

Dell's Nursery Rezone

Traffic

Traffic both ways in and out vi for contention with the N.bound left turn lane

ANY additional traffic will affect egress

Average daily trips do not take into consideration shipping & receiving

Even School Buses morning and afternoon affect left turn lane traffic

Msvl Fire requires 26' access page 7

Site is for commercial, wholesale, service, storage and fabrication page18

additional trips for all these possible tenants in traffic count?

Egress of vehicles out of the rezone area would also cause contention

on the west side of the tracks

Incoming vehicles to the rezone would be descending RR overpass

AND making a sharp right turn

Incoming traffic will slow additional follow-on vehicles crossing the RR tracks

because of the right turn

Need a full review of the Condition No. 3-

Mitigated Determination of Non-Significande (MDNS)

Traffic Concurrency Determination page 11

Wa Utilities require a new traffic engineering study page 8

Ultimately review entending 42 ave north to tie-in with 42nd

coming down from 116th St using Msvl's parcel of land

Did Msvl sell parcel 300516000200300 22' roadway?

Buffers

Ed Sewall's Critical Area reviews were done in August 2020

& Sept 2018 during low water levels-

need new review on spring water levels

page 15

150' minimum Type F buffer for Quilceda Creek page 15

Additional, applicant shall be required to enhance buffer

a minimum 20' for screening page 15

How many old growth protected trees to be removed page 15

Trees block coal dust from train and absorb sound

heavily forested with mature evergreen trees for buffer page 18

where is the 3022 SF wetland buffer intrusion and 4809 compensation pg 16

Rezone Criteria 14.1 page 19 300' buffer is much closer to 200' or less

Rezone Criteria 14.3 a piece-meal attempt to bypass the 10 acre guideline

this 3.2 acre + 3.6 ac old Dell's nursery + 2+ ac adjacent parcel

all currently zone GC

owned by same individual Joel Hylback

Steel bldgs would magnify the train whistles NOT act as a buffer page 5

Wa State Dept of Ecology "we only trust wetland boundaries for 5 years

(last survey 2006 page 7

Wa State Environmental habitat biologist could not visualize buffer from imaging

page 8

Utilities

in-ground infiltration trenches 945 ft for all roof top & hard surfaces page 17

Bio retention areas are where page 17

Storm water should require deep gravel filled dry well page 19

PUD needs a storm water permit page 8

General

Proposed development make provisions for public use and interest? Page 18

This area has always been identified as a residential neighborhood

The neighborhood begins at the tracks page 5

This rezone would destroy its very character & continuity page 6

You would now have to pass thru commercial steel bldgs on both sides
of 104th

We shouldn't have to ACCEPT change as inevitable for \$\$\$ page 5

PUD needs a storm water permit page 8

Per google imaging, the site cannot support 30,600 Sf of bldg and parking

87 parking spots = 14,000sf + additional 14,000 sf maneuvering

Respectfully Submitted:

Cal Rutherford

10614 41st Ave NE

360.659.7069

Map Title



Legend

- Parcel
- Recent Sales 2023
- Recent Sales 2022
- Recent Sales 2021
- City Boundary
- County Park
- National Forest
- Water
- Street Types**
- Interstate
- State Route
- Local Road

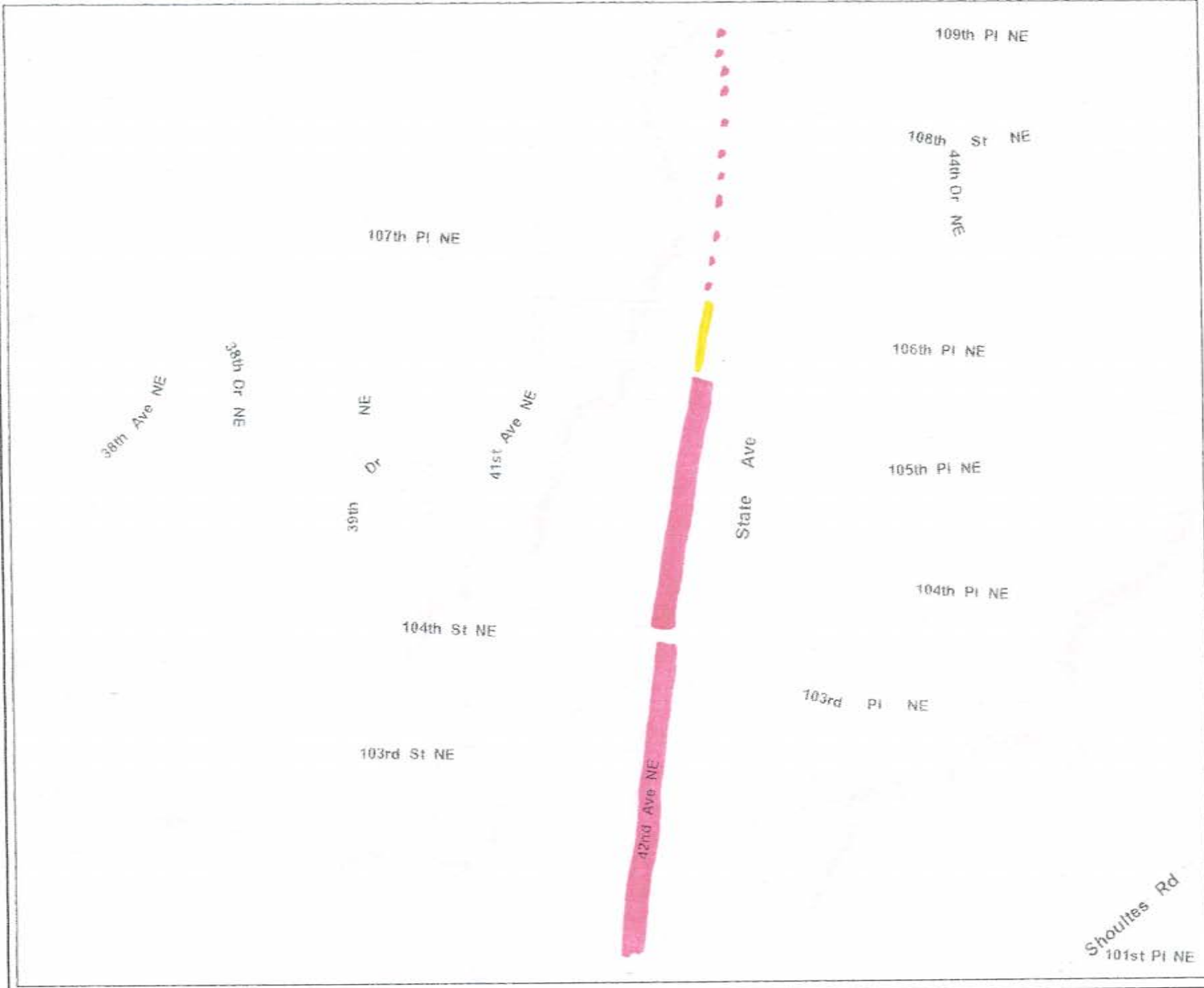
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0 938 1,875 Feet

9/28/2023



Map Title



Legend

-  Parcel
-  Recent Sales 2023
-  Recent Sales 2022
-  Recent Sales 2021
-  City Boundary
-  County Park
-  National Forest
-  Water
- Street Types**
-  Interstate
-  State Route
-  Local Road

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0 450 900 Feet

9/28/2023



QUARTER	SECTION	TOWNSHIP N.W.B.L	RANGE E.W.M.
NW	16	30	5
Centerline	Lot	Block	Section
Gov Lot	Subdiv	ROW	Quarter
Major Water	Other Lot	Vac ROW	16th
Minor Water	Other Subdiv	Vac Lot	

Map produced on March 20, 2025

1 inch = 200 feet

A product of the Assessor's Office
Snohomish County, Washington

