



**CITY OF SNOHOMISH
PLANNING AND DEVELOPMENT SERVICES
DETERMINATION OF NON-SIGNIFICANCE (DNS)
File #16-16**

Date Issued: March 2, 2017

Proposal Name: Riverview South Planned Residential Development (City file no. 16-16-PP)

Proponent: Lower Cemetery Creek, LLC
16304 Broadway Avenue
Snohomish, WA 98296
(425) 210-5472

Lead Agency: City of Snohomish Planning and Development Services Department

Description of Proposal: Subdivide 4.8-acre parcel into 14 single family lots and three tracts as a Planned Residential Development. The property currently contains one single family home with associated outbuildings that will be demolished. The site also contains a Category 2 wetland and Cemetery Creek at the western extent. Project includes grading, installation of utilities, critical areas mitigation, landscaping, site amenities, and public right of way dedications and improvements.

Location of Proposal: The site is addressed as 502 Ludwig Road (previously 2210 Second Street), on Snohomish County tax parcel 28051300202400, in the NW quarter of Section 13, Township 28 N, Range 05 E, W.M.

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. The requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plans adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, applicable regulations, and other information on file with the City of Snohomish. This information is available for review at the Snohomish City Hall, 116 Union Avenue, Snohomish, WA 98290 between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays.

Written comments may be submitted to the lead agency to the attention of Glen Pickus, at the address below. Comments must be received by 5:00 p.m. on March 17, 2017.

SEPA Responsible Official: Glen Pickus, Planning Director
Phone: (360) 282-3173 **E-mail:** pickus@snohomishwa.gov
Address: City of Snohomish, 116 Union Avenue, Snohomish, WA 98290

Signature: _____


Glen Pickus, AICP, Planning Director

APPEALS:

Unless withdrawn or revised pursuant to comments received within the comment period above, this Determination of Non-Significance shall be final on March 17, 2017. Appeals of this SEPA threshold determination must be filed in writing with the City Clerk for the City of Snohomish by 5:00 p.m. on **March 17, 2017**. Appeals must be made in accordance with the provisions of Chapter 14.75 SMC. A \$500 appeal fee must be filed with the appeal. Appeals must be in writing and received as original documents by the close of the appeal period. Fax, e-mail and similar forms of document transmission shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the section of the SMC being appealed, the specific determination or mitigation being appealed and the form of relief requested.

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