



ADMINISTRATIVE SITE PLAN APPROVAL

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
Project Title	Square 116			Date of Report	June 1, 2016				
File Number	PA 15011			Attachments	Site plan; MDNS				
Administrative Recommendation	Approve the preliminary commercial site plan, subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Owner/Applicant	Zhongzhen USA Investments, LTD								
Request	The applicant is requesting commercial site plan approval in order to construct a 90-room hotel, 5,379 SF of general office space, and a 5,546 SF high-turnover sit-down restaurant, including twenty off-site parking spaces in accordance with MMC 22C.130.020(5)(c)								
SEPA Status	A Mitigated SEPA Threshold Determination of Non-Significance (MDNS) was issued on May 12, 2016. The appeal period for the MDNS expired on May 27, 2016. No appeals were filed.								
Site Address	Within the 4000 Block on the south side of 116 th Street NE			APN(s)	30050900300700, 30050900304000 & 30050900300400				
Acreage (SF)	4.18-acres (182,080 SF)			Section	9	Township	30N	Range	05E
Comprehensive Plan	CB	Zoning	CB	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	None	Marysville			None	Marysville			
Present Use of Property	Vacant, undeveloped								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Engineering Services <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Community Transit <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> PUD No. 1		<input checked="" type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE <input type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input checked="" type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Greg Goins, Winco Foods <input checked="" type="checkbox"/> Aaron Metcalf, Belmark, LLC <input type="checkbox"/>		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	June 1, 2016	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
Name	Chris Holland	Title	Planning Manager	Phone	360.363.8207	E-mail	cholland@marysvillewa.gov		

1.0 FINDINGS AND CONCLUSIONS

1. Zhongzhen USA Investments, LTD, applicant, has requested *Administrative Commercial Site Plan* approval in order to construct a 90-room hotel, 5,379 SF of general office space, and a 5,546 SF high-turnover sit-down restaurant, including twenty off-site parking spaces in accordance with MMC 22C.130.020(5)(c).
2. The application was determined to be complete on April 14, 2015.
3. Public notice of the development application was provided in accordance with MMC 22G.010.090. As the scope of the project was modified to include off-site parking in accordance with MMC 22C.130.020(5)(c), a second notice was provided in accordance with MMC 22G.010.090. The following public comments were received on this application:

- a. *Belmark Homes*: A letter was received from Belmark Homes, dated April 22, 2015, stating that due to challenges of accessing off of 41st Drive NE, Belmark Homes felt that the project should provide a future connection to the southerly properties to have a right-in/right-out on 116th Street NE.

Staff Comment: The State Environmental Policy Act (SEPA) Mitigated Threshold Determination of Non-Significance (MDNS) conditioned the applicant to record a minimum 25' cross access easement to properties to the east and west of the proposed development in order to provide future connections to the east and west. Future connection to the south would be via the extension of 38th Avenue NE.

- b. *WinCo Foods, LLC*: Several e-mails were received from Greg Goins, WinCo Foods Vice President of Real Estate, regarding the applicant's proposal to provide off-street parking on an adjacent parcel. Mr. Goins stated that he is very concerned that employees and possible consumers are more likely to park in the WinCo lot rather than the proposed "off-site" lot due to its proximity to the project. WinCo believes this project should be required to self-park "on-site." If necessary, to meet parking requirements, the building footage should be reduced accordingly. WinCo foods has requested the City deny the application.

Staff Comment: MMC 22C.130.020(5)(c) requires parking for hotel, restaurant and office uses to be located no greater than 500' from the building it serves. The applicant has demonstrated that the proposed parking area is located within 500' from the building(s) it serves; therefore, the proposed project has demonstrated compliance with 22C.130.020(5)(c). In order to ensure there are no impacts to adjacent property owners, the proposed project has been conditioned to record a covenant stating that the off-site parking area is developed in whole or in part as required parking for the uses on APN's 30050900300700 & 30050900304000 (see Condition No. 2 in Section 2.0 of this Administrative Approval).

Additionally, the proposed project has been conditioned that the applicant, or current property owner, will be required to mitigate any over flow parking impacts on adjacent properties, as determined by the City Traffic Engineer (see Condition No. 3 in Section 2.0 of this Administrative Approval).

4. A *Request for Review* of the proposed development was sent to the following Local, County, State & Federal Agencies and Districts:
 - a. *City of Arlington*: No comments received.
 - b. *Arlington Airport*: The Arlington Airport Coordinator returned the Request for Review stating they had no comments.
 - c. *Community Transit*: No comments received.
 - d. *Frontier Communications*: No comments received.
 - e. *PUD No. 1*: A letter was received from Elisabeth A. Tobin, Senior Manager, dated April 23, 2015, stating that the District presently has sufficient electric system capacity to

serve the proposed development. However, the existing District facilities in the local area may require upgrading. Any relocation or removal of District facilities to accommodate this project shall be at the expense of the project developer.

- f. *BNSF*: No comments received.
 - g. *Washington State Department of Ecology*: No comments received.
 - h. *Washington State Department of Transportation*: No comments received.
 - i. *Snohomish Health District*: No comments received.
 - j. *Snohomish County Public Works – Land Development*: An e-mail was received from Elbert H. Esparza Jr., Associate Land Development Analyst, dated April 28, 2015, stating that Snohomish County Public Works reviewed the traffic impact analysis and concurs with the conclusion that the development will not impact any county capital improvements with three (3) or more directional trips. Therefore, no mitigation and no traffic fee offer is required of this development.
 - k. *Puget Sound Energy*: No comments received.
 - l. *Stillaguamish Tribe*: No comments received.
 - m. *Tulalip Tribes*: No comments received.
5. The proposed site consists of three (3) parcels totaling 4.18-acres. The property is currently undeveloped with no structures. Slopes on site are slight, ranging less than 1% to 4% and tending to slope from north to south. Slopes exceeding 5% occur on less than 2% of the parcel area. Vegetation on-site mainly consists of second/third growth forest with brush and grasses. The applicant has done some clearing activity on-site; however, no stumps or understory has been removed from the site.
6. One-access off of 116th Street NE is proposed. The access shall be limited to a right-in/right-out, as pursuant to MDNS Condition No. 7 the applicant shall be required to extend the median within 116th Street NE west to the property line and include hard channelization. Additionally, MDNS Conditions No. 9 & 10 require the applicant to record a minimum 25' cross access easement to benefit properties to the east and west of the proposal.
7. A traffic scoping analysis was prepared by Gibson Traffic Consultants (GTC) dated March 19, 2015. Subsequently GTC submitted a traffic impact analysis (TIA), dated February 2016, which was revised in April 2016. According to the TIA, the proposed development would generate 1,196 average daily trips (ADT), 90 AM peak hour trips (AMPHT) and 93 PM peak hour trips (PMPHT).
8. According to the TIA, the proposed development would not impact any of the road sections identified within Snohomish County Transportation Service Area A (TSA A) with three or more development-generated directional PM peak hour trips. Therefore, the applicant is not obligated to pay impact fees to Snohomish County for the proposed development.
9. Based on a review of existing conditions and the TIA, as well as other applicable supplemental information submitted with the application and on file with the City, the Public Works Director made a traffic concurrency recommendation to the applicant dated May 3, 2016. The traffic concurrency recommendation included the following conditions to mitigate traffic impacts:
- a. 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 PM peak hour trip (PMPHT).

- b. Pursuant to the ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$39.00 for commercial development. The applicant shall be required to submit a traffic mitigation offer to Snohomish County in the amount of \$9,328.80 (1,196 ADT x 20% x \$39.00). Snohomish County reserves the right to adjust the impact fee if there is a change of use or building size within the development.
 - c. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 41st Drive NE in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer.
 - d. The applicant shall be required to construct frontage improvements along 41st Drive NE, prior to issuing occupancy permits. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
 - e. The applicant shall be required to construct frontage improvements associated with the proposed access along 116th Street NE, prior to issuing occupancy permits. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
 - f. The applicant shall be required extend the median within 116th Street NE west to the property line and include hard channelization and landscaping within the median. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
 - g. The applicant shall be required to record a minimum 25' cross access easement on Assessor's Parcel Number (APN) 30050900300700 to the benefit of APN 30050900300800, prior to issuing occupancy permits.
 - h. The applicant shall be required to record a minimum 25' cross access easement on Assessor's Parcel Number (APN) 30050900304000 to the benefit of APN 30050900303300, prior to issuing occupancy permits.
 - i. The applicant shall be required to record a minimum 25' cross access easement on Assessor's Parcel Number (APN) 30050900300400 to the benefit of APN 30050900303300, prior to issuing occupancy permits.
10. The applicant submitted a written proposal, May 4, 2016, agreeing to the development's traffic impacts and mitigation measures. The traffic mitigation measures were included in the State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) which was issued on May 12, 2016.
 11. Pursuant to MMC 22D.030.070(6)(ii), the traffic concurrency determination and the projects impacts and mitigation obligations shall expire on May 12, 2022.
 12. There are no critical areas located on the subject properties, or within 150' of the site boundaries. An unnamed "Type NS" seasonal stream is located approximately 1,000' southeast of the subject property, and the west fork of Quilceda Creek, a "Type F" fish bearing stream, is located approximately 1,400' southwest of subject property. No impacts to critical areas are anticipated.
 13. Pursuant to Chapter 14.15 MMC, a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system on the site

is required. The applicant is proposing collection and conveyance to the City of Marysville storm system within 116th Street NE for conveyance to the City of Marysville stormwater treatment and detention facility, located southeast of the property at a site address of 11402 41st Drive NE. Potential significant adverse environmental impacts associated with increased stormwater runoff from the proposed development are adequately mitigated by compliance with this regulation.

14. Utilities are proposed to be provided to the site as follows:

Storm Drainage – On-site stormwater is proposed to be collected through a series of catch basins, downspouts, and area drains and conveyed to the City of Marysville storm system within 116th Street NE for conveyance to the City of Marysville stormwater treatment and detention facility, located southeast of the property at a site address of 11402 41st Drive NE. The proposed stormwater system complies with the design criteria outlined in Volume 3 of the 2005 Department of Ecology Stormwater Management Manual for Western Washington.

Water – A 12-inch ductile iron water main is located within 116th Street NE, which can be extended on-site to provide public water service to the proposed development.

Sewer – A 12-inch PVC sewer main is located within 116th Street NE, with a 6-inch stub off of the main onto the subject property. However, an 8-inch sewer line is required due to the scope of the project. The applicant shall be required to extend an 8-inch sewer stub to connect to the 12-inch sewer main.

Utility improvements will be addressed during civil construction plan review.

15. After evaluation of the applicant's environmental checklist submitted with the application, and other supporting documentation and application materials, a MDNS was issued on May 12, 2016, which included ten (10) mitigation measures. The appeal period for the MDNS expired on May 27, 2016. No appeals were filed.
16. MMC 22G.010.140(3) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

- a. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.

Staff Comment: Pursuant to MMC 22C.020.060, hotels, restaurants and office uses are permitted outright in the Community Business zone.

- b. Density of residential development in urban growth areas.

Staff Comment: N/A. No permanent residential uses are proposed as part of the development. Therefore, compliance with residential density does not apply to this proposal.

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

Staff Comment: The Comprehensive Plan designation for the subject property is Community Business. The proposed development and subsequent use of the property will be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan, as conditioned herein.

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to this request and were used to establish appropriate conditions are as follows:

LAND USE ELEMENT

General Development Land Use Goals & Policies

Policies: LU-3, LU-4, LU-5, LU-6, LU-10,

Commercial Land Use Goals & Policies

Policies: LU-66, LU-69, LU-70, LU-71, LU-78

Community Business

Policies: LU-102, LU-103, LU-104, LU-105, LU-106, LU-107, LU-110

ENVIRONMENTAL ELEMENT

General Environmental Goals and Policies

Policies: EN-1, EN-2

Earth Goals and Policies

Policies: EN-16, EN-18, EN-19, EN-21

Water: Quality, Wetland and Watershed Protection, Storm Water Runoff, Drainage, Shoreline Goals and Policies

Policies: EN-31, EN-32, EN-38

Wildlife Goals and Policies

Policies: EN-44

Climate Change Goals and Policies

Policies: EN-54

TRANSPORTATION ELEMENT

Transportation System Efficiency and Safety

Policies: T-8

Public Involvement and Agency Coordination

Policies: T-13

Mobility Options

Policies: T-25, T-29, T-30

Level of Service Standards and Concurrency

Policies: T-43

Financing and Implementation

Policies: T-48, T-50

UTILITIES ELEMENT

Policies: UT-1

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-1, PS-9

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-18, PF-19, PF-20, PF-21, PF-23, PF-24, PF-26, PF-28

d. Development Standards.

Staff Comment: The project site is currently zoned CB (Community Business). The purpose of the CB zone is to provide convenience and comparison retail and personal services for local service areas which exceeds the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses.

Pursuant to MMC 22C.130.030 Table 1, hotels are required to provide 1 off-street parking space per room (90 spaces required), restaurants are required to provide 20 spaces plus 1 per 100 SF over 4,000 SF (26 spaces required), and office use is required to provide 1 space per 400 SF (12 spaces required). Therefore, the proposed development is required to provide a total of 128 off-street parking spaces. The applicant is proposing to provide 137 off-street parking spaces, of which 119 spaces are proposed to be provided on-site, and 18 spaces are proposed to be provided within 500' of the site. Pursuant to MMC 22C.130.020(5)(c), hotel, restaurant and office use parking shall not be over 500' from the building it serves

and shall be located on land zoned in a manner which would allow the particular use that the parking will serve. The proposed development site and parking areas are all zoned CB. The applicant shall be required to execute a covenant in a form acceptable to the city attorney, stating that the lot is developed in whole or in part for required parking for the use on the subject lot. The owner of the property upon which the main use is located shall record this covenant with the Snohomish County Auditor's Office to run with the properties on which both the principal use and the off-street parking are located. The owner shall provide a copy of the recorded covenant to the Community Development Department, prior to occupancy being granted for any of the proposed uses.

The proposed development and subsequent use of the property will comply with the intent of the CB zone, and as conditioned herein, will meet all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*.

17. The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety, and general welfare.
18. Pursuant to MMC 22G.010.200, a decision on this application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made fifty-six (56) in-house calendar days from the date of completeness.

2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants Administrative Commercial Site Plan Approval for Square 116, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on April 18, 2016 (Exhibit 53) shall be the approved preliminary site plan layout.
2. Pursuant to MMC 22C.130.020(5)(e), the owner of APN 30050900300400 is proposing construction of 18 off-street parking spaces to serve the development; said owner shall be required to execute a covenant in a form acceptable to the city attorney, stating that the lot on which the off-site parking is provided, in whole or in part, shall be reserved parking for the uses on APN's 30050900300700 & 30050900304000. The owner of the property upon which the main use is located shall record this covenant with the Snohomish County Auditor's Office to run with the properties on which both the principal use and the off-street parking are located. The owner shall provide a copy of the recorded covenant to the Community Development Department, prior to granting occupancy for any of the proposed uses.
3. If the proposed development creates an on-going and persistent problem with over flow parking, onto adjacent properties that are not part of the off-street parking covenant required in Condition No. 3 above, as determined by the City Traffic Engineer, then the applicant, or current property owner, will be required to reassess the parking needs and provide additional parking spaces on-site, or implement other alternative methods to alleviate the over flow parking problem, as determined by the City Traffic Engineer.
4. 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.
5. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers or decorative stamped asphalt clearly denoting the pedestrian pathway. This detail shall be required to be provided on the civil

construction plans.

6. Bicycle parking design features shall comply with MMC 22C.130.060, and a detail shall be provided on the civil construction plans.
7. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the applicable landscaping and building design standards outlined in MMC 22C.020.250(4) and MMC 22C.020.250(5).
8. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the building details, materials, and colors standards required in MMC 22C.020.250(6).
9. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Crime Prevention Through Environmental Design (CPTED) standards required in MMC 22C.020.250(8).
10. Mechanical equipment located on the roof, façade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street.
11. Equipment or vents with generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially developed properties.
12. All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
13. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.
14. Prior to civil construction plan approval, the applicant shall have a *FINAL* landscaping plan approved that includes all of the plan submittal requirements outlined in MMC 22C.120.030, and includes all of the applicable design elements outlined in MMC Chapter 22C.120.
15. An exterior lighting plan, designed in accordance with MMC 22C.020.250(4)(d) and MMC 22C.130.050(3)(d), shall be approved prior to civil construction plan approval. The exterior lighting plan shall be consistent with the architectural concept of the hotel, restaurant and retail center. Lighting shall enhance the building design and adjoining landscaping. Appropriate lighting levels shall be provided in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas, in order to ensure safety and security; enhance and encourage evening activities; and provide a distinctive character to the area. The lighting plan shall identify lighting equipment, locations and standards, and implement the following design standards:
 - a. All public areas shall be lighted with average minimum and maximum levels as follows:
 - . Minimum (for low or nonpedestrian and vehicular traffic areas) of one-half foot candle;
 - . Moderate (for moderate or high volume pedestrian areas) of one to two foot candles; and

- . Maximum (for high volume pedestrian areas and building entries) of four foot candles.
 - b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
 - c. Pedestrian-scale lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. All fixtures over 15 feet in height shall be fitted with a full cut-off shield, be dark sky rated, and mounted no more than 25 feet above the ground with lower fixtures preferable so as to maintain a human scale. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
 - d. Light levels at the property line should not exceed 0.1 foot candles (fc).
 - e. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.
 - f. Uplighting on trees and provisions for seasonal lighting are encouraged.
 - g. Parking lot lighting shall be subject to the provisions set forth in MMC 22C.130.050(3)(d), as follows:
 - . 25' maximum height
 - . Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale.
 - . Parking lot lighting shall be designed to provide security lighting to all parking spaces.
 - . Lighting shall be shielded in a manner that does not pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
 - . Fixture design shall incorporate unique design features that coincide with the architectural design of the building(s).
16. The applicant shall be required to comply with the ten (10) mitigation measures outlined in the State Environmental Policy Act (SEPA) Mitigated Threshold Determination of Non-significance, issued on May 12, 2016 (attached hereto).

Prepared by: *CE*

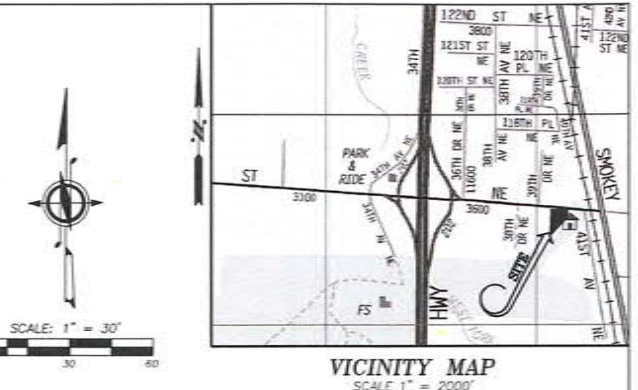
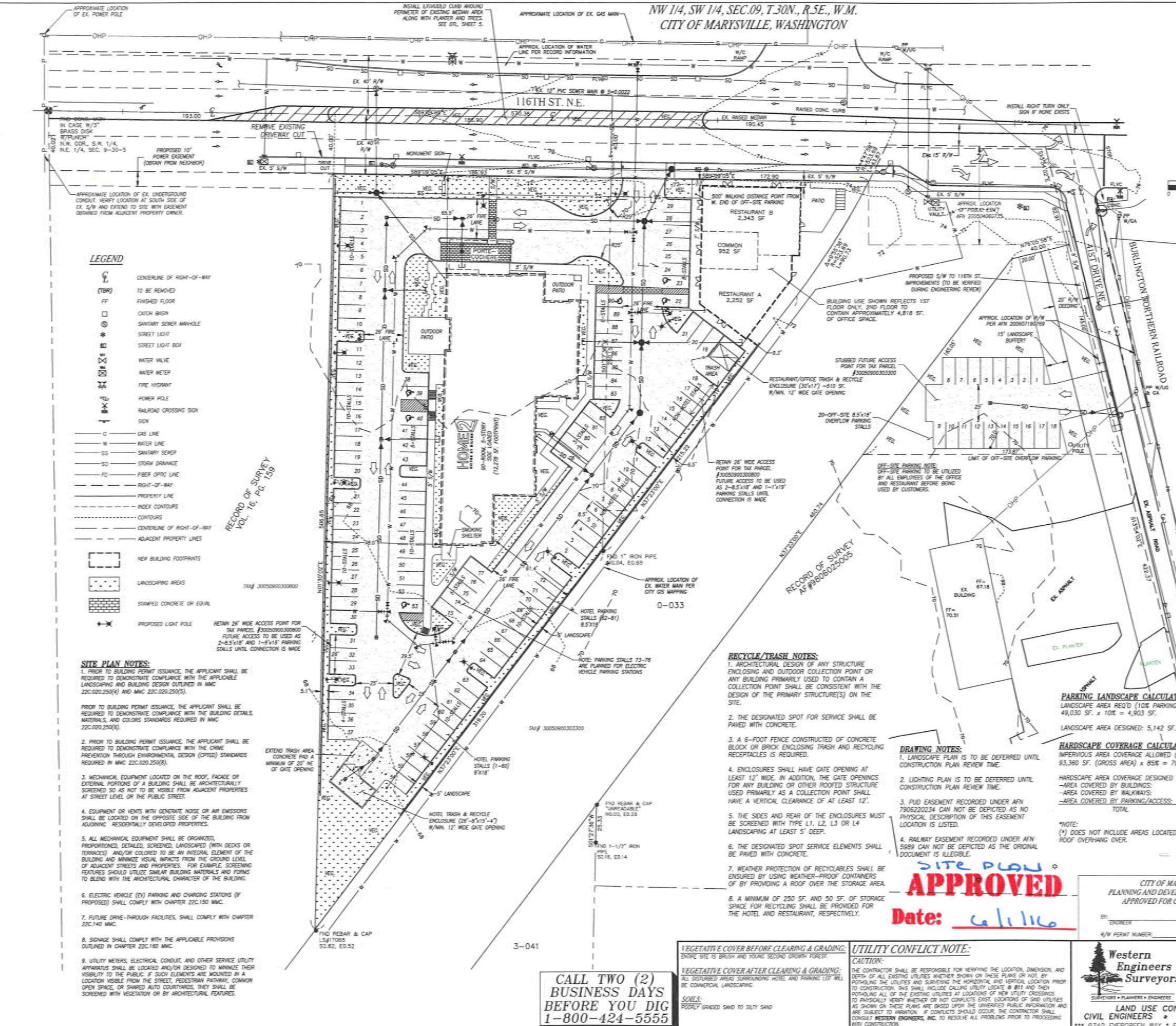
Reviewed by: *ADG*

This **Administrative Commercial Site Plan APPROVAL** is issued under MMC 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC Chapter 22G.010 MMC Article VIII Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan Approval.

Signature: *Dave Koenig* Date: *June 1, 2016*
 Dave Koenig, CD Director

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

NW 1/4, SW 1/4, SEC.09, T.30N., R.5E., W.M.
CITY OF MARYSVILLE, WASHINGTON



PARKING CALCULATIONS:
HOTEL (90 ROOMS): 1 STALL PER ROOM = 90
90-PARKING STALLS REQUIRED

RESTAURANT (4,595 SF): 20 PLUS 1 PER 100 SF. OVER 4,000 SF.
20 + 595 SF/100 SF. = 25.95 -> 26 STALLS REQUIRED

OFFICE (4,659 SF): 1 PER 400 SF.
4,659 SF/400 SF. = 11.64 -> 12 STALLS

TOTAL PARKING STALLS REQUIRED = 128 STALLS
TOTAL PARKING DESIGNED ON-SITE = 119 STALLS
TOTAL OFF-SITE PARKING STALLS = 18 STALLS
TOTAL PARKING PROVIDED = 137 STALLS

NOTES:
1. PARKING STALLS NUMBER 1-90 SURROUNDING THE HOTEL ARE TO BE DESIGNATED FOR HOTEL USE ONLY. PARKING STALLS 1-29, LOCATED ALONG THE SE BOUNDARY LINE OF THE SITE AND SURROUNDING THE RESTAURANT/OFFICE BUILDING, ARE TO BE DESIGNATED FOR RESTAURANT/OFFICE USE ONLY. ALL OFF-SITE PARKING TO BE TO BE DEDICATED TO RESTAURANT/OFFICE USE.
2. 3 PARKING SPACES DESIGNED IN FUTURE ACCESS POINT FOR PARCEL TO THE WEST (#31-33) ARE INCLUDED IN PARKING STALL CALCULATION ABOVE.
3. OFF-SITE PARKING TO BE UTILIZED BY ALL EMPLOYEES DESIGNATED FOR THE RESTAURANT AND OFFICE USE.
-HOTEL PARKING STALLS 1-51 & 83-90 ARE DESIGNED AT 9'x18'.
-HOTEL PARKING STALLS 52-82 ARE DESIGNED AT 8.5'x18'.
-RESTAURANT/OFFICE PARKING STALLS 1-29 ARE DESIGNED AT 8.5'x18'.
-OFF-SITE PARKING STALLS 1-18 ARE DESIGNED AT 8.5'x18'.
ADA PARKING REQUIRED: 101-150 TOTAL STALLS = 5
1 OUT OF EVERY 6 ADA STALLS MUST BE VAN ACCESSIBLE
TOTAL DESIGNED ADA STALLS = 6 WITH 2 BEING VAN ACCESSIBLE
BICYCLE PARKING REQUIRED (5% TOTAL PARKING) -> 137x0.05 = 6.85 STALLS
BICYCLE PARKING DESIGNED = 7-2'x6' STALLS NEAR THE NORTHEAST CORNER OF THE RESTAURANT/RETAIL BUILDING

DRAINAGE DESIGN NOTE:
ALL DEVELOPED STORMWATER TO BE DIVERTED TO CITY OPERATED DETENTION FACILITY. REFER TO CITY FILES FOR APPROVED USE.

- LEGEND**
- (TL) CENTERLINE OF RIGHT-OF-WAY TO BE REMOVED
 - FF FINISHED FLOOR
 - CSH CATCH BASIN
 - SMH SANITARY SEWER MANHOLE
 - SL STREET LIGHT
 - SLB STREET LIGHT BOX
 - WV WATER VALVE
 - WM WATER METER
 - FSH FIRE HYDRANT
 - PP POWER POLE
 - SCS SIGNAL CROSSING SIGN
 - GL GAS LINE
 - ML WATER LINE
 - SS SANITARY SEWER
 - SO STORM DRAINAGE
 - FO FIBER OPTIC LINE
 - ROW RIGHT-OF-WAY
 - PL PROPERTY LINE
 - IC INDEX CONTOURS
 - CO CONTOURS
 - CR CENTERLINE OF RIGHT-OF-WAY
 - APL ADJACENT PROPERTY LINES
 - NB NEW BUILDING FOOTPRINTS
 - LA LANDSCAPING AREAS
 - SC STAMPED CONCRETE OR EQUAL
 - PLP PROPOSED LIGHT POLE

SITE PLAN NOTES:

- PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE APPLICABLE LANDSCAPING AND BUILDING DESIGN OUTLINED IN MMC 22C.020.250(4) AND MMC 22C.020.250(5).
- PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE BUILDING DETAILS, MATERIALS, AND COLORS STANDARDS REQUIRED BY MMC 22C.020.250(5).
- MECHANICAL EQUIPMENT LOCATED ON THE ROOF, FACADE OR EXTERNAL PORTIONS OF A BUILDING SHALL BE ARCHITECTURALLY SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PROPERTIES AT STREET LEVEL OR THE PUBLIC STREET.
- EQUIPMENT OR VENTS WITH GENERATE NOISE OR AIR EMISSIONS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING FROM ADJACENT RESIDENTIALLY DEVELOPED PROPERTIES.
- ALL MECHANICAL EQUIPMENT SHALL BE ORGANIZED, PROPORTIONED, DETAILED, SCREENED, LANDSCAPED (WITH DECKS OR TERRACES) AND/OR COLORED TO BE AN INTEGRAL ELEMENT OF THE BUILDING AND MINIMIZE VISUAL IMPACTS FROM THE GROUND LEVEL OF ADJACENT STREETS AND PROPERTIES. FOR EXAMPLE, SCREENING FEATURES SHOULD UTILIZE SIMILAR BUILDING MATERIALS AND FORMS TO BLEND WITH THE ARCHITECTURAL CHARACTER OF THE BUILDING.
- ELECTRIC VEHICLE (EV) PARKING AND CHARGING STATIONS (IF PROPOSED) SHALL COMPLY WITH CHAPTER 22C.150 MMC.
- FUTURE DRIVE-THROUGH FACILITIES, SHALL COMPLY WITH CHAPTER 22C.140 MMC.
- SHOWING SHALL COMPLY WITH THE APPLICABLE PROVISIONS OUTLINED IN CHAPTER 22C.150 MMC.
- UTILITY METERS, ELECTRICAL CONDUIT, AND OTHER SERVICE UTILITY APPARATUS SHALL BE LOCATED AND/OR DESIGNED TO MINIMIZE THEIR VISIBILITY TO THE PUBLIC. IF SUCH ELEMENTS ARE MOUNTED IN A LOCATION VISIBLE FROM THE STREET, PEDESTRIAN PATHWAY, COMMON OPEN SPACE, OR SHARED AUTO COURTYARDS, THEY SHALL BE SCREENED WITH VEGETATION OR BY ARCHITECTURAL FEATURES.

RECYCLE/TRASH NOTES:

- ARCHITECTURAL DESIGN OF ANY STRUCTURE ENCLOSING AND OUTDOOR COLLECTION POINT OR ANY BUILDING PRIMARILY USED TO CONTAIN A COLLECTION POINT SHALL BE CONSISTENT WITH THE DESIGN OF THE PRIMARY STRUCTURE(S) ON THE SITE.
- THE DESIGNATED SPOT FOR SERVICE SHALL BE PAVED WITH CONCRETE.
- A 6-FOOT FENCE CONSTRUCTED OF CONCRETE BLOCK OR BRICK ENCLOSING TRASH AND RECYCLING RECEPTACLES IS REQUIRED.
- ENCLOSURES SHALL HAVE GATE OPENING AT LEAST 12' WIDE. IN ADDITION, THE GATE OPENINGS FOR ANY BUILDING OR OTHER ROOFED STRUCTURE USED PRIMARILY AS A COLLECTION POINT SHALL HAVE A VERTICAL CLEARANCE OF AT LEAST 12'.
- THE SIDES AND REAR OF THE ENCLOSURES MUST BE SCREENED WITH TYPE L1, L2, L3 OR L4 LANDSCAPING AT LEAST 5' DEEP.
- THE DESIGNATED SPOT SERVICE ELEMENTS SHALL BE PAVED WITH CONCRETE.
- WEATHER PROTECTION OF RECYCLABLES SHALL BE ENSURED BY USING WEATHER-PROOF CONTAINERS OR BY PROVIDING A ROOF OVER THE STORAGE AREA.
- A MINIMUM OF 250 SF. AND 50 SF. OF STORAGE SPACE FOR RECYCLING SHALL BE PROVIDED FOR THE HOTEL AND RESTAURANT, RESPECTIVELY.

DRAWING NOTES:

- LANDSCAPE PLAN IS TO BE DEFERRED UNTIL CONSTRUCTION PLAN REVIEW TIME.
- LIGHTING PLAN IS TO BE DEFERRED UNTIL CONSTRUCTION PLAN REVIEW TIME.
- FUD EASEMENT RECORDED UNDER AFN 7906220234 CAN NOT BE DEPICTED AS NO PHYSICAL DESCRIPTION OF THIS EASEMENT LOCATION IS LISTED.
- RAILWAY EASEMENT RECORDED UNDER AFN 5989 CAN NOT BE DEPICTED AS THE ORIGINAL DOCUMENT IS ILLEGIBLE.

APPROVED
Date: 6/1/16

LANDSCAPE LANDSCAPE CALCULATION:
LANDSCAPE AREA REQ'D (10% PARKING AREA):
49,030 SF. x 10% = 4,903 SF.
LANDSCAPE AREA DESIGNED: 5,142 SF.

HARDSCAPE COVERAGE CALCULATION:
IMPERVIOUS AREA COVERAGE ALLOWED (85%):
93,360 SF. (GROSS AREA) x 85% = 79,355 SF.
HARDSCAPE AREA COVERAGE DESIGNED ON-SITE:
-AREA COVERED BY BUILDINGS: 18,691 SF.
-AREA COVERED BY WALKWAYS: 6,525 SF.
-AREA COVERED BY PARKING/ACCESS: 49,030 SF.
TOTAL: 74,246 SF. (79.53%)

VEGETATION COVER BEFORE CLEARING & GRADING:
ENTIRE SITE TO BE BRUSH AND YOUNG SECOND GROWTH FOREST.

VEGETATION COVER AFTER CLEARING & GRADING:
ALL DISTURBED AREAS SURROUNDING HOTEL AND PARKING LOT WILL BE COMMERICAL LANDSCAPING.

SOILS:
POORLY GRADED SAND TO SILTY SAND

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POUNDING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE # 811 AND THEN POUNDING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO POSITIVELY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SHAD UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNRECORDED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

Western Engineers & Surveyors (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 5740 EVERGREEN WAY • EVERETT • WA • 98204 ***

CITY OF MARYSVILLE
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

PA 15011

CONCEPTUAL SITE PLAN FOR:
SQUARE 116
NW 1/4, SW 1/4, SEC.09, T.30N., R.5E., W.M.
CITY OF MARYSVILLE, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
JAJ	10-7-13	10 JAJ	04-12-16	J. JARRELL	-
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHEET NO.	
131193A.DWG	JAJ	-	13-1193-A	1 of 1	

DEVELOPMENT DATA:

EXISTING ZONING:	CB
PROPOSED ZONING:	CB
PROPOSED USE:	HOTEL/RESTAURANT/RETAIL
TOTAL SITE (GROSS):	81,980 SQ. FT. (2.14 ACRES)
WATER SOURCE/PURVEYOR:	CITY OF MARYSVILLE
SEWER METHOD/OPEATOR:	CITY OF MARYSVILLE
FIRE DISTRICT:	MARYSVILLE DISTRICT NO. 12
SCHOOL DISTRICT:	MARYSVILLE SCHOOL DISTRICT NO. 25

ENGINEER/CONTACT: WESTERN ENGINEERS, INC.
13000 HIGHWAY 99 SOUTH
EVERETT, WA 98204
TELEPHONE # (425) 356-2700
FAX # (425) 356-2708

APPLICANT/OWNERS OF INTEREST: ZHONGZHEN USA INVESTMENTS, LTD.
2205 BONACCORD DR.
WINDOVER SE, WSP28
(924) 785-8787
FAX: (924) 785-8787

LEGAL DESCRIPTION:
ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 181 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 58.25 FEET; THENCE EAST A DISTANCE OF 181 FEET; MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED BY A.N. GREEN AND WIFE TO MELBA BRENNIS AND WIFE, RECORDED IN VOLUME 289 OF DEEDS, PAGE 35, UNDER AUDITOR'S FILE NUMBER 89008; RECORDS OF SHONOWASH COUNTY, WASHINGTON; THENCE NORTH ALONG THE WEST LINE OF SAID BRENNIS TRACT FOR 582.5 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID SUBDIVISION 181 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 796286; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200507190768.

TAX ACCOUNT NO.(S): 30050900300700
30050900304000
30050900304000

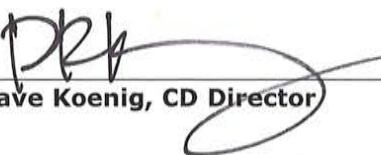
SITE ADDRESS: 400X 116TH ST. NE
MARYSVILLE, WA 98270

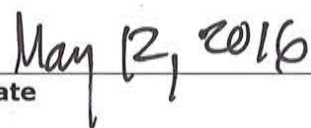


MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION			
Project Title	Square 116	File No.	PA15011
Detailed Project Description	The applicant is requesting commercial site plan approval in order to construct a 90-room hotel, 5,379 SF of general office space, and a 5,546 SF high-turnover sit-down restaurant, including twenty off-site parking spaces in accordance with MMC 22C.130.020(5)(c)		
Site Address	Within the 4000 Block on the south side of 116 th Street NE	APN(s)	30050900300700, 30050900304000 & 30050900300400
Legal Description (abbreviated)	refer to application materials for legal description(s)		
	OWNER	APPLICANT	CONTACT
Name	Zhongzhen USA Investments, LTD.	same as owner	Western Engineers, Inc.
Address	2205 Bonaccord Drive		13000 Highway 99
City, State, ZIP	Vancouver, BC V5P2N8		Everett, WA 98204
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>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.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: May 27, 2016</p>			
SEPA CONTACT			
Name	Chris Holland	Title	Planning Manager
Phone	360.363.8207	E-mail	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Dave Koenig	Title	CD Director
Address	80 Columbia Avenue, WA 98270		


 Dave Koenig, CD Director


 Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:

- | | |
|----|--|
| 1. | Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces. |
| 2. | Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction. |
| 3. | Increase in demand for police, fire protection, parks and other public services generated as a result of the development. |
| 4. | Increase in noise, dust, light and glare from construction activity and subsequent use of the site. |
| 5. | Increase in vehicular traffic on 116 th Street NE, 41 st Drive NE, I-5, as well as other City streets and arterials in the vicinity. |
| 6. | Change in character of the site from a vacant forested lot into an urban commercial development. |

MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

- | | |
|----|---|
| 1. | The applicant/contractor shall adhere to the requirements outlined in the Geotechnical Engineering Study, prepared by Lie and Associates, Inc., dated April 7, 2008 and the Geotechnical Engineering Report Update, prepared by Robinson Noble, dated January 15, 2016. |
| 2. | 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 PM peak hour trip (PMPHT). |
| 3. | Pursuant to the ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$39.00 for commercial development. The applicant shall be required to submit a traffic mitigation offer to Snohomish County, in the amount of \$9,328.80 (1,196 ADT x 20% x \$39.00). Snohomish County reserves the right to adjust the impact fee if there is a change of use or building size within the development. |
| 4. | The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 41 st Drive NE, in accordance with MMC 12.02A.110(1)(c), <i>Dedication of Road right-of-way – Required setbacks</i> . Right-of-way widths and required dedication shall be determined by the City Engineer. |
| 5. | The applicant shall be required to construct frontage improvements along 41 st Drive NE, prior to issuing occupancy permits. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval. |
| 6. | The applicant shall be required to construct frontage improvements associated with the proposed access along 116 th Street NE, prior to issuing occupancy permits. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval. |
| 7. | The applicant shall be required extend the median within 116 th Street NE west to the property line and include hard channelization and landscaping within the median. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval. |
| 8. | The applicant shall be required to record a minimum 25' cross access easement on Assessor's Parcel Number (APN) 30050900300700 to the benefit of APN 30050900300800, prior to issuing occupancy permits. |

MITIGATION MEASURES (continued)

- 9. The applicant shall be required to record a minimum 25' cross access easement on Assessor's Parcel Number (APN) 30050900304000 to the benefit of APN 30050900303300.
- 10. The applicant shall be required to record a minimum 25' cross access easement on Assessor's Parcel Number (APN) 30050900300400 to the benefit of APN 30050900303300.

APPEALS

- This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **May 27, 2016**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (Anne Miller) <input checked="" type="checkbox"/> LD (Deryl Taylor) <input checked="" type="checkbox"/> LD (Doug vanGelder) <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works (Karen Latimer) <input checked="" type="checkbox"/> Public Works (Kari Chennault) <input checked="" type="checkbox"/> Public Works (Paul Kinney) <input checked="" type="checkbox"/> Public Works (Jeff Laycock) <input checked="" type="checkbox"/> Jesse Hannahs	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water)	<input checked="" type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Olympia - Env. Review) <input type="checkbox"/> DOE (SEPA - Greta Stough) <input type="checkbox"/> DOE (Shorelands - G. Tallent) <input type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC	<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Olympic Pipeline <input checked="" type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Greg Goins, WinCo Foods <input checked="" type="checkbox"/> Aaron Metcalf, Belmark, LLC