



CITY OF SNOHOMISH

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MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) Bickford Townhomes 30-unit ULS File #15-18-PP

Date Issued: April 3, 2019

Proposal Name: Bickford Townhomes ULS (City file no. 15-18-PP)

Proponent: Insight Engineering Co., on behalf of Bickford Landing, LLC
PO Box 1478 | Everett, WA 98206 | (425) 303-9363

Lead Agency: City of Snohomish

Description of Proposal: Preliminary unit lot subdivision approval for 30-unit townhouse development. The proposal includes a new public roadway, utility and infrastructure improvements, stormwater facilities, designation of open space, and critical areas mitigation for proposed wetland buffer impacts.

Location of Proposal: The site is addressed as **2425 & 2501 Bickford Avenue**, on Snohomish County tax parcels 28050100401000 and 28050200400900, in the SE quarter of Section 1, Township 28 N, Range 5 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 8:00 a.m. and 4:00 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 Unit Lot Subdivision application has been compared to the following documents for consistency:

- Environmental Checklist dated 10/19/18
- Geotechnical report dated 2/27/19
- Critical Areas Study dated 8/24/18
- Environmental Noise Study dated 2/14/19

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).

Mitigation for Potential Noise Impacts:

1. All of the "Mitigation Measures" as described in the Environmental Noise Study for Bickford Townhomes by A3 Acoustics, LLP, dated February 14, 2019, shall be implemented. The construction shall meet or exceed the standards described in the study.
2. The face of the final plat shall include the following note: "This unit lot subdivision is located adjacent to a loading dock and other commercial uses which can generate noise impacts at any time of the day. Even if the noise generated meets 'acceptable' standards and conforms to noise regulations it may create an adverse impact on subdivision residents."

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 April 3, 2019. **Written comments may be submitted to the lead agency to the attention of Brooke Eidem, at the address below. Comments must be received by 4:00 p.m. April 18, 2019.**

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: 

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 April 18, 2019. Appeals of this SEPA threshold determination must be filed in writing with the City Clerk for the City of Snohomish by 4:00 p.m. on **April 18, 2019**. 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.