



# CITY OF SNOHOMISH

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## MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) 1008 Maple Avenue Multi Family Development File #18-17-SDP

**Date Issued:** March 9, 2018

**Proposal Name:** Sharp Condominiums (City file no. 18-17-SDP)

**Proponent:** Wayne Sharp  
PO Box 1478 | Snohomish, WA 98291 | (206) 931-7745

**Lead Agency:** City of Snohomish

**Description of Proposal:** The project consists of the construction of six residential dwelling units within five buildings on a 0.36-acre site designated Medium Density Residential (MDR). Associated site improvements include open parking for six vehicles (in addition to garages), frontage improvements, an on-site stormwater infiltration system, landscaping, and utility improvements.

**Location of Proposal:** The site is addressed as **1008 Maple Avenue**, on Snohomish County tax parcel 00436000100900, in the SE quarter of Section 7, Township 28 N, Range 6 E, W.M.

**Threshold Determination:** The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment if the following mitigation measure is followed. 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 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, Washington 98290 between the hours of 9:00 a.m. and 5:00 p.m. Monday through Thursday, excluding holidays.

### **Documents Incorporated by Reference:**

In order to evaluate proposed actions, alternatives, or environmental impacts, an agency may use previously prepared environmental documents when issuing an environmental threshold determination (WAC 197-11-600 and 635). The Site Development Plan application has been compared to the following documents for consistency:

- Environmental Checklist dated 12/14/17
- Wetland reconnaissance dated 1/9/18
- Geotechnical report dated 12/20/17
- DAHP WISAARD website

**Mitigation Measure:** Issued in accordance with the substantive authority described in Snohomish Municipal Code 14.90.080.

The basis supporting imposition of the following mitigation measure is found in RCW 43.21C.020(2)(d).

### Archaeological and Historic Preservation:

1. A professional archaeological study of the project area shall be conducted prior to ground disturbing activities, OR the project shall be constantly monitored by a professional archaeologist during all ground disturbing activities.

**Comment Period:** This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from Friday, March 9, 2018. **Written comments may be submitted to the lead agency to the attention of Brooke Eidem, at the address below. Comments must be received by 5:00 p.m. Monday, March 26, 2018.**

#18-17-SDP  
SEPA Mitigated Determination of Non-Significance

**SEPA Responsible Official:** Glen Pickus, AICP

**Position/Title:** Planning Director **Phone:** (360) 282-3173 **E-mail:** pickus@snohomishwa.gov

**Address:** City of Snohomish, 116 Union Avenue, Snohomish, WA 98290

**Signature:**   
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Glen Pickus, Planning Director

**APPEALS:**

Unless withdrawn or revised pursuant to comments received within the comment period above, this Mitigated Determination of Non-Significance shall be final on March 26, 2018. 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 26, 2018**. Appeals must be made in accordance with the provisions of SMC 14.20.170. 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.