



STATE ENVIRONMENTAL POLICY ACT  
**Mitigated Determination of NonSignificance and  
Notice of Public Meeting**

**Date of Issuance:** December 18, 2018

**Lead agency:** City of Stanwood

**Agency Contact:** Amy Rusko, [amy.rusko@ci.stanwood.wa.us](mailto:amy.rusko@ci.stanwood.wa.us), 360-454-5220

**Agency File Number:** 2018-0444 (Preliminary Plat) and 2018-0445 (SEPA)

**Description of Proposal:** The applicant is proposing to construct a 78 lot preliminary plat for up to 98 residential units. The project is located at the northeast corner of 80<sup>th</sup> Avenue NW and 284<sup>th</sup> Street NW. The site consists of two parcels on 18.99 acres. There will be 74 single-family residential lots, 3 duplex lots and an 18-unit multi-family site. Resident vehicular access to the site will be from 284<sup>th</sup> Street NW. The property is zoned Traditional Neighborhood (TN) and the project will include two common open space tracts, a stormwater detention vault, street and landscaping improvements.

**Address:** 7831 284<sup>th</sup> Street NW, Stanwood, WA 98292

**Location of proposal:** The project is located northeast of the intersection of 80<sup>th</sup> Avenue NW and 284<sup>th</sup> Street NW

**Applicant:** JM1 Holdings, LLC

**Contact:** Patrick McCourt of Land Pro Group, 425-551-7600

The City of Stanwood has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350 (3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). The necessary mitigation measures are listed below. The Environmental Checklist and supporting documents are available at the Community Development Department, located at 10220 270<sup>th</sup> Street NW, Stanwood, WA 98292 and are available on the City's website at:

**SEPA Mitigation Measures:** This determination is based on establishing project compliance with the Stanwood 2015-2035 Comprehensive Plan:

Land Use: TN Designation requires a mix of housing types; to ensure the property is developed with a minimum of three housing types per (LUP 19.3 (K) and SMC 17.47.030) and future encroachments are eliminated (RCW 58.17). The following mitigation measures shall be included as conditions of approval:

1. A Developer's Agreement to establish the density and type of housing units for the future development of Lot 76, 77 & 78. The Developer's Agreement will need to be completed prior to Final Plat approval.

2. A Use Agreement for the barn located on lot 76 will need to be completed prior to Final Plat approval. The barn will remain on lot 76 with legal non-conforming status.
3. A Boundary Line Adjustment with Marlyn Kottsick (property owner of parcel 32041800401300) will need to be completed prior to Final Plat approval.

Transportation: The transportation element includes criteria that facilitates in the development of safe, efficient and reliable movements of people and vehicles (TP-1.1, TP-1.2, TP-1.3, TP-1.4, TP-1.5, TP-1.6, TP-1.7). The following mitigation measures shall be included as conditions of approval:

4. Ingress and Egress from 80<sup>th</sup> Avenue NW to lots within the plat will be prohibited due to the sight distance limitation of 80<sup>th</sup> Avenue and the required distance of streets/driveways from the intersection of 284<sup>th</sup> Street NW and 80<sup>th</sup> Avenue NW.

Utilities: The utilities element addresses proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines (UTP 4.4, UTP 5.1). The Williams Pipeline Easement is regulated by the Department of Transportation, Pipeline & Hazardous Material Safety Administration. The pipeline safety regulations are administered through Title 49, Code of Federal Regulations, Part 192. The following mitigation measures shall be included as conditions of approval:

5. An approved Williams Pipeline Encroachment Permit for work within the Northwest Pipeline Easement will be required prior to Construction Plan approval.

**Public Comment Period:** This MDNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from Tuesday, December 11, 2018. Written comments must be submitted no later than **4:30 pm Wednesday, January 2, 2019**, to the City of Stanwood Community Development Department at 10220 270<sup>th</sup> Street NW, Stanwood, WA 98292 or via email to [amy.rusko@ci.stanwood.wa.us](mailto:amy.rusko@ci.stanwood.wa.us).

**Public Meeting:** A public meeting will be held on **Monday, January 7, 2019 at 6:30 PM** at the Stanwood Fire Station, 8117 267<sup>th</sup> Street NW in front of the Planning Commission. This is a public meeting and not a public hearing. The public meeting will be informational and to hear public comments/concerns.

**Responsible Official:** Patricia Love, Community Development Director

Signature: \_\_\_\_\_

(Responsible Official)

**Appeal Process:** You may appeal this determination by filling out the appeal form and submitting it with a check for the applicable fee. Submit the appeal form and fee to the City of Stanwood Community Development Department at 10220 270<sup>th</sup> Street NW, Stanwood, WA 98292 by written comment no later than **4:30 pm on January 2, 2019**.



Proposed Project Site:



Date Issued: 12-18-2018  
Date Advertised: 12-18-2018  
End Comment Period: 1-02-2019