



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 six (6) copies (for a total of seven (7)) along with seven (7) copies 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 four (4) 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: [\[help\]](#)

Brodie Preliminary PRD Subdivision.

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

JM1 Holdings, LLC.

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

**JM1 Holdings, LLC
10515 20h St SE. STE 101
Lake Stevens, WA 98258**

CONTACT

**Land Pro Group, Inc.
Ryan C. Larsen, VP Land Development
10515 20th St SE, STE 202
Lake Stevens, WA 98223
(360) 631-1820
rlarsen@landprogrp.com**

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

June 27, 2022

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

City of Marysville.

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

- **Apply for preliminary binding site plan / planned residential development approval Winter (February) 2023.**
- **Complete Land Use Approvals Spring 2023.**
- **Complete Engineering Approvals Spring 2023.**
- **Begin clear and grade in spring/summer of 2023.**
- **Complete site work Fall/early winter 2023.**
- **Complete final plat recording Winter (January) 2024.**
- **Begin home construction Winter / Spring 2024.**
- **Complete home construction during 2025.**

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

None at this time.

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.**
 - **Geotechnical Report**
 - **Traffic Study.**
 - **Drainage Report.**
 - **SWPPP**
 - **Preliminary Technical Information Report (TIR).**
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. [\[help\]](#)
None.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
- **Subdivision ~~Binding Site Plan~~ / Planned Residential Development Approval.**
 - **Final Plat Approval.**
 - **SEPA threshold determination**
 - **Rezone**
 - **Preliminary Civil engineering plan approval for all site improvements**
 - **Construction Plan Approval**
 - **Water and Sewer plan approval**
 - **Snohomish County PUD Electric Plan approval**
 - **Gas approval**
 - **National Pollutant Discharge Elimination System General Permit**
 - **Storm Water Pollution Prevention Plan**
 - **Grading permit**
 - **Right-of-Way Use permit**
 - **Road closure permit**
 - **Haul route permit**
 - **Traffic control plan**
 - **Rockery permits**
 - **Vault permit**
 - **Building permit**
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 existing site consists of one parcel that is approx. 10.01 acres. The eastern boundary of the site abuts Highway 9 and the southern boundary of the site abuts 60th St NE. The western boundary is

constrained by a wetland and to the north lies both a church property and the city's water tower.

The proposal is for a 45-lot subdivision for detached single-family homes utilizing the Subdivisions PRD standards found in MMC 22G.080. Applicant is seeking to rezone to R-18 nearly 10 acres that is currently zoned Community Business- Whiskey Ridge. This property is located in the Whiskey Ridge Master Plan area of the City of Marysville.

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. [\[help\]](#)

Snohomish County Parcel Number 300525-003-039-00, 300525-003-038-00 and 300525-003-023-00

Site Address: 8703 60th St NE and two other parcels, Marysville, WA 98270. Geographically the site is located SW of the intersection of Highway 9 and Highway 528 behind the property owned by the City of Marysville.

Legal Description:

PARCEL A: (APN 300525-003-023-00)

LOT 2, SNOHOMISH COUNTY SHORT PLAT NO. SP-348 (11-81), RECORDED UNDER RECORDING NO. 8207290183, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B: (APN 300525-003-038-00)

LOT 3, SNOHOMISH COUNTY SHORT PLAT NO. SP-348 (11-81), RECORDED UNDER RECORDING NO. 8207290183, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C: (APN 300525-003-039-00)

LOT 4, SNOHOMISH COUNTY SHORT PLAT NO. SP-348 (11-81), RECORDED UNDER RECORDING NO. 8207290183, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Please see vicinity map and legal description submitted with the Preliminary PRD Subdivision plans submitted with the land use application.

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 site slopes downward from east to west at magnitudes of 5 to 30 percent and relief of about 70 feet. The southwest portion of the site is nearly level. Most of the site has slopes of 15 to 25 percent magnitude. This area and all immediately surrounding areas is deemed to structurally stable.

Please refer to the geotechnical report and the preliminary subdivision application for additional information.

- 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. [\[help\]](#)

The Geologic Map of the Lake Stevens Quadrangle, indicates that the site is underlain by Vashon Glacial Till. Vashon Glacial Till includes mixtures of silt, sand, clay, and gravel. These materials are usually impermeable and are typically dense to very dense below a weathered zone. The explorations encountered approximately 6 to 12 inches of vegetation and topsoil underlain by approximately 2 to 5.5 feet of loose to medium dense, silty-fine to medium grained sand trace to with gravel (Weathered Glacial Till). These materials were underlain by dense to very dense, silty-fine to fine grained sand trace gravel (Vashon Glacial Till), which continued to the termination depths of the explorations. We note that areas in the western half of the site are more gradational to sandy silt with gravel.

Please refer to the geotechnical report and the preliminary PRD Subdivision application for additional information. No portions of the site are of long-term agricultural significance.

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

There are no indications or history of unstable slopes on the Subject Property or in the immediate vicinity of the Subject Property.

- 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. [\[help\]](#)

As part of the PRD, portions of the easterly 2/3 of the site will be excavated and cut, in addition to the soil excavated from the area where the storm detention vault is located in the NW corner of the subject property. Approximately 45,000 cubic feet of cut and of 32,000 cubic feet of fill is proposed. The source of import fill is not identified as of the date of publishing this SEPA checklist.

The soil from said on-site cut(s) and excavation will be placed and compacted in the westerly subject Please refer to the preliminary engineering plan set for the proposed grading and filling of the Subject Property.

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

The site's topography and slopes are deemed stable by a licensed and qualified professional geotechnical engineer. There is a very low probability of erosion occurring as a result of clearing, site improvement, construction or use. To ensure that no probability of erosion will occur, the Applicant will comply with all aspects of the City's erosion control and conditions of preliminary subdivision approval and site improvement construction drawing approval.

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

Approximately 199,940 sf of the site will be covered with impervious surfaces, or 45.9%. Please refer to the cover page of the preliminary engineering plans attached to the preliminary PRD Subdivision application.

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

Comply with all conditions of approval and erosion control conditions set forth in the Preliminary PRD Subdivision approval and all approved site improvement construction plans.

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. [\[help\]](#)

The project will create temporary emissions to the air during site improvement and housing construction normal and typical with project of similar type and size. These emissions to the air may include dust, pollen, and exhaust from site improvement equipment. Approximate quantities are not known or quantifiable.

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

There are no known sources of off-site emissions or odors that may affect the proposal.

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

Comply with dust control measures or conditions of approval; comply with hours of construction as set forth within City regulations.

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. [\[help\]](#)

There are no known surface water bodies or streams known to exist near or in the immediate vicinity of the site.

- 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. [\[help\]](#)

No.

- 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. [\[help\]](#)

None.

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

The PRD will not require or result in surface water withdrawals or diversions.

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

The subject property is not located 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. [\[help\]](#)

The PRD will not involve, create or result in the discharge of waste materials to surface waters.

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. [\[help\]](#)

The PRD will not create withdrawal of groundwater from a well for any purpose.

- 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 PRD will not result in waste material being discharged to the ground from any source.

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. [\[help\]](#)

The PRD will create sources of surface water run-off from a) the roofs, driveways and walkways of single-family homes; and b) from the streets constructed on site. Both sources of surface water run-off will be collected and flow westerly to the storm detention vault in the NW corner of the subject property, for water quality treatment and flow control purposes.

From this location, the surface water emanating from the underground storm detention vault will be released to west side to the on-site wetland.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

[\[help\]](#)

The PRD will not result in waste materials entering ground or surface waters.

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

The proposed PRD does not alter or otherwise affect drainage patterns in the vicinity of the Subject Property.

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

Comply with all aspects and conditions of preliminary PRD Subdivision approval and site improvement construction plan approval. Surface water runoff from improved site areas will be collected and conveyed to onsite detention and/or water quality treatment facilities prior to discharge to downstream systems. Typical construction BMP measures including silt fence, sediment traps, and interceptor ditches will be implemented across the site and in conjunction with the installation of all onsite and offsite improvements.

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

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

deciduous tree: ***alder***, maple, aspen,

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

other ***shrubs; blackberrys; ferns***

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

The property is mostly undeveloped and vegetated with grasses, blackberry vines, ferns, ivy, understory and variable diameter trees. Please refer to the boundary and topographic survey and the preliminary PRD application to verify this information.

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

All existing vegetation is proposed to be removed as part of site improvement. Vegetation within the critical areas and associated buffer shall not be removed, except to invasive species as part of an approved buffer mitigation plan.

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

No threatened or endangered species are known to exist on or near the subject property.

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

The landscaping plan proposes use of native sustainable plants where appropriate.

Please refer to the landscaping plan and the preliminary PRD Subdivision application for additional information.

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

Isolated patches of Himalaya blackberry (a non-native species) exist on and near the subject property in upland locations. The site also contains dandelion and other misc. non-native species and noxious weeds normal and typical in this are of Snohomish County and the City of Marysville.

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 _____

The site is visited by hawks, crows and song birds normal and typical to the City of Maryville and nearby environs. The site has no amphibious or fish-bearing habitat. No mammals have been observed on or near the subject site other than species normal and usual to semi-suburban large lot residential use, such as occasional deer, moles, coyote, etc.. The site may have some rodents associated with the older out-buildings existing on the site.

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

Washington State Department of Fish and Wildlife does not identify any threatened or endangered species associated with this site. Bald eagles are known to use the areas around Lake Stevens, but no roosting or breeding sites are mapped within proximity to the subject property.

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

Western Washington is in the migration path of a wide variety of non-tropical songbirds, waterfowl, including many species of geese. The site is not known to be part of any specific migration route but is located within the Pacific Flyway.

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

None proposed.

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

There is the potential that rodents such as field mice exist in and around the existing older out-buildings; this is not verified.

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. [\[help\]](#)

Following development of single-family homes, the site will utilize the following types of energy: electrical and natural gas.

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

To the best of the applicant's knowledge, the developed PRD will not affect the potential use of solar energy by 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: [\[help\]](#)

Comply with energy code requirements in the construction of all new residential structures constructed on the site.

Environmental health

- d. 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 are no environmental health hazards that are known to have a probability of occurrence as the result of the subdivision of the subject property.

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

The applicant is unaware of any known contaminants or possible on the subject property resulting from present or prior / past uses.

- 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.

There are no known existing hazardous chemicals or conditions on the subject property that may affect the PRD. The applicant is aware that natural gas transmission mains exist in the general vicinity of the subject property (west of the site on 83rd Ave NE.

- 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.

To the best of the applicant's current knowledge, no toxic or hazardous chemicals are planned to be stored, used, or produced during the subdivision's development or construction or thereafter.

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

The subdivision will result in the normal and typical use of special emergency services for similar size single family subdivisions in the City of Marysville, such as police, fire and medical aid.

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

State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be in areas where a spill could be quickly contained and where the risk of hazardous material entering surface water is minimized. Hazardous material containment equipment will be located onsite.

e. Noise

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

There are no known noises in the immediate vicinity of the subject property that may affect the subdivision or use thereof, excepting vehicular traffic noise from State Route 9 at various times during the day.

- 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. [\[help\]](#)

The project will create short term noise associated with construction of site improvements and single-family residences in a subdivision of similar size in the City of Marysville.

Following construction of site improvements and single-family residences, the site will create the normal and usual amount of noise associated with single family residential subdivisions and the vehicular traffic accessing same.

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

Working during allowable construction hours as allowed per City code. Standard construction procedures would be used in the remediation and building construction process. Construction would be done in accordance with the City of Marysville Noise Ordinance.

7. 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. [\[help\]](#)

The current use of the site is vacant.

West - Residential – residential/vacant

North - Church/water tower

East - ROW of SR9

South - ROW of 60th St NE

The PRD may have short term effect on the land uses on adjacent properties during site improvement and building construction.

- 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? [\[help\]](#)

To the best of the applicant's knowledge, the site has not been used for either working farmlands or working forest lands. No agricultural or forest land of long-term significant will be converted to other uses as a result of the subdivision. No acres of farmland or forest land tax status will be converted to non-farm or non-forest use.

- 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:

The PRD will not affect or be affected by surrounding working farm or forest land; nor will the proposal affect or be affected by farm or forest land business operations.

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

The existing structure on site is a cell tower. Please see boundary and topographic survey.

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

No structure will be demolished as part of this application.

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

City of Marysville CB, however a separate rezone is proposed to R 18 within the Whiskey Ridge Subarea.

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

CB (Community Business) within the Whiskey Ridge Subarea.

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

There is no shoreline master program designation for the subject property; it is not located near a shoreline.

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

Critical areas are located on-site along the western boundary of the site. Per the Critical Area Report prepared by Wetland Resources, Inc., there are critical areas onsite. Critical Areas are summarized as follows. Three on-site wetlands (Wetlands A, B, and C) and one off-site wetland (Wetland D) were observed during the site investigation. Wetlands "A" is a Category II and Wetlands "B" and "C" are a Category III. The off-site wetland "D" is a Category II. See Critical Area Report for further information. See critical areas assessment.

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

Assuming approval of forty-five (45) single family building lots and 2.5 persons per residential structure, approximately one hundred twelve and one-half (112.5) people are anticipated to reside in the completed subdivision.

It is not known and cannot be forecasted with accuracy as to how many of these people may or may not work from home.

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

No persons reside on the property at this time; thus no people will be displaced.

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

None.

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

Comply with the regulations to which the PRD application is vested to and all conditions of approval of preliminary PRD approval.

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

The subject property is not located adjacent to or near agricultural or forest lands of long-term commercial significance. Therefore, no measures or approval conditions are necessary to ensure compatibility with same, as no nexus exists between the proposed subdivision and agricultural or forest lands of long-term commercial significance.

8. Housing

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

The proposal will result in a total of forty-five (45) housing single family residential housing units, of middle-income nature.

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

None.

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

Comply with all conditions of preliminary PRD Subdivision approval; specifically, the additional number of housing units created by the subdivision of the Subject Property.

9. Aesthetics

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

Structures to be constructed as a result of the preliminary PRD Subdivision approval will have a height not to exceed the maximum prescribed under the City of Marysville zone that the Subject Property is located within (i.e., 45 feet).

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

No views in the immediate vicinity will be altered or obstructed as a result of the subdivision of the Property.

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

Comply with terms of preliminary PRD Subdivision approval.

10. Light and glare

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

The PRD and constructed buildings therein will create or produce the normal and usual type of light and glare associated with a single-family subdivision of similar size and type in the City of Marysville. Light and glare may occur during evening hours or as reflected from windows during daylight hours and applicable weather conditions.

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

Light or glare from the finished Project are not anticipated to be a safety hazard or interfere with views.

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

There are no known sources of light or glare in the vicinity of the Subject Property that may affect the PRD Subdivision or the use of building lots thereon.

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

Comply with design guidelines for construction of residential structures within the Whiskey Ridge subarea, as determined applicable.

11. Recreation

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

There are no direct recreational opportunities in the area, however the Centennial Trail lies to the northeast of the site and the Foothills Park is to the west of the site. Parkside Way Park and Jennings Park is the west on 64th Ave NE. The Bayview Trail is to west on 83rd Ave NE and connects into the Centennial Trail to the North/East.

No other designated recreational opportunities are known to exist in the immediate vicinity of the Subject Property other than recreational tracts associated with other subdivision development.

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

The development of the site 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: [\[help\]](#)

Comply with all terms of preliminary PRD Subdivision approval.

12. 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 on or near the subject property that are over 45 years old and are listed or eligible to be listed for 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 landmarks, features, or other evidence of Indian or historic use or occupation of the subject property, including but not limited to human burials or old cemeteries. There is no material evidence, artifacts, or areas of cultural importance known to be on or near the subject property. No professional studies have been conducted at the site or researched to identify such resources.

- 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. [\[help\]](#)

Review of City of Marysville published documentation, including but not limited to the Comprehensive Plan, Whiskey Ridge Subarea Plan, City codes and regulations.

- 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.

Construction would be temporarily halted should evidence of historic, archeological, scientific, or cultural importance be discovered.

13. 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 subject property is located north of 60th St NE and west of Highway 9. Access to the site is to 60th St NE and the new north/south road will stub to the north property line.

- 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? [\[help\]](#)

Site is served by Community Transit route 209 (along State Route 528), and 222 (along 83rd Ave NE and then State Route 528). The closest stop is approximately a mile north on State Route 528. Both routes connect to bus stations in Lake Stevens that allow riders to transfer to other buses that can connect to Everett and places north in Skagit County and south into King County.

- 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 completed project is anticipated to have a total of one hundred eighty (180) parking spaces (including garage parking) located on building lots, assuming an average of 4 parking spaces per single family building and a total of forty five (45) approved buildings lots.

- 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). [\[help\]](#)

The PRD would be require to complete ½ street frontage improvements along 60th St NE and will require to repair 60th St NE from the site to 83rd Ave NE due to waterline and sewerline installation. The PRD will not create any other need for new improvements to existing roads, streets, pedestrian, bicycle or state transportation improvements.

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

The PRD will not occur in the immediate vicinity of water, rail or air transportation.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The completed subdivision will generate approximately 424 new daily vehicular trips, and an average of approximately 32 AM Peak Hour Trips and 45 PM Peak Hour Trips.

- 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.

The subject property is not located near agricultural or forest land. Therefore, the project is not anticipated to interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets adjacent to or near the Subject Property.

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

Comply with mitigation measures and conditions of preliminary PRD Subdivision approval.

14. 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. [\[help\]](#)

The project may result in an incremental need for public services (such as fire protection, police protection, public transit, health care, schools, etc.) normal and typical with other recent subdivisions in the Whiskey Ridge Subarea of the City of Marysville.

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

Comply with mitigation measures and conditions of preliminary PRD Subdivision Approval.

15. 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:	Snohomish County PUD
Water:	City of Marysville
Sanitary Sewer:	City of Marysville
Telephone/Cable:	Ziplay Fiber/Comcast/Astound
Natural Gas:	Puget Sound Energy
Refuse:	City of Marysville

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: 

Print name of signee: Ryan C. Larsen

Position and Agency/Organization: VP Land Development

Date Submitted: June 29, 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?

The proposal is to rezone approximately 10 acres from Community Business-Whiskey Ridge to R-18. This rezone is in line with the residential zoning directly to the west where development has already taken place.

This non-project proposal is not likely to directly increase discharge to water, emissions to air, etc. Any future site-specific development proposal would be required, unless exempt from WAC 197-11-800 or city code, to complete a project level SEPA review to address impacts that future proposal might have on discharge to water, emissions to air, etc.

Proposed measures to avoid or reduce such increases are:

None proposed. Any future site-specific development proposal would be required, unless exempt from WAC 197-11-800 or city code, to complete a project level SEPA review.

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

This proposal is not likely to affect plants, animals, fish or marine life. The area proposed for the rezone is within an urban growth area (UGA) and has been designated and zoned for urban development within a 20-year comprehensive plan.

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

Project Action Rezone and Subdivision

None proposed. This proposal is a ~~non-project action~~. Any future site-specific development proposal would be required, unless exempt under WAC 197-11-800, to complete a project level SEPA review.

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

Project Action Rezone and Subdivision

The proposal is not likely to deplete energy or natural resources. The proposal is a ~~non-project action~~ to change the zoning designation. Future development of this site has been anticipated in local and regional land use plans and will occur in some form regardless of the land use designation or zoning. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review.

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

Project Action Rezone and Subdivision

None proposed. This is a ~~non-project action~~ and would not have any direct impacts on energy conservation or natural resources. Any future site-specific development would be required, unless exempt by WAC 197-11-800 or city code, to complete a project level SEPA review.

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?

Project Action Rezone and Subdivision

This proposal is a ~~non-project action~~ and not likely to directly use or affect environmentally sensitive areas or areas designated for government protection. Future development of this site has been anticipated and planned for in local and regional land use plans and development will occur in some form regardless of the land use designation or zoning. Any future site-specific development proposal would, unless exempt by WAC 197-11-800, be required to complete a project level SEPA review.

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

Project Action Rezone and Subdivision

None proposed. The proposal is a ~~non-project action~~ to change land use. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review and comply with local regulations pertaining to protection of sensitive areas. The City's code establishes regulations to protect environmentally sensitive areas based on the type of sensitive area and not the type of land use designation and zoning.

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?

The proposal is not likely to affect land and shoreline use nor allow or encourage land or shoreline use incompatible with existing plans. The proposed land use designation and zoning are consistent with the adjacency of other land use and zoning designations in the immediate area.

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

Project Action Rezone and Subdivision

None proposed. This is a ~~non-project action~~ and does not directly affect any designated shorelines. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review and comply with local regulations pertaining to protection of sensitive areas or shorelines, if any.

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

Project Action Rezone and Subdivision

This proposal is a ~~non-project action~~. However, the change in land use may alter future demands on transportation, including changes in the volume, type and timing of vehicular trips and/or the use of available transportation alternatives in the area, including Community Transit Route 209 and 222.

Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review and complete a transportation impact analysis (TIA) to identify the specific project impacts on the transportation system.

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

Project Action Rezone and Subdivision

None proposed. This is a ~~non-project action~~. However, any future site-specific development proposal would, unless exempt by WAC 197-11-800, be required to complete a

project level SEPA review and a transportation impact analysis (TIA) to identify the specific project impacts on the transportation system.

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

Project Action Rezone and Subdivision

This is a ~~non-project action~~ that is not likely to conflict with any local, state, or federal laws or requirements for the protection of the environment.