



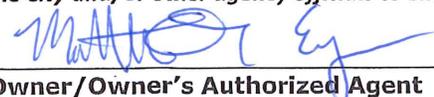
LAND USE PERMIT APPLICATION

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

FOR AGENCY USE		Date: 10/13/2016		File:		Fee: \$	
SITE INFORMATION							
Site Address		CITY OF MARYSVILLE		APN(s)			
Legal Description (abbreviated)				Section		Township	
						Range	
Comprehensive Plan		<input checked="" type="checkbox"/>		Zoning		Shoreline Environment	
Water Supply		Current		Proposed		Sewer Supply	
						Current	
						Proposed	
Present Use of Property							
		OWNER		APPLICANT		CONTACT	
Name		CITY OF MARYSVILLE				MATTHEW EYER	
Address		80 Columbia Ave				"	
City, State, ZIP		Marysville WA 98270				"	
Phone (home/office)		360 363 8112				"	
Phone (cell)		425 750 6464				"	
E-mail		meyer@marysvillewa.gov				"	
PROJECT INFORMATION							
Type of Application		<input type="checkbox"/> Single-family		<input type="checkbox"/> Multi-family		<input type="checkbox"/> Commercial	
						<input type="checkbox"/> Other	
Permits Needed from Marysville (check all that apply)		<input type="checkbox"/> Annexation		<input type="checkbox"/> BSP		<input type="checkbox"/> BLA	
		<input type="checkbox"/> Major Mod.		<input type="checkbox"/> Conditional Use		<input type="checkbox"/> Critical Areas	
		<input type="checkbox"/> Prelim. Plat		<input type="checkbox"/> Minor Mod.		<input type="checkbox"/> Rezone	
		<input type="checkbox"/> Shoreline CUP		<input type="checkbox"/> Prelim.Short Plat		<input type="checkbox"/> SEPA	
		<input type="checkbox"/> Comp. Plan Amendment		<input type="checkbox"/> Shoreline Variance		<input type="checkbox"/> Multi-family Site Plan	
						<input type="checkbox"/> Comm. Site Plan	
						<input type="checkbox"/> Grading	
						<input type="checkbox"/> PRD	
						<input type="checkbox"/> Shoreline	
						<input type="checkbox"/> Variance	
						<input type="checkbox"/> Other	
List Any Other Permits Needed (State/Federal)		NA					
Detailed Project Description		Surface Water Comprehensive Plan Update					

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Unified Development Code and other applicable Marysville Municipal Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Marysville, RCW and the State Environmental Policy Act (SEPA) will be met. I grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.


 Owner/Owner's Authorized Agent

10/13/2016
 Date

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [supplemental sheet for nonproject actions \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) Surface Water Comprehensive Plan Update
2. Name of applicant: [\[help\]](#) City of Marysville
3. Address and phone number of applicant and contact person: [\[help\]](#)

80 Columbia Ave
Marysville WA
Matthew Eyer
360-363-8112

4. Date checklist prepared: [\[help\]](#) Oct 13, 2016

5. Agency requesting checklist: [\[help\]](#) City of Marysville

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Adoption December 12 2016

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

NA, non-project action

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

NA

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

NA

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposed adoption of the City of Marysville Surface Water Comprehensive Plan Update (SWCP) is a Non-Project Action under SEPA, which is intended for long term planning purposes.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

City of Marysville

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(check one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The City's Geologic Hazard maps show slopes over 40% in certain areas.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Marysville has a variety of soil types including, but not limited to, till, outwash, Custer Norma and saturated soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Some areas of the City may have unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

NA this is a non-project action, there is not any filling, excavating, or grading is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

NA this is a non-project action

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

NA this is a non-project action

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

NA this is a non-project action

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

NA this is a non-project action

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

NA this is a non-project action

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

NA this is a non-project action

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Allen and Quilceda Creeks are the main water bodies that run through the City. Ebey Slough also borders the City.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

NA, this is a non-project action

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

NA, this is a non-project action

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NA, this is a non-project action

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

[\[help\]](#)

Portions of the City do lie within the 100-year floodplain

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

NA, this is a non-project action

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NA, this is a non-project action

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

NA, this is a non-project action

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

NA, this is a non-project action

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NA, this is a non-project action

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NA, this is a non-project action

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

NA, this is a non-project action

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

NA, this is a non-project action

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

NA, this is a non-project action

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

NA, this is a non-project action

e. List all noxious weeds and invasive species known to be on or near the site.

NA, this is a non-project action

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

NA, this is a non-project action

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

NA, this is a non-project action

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

NA, this is a non-project action

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

NA, this is a non-project action

e. List any invasive animal species known to be on or near the site.

NA, this is a non-project action

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

NA, this is a non-project action

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)

NA, this is a non-project action

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

NA, this is a non-project action

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. [\[help\]](#)

NA, this is a non-project action

1) Describe any known or possible contamination at the site from present or past uses.

NA, this is a non-project action

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

NA, this is a non-project action

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

NA, this is a non-project action

- 4) Describe special emergency services that might be required.

NA, this is a non-project action

- 5) Proposed measures to reduce or control environmental health hazards, if any:

NA, this is a non-project action

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

NA, this is a non-project action

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

NA, this is a non-project action

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

NA, this is a non-project action

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

NA, this is a non-project action

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Historically some areas of the City have been working farmlands or working forest lands. No agricultural or forest land will be converted as part of this proposal.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NA, this is a non-project action

c. Describe any structures on the site. [\[help\]](#)

NA, this is a non-project action

d. Will any structures be demolished? If so, what? [\[help\]](#)

NA, this is a non-project action

e. What is the current zoning classification of the site? [\[help\]](#)

NA, this is a non-project action

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

NA, this is a non-project action

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

NA, this is a non-project action

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

The City has critical areas.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

NA, this is a non-project action

j. Approximately how many people would the completed project displace? [\[help\]](#)

NA, this is a non-project action

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NA, this is a non-project action

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

NA, this is a non-project action

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

NA, this is a non-project action

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

NA, this is a non-project action

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

NA, this is a non-project action

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

NA, this is a non-project action

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

NA, this is a non-project action

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

NA, this is a non-project action

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

NA, this is a non-project action

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

NA, this is a non-project action

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

NA, this is a non-project action

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

NA, this is a non-project action

d. Proposed measures to reduce or control light and glare impacts, if any:

NA, this is a non-project action

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

NA, this is a non-project action

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

NA, this is a non-project action

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

NA, this is a non-project action

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

NA, this is a non-project action

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

NA, this is a non-project action

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

NA, this is a non-project action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NA, this is a non-project action

14. **Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

NA, this is a non-project action

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

NA, this is a non-project action

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

NA, this is a non-project action

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

NA, this is a non-project action

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

NA, this is a non-project action

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

NA, this is a non-project action

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NA, this is a non-project action

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

NA, this is a non-project action

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

NA, this is a non-project action

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

NA, this is a non-project action

16. Utilities

a. Check utilities currently available at the site: [\[help\]](#)

- electricity natural gas water refuse service telephone sanitary sewer septic system,
 other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

NA, this is a non-project action

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Matthew Eyer _____

Name of signee: Matthew Eyer _____

Position and Agency/Organization: Surface Water Specialist/City of Marysville _____

Date Submitted: Oct 13, 2016 _____

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The SWCP will evaluate policies, plans, and regulations to reduce the impacts of toxic or hazardous substances to surface waters. The construction of some of the proposed components of Marysville's storm water drainage system may involve the creation and discharge of construction stormwater. Effects on surface waters during construction could include increased runoff volumes and increased peak flows. Specific physical improvements/projects cited in the SWCP will have a separate SEPA review, where necessary. Impacts to air quality due to the construction of storm water system facilities could include temporary increases in particulate emissions, increases in the levels of carbon monoxide and oxides of nitrogen emitted from vehicles that are delayed while transiting through the work areas.

Proposed measures to avoid or reduce such increases are:

Minimization of impacts would be achieved through implementation of applicable Best Management Practices and compliance with regulatory requirements and permit conditions.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The SWCP will evaluate policies, plans, and regulations to reduce the impacts of construction actions, toxic or hazardous substances on plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

NA

3. How would the proposal be likely to deplete energy or natural resources?

This proposal will not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

NA

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The SWCP will evaluate policies, plans, and regulations to reduce adverse impacts on parks wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains.

Proposed measures to protect such resources or to avoid or reduce impacts are:

NA

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Storm water system components would neither affect land and shoreline use nor allow or encourage land or shoreline uses incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

NA

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NA

Proposed measures to reduce or respond to such demand(s) are:

NA

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NA