
NOTICE OF ADMINISTRATIVE APPROVAL

Notice is hereby given that on September 6, 2015 the City of Marysville issued administrative site plan approval to allow the construction of a 20,133 SF industrial building (Phase 1) and future construction of a 17,122 SF expansion (Phase 2) together with associated parking, and landscaping on approximately 3.208 acres.

File Number: PA 16-020
Applicant: Steve Leifer
Location: 13059 41st Ave NE

Note: The Preliminary Administrative Approval will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of the date of this notice. The project as proposed is subject to the following conditions:

1. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means conduit or ducts providing service to each building.
2. All exterior ground based/mechanical equipment shall be properly screened from public right-of-way.
3. Prior to building permit issuance, a final, detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be submitted for review and approval. The landscape plan shall incorporate the design elements as outlined in Chapter 22C.120 MMC.
4. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220.00 per PMPHT.
5. Applicant to make traffic mitigation offer to Snohomish County, for impacts on roads in unincorporated Snohomish County, consistent with payment guidelines in the "Snohomish County Traffic Study Requirements, Traffic Study Checklist, and Mitigation Offer Forms". Payment of the proportionate share traffic mitigation fee to Snohomish County shall occur prior to issuance of a building permit.
6. If at any time during construction archaeological resources are observed in the project area, work should be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended. The applicant shall notify the Stillaguamish Tribe prior to excavating any native soils during construction.
7. The Public Works director shall have the authority to fix the location, width and manner of approach, and to alter ingress and egress of the joint access, as may be required to control traffic in the interest of public safety and general welfare. The cost of any revisions to the joint access, deemed necessary in the interest of public safety and general welfare, shall be the responsibility of the property owner.

Note: This decision will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of this notice.

The application and complete case file is available for review at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270.

Project Information: Cheryl Dungan, Senior Planner – (360) 363-8206