

DETERMINATION OF NON-SIGNIFICANCE

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION			
Project Title	Washington State Middle Housing, Accessory Dwelling Unit, Unit Lot Subdivision, and Residential Mobile Home Park Amendments	File No.	CA23-011 & CA25-0003
Detailed Project Description	In response to Washington State-mandated requirements related to the requirement that Middle Housing be allowed within all zones primarily designated for residential use within cities state-wide (House Bill 1110), State-mandated Accessory Dwelling Unit amendments (House Bill 1337), and State-mandated Unit Lot Subdivision amendments (HB 5258), the City proposes the following NON-PROJECT ACTION amendments: Missing Middle, Accessory Dwelling Unit, and Unit Lot Subdivision Code Amendments and Associated Comprehensive Plan Map Amendments and Rezones of the City's existing single-family zones to a Neighborhood Residential (NR) Zone(s). A Comprehensive Plan Amendment is concurrently proposed to depict the Residential Mobile Home Park Zone (R-MHP) on the Comprehensive Plan Map for existing mobile home parks with the R-MHP designation (currently it is on the Zoning map).		
Location	NON-PROJECT ACTION code amendments apply city-wide; however, NON-PROJECT ACTION Comprehensive Plan, Comprehensive Plan Map, and Zoning Map amendments apply to lands in the City that currently have the single-family residential designations of R-4.5, R-6.5, R-8 and WR-R-4-8. Changes to the Comprehensive Plan Map involving mobile home parks (MHPs) apply to those MHPs that are currently zoned Residential Mobile Home Park (R-MHP) on the Zoning Map (i.e. Crystal Tree Village, Emerald Hills Estates, Glenwood Mobile Estates, and La Tierra).	APN	N/A
Legal Description (abbreviated)	N/A - NON-PROJECT ACTION		
	OWNER	PROPONENT	CONTACT
Name	N/A - NON-PROJECT ACTION	City of Marysville - Community Development Dept.	Angela Gemmer
Address		501 Delta Avenue	501 Delta Avenue
City, State, ZIP		Marysville, WA 98270	Marysville, WA 98270
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p>			

- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: **June 20, 2025**
- This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:

SEPA CONTACT

Name	Angela Gemmer	Title	Principal Planner
Phone	360.363.8240	E-mail	agemmer@marysvillewa.gov

RESPONSIBLE OFFICIAL

Name	Jeff Wilson	Title	Interim CD Director
Address	501 Delta Avenue, WA 98270		

Jeffrey S. Wilson

Jeff Wilson, Interim CD Director

June 6, 2025

Date

APEALS

- This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14-day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **June 20, 2025**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Arlington Airport	<input type="checkbox"/> US Army Corps of Engineers	<input type="checkbox"/> Health District	<input type="checkbox"/> Olympic Pipeline
<input checked="" type="checkbox"/> Parks	<input checked="" type="checkbox"/> Arlington (city)	<input type="checkbox"/> BNSF	<input type="checkbox"/> Planning	<input type="checkbox"/> Puget Sound Energy
<input checked="" type="checkbox"/> Police	<input checked="" type="checkbox"/> Comcast	<input type="checkbox"/> DAHP	<input checked="" type="checkbox"/> Public Works - Land Development	<input checked="" type="checkbox"/> Stillaguamish Tribe
<input checked="" type="checkbox"/> PW - Development Services	<input checked="" type="checkbox"/> Community Transit	<input type="checkbox"/> DNR	<input type="checkbox"/>	<input checked="" type="checkbox"/> Tulalip Tribes
<input checked="" type="checkbox"/> PW - Engineering	<input checked="" type="checkbox"/> Everett (city)	<input checked="" type="checkbox"/> DOE (Bellevue)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> PW - Operations	<input checked="" type="checkbox"/> Lake Stevens (city)	<input type="checkbox"/> DOE (Floodplain)		
<input type="checkbox"/> PW - Solid Waste	<input checked="" type="checkbox"/> Lake Stevens SD 4	<input type="checkbox"/> DOE (Register)		
<input type="checkbox"/> PW - Streets	<input checked="" type="checkbox"/> Lakewood SD 306	<input type="checkbox"/> DOE (Shorelands)		
<input checked="" type="checkbox"/> PW - Traffic Eng.	<input checked="" type="checkbox"/> Marysville Fire District	<input type="checkbox"/> WDFW		
<input checked="" type="checkbox"/> PW - Water Res.	<input checked="" type="checkbox"/> Marysville SD 25	<input type="checkbox"/> WSDOT		
<input checked="" type="checkbox"/> PW - WWTP	<input checked="" type="checkbox"/> PUD No. 1 (electric)	<input type="checkbox"/> WUTC		
	<input checked="" type="checkbox"/> Ziplay			