that are listed on, or eligible for listing on, national, state, or local preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

There are no known landmarks or evidence of historic, archaeological, or cultural importance located within or adjacent to the project site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

No formal evaluation of potential impacts to cultural and historical resources at or near the project site have been performed. During the pre-application, there were no comments made by the Tulalip Tribes regarding cultural resource concerns related to the project. Based on historic activities of the property (logged and used as pasture) it is unlikely that cultural and historic resources occur at the site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

An Archaeological Monitoring and Inadvertent Discovery Plan (IDP) has been developed for the project and will be implemented during project construction. Should archaeological resources (e.g. animal remains, stone tools) be observed during project activities, all work in the immediate vicinity should stop, and the area should be secured. The Washington State Department of Archaeology and Historic Preservation (Gretchen Kaehler, Snohomish County Archaeologist 425-388-3432) and the Tulalip Tribal Historic Preservation Office (Richard Young, 360-716-2652; ryoung@tulaliptribes-nsn.gov) should be contacted immediately in order to help assess the situation and to determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources is required.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The project includes an extension of 66th Avenue NE into the development as part of future plans by the City of Marysville to connect the street with Sunnyside Blvd. This will serve as the main access into the new development. Once the extension of 66th Avenue NE is connected with Sunnyside Blvd, that will provide an alternative access to the cohousing community development. However, there is no timeline known for when the connection of 66th Avenue NE and Sunnyside Blvd may occur. See attached Site Plan for details.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

There is no public transit near the development. The nearest transit stop is along SR-9 approximately 2.2 miles away to the east.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The development includes parking stalls for 64 cars. There are no formal parking spaces as part of the current residence, however it assumed that at least two cars associated with the current home based on the size of the residence.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Yes, the proposal includes an extension of 66th Avenue south into the development as the City of Marysville has future plans for connecting 66th Avenue South with Sunnyside Blvd. A private road is also proposed to extend off 66th Avenue South to the east to provide access to cottages at the south end of the property and fire access turnaround space.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No, none of these types of transportation are near the project.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume

would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

A Traffic Impact Analysis prepared for the site by Transportation Engineering NorthWest and their memorandum is included as part of this submittal (TEN 2022). Based on this analysis, approximately 293 net new weekly vehicular daily trips with 21 trips (6 in, 15 out) occurring during the weekday AM peak hour and 31 vehicular trips (19 in, 12 out) occurring during the weekday PM peak hour. Trip generation estimates associated with the proposed project for weekday daily and the AM peak hour were based on trip rates documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition for Land Use Code (LUC) 210 (Single-Family Detached Housing). See attached report for further details.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Potential measures for mitigating construction traffic may include:

- A staggered construction work day allowing adjacent residences to leave at their standard time and put all other traffic associated with construction activities into a different time period, thus spreading traffic out over a longer span of time and reducing impacts of construction traffic in neighboring areas.
- During periods of peak construction traffic have construction flaggers located at intersections.
- Design construction haul route(s) that minimize or avoid use of heavily traveled roadways.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, this project will result in an increased need for public services to the site as it will increase the number of structures and people living within the parcel boundaries compared to existing conditions.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Development will include installation of fire hydrants, approved turnaround for fire access and include evaluation to ensure adequate fire flow shall be provided to the fire hydrants. This will bring new service into the development to ensure adequate coverage of public safety to the new development. All units will be constructed with fire alarm systems and residential sprinkler installations which will protect the newly constructed dwellings and their residents.

16. Utilities

- a. **Bold/Italicize** utilities currently available at the site: [\[help\]](#)

Electricity
natural gas

water
refuse service
telephone
sanitary sewer
septic system
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity, water, refuse service, data/communications, and sanitary sewer.

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Paul Cullen

Print name of signee: Paul Cullen

Position and Agency/Organization: Development liaison, Sunnyside Village Cohousing / King Creek LLC

Date Submitted: 8/19/2022

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[HELP\]](#)

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.