



CITY OF EVERETT

Community, Planning, & Economic Development Department
Planning Division

NOTICE OF APPLICATION, OPTIONAL DNS SEPA NOTICE, AND PUBLIC HEARING

Project File No.: SMA19-001

Applicant: Port of Everett

Project Location: 200 W. Marine View Dr., Everett, WA

Tax Parcel Nos: 290507-001-003-00, 290507-001-005-00, 290507-001-001-00

Project Name: Port of Everett Bay Wood Shoreline Restoration & Redevelopment

Project Description: The proposed project is comprised of two parts. The first is the cleanup and restoration of approximately 1,300 linear feet of shoreline and 2,200 linear feet of buffer enhancement along the shoreline as part of a Model Toxic Control Act interim action Agreed Order between the Port of Everett and Ecology. The second is a stream and wetland buffer reduction request for upland development of the current vacant lot to construct an approximate 265,000 square foot building with heights between 35 to 48 feet that will be used as a distribution, manufacturing, and office facility with associated infrastructure, and a public access trail within the north shore shoreline buffer.

Public Comment Period: An application for the proposed project was submitted to the Office of Community, Planning, & Economic Development on September 25, 2019. The application was determined to be complete on December 19, 2019. Written comments on the application are solicited and must be received at the Office of Community, Planning, and Economic Development, 2930 Wetmore Avenue, Suite 8-A, Everett, Washington by February 17, 2020. Any person may comment on the application, participate in the public hearing, and request a copy of the decision once made. The decision may be appealed to Snohomish County Superior Court in accordance with Chapter 36.70C RCW.

The City expects to issue a Determination of Non-Significance (DNS) for the upland development portion of the proposal. The optional DNS process is being used under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this portion of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request. The Port of Everett issued a Mitigated (M)DNS (SEPA 2019-01) for the shoreline cleanup and restoration portion of the proposal on September 20, 2019.

Public Hearing: The City of Everett Hearing Examiner will conduct a public hearing as noted below. The public is invited to submit oral or written testimony at the hearing:

Place: 2930 Wetmore Avenue
Suite 8C, Hearing Room
Everett, WA 98201

Date and Time: February 20, 2020
1:00 PM



2930 Wetmore Ave, Ste 8-A
Everett, WA 98201



425.257.8731
425.257.8742 fax



planning@everettwa.gov
everettwa.gov

Required Permits: Shoreline Substantial Development Permit, Floodplain Development Permit, Fish & Wildlife Hydraulic Project Approval, Ecology Section 401 Water Quality Certification, US Army Corps of Engineers Section 10 and Section 404 Permits, Public Works Permit, Building Permit.

Environmental Documents and Studies: SEPA MDNS, SEPA Checklist, Joint Aquatic Resources Permit Application (JARPA), Biological Assessment, Habitat Assessment, Draft Restoration Plan, Restoration Design Criteria Memorandum, Preliminary Storm Drainage Report, Draft Tidal Hydraulics Study and 30% Design, Traffic Impact Analysis

Applicable Development Regulations: City of Everett Zoning Code, Shoreline Master Program, Building and Fire Code, Public Works Standards Manual, and Stormwater Manual

The project will be required to be consistent with all applicable development regulations, and the policies of the City's Comprehensive Plan and Shoreline Master Program. Information necessary to analyze this proposal are on file with the Office of Community, Planning, & Economic Development and may be reviewed at 2930 Wetmore Avenue, Suite 8-A, Everett, Washington, or online at <https://pw.everettwa.gov>. If you have any questions about this proposal, please contact Niels Tygesen at 425.257.8731 or ntygesen@everettwa.gov for information.

Date of Notice: 1/17/2020

By:  FOR A.G.
Allan Giffen, Director
Office of Community, Planning, & Economic Development

Distribution List:

Applicant and Contact	Puget Sound Clean Air Agency
City of Everett CPED Department	Puget Sound Energy
City of Everett Fire Department	Snohomish County 911
City of Everett Police Department	Snohomish County Emergency Management
City of Everett Public Works Department	Snohomish County Health District
City of Everett Transit Department	Snohomish County PUD No.1
Community Transit	Stillaguamish Tribe of Indians
Department of Archaeology & Historic Preservation	Tulalip Tribes
Department of Ecology	US Army Corps of Engineers
Department of Fish & Wildlife	US Postal Service
Frontier Communications	WSDOT
Muckleshoot Indian Tribe	

CIVIL RIGHTS ACT OF 1964, TITLE VI STATEMENT TO THE PUBLIC: The City of Everett hereby gives public notice that it is policy of the City to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all its programs and activities. Persons wishing information regarding the City's Title VI compliance may call 425-257-8731, Title VI Specialist for the City's Planning Department."

