



MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION			
Project Title	MSR Tuscany Woods Townhomes		File No. PA23-015
Detailed Project Description	The applicant is requesting State Environmental Policy Act (SEPA) review, a traffic concurrency determination, and Administrative Site Plan Approval for a 35-unit townhouse project and associated site improvements.		
Site Address	4407 84 th Street NE	APN(s)	30052100105200
Legal Description (abbreviated)	See Site Plan		
	OWNER	APPLICANT	CONTACT
Name	4407 Robinson Rd. LLC	MSR Communities 5, LLC	Brian Kalab, PE Insight Engineering
Address	8900 NE 10 th Street	2018 156 th Ave. NE, Ste 100 Bldg. F	PO Box 1478
City, State, ZIP	Bellevue WA 98004	Bellevue WA 98007	Everett WA 98206
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: January 8, 2024</p>			
SEPA CONTACT			
Name	Amy Hess	Title	Senior Planner
Phone	360.363.8215	E-mail	ahess@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, Marysville, WA 98270		

Prepared by: *Amy*

Reviewed by: *Chris*


Haylie Miller, CD Director

12/20/23
Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts.

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 84 th Street NE as well as other City streets in the vicinity.
6.	Change in character of the site from large acre home site into a suburban medium-density townhome development.

MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity.

1.	The applicant and contractor shall strictly adhere to the recommendations outlined in the <i>Geotechnical Engineering Study</i> prepared by Earth Solutions NW, LLC dated June 20, 2022 and future supplemental reports and amendments, during construction of the project. Prior to final building inspections being granted, the applicant shall provide a letter from the project engineer to verify that final site grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.
2.	Prior to civil construction plan approval, the applicant shall demonstrate that the natural topography of the site is preserved to the extent feasible, and that the proposal complies with the design criteria set forth in MMC Section 22D.050.030(4). Any retaining wall will be required to have a nice aesthetic and have the appearance of stone or rock (no ecology block walls); details must be provided on the civil construction plans.
3.	In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees (TIF) shall be vested at a rate of \$6,300 per PMPHT. Credit shall be given for the existing single-family residence that will be demolished. The traffic impact fees for this proposal are estimated to be \$126,000 (20 PMPHT x \$6,300).
4.	The applicant shall be required to dedicate and/or deed public right-of-way in order to accommodate the required frontage improvements along 84 th Street NE in accordance with MMC 12.02A.110(1)(c), Dedication of Road right-of-way – Required setbacks. Right-of-way widths and required dedication shall be determined by the City Engineer. Dedication and/or deeding of right-of-way shall be required prior to granting occupancy permits.
5.	The applicant shall be required to construct frontage improvements along the property's 84 th Street NE frontage, consistent with City of Marysville Engineering Design and Development Standards (EDDS). Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
6.	Pursuant to MMC Section 22G.120.270(2), all projects shall have all power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines (including existing overhead lines along the project's 84 th Street NE frontage) placed underground either by direct burial or by means of conduit or ducts (with the exception of the city fire alarm system) to provide a clean look to the streetscape.

7.	The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist shall document and assess the discovery. The DAHP and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
8.	The existing on-site septic systems shall be abandoned by having the septic tanks pumped by a certified pumper, then having the tops of the tank removed or destroyed and filling the void per WAC 246-272A-0300. Documentation demonstrating completion of work shall be submitted with the building permit submittal.
9.	The existing on-site wells shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted with building permit submittal.

APPEALS

- This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15 day appeal period on the MDNS that commences from the date the MDNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **January 8, 2024**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD <input checked="" type="checkbox"/> LD (Eng. Svc. Mgr.) <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works (Jesse Hannahs) <input checked="" type="checkbox"/> Public Works (Jeff Laycock) <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input checked="" type="checkbox"/> Ziplay	<input type="checkbox"/> DAHP <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Olympia - Env. Review) <input checked="" type="checkbox"/> DOE (SEPA - Greta Stough) <input type="checkbox"/> DOE (Shorelands - G. Tallent) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC	<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Everett Herald