



## 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: [\[help\]](#)

**Marysville 10 Degrees**

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

**Pulte Group**

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

**Contact: Pulte Group Attn: Ryan Kohlmann**

**Address: 3535 Factoria Blvd SE  
Ste 600  
Bellevue, WA 98006**

**Phone Number: 425-216-3428**

**Email: ryan.kohlmann@pultegroup.com**

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

**August 19, 2021; Revised March 22, 2022**

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

**City of Marysville**

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

**Start: Spring 2022**

**End: Spring 2024**

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

**There are no current plans for future expansion for this project.**

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

**Geotechnical Engineering Study, prepared by Earthworks Solutions NW, Inc. (April 5, 2021).**

**Traffic Impact Analysis, prepared by Gibson Traffic Consultants (August 18, 2021).**

**Critical Areas Report, prepared by Swell Wetland Consulting, Inc (July 20, 2018).**

**Drainage Report, prepared by LDC, Inc (August 19, 2021)**

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 application pending for governmental approval that will directly affect**

**the project.**

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

**City of Marysville**  
**Boundary Line Adjustment**  
**Preliminary Plat**  
**Planned Residential Development**  
**SEPA**  
**Construction Review**  
**Rezone**  
**Final Plat**  
**Building Permits**  
**NPDES 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 proposed project is a 333-unit Plat that will include 166 townhome units and 167 detached single-family homes on parcel #31052900303100. The project will utilize the City of Marysville Planned Residential Development code (MMC 22G.080) to allow for smaller lot sizes. The project will also involve the construction of new roads, including a new extension of 19<sup>th</sup> Ave NE, PRD access roads and alleys. The 19<sup>th</sup> Ave NE extension will be constructed over parcels #31052900401300, 31052900303200, and 31052900303100 and include a 15' trail along one side, and the extension will end in the site's northern boundary and its intersection with 30<sup>th</sup> Ave NE in new roundabouts. The roundabouts may be constructed by the City.**

**The project will also include rezoning a portion of the site (approximately 9.63 acres) from CB to R-12 to ensure consistency between the City's Zoning map and Future Comprehensive Plan Land Use Map.**

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. [\[help\]](#)

**Reference Address: 2703 156th St NE, Marysville, WA 98271**  
**Parcel Numbers: 31052900401300, 31052900303200, 31052900303100**  
**Legal Description: Sec 29, TWP 31, RGE 05 (see site plan for full legal description)**

## **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 is flat, the steepest slope on the site is less than 10%.**

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

**As identified in the Geotechnical Report that prepared by Earthworks Solutions NW for the project site, the site is made up of fine sandy loam.**

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

**Earthworks Solutions NW. found that there were no indications or history of unstable soils on or in the immediate vicinity of the 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. [\[help\]](#)

**The proposed grading activities will prepare the site for utility, road, and home construction. There will be 0 cubic yards of cut, 300,000 cubic yards of fill and 1,789,098 square feet (40.15 acres) of the site will be disturbed. Fill will come from local sources.**

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

**Due to the wet seasons and high moisture sensitivity of the subsurface soils, erosion could occur as a result of construction. However, onsite temporary erosion controls will be taken to mitigate the threat of any erosion during storm events.**

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

**Approximately 49.4% of the site will be covered in impervious surface.**

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

**Installation of temporary erosion control measures per WADOE and City of Marysville standards. Temporary erosion control measures include, but are not limited to: Construction Entrances, Silt Fencing, Covered Stockpiles, Sediment Traps, Catch Basin Inserts, etc.**

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

**Emissions that are associated with residential construction will be produced. During construction activities there would be increased exhaust and dust particle emissions to the ambient air during dry weather. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be in exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO, and SO2 emissions to the ambient air. All emissions must comply with current regulations governed by the Puget Sound Clean Air Agency (PSCAA). The emissions from this site are typical of most residential developments.**

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

**The site is located less than 1,000 feet away from Interstate 5 at its nearest point. Also, the site borders railroad stacks to the west. Generally speaking, emissions from vehicles on Interstate 5 and locomotives on the railroad line could have some air quality effects on the proposed development.**

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

**No measures to reduce or control emissions are proposed. Automobile and fireplace emission standards are regulated by the State of Washington.**

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

Per the Critical Areas Report that was prepared by Swell Wetland Consulting, Inc. there are wetlands and a stream on the site. Twin Lakes are also immediately east of the project site. The wetlands, stream, and twin lakes are described in the table below:

<b>Name</b>	<b>General Site Location</b>	<b>Designation</b>	<b>Buffer</b>
<b>Wetland O</b>	<b>Northwest corner</b>	<b>Category IV</b>	<b>35'</b>
<b>Wetland X/CP</b>	<b>Along eastern site boundary</b>	<b>Category III</b>	<b>75'</b>
<b>Wetland Y</b>	<b>Along eastern site boundary</b>	<b>Category IV</b>	<b>35'</b>
<b>Wetland W</b>	<b>Along southwestern boundary line</b>	<b>Category IV</b>	<b>35'</b>

<b>Stream</b>	<b>Flowing north to south from Twin Lakes through the southern portion of the site</b>	<b>Type F</b>	<b>150'</b>
<b>Twin Lakes</b>	<b>On neighboring parcel to east of the site. (off-site)</b>	<b>Lake</b>	<b>Buffer limited to County Park Property Line: No Buffer on site.</b>

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

**Work will take place within all 200 feet of all of the on-site waters described above. Said work will include clearing, grading and installation of new roads and utilities located outside of wetland/stream buffers. Minor temporary impacts may be necessary for development, including partial fill of existing wetland buffers through the current early clearing and grading application, but no impacts to critical areas or buffers proposed at this time. If impacts to the wetland buffers are needed a mitigation plan will be submitted to the City for approval.**

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

**There will be no fill or dredge materials put in or removed from the described waters.**

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

**The proposal does not require any water withdrawals or diversions.**

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

**Per FEMA FIRMS map 53061C0390F, the site is not within the 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 proposal does not involve any 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. [\[help\]](#)

**Ground water will not be withdrawn from a well for drinking water or other purposes for during the construction of the project and after construction is**



**completed. The proposed dwelling units will be connected to the City of Marysville's water system.**

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

**There will be no waste materials discharged into the ground. The City of Marysville sewer utility will serve the site via main extensions from the existing right-of-way.**

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. [\[help\]](#)

**Source of runoff to mainly include surface water runoff from developed hard surfaces on-site. Developed stormwater to be captured with an underground storm system and routed to small and medium sized infiltration facilities scattered throughout the site. Any excess stormwater that can't be infiltrated in smaller on-site infiltration trench areas will be conveyed to a larger open stormwater retention pond which will infiltrate the remaining stormwater into the ground. Water quality treatment to be provided by infiltration of runoff through imported fill soils on-site. If necessary, imported soil to be amended to provide basic water quality treatment per the current DOE stormwater manual.**

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

**It is unlikely that waste materials will enter ground or surface waters. Waste materials deposited by automobiles on interior roadways and driveways will be collected in a subsurface (piped) system and conveyed to the detention facility. Pollutants will be separated and filtered prior to release. Yard and rooftop drainage will be relatively clean and free of waste material.**

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

**Existing upstream runoff traveling into the site is to remain in its current state. Note that an existing storm pipe that conveys upstream runoff in the northeastern portion of the site will need to be routed to travel through new public road corridors. Developed runoff to infiltrate into the ground which currently matches the existing conditions of the site.**

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

**All adopted development and engineering requirements imposed by the City to control hydrologic impacts on adjacent properties will be incorporated into final construction plans and implemented by the**

**proponent. Storm drainage facilities will be designed in accordance with versions of the DOE Storm Water Manual, and City of Marysville engineering standards, as were in effect at the time of complete application.**

#### 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**

**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 vegetation within the proposed clearing limits will be removed as part of this proposal.**

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

**There are no known endangered species that live on or near the site.**

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

**There are no proposed landscaping measures to preserve or enhance vegetation on the site.**

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

**There are no known noxious weeds and invasive species known to be on or near 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: **squirrel, chipmunk**

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

**There are no known threatened or endangered species known to be on or near**

**the site.**

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

**The site is likely part of a migratory route for bird species that have been observed on or near the site.**

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

**There are no proposed measures in place to preserve or enhance wildlife.**

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

**There are no invasive animal species known to be on 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. [\[help\]](#)

**Electric and natural gas will be used to meet the completed project's energy demands. Electric or natural heat will be used to heat the proposed dwellings.**

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

**The project will not have any effect on 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: [\[help\]](#)

**There are currently no energy conservation features included in the plans of this proposal. Energy conservation would be up to individual homeowners.**

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

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

**There are no known or possible contaminations on the site from present or past use.**

- 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 existing hazardous chemicals or conditions that might affect the project development and design.**

- 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.

**There are no toxic 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.**

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

**Other than normal police, emergency aid unit, and fire protection services, no special emergency services are anticipated.**

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

**There are no proposed measures needed to reduce or control environmental health hazards.**

b. Noise

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

**At its closest point, the project site is less than 1,000 feet from Interstate-5 and the site borders railroad tracks to the west. Noise from traffic on Interstate 5 and the trains could 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. [\[help\]](#)

**Noise levels would be intermittently high throughout construction but should be limited to City working hours. The Applicant may request to bring fill material onto the site at night to help with traffic. On a permanent basis, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.**

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

**Noise generation and impact limits are governed under Chapter 6.76, City of Marysville Code. According to the City of Marysville Code 6.76.040, maximum permissible environmental noise levels are followed per WAC 173-60-040, following the standards for noise outside of the range of 10:00p.m. and 7:00 a.m. All project related construction will be conducted in accordance with the City and State noise ordinances unless approval for night work is granted.**

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

**The site is currently vacant but has been previously cleared and graded.**

- 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 non-forest use? [\[help\]](#)

**The site has historically been used as agricultural land. None of the site, however, was classified as agricultural or forest land of long-term commercial significance**

- 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 proposal will not have any affect or be affected by surrounding farmland.**

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

**There are no structures on the site**

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

**No structures will be demolished as part of this project.**

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

**The current zoning of the site is a mix of R-12 and Community Business. As part of the proposal, approximately 9.63 acres of the site that is zoned Community Business will be rezoned to R-12.**

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

**The current comprehensive plan designation of the site is Multifamily Low and Community Business.**

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

**No portion of the site has a shoreline master program designation.**

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

**Both the City of Marysville and Snohomish County have designated portions of the site as having wetlands and a stream.**

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

**Assuming an average household size of 2.77 (ACS 2015-2019) people, there will be approximately 903 people residing in the completed project.**

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

**No one will be displaced once the project is complete.**

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

**There are no proposed measures to reduce displacement.**

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

**The proposal is consistent with the City of Marysville's Unified Development Code, comprehensive plan, Lakewood Neighborhood Master Plan, and City's design standards.**

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

**There are no proposed measures planned.**

## 9. Housing

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

**Approximately 333 market rate housing units will be provided in the proposal. More specifically 166 townhome units and 167 detached single-family homes.**

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

**There will be no units eliminated because of this proposal.**

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

**The proposed townhome buildings and detached-single family homes will be designed to comply with the City of Marysville code and design standards.**

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

**All structures will not be taller than 35 feet, per MMC 22C.010.080(2)**

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

**The proposal will not alter or obstruct any views.**

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

**The proposal will be designed to comply with the City of Marysville code, comprehensive plan and design standards.**

## 11. Light and glare

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

**The proposal would produce light from automobile headlights, street lighting, and home lighting, primarily at night.**

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

**Light and glare from the finished project should not be a safety hazard or interfere with views.**

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

**Light from Interstate-5 could affect the proposal.**

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

**No special measures to reduce or control light and glare impacts are proposed nor are they expected to be necessary.**

## 12. Recreation

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

**Snohomish County's Gissberg Twin Lakes Park is immediately east of the site. This Park include fishing, hiking trails and swimming.**

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

**The proposed project would not displace any existing recreation uses.**

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

**Each of the proposed townhome units and detached-single family homes will have at least 200 square feet of private open space included in their back yards. Additionally, a minimum of 35% of the total open space to be provided (or a minimum of 79,285 sf.) is to be provided on-site as recreational open space scattered throughout the proposed development in separate Tracts. These recreational open spaces include playground equipment, play areas, park benches and tables along with a tetherball court.**

## 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 buildings or structures on the site.**

- 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, features, or other evidence of Indian or historic use or occupation on 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. [\[help\]](#)

**Site walks and consultation of Washington State's Department of Archology and Historic Preservation's WISAARD Online GIS map were used to assess the potential impacts to cultural and historic resources on and near the project 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.

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

#### 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 site will be serviced by 30<sup>th</sup> Ave NE and 164<sup>th</sup> Street NE through extensions of 164<sup>th</sup> St NE and 19<sup>th</sup> Ave SE through the southern, western and northern boundaries of the site.**

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

**The site is not currently serviced by public transit. The closest transit stop is the Community Transit Smokey Point Blvd 156<sup>th</sup> St NE bus stop, which is approximately a half mile east of the site.**

- 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 proposed development will provide approximately 1,333 off-street parking spaces, which exceeds the required amount. More specifically, each townhome and single-family unit will have four off-street parking spaces, with two spaces in the garage and two in the driveway.**

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 proposal will not require any improvements to existing roads.**

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

**The proposal will not use water rail or air transportation.**

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

**The trip generation of the development has been calculated using data published by the Institute of Transportation Engineers (ITE) for ITE Land Use Code 210, Single-Family Detached Housing, and ITE Land Use Code 220, Multifamily Housing (Low-Rise). The development is anticipated to generate 2,791.60 average weekday daily trips and 2,944 average Saturday daily trips. There are anticipated to be 200 trips generated during the weekday AM peak-hour (one hour between 7:00 AM and 9:00 AM), 260 trips generated during the weekday PM peak-hour (one hour between 4:00 PM and 6:00 PM) and 271 trips generated during the Saturday peak-hour (one hour between 11:00 AM and 1:00 PM). The majority of the trips generated by the site are anticipated to be personal vehicles.**

- f. 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 proposal will have no affect or be affected by the movement of agricultural and forest products on roads or streets.**

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

**The proposals will include the construction of a new extension of 19<sup>th</sup> Ave NE and roundabouts at the northern boundary of the site and where the extension of 19<sup>th</sup> will intersect with 30<sup>th</sup> Ave NE. The proposed road extension and roundabouts are consistent with the Lakewood Neighborhood Master Plan. The developer will also pay all require traffic impact fees to mitigate for the impact that the proposed development will have on the City's infrastructure.**

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

**The proposal will add a greater demand for service such as fire protection, police protection, public transit, health care, schools, etc.**

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

**The proposal will pay park, school and transportation impact fees as required by the City of Marysville.**

## 16. Utilities

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

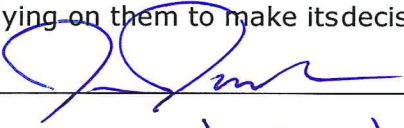
**Electricity**  
**natural gas**  
**water**  
refuse service  
**telephone**  
**sanitary sewer**  
septic system  
other \_\_\_\_\_

- 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 will be provided by SnoPUD. Gas will be provided by PSE. Water will be provided by. Wastewater will be served by the City of Marysville. Phone/cable will be provided by Ziplly Fiber.**

**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: Jesse Jarrell

Position and Agency/Organization: LDC, Inc. - Civil PM

Date Submitted: March 28, 2022