

Chris Holland

From: DFW R4Cplanning <R4Cplanning@dfw.wa.gov>
Sent: Tuesday, August 1, 2023 9:45 AM
To: Chris Holland
Cc: Lakey, Kirk A (DFW)
Subject: [External!]RE: Dell's Nursery Rezone - Notice of SEPA (PA22041)

External Email Warning! Use caution before clicking links or opening attachments.

Hi Chris,

Thank you for the opportunity to comment on this project (PA22041). Our comments are mostly for clarity:

- On the landscape plan, the applicant does not seem to include their plans for the 'wetland buffer addition'. A clear plan outlining how this area will be restored and monitored is needed.
- It would be great if the maps provided could depict the pond feature. I'm having trouble visualizing how close the reduction in buffer is to the impounded area of water that is considered part of the wetland. I'm imaging the amount of water in this pond-like feature (very obvious on arial imagery) increases in the wet season, causing concern for flooding if the buffer is reduced close to this feature.
- I'm also curious if this is a beaver pond. If so, there might be even greater flooding issues that crop up in this project site in the future. According to the Surface Water Comp Plan, 2016, pg. 20:
 - QC11 (Formerly WQ-WQ-08) Undersized Culvert along a Tributary to West Fork Quilceda Creek at 104th Street NE:
 - The 4-foot box culvert conveying water beneath 104th Street NE along Lower West Fork Quilceda Creek (SD-CV-42) was identified in the 2009 Comp Plan as undersized, and as a potential barrier to fish passage. It was also noted that beaver dams just downstream from the culvert were contributing to flooding, and had caused the culvert to become clogged with silt. In 2010, emergency maintenance was conducted, which resulted in the beaver dams being removed, and the culvert being cleaned out. A 24-inch culvert was also installed above the ordinary high water mark to reduce flooding. A reevaluation of the culvert was conducted for current fish passage standards, and the existing configuration was determined to be a velocity barrier for fish passage. The recommended solution for this issue is to replace the existing 4-foot box culvert with a 50-foot prefabricated bridge along 104th Street to improve fish passage.
 - Judging by the multiple reasons for flood concerns, this culvert should really be considered for replacement. I've spent years working in beaver conflict mitigation, and it would be better to get ahead of this then to get behind when flooding has occurred and it's too late.
- When were the wetland boundaries surveyed? The information provided made this unclear. The ponded area could be much bigger if these measurements are taken from the 2006 survey...

I hope you find these comments helpful. If you have any other questions, feel free to reach out to me.

All the best,



Morgan Krueger (she/her)
Habitat Biologist, Habitat Division
Washington Dept. of Fish and Wildlife
Region 4, Central District

Morgan.Krueger@dfw.wa.gov
206-707-5434

From: Krueger, Morgan (DFW)
Sent: Monday, July 31, 2023 10:51 AM
To: Chris Holland <CHolland@marysvillewa.gov>
Subject: RE: Dell's Nursery Rezone - Notice of SEPA (PA22041)

Thanks so much Chris!

Best,



Morgan Krueger (she/her)
Habitat Biologist, Habitat Division
Washington Dept. of Fish and Wildlife
Region 4, Central District

Morgan.Krueger@dfw.wa.gov
206-707-5434

From: Chris Holland <CHolland@marysvillewa.gov>
Sent: Monday, July 31, 2023 10:45 AM
To: Krueger, Morgan (DFW) <Morgan.Krueger@dfw.wa.gov>
Subject: Dell's Nursery Rezone - Notice of SEPA (PA22041)

External Email

Morgan-

Not sure where SAW went wrong on the notice, however, a link was provided when entered.

Here you go: [Dell's Nursery Rezone](#)

Thank you,

Chris Holland | Planning Manager

CITY OF MARYSVILLE
Community Development Department
501 Delta Avenue
Marysville, WA 98270

360-363-8000 Office
360-363-8207 Direct Line

cholland@marysvillewa.gov
<http://marysvillewa.gov>

From: Krueger, Morgan (DFW) <Morgan.Krueger@dfw.wa.gov>
Sent: Tuesday, July 25, 2023 8:13 AM
To: Chris Holland <CHolland@marysvillewa.gov>
Subject: [External!] FW: Notice of SEPA PA22-041 for www.marysvillewa.gov



Good morning Chris,

I was looking into the below notice and saw that this is a rezone approval as well as a site plan approval. The link doesn't seem to offer any further details regarding this project. I was wondering how I might be able to look at the site plans and other documents related to this project? Thanks in advance!

All the best,



Morgan Krueger (she/her)
Habitat Biologist, Habitat Division
Washington Dept. of Fish and Wildlife
Region 4, Central District

Morgan.Krueger@dfw.wa.gov
206-707-5434

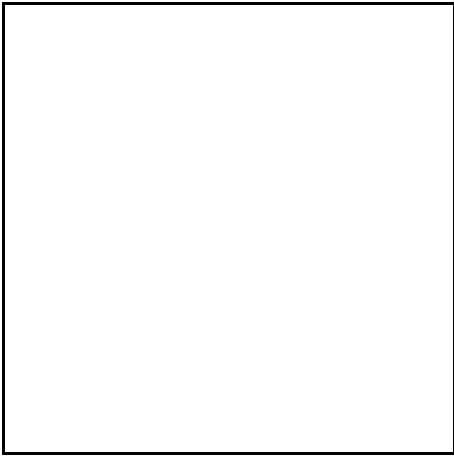
From: Public Notices - Land use <listserv@civicplus.com>
Sent: Monday, July 24, 2023 4:33 PM
To: Krueger, Morgan (DFW) <Morgan.Krueger@dfw.wa.gov>
Subject: Notice of SEPA PA22-041 for www.marysvillewa.gov

External Email

[View this in your browser](#)

July 24, 2023

Notice of SEPA PA22-041



... [Read on](#)

You are receiving this message because you are subscribed to Public Notices - Land use on www.marysvillewa.gov To unsubscribe, click the following link:

[Unsubscribe](#)

Chris Holland

From: Robert herndon <robertherndon_3@hotmail.com>
Sent: Friday, July 21, 2023 10:21 AM
To: Chris Holland; Max Phan; Ken McIntyre; Merle Ash; Kacey Simon; Shane Whitney; Haylie Miller; Amy Hess; Kathryn Bird; Michael Beck; Adam Benton; Kristy Beedle; Darrin Douglas; Jesse Hannahs; Jesse Birchman; Danny Hagen; Jason Crain; Brooks, Dave; Friedman, Jacob; Tom Maloney; Don McGhee; Brian Merkley; Susan Carver; mlwicklund@snopud.com; Robert.nance@ziply.com; Robert.larson@ziply.com; Mae.P.Ancheta@usace.army.mil; Blaine.Bilderback@bnsf.com; betty.young@utc.wa.gov; Jolivette, Stephanie (DAHP); sepa@dahp.wa.gov; doug.gresham@ecy.wa.gov; Molstad, Neil (ECY); DFW R4Cplanning; rgray@snohd.org; jmyers@snohd.org; SPW-Contact.pwCMS; Todd Gray; Kurt Nelson; cstevens@stillaguamish.com
Subject: [External!] Re: Notice of MDNS - Dell's Nursery Rezone (PA22041)

External Email Warning! Use caution before clicking links or opening attachments.

We live back on 38 th dr and have enough trouble getting in and out of our neighborhood because of trains and the additional 10 houses that were built behind Dels old nursery. Now your going to allow a small business park near the tracks. Traffic will be impacted more because their driveway will be located right by the Railroad crossing. I have seen these tracks blocked by broken down trains with ambulances waiting to get into our neighborhood. Are you going to give us another street to get out of here when traffic gets backed up? Also there are no businesses on this side of the tracks. We don't need more traffic. Use some of the many empty business that already in Marysville, for instance over by 88th where Penske rentals is.

Get [Outlook for iOS](#)

From: Chris Holland <CHolland@marysvillewa.gov>
Sent: Friday, July 21, 2023 8:49:21 AM
To: Max Phan <mphan@marysvillewa.gov>; Ken McIntyre <kmcintyre@marysvillewa.gov>; Merle Ash <Merle@landtechway.com>; Kacey Simon <ksimon@marysvillewa.gov>; Shane Whitney <swhitney@marysvillewa.gov>; Haylie Miller <hmillier@marysvillewa.gov>; Amy Hess <ahess@marysvillewa.gov>; Kathryn Bird <kbird@marysvillewa.gov>; Michael Beck <mbeck@marysvillewa.gov>; Adam Benton <abenton@marysvillewa.gov>; Kristy Beedle <kbeedle@marysvillewa.gov>; Darrin Douglas <ddouglas@marysvillewa.gov>; Jesse Hannahs <jhannahs@marysvillewa.gov>; Jesse Birchman <jbirchman@marysvillewa.gov>; Danny Hagen <dhagen@marysvillewa.gov>; Jason Crain <JCrain@marysvillewa.gov>; Brooks, Dave <Dave_Brooks@comcast.com>; Friedman, Jacob <Jacob_Friedman@comcast.com>; Tom Maloney <tmaloney@mfdrra.org>; Don McGhee <dmcghee@mfdrra.org>; Brian Merkley <bmerkley@mfdrra.org>; Susan Carver <scarver@mfdrra.org>; mlwicklund@snopud.com <mlwicklund@snopud.com>; Robert.nance@ziply.com <Robert.nance@ziply.com>; Robert.larson@ziply.com <Robert.larson@ziply.com>; Mae.P.Ancheta@usace.army.mil <Mae.P.Ancheta@usace.army.mil>; Blaine.Bilderback@bnsf.com <Blaine.Bilderback@bnsf.com>; betty.young@utc.wa.gov <betty.young@utc.wa.gov>; Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>; sepa@dahp.wa.gov <sepa@dahp.wa.gov>; doug.gresham@ecy.wa.gov <doug.gresham@ecy.wa.gov>; Molstad, Neil (ECY) <NEMO461@ECY.WA.GOV>; DFW R4Cplanning <R4Cplanning@dfw.wa.gov>; rgray@snohd.org <rgray@snohd.org>; jmyers@snohd.org <jmyers@snohd.org>; SPW-Contact.pwCMS <Contact.pwCMS@snoco.org>; Todd Gray <toddgray@tulaliptribes-nsn.gov>; Kurt Nelson <knelson@tulaliptribes-nsn.gov>; cstevens@stillaguamish.com <cstevens@stillaguamish.com>
Subject: Notice of MDNS - Dell's Nursery Rezone (PA22041)



NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

Community Development Department ♦ 501 Delta Avenue
WA 98270

♦ Marysville,

Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

Project Name: Dell's Nursery Rezone

File Number: PA22041

Applicant: 104th Street LLC
16720 Smokey Point Boulevard, Suite 3
Arlington, WA 98223

Description: Site Plan Approval and Concurrent Rezone from Medium Density, Single-family (R-4.5) to General Commercial (GC) in order to construct two single story office/warehouse buildings totaling approximately 30,600 SF.

Location: 4131 104th Street NE

APNs: 30051600200100 & 30051600200300

Application Materials: [Dell's Nursery Rezone](#)

Lead Agency: City of Marysville
Community Development Department

Traffic Concurrence: The City Engineer issued a written concurrence determination pursuant to Chapter 22D.030 MMC. Pursuant to MMC 22D.030.070(6)(a)(ii) the concurrence determination and the projects impacts and mitigation obligations shall expire six (6) years after the date of the concurrence determination.

SEPA Threshold Determination: 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.

Public Comment Period: This MDNS is subject to a 14-day comment period. Written comments may be submitted by mail or e-mail to the lead agency's SEPA contact person. Comments must be received by **August 4, 2023**.

Appeals: This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. Any appeal must be 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., by **August 4, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.

SEPA Contact: Chris Holland, Planning Manager
cholland@marysvillewa.gov
360.363.8207

Date Issued: July 21, 2023

Chris Holland

From: Robert herndon <robertherndon_3@hotmail.com>
Sent: Friday, July 21, 2023 4:33 PM
To: Chris Holland
Cc: Haylie Miller; Michael Beck; Amy Hess; Kathryn Bird
Subject: Re: [External!] Re: Notice of MDNS - Dell's Nursery Rezone (PA22041)

The city should put a crossing just north of 104 th for the business park only and leave 104 th for residents of hidden lakes and Indian trails

Get [Outlook for iOS](#)

From: Chris Holland <CHolland@marysvillewa.gov>
Sent: Friday, July 21, 2023 11:12:58 AM
To: Robert herndon <robertherndon_3@hotmail.com>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Michael Beck <mbeck@marysvillewa.gov>; Amy Hess <ahess@marysvillewa.gov>; Kathryn Bird <kbird@marysvillewa.gov>
Subject: RE: [External!] Re: Notice of MDNS - Dell's Nursery Rezone (PA22041)

Robert-

Thank you for your comments on the SEPA Threshold Determination.

The proposal will ultimately be reviewed by the Hearing Examiner (HE).

Staff has not yet prepared a recommendation for HE consideration.

You are a party of record and will receive notice of a future public hearing on this application.

The Mitigation measures required the applicant to conduct an engineering study related to the BNSF Railway Crossing and identify any necessary improvements.

Unfortunately, due to critical areas there is little opportunity to provide additional access to this neighborhood without crossing the railway.

Thank you,

Chris Holland | Planning Manager

CITY OF MARYSVILLE
Community Development Department
501 Delta Avenue
Marysville, WA 98270

360-363-8000 Office
360-363-8207 Direct Line

cholland@marysvillewa.gov
<http://marysvillewa.gov>

From: Robert herndon <robertherndon_3@hotmail.com>
Sent: Friday, July 21, 2023 10:21 AM

To: Chris Holland <CHolland@marysvillewa.gov>; Max Phan <mphan@marysvillewa.gov>; Ken McIntyre <kmcintyre@marysvillewa.gov>; Merle Ash <Merle@landtechway.com>; Kacey Simon <ksimon@marysvillewa.gov>; Shane Whitney <swhitney@marysvillewa.gov>; Haylie Miller <hmiller@marysvillewa.gov>; Amy Hess <ahess@marysvillewa.gov>; Kathryn Bird <kbird@marysvillewa.gov>; Michael Beck <mbeck@marysvillewa.gov>; Adam Benton <abenton@marysvillewa.gov>; Kristy Beedle <kbeedle@marysvillewa.gov>; Darrin Douglas <ddouglas@marysvillewa.gov>; Jesse Hannahs <jhannahs@marysvillewa.gov>; Jesse Birchman <jbirchman@marysvillewa.gov>; Danny Hagen <dhagen@marysvillewa.gov>; Jason Crain <JCrain@marysvillewa.gov>; Brooks, Dave <Dave_Brooks@comcast.com>; Friedman, Jacob <Jacob_Friedman@comcast.com>; Tom Maloney <tmaloney@mfdrra.org>; Don McGhee <dmcghee@mfdrra.org>; Brian Merkley <bmerkley@mfdrra.org>; Susan Carver <scarver@mfdrra.org>; mlwicklund@snopud.com; Robert.nance@zipl.com; Robert.larson@zipl.com; Mae.P.Ancheta@usace.army.mil; Blaine.Bilderback@bnsf.com; betty.young@utc.wa.gov; Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>; sepa@dahp.wa.gov; doug.gresham@ecy.wa.gov; Molstad, Neil (ECY) <NEMO461@ECY.WA.GOV>; DFW R4Cplanning <R4Cplanning@dfw.wa.gov>; rgray@snohd.org; jmyers@snohd.org; SPW-Contact.pwCMS <Contact.pwCMS@snoco.org>; Todd Gray <toddgray@tulaliptribes-nsn.gov>; Kurt Nelson <knelson@tulaliptribes-nsn.gov>; cstevens@stillaguamish.com
Subject: [External!] Re: Notice of MDNS - Dell's Nursery Rezone (PA22041)

External Email Warning! Use caution before clicking links or opening attachments.

We live back on 38 th dr and have enough trouble getting in and out of our neighborhood because of trains and the additional 10 houses that were built behind Dels old nursery. Now your going to allow a small business park near the tracks. Traffic will be impacted more because their driveway will be located right by the Railroad crossing. I have seen these tracks blocked by broken down trains with ambulances waiting to get into our neighborhood. Are you going to give us another street to get out of here when traffic gets backed up? Also there are no businesses on this side of the tracks. We don't need more traffic. Use some of the many empty business that already in Marysville, for instance over by 88th where Penske rentals is.

Get [Outlook for iOS](#)

From: Chris Holland <CHolland@marysvillewa.gov>

Sent: Friday, July 21, 2023 8:49:21 AM

To: Max Phan <mphan@marysvillewa.gov>; Ken McIntyre <kmcintyre@marysvillewa.gov>; Merle Ash <Merle@landtechway.com>; Kacey Simon <ksimon@marysvillewa.gov>; Shane Whitney <swhitney@marysvillewa.gov>; Haylie Miller <hmiller@marysvillewa.gov>; Amy Hess <ahess@marysvillewa.gov>; Kathryn Bird <kbird@marysvillewa.gov>; Michael Beck <mbeck@marysvillewa.gov>; Adam Benton <abenton@marysvillewa.gov>; Kristy Beedle <kbeedle@marysvillewa.gov>; Darrin Douglas <ddouglas@marysvillewa.gov>; Jesse Hannahs <jhannahs@marysvillewa.gov>; Jesse Birchman <jbirchman@marysvillewa.gov>; Danny Hagen <dhagen@marysvillewa.gov>; Jason Crain <JCrain@marysvillewa.gov>; Brooks, Dave <Dave_Brooks@comcast.com>; Friedman, Jacob <Jacob_Friedman@comcast.com>; Tom Maloney <tmaloney@mfdrra.org>; Don McGhee <dmcghee@mfdrra.org>; Brian Merkley <bmerkley@mfdrra.org>; Susan Carver <scarver@mfdrra.org>; mlwicklund@snopud.com <mlwicklund@snopud.com>; Robert.nance@zipl.com <Robert.nance@zipl.com>; Robert.larson@zipl.com <Robert.larson@zipl.com>; Mae.P.Ancheta@usace.army.mil <Mae.P.Ancheta@usace.army.mil>; Blaine.Bilderback@bnsf.com <Blaine.Bilderback@bnsf.com>; betty.young@utc.wa.gov <betty.young@utc.wa.gov>; Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>; sepa@dahp.wa.gov <sepa@dahp.wa.gov>; doug.gresham@ecy.wa.gov <doug.gresham@ecy.wa.gov>; Molstad, Neil (ECY) <NEMO461@ECY.WA.GOV>; DFW R4Cplanning <R4Cplanning@dfw.wa.gov>; rgray@snohd.org <rgray@snohd.org>; jmyers@snohd.org <jmyers@snohd.org>; SPW-Contact.pwCMS <Contact.pwCMS@snoco.org>; Todd Gray <toddgray@tulaliptribes-nsn.gov>; Kurt Nelson <knelson@tulaliptribes-nsn.gov>; cstevens@stillaguamish.com <cstevens@stillaguamish.com>

Subject: Notice of MDNS - Dell's Nursery Rezone (PA22041)



NOTICE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

Community Development Department ♦ 501 Delta Avenue
WA 98270

♦ Marysville,

Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

Project Name: Dell's Nursery Rezone

File Number: PA22041

Applicant: 104th Street LLC
16720 Smokey Point Boulevard, Suite 3
Arlington, WA 98223

Description: Site Plan Approval and Concurrent Rezone from Medium Density, Single-family (R-4.5) to General Commercial (GC) in order to construct two single story office/warehouse buildings totaling approximately 30,600 SF.

Location: 4131 104th Street NE

APNs: 30051600200100 & 30051600200300

Application Materials: [Dell's Nursery Rezone](#)

Lead Agency: City of Marysville
Community Development Department

Traffic Concurrence: The City Engineer issued a written concurrence determination pursuant to Chapter 22D.030 MMC. Pursuant to MMC 22D.030.070(6)(a)(ii) the concurrence determination and the projects impacts and mitigation obligations shall expire six (6) years after the date of the concurrence determination.

SEPA Threshold Determination: 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.

Public Comment Period: This MDNS is subject to a 14-day comment period. Written comments may be submitted by mail or e-mail to the lead agency's SEPA contact person. Comments must be received by **August 4, 2023**.

Appeals: This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. Any appeal must be 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., by **August 4, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.

SEPA Contact: Chris Holland, Planning Manager
cholland@marysvillewa.gov
360.363.8207

Date Issued: July 21, 2023

Chris Holland

From: sheep164@aol.com
Sent: Thursday, July 27, 2023 9:11 PM
To: Chris Holland
Subject: [External!]Dells's Nursery Rezone PA22041

You don't often get email from sheep164@aol.com. [Learn why this is important](#)

External Email Warning! Use caution before clicking links or opening attachments.

Chris:

I received in the mail today the Mitigated Determination of Non-Significance and Traffic Concurrency Determination. As I stated in my previous letter to the City concerning the proposal before the City to allow commercial buildings in the neighborhood at 4131 104th St NE, after reading this report I am more concerned than I was when I sent my first letter. Today, for the fifth time (or more this year) the train had an issue that blocked traffic from coming in or going out of the neighborhood causing a backup on State Ave and on 104th. And now the City of Marysville is considering a proposal to add warehouses that would employ 60 people, add 81 parking stalls, and make approximately 90 trips in and out of the neighborhood (which has only one way in and one way out, requiring a railroad crossing) which already has approximately 300 people living in the neighborhood using this one access. The City is actually considering doing this without making any changes to the entrance/exit such as a traffic light, roundabout, or four-way stop. Has the City forgotten that State Ave. is in the process (as we speak) of going to five lanes of traffic already making it a challenge to get in and out of the neighborhood? This is an accident looking for a place to happen and it will be on City when it does. Does the City understand that there is Only One way in and Out of this neighborhood, and that should be a huge consideration before the City agrees to allow commercial usage to be developed in the neighborhood?

I appreciate your consideration of the concerns expressed. I would appreciate the opportunity to speak to you personally regarding this matter.

Thank You,
Nancy Rutherford
10614 41st Ave. NE
Marysville, Wa 98271
360-659-7069

Chris Holland

From: Stephan Engberg <swengberg@gmail.com>
Sent: Thursday, July 27, 2023 8:20 PM
To: Chris Holland
Subject: [External!]File Number: PA22041

You don't often get email from swengberg@gmail.com. [Learn why this is important](#)

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I am extremely worried about how much traffic this is going to add to the neighborhood. We only have 1 entrance and 1 exit at this time. Adding 90+ cars to this will cause a lot of issues with people trying to get in and out. We already have enough issues over the past 3 years with all the construction on state at 104th

What will Marysville do to help with the influx of traffic in the neighborhood.

Thanks

Stephan

Chris Holland

From: Rich Barnett <rich-ref@msn.com>
Sent: Thursday, July 27, 2023 8:05 PM
To: Chris Holland
Subject: [External!]Fwd: 4131 104th St

[You don't often get email from rich-ref@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[External Email Alert! Use caution before clicking links or opening attachments.]

>
> Sirs,
> I am writing to voice my disagreement with the suggested development plan for the address in the heading of this email.
> I've lived in the Hidden Lakes area for over 40 years and during that time the increased traffic on Smokey point Boulevard sometimes makes the wait to get in and out of the neighborhood over five minutes long.
> I have personally witnessed three accidents going in and out of the neighborhood. They were T-bone accidents for people trying to get onto State Street.
> Without some traffic answer for a development that might have anywhere from 100 to 120 cars per day. The city has a responsibility to the residents of this neighborhood to keep them safe.
> Unless the City of Marysville has a plan to put a stoplight at that intersection any additional use of tgat intersection is going to result in more and more accidents.
> In the interest of public safety, you must object to any further development of a commercial type in this area, unless steps are taken to ensure resident safety.
> Sincerely,
> Rich Barnett
> 4103 107th Place NE
> Marysville, 98271
>
> Sent from my iPhone

Chris Holland

From: Margaret Natterstad <margaret.natterstad@gmail.com>
Sent: Wednesday, August 2, 2023 12:16 PM
To: Chris Holland
Subject: [External!]Dell's Nursery PA22041/traffic concurrency

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Warning! Use caution before clicking links or opening attachments.

I am very concerned about the number of parking spaces for this project... the number of proposed vehicle trips per day and the current difficulties getting in and out of our neighborhood on State Avenue. I also think that visibility will be a problem with the railroad tracks and the entrance to these two buildings heading west on 104th. For example during snowy weather, the road can be extremely icy around the railroad tracks and could further cause problems. It's possible because of the proximity to the railroad tracks that someone going to these two building might overshoot the entrance and then have to drive into our neighborhood in order to turn around. In icy weather the dip creates a huge problem with vehicles stuck for someone not familiar with driving on it.

I remember when the widening of State Avenue was proposed, a traffic count was done on 104th but that was many years ago. **We need a current traffic count.** Since the last traffic count there have been 11 additional homes built (approx. 140 homes total), and because of Covid, people have been ordering online with more delivery vehicle trips per day. Since our neighborhood only has one road in/out to leave onto State Avenue, I think a stoplight will be necessary. Even with the roadwork being done now, the cars have been speeding by and I know of at least 3 accidents that have occurred. Businesses on the east side of State Avenue have also contributed to accidents and near misses. Also 104th St. and 104th Pl. don't line up, causing confusion in the middle turn lane.

Some of the things I've mentioned can't be addressed, but a stoplight is necessary on State Avenue and 104th, especially because of this project and the proposed vehicle trips per day this project will cause.

Thanks,
Margaret Natterstad
10532 38th Ave. NE
Marysville, WA 98271

Chris Holland

From: James Carew <jwcarew1050@yahoo.com>
Sent: Thursday, August 3, 2023 12:44 PM
To: Chris Holland
Subject: [External!]Notice of SEPA PA22-041

[You don't often get email from jwcarew1050@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[External Email Alert! Use caution before clicking links or opening attachments.]

Chris,

I live in the neighborhood off of 104th in Marysville. There is a great concern with the people living in the neighborhood about putting in a commercial building by the railroad tracks.

- It is already difficult to get out of the neighborhood with all the traffic/construction on State Ave. (most of us have waited 5+ minutes to turn left)
- The added 80-90 trips will pose a risk to anyone living in the neighborhood if there is an emergency.
- There is enough problems with the train, that adding 80-90 trips would make that intersection more of a nightmare. (When trying to get in, there is already a line backed up to State Ave)
- BNSF has had multiple trains stop on the tracks for several hours. That will only become worse with the increased vehicle traffic.
- The city already has problems with people camping in worn out, broken town vans and campers in major parking lots, how would the city make sure that doesn't happen in this new parking lot.
- Putting in large commercial building at the front of our neighborhood will not help improve the look of our neighborhood, but instead bring down the curb appeal.
- We have a nice, quiet, friendly neighborhood. It would be nice to not have that ruined with commercial warehouses.

Thank you for your time, hopefully the city will reconsider building commercial property in our neighborhood.

James Carew