



CITY OF SNOHOMISH

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NOTICE OF APPLICATION AND DETERMINATION OF NON-SIGNIFICANCE (DNS) McDonald's Redevelopment Site Development Plan File #04-19-SDP

Date of Posting and Publication of Notice: April 18, 2019 **Lead Agency:** City of Snohomish

Date of Application: April 4, 2019

Date of Complete Application: April 16, 2019

Proposal Name: McDonald's Redevelopment SDP (City file no. 04-19-SDP)

Proponent: McDonald's USA LLC, attn: Patrick Banker
18121 102nd Dr SE, Snohomish, WA 98296 | (425) 677-1121

Description of Proposal: Demolition of the existing 3,521-square-foot McDonald's restaurant and construction of a 4,586-square-foot restaurant with 46-stall parking lot, landscaping, and associated site improvements. Additional details on this proposal can be found here: <http://www.snohomishwa.gov/179/Development-Projects>. Documents that describe and evaluate the application are available for public review at the address below from 8:00 AM to 4:00 PM Monday through Thursday, except holidays.

Location of Proposal: 917 Avenue D, on Snohomish County tax parcel 28060700300300, in the SW quarter of Section 7, Township 28 N, Range 06 E, W.M.

Public Hearing: No public hearing is required for this land use application.

City Permits and/or Actions Required for the Development: Site Development Plan Approval; Site Civil Construction Permit; Building Permit.

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 at the Snohomish City Hall, 116 Union Avenue, Snohomish, WA 98290 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Thursday, excluding holidays.

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 May 3, 2019.

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

APPEALS: Unless withdrawn or revised pursuant to comments received within the comment period above, this Determination of Non-Significance shall be final on May 3, 2019. 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 **May 3, 2019**. 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.

AVENUE D
(P.S.H. NO. 15)

**PROPOSED
MCDONALD'S RESTAURANT**
NEW 45/87 WITH PLAYPLACE - 4,586 SF
FFE - 114.6

