



CITY OF SNOHOMISH

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DETERMINATION OF NON-SIGNIFICANCE

Walsh Hills

File #PP20-0001 | PRD20-0001

Date Issued: October 16, 2020

Proposal Name: Walsh Hills Preliminary Plats – Planned Residential Development (PRD) and Unit Lot Subdivision (ULS) (City file no. PP20-0001 & PRD20-0001)

Proponent: DR Horton | 11241 Slater Ave NE Suite 200, Kirkland, WA 98034 | (425) 821-3400

Lead Agency: City of Snohomish

Description of Proposal: 113-lot subdivision of a 19.29-acre site, comprised of a 19-lot PRD where the site is zoned Single Family and a 94-unit Unit Lot Subdivision where it is zoned Medium Density Residential (MDR). The project includes internal roadways, frontage improvements to Terrace Avenue, open space, critical areas enhancement and protection, utility improvements, street trees, and a new park for residents. Visit <https://www.snohomishwa.gov/709/Walsh-Hills-Project> to view documents related to the proposal.

Location of Proposal: 1705 and 1711 Terrace Avenue, on Snohomish County tax parcel 28060700103600, in the NE quarter of Section 07, Township 28 N, Range 06 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. If you are interested in reviewing this information please contact the City's SEPA Responsible Official, Planning Director Glen Pickus, to make arrangements to do so.

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. on November 2, 2020.

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 Determination of Non-Significance shall be final on November 2, 2020. 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 **November 2, 2020**. Appeals must be made in accordance with the provisions of Chapter 14.20 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.