



ADMINISTRATIVE SITE PLAN APPROVAL

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270

| PROJECT INFORMATION | | | | | | | | | |
|---|--|-----------------|--|---|---|-----------------|---|--------------|----|
| Project Title | Jennings Substation | | | Date of Report | March 13, 2023 | | | | |
| File Number | PA 23-003 | | | Attachments | Preliminary Site Plan (Exhibit 18) | | | | |
| Administrative Recommendation | Approve the preliminary Commercial Site Plan, subject to the conditions of approval contained in Section 2.0 of this Administrative Site Plan Approval. | | | | | | | | |
| BACKGROUND SUMMARY | | | | | | | | | |
| Applicant | Snohomish County PUD – Will Blanchard | | | | | | | | |
| Request | Snohomish County PUD is proposing the construction and operation of a new electrical distribution substation facility. The facility would include a substation yard, access driveway, and security fencing. Perimeter landscape screening is proposed along the north, east, and south boundaries. | | | | | | | | |
| Project Location | 7808 / 7728 47 th Ave NE | | | APN(s) | 30052100412500 / 30052100414500 | | | | |
| Acreage | Approx. 3.36 acres | | | Section | 21 | Township | 30N | Range | 5E |
| Comprehensive Plan | GC | Zoning | GC | Shoreline Environment | | | N/A | | |
| Water Supply | Current | Proposed | | Sewer Supply | Current | | Proposed | | |
| | Marysville | Marysville | | | Marysville | None | | | |
| REVIEWING AGENCIES | | | | | | | | | |
| Marysville | Local Agencies & Districts | | State & Federal | | County | | Other | | |
| <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> PW – Development Services <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Water Res. <input checked="" type="checkbox"/> PW – WWTP | <input checked="" type="checkbox"/> Marysville Fire District <input checked="" type="checkbox"/> Marysville SD 25 | | <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) | | <input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development | | <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe | | |
| ACTION | | | | | | | | | |
| <input checked="" type="checkbox"/> Administrative <input type="checkbox"/> City Council <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Planning Commission | | | | | | | | | |
| Date of Action | March 13, 2023 | | | <input checked="" type="checkbox"/> Approved | <input type="checkbox"/> Denied | | <input type="checkbox"/> Continued | | |
| STAFF CONTACT | | | | | | | | | |
| Name Emily Morgan | Title Senior Planner | | Phone 360.363.8216 | | E-mail emorgan@marysvillewa.gov | | | | |

SURROUNDING USES

| | Comprehensive Plan | Zoning | Land Use |
|-------------------------|--|---------------|---|
| Subject Property | General Commercial | GC | Commercial retail / undeveloped |
| North | General Commercial / R18 Multi-Family Medium | GC / R18 MFM | Smokey Point Masonry & Landscape Supply / Liberty Square Apartments |
| East | General Commercial / R12 Multi-Family Low | GC / R12 MFL | Liberty Garden Apartments / SonRise Apartments |
| South | General Commercial | GC | Undeveloped parcels / Outdoor storage for Parr Lumber |
| West | General Commercial | GC | Glacier West Self Storage |

VICINITY MAP



SECTION 1.0 - FINDINGS OF FACT

1. **Type of Review.** The proposed public facility site plan review is an Administrative decision.
2. **Project Description.** On February 14, 2023, the Snohomish County PUD requested Administrative Site Plan Approval for the construction and operation of a new electrical distribution substation facility.
 - 2.1. The facility would include a substation yard, access driveway, and security fencing. Perimeter landscape screening is proposed along the north, east, and south boundaries.
3. **Site Description.** The project site is relatively flat with existing grades sloping gently east to west. The grading variations are likely due to historical grading activities. With development, the site is to be graded and leveled.
 - 3.1. A demolition permit (D22-0033) was issued on January 27, 2023 for the removal of the commercial building located on the 7728 47th Ave NE property.
4. **Letter of Completeness.** The application was determined to be complete on February 14, 2023 and a letter of completeness was provided to the applicant in accordance with MMC 22G.010.050.
5. **Public Notice.** Public notice of the development application was provided in accordance with MMC 22G.010.090. A notice of application was issued February 15, 2023 with comments due on March 1, 2023.
6. **Request for Review.** A *Request for Review* of the proposed development was sent to the Local, County, State & Federal Agencies and Districts referenced on Page 1. The following comments were received:

| | Nature of Comment |
|---|--|
| Public Works, Developmental Services | <ul style="list-style-type: none"> • <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i> • <i>A water main fee of \$2.25/LF of frontage for a water line located in 47th Ave NE will apply to parcel 30052100414500 if a new water service is installed. If the existing water service located on parcel 30052100412500 is reused, there will be no additional main fees.</i> |
| Public Works, Surface Water | <ul style="list-style-type: none"> • <i>The City has adopted the 2019 Stormwater Management Manual for Western Washington.</i> • <i>Per the information provided in the drainage report, the site is constructing biocells in order to satisfy Minimum Requirement 5. The City is not required to inspect these facilities. No additional easements will be required. This policy may be modified if the design changes in the future</i> |
| Public Works, Waste Water | <i>Provided information and requirements for water connections.</i> |
| Building Department | <i>Provided requirements for the building permit submittal.</i> |

7. **SEPA Review.** The Snohomish County PUD, as lead agency, issued a SEPA Determination of Nonsignificance (DNS) on September 22, 2022. Said determination was accepted with the application review.
8. **Access.** The proposed facility by an internal access road off of 47th Ave NE. No frontage improvements along 47th Ave NE are to be required for this project.
9. **Traffic Impacts.** Per comments from the Public Works Traffic division, the historic use of the property along with the proposed public utility facility use, the amount of trips generated from the site would decrease; therefore, no traffic analysis study was needed. No impacts to traffic are anticipated.
10. **Utilities.** The following are proposed for the project site:

Storm Drainage – Stormwater drainage is to be captured via onsite biocells as well as natural infiltrated through the highly permeable crushed rock surfacing.

Water – The applicant is proposing to tie into the existing water main within 47th Ave NE.

Sewer – No sewer connection is proposed.

If applicable, all utility and street improvements are to be extended along the street frontages of the proposed project site. Review of required utilities would be addressed during civil construction plan review to ensure compliance with all of the applicable MMCs.

11. **Site Plan Review.** 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:

11.1. *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: Based on the application materials, the proposed use would be considered a public “Utility Facility” which is a permitted use in the General Commercial (GC) zoning district.

11.2. *Density of residential development in urban growth areas.*

Staff Comment: The proposed development is not for residential development; therefore, this provision does not apply.

11.3. *Availability and adequacy of public facilities identified in the Comprehensive Plan*

Staff Comment: The Comprehensive Plan designation for the subject property is General Commercial. The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and polices related to the General Commercial designation.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

11.4. *Development Standards.*

Staff Comment: The project site is currently zoned General Commercial (GC). The purpose of the GC zone is to provide for the broadest mix of commercial, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment.

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

12. **In House Days.** Pursuant to MMC 22G.010.200, a decision on this application was made within 120 days from the date of the letter of completeness. A decision on this application was made (27) in-house calendar days from the date of completeness.

SECTION 2.0 - CONDITIONS OF APPROVAL

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 MMC, the Community Development Department hereby grants preliminary Site Plan approval for the Jennings Substation development, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on February 14, 2023 (Exhibit 18) shall be the approved preliminary site plan layout or as amended and approved during civil plan or building permit review.
2. Per MMC 16.04.010(4), the proposed 7 ft. security fencing shall require a building permit.
 - 2.1. All required landscaping shall be installed prior to final inspection. After the landscaping is installed, the PUD shall be submit a letter documenting that the district will monitor and maintain the required landscaping for two growing seasons to ensure adequate performance.
3. 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 by landscaping, fences, or walls.

Prepared by: *Emily*

Reviewed by: *Chris*

SECTION 3.0 - DETERMINATION

This **Administrative 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, Article VIII Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan Approval.

Signature: *Haylie Miller* Date: March 13, 2023
Haylie Miller, 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.

SW 1/4, SE 1/4 OF SEC 21, TWP 30N, R5E, W.M.

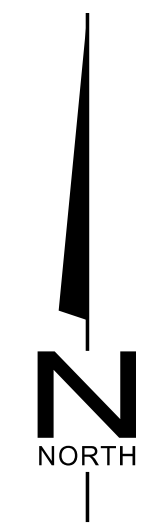
CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORP OF ENGINEERS FILL PERMITS AND REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS _____ DAY OF _____, 2023.

BY: _____
KEN MCINTYRE, PE, ENGINEERING SERVICES MANAGER

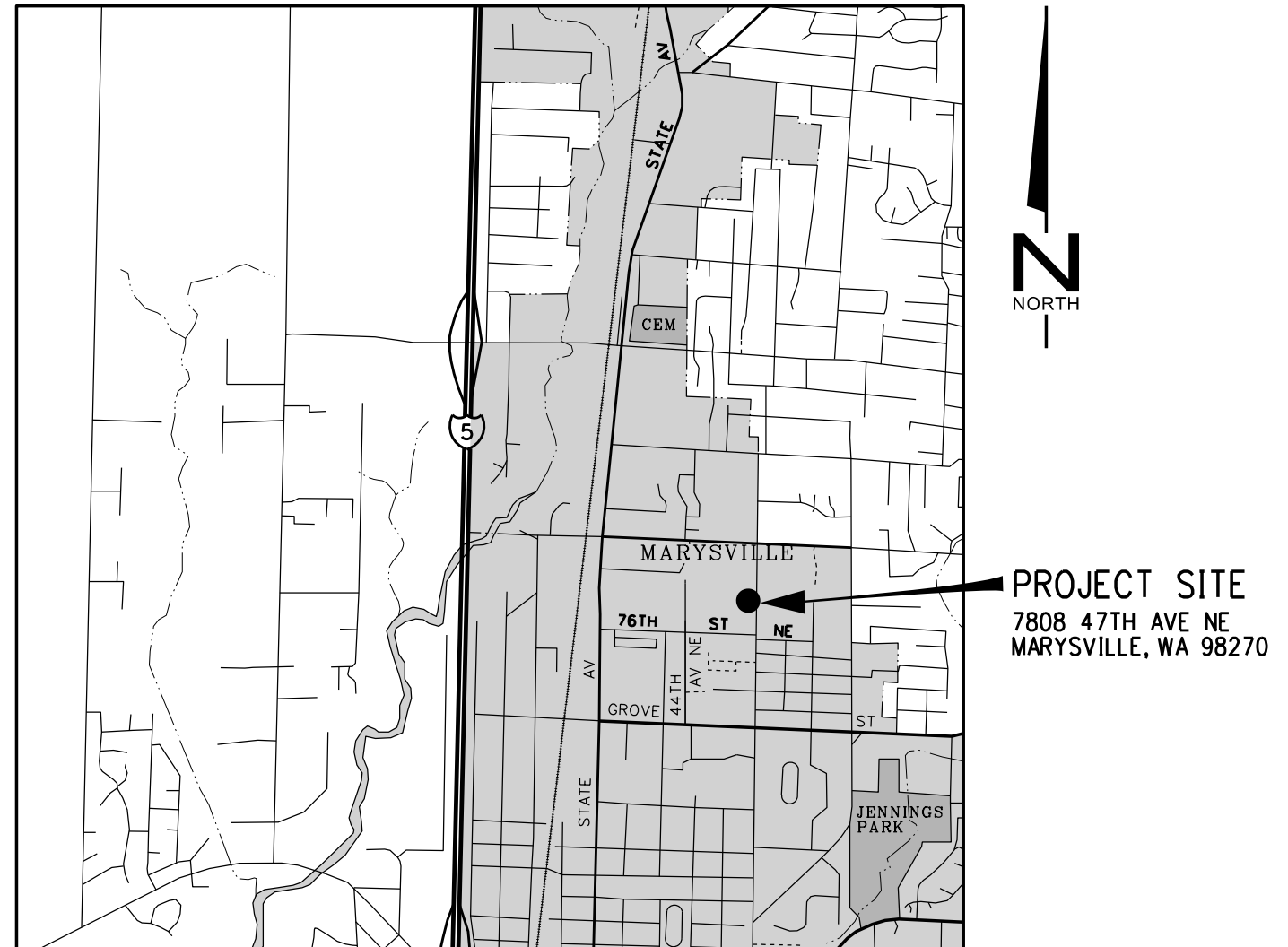
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22G.010.210.



- SUBSTATION EQUIPMENT AND FACILITIES:**
- 1 115kV TRANSMISSION TERMINATION POLE
 - 2 115kV DISCONNECT SWITCH
 - 3 115kV BUS SUPPORT
 - 4 115kV BUS TIE SWITCH
 - 5 115kV CIRCUIT SWITCHER
 - 6 28MVA POWER TRANSFORMER
 - 7 NEUTRAL GROUNDING REACTOR
 - 8 12kV 3-PHASE BUS SUPPORT STRUCTURE
 - 9 METALCLAD SWITCHGEAR
 - 10 GRAVEL ACCESS ROAD (RESURFACED)
 - 11 ASPHALT ACCESS ROAD
 - 12 7-FT SECURITY FENCE
 - 13 CONCRETE CURB
 - 14 SUBSTATION CRUSHED ROCK SURFACE
 - 15 STABILIZED CRUSHED ROCK DRIVE AISLE
 - 16 DRAINAGE SWALE
 - 17 ACCESS CONTROL GATE

| LAND USE DATA | |
|-----------------|--|
| TAX ACCOUNT No. | 30052100412500 30052100414500 |
| EXISTING ZONING | GENERAL COMMERCIAL |
| SITE AREA | APPROXIMATELY 3.36 ACRES |
| STREET ADDRESS | 7808 47TH AVE NE MARYSVILLE, WA 98270 |
| OWNER | PUD NO.1 OF SNOHOMISH COUNTY PO BOX 1107 EVERETT, WA 98206 TELEPHONE (425) 783-4300 |
| SETBACKS (FT) | STREET 0 INTERIOR 0 |
| MMC 22C.020.080 | |

- LEGEND:**
- RIGHT-OF-WAY LINE
 - - - ADJACENT RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - EASEMENT
 - 400' EXISTING CONTOUR
 - 400' FINISHED CONTOUR
 - x FENCE
 - G EXISTING GAS LINE
 - W EXISTING WATER LINE
 - SD EXISTING STORM DRAIN LINE
 - T EXISTING TELEPHONE LINE
 - P EXISTING POWER LINE
 - 6" SD PROPOSED STORM DRAIN PIPE & SIZE
 - 6" SD PROPOSED PERFORATED STORM DRAIN PIPE & SIZE
 - S EXISTING SEWER LINE
 - EXISTING CULVERT
 - CO PROPOSED CATCH BASIN
 - PROPOSED CLEAN OUT
 - * EXISTING TREE
 - EDGE OF PAVEMENT



VICINITY MAP

SW 1/4, SE 1/4 OF SEC 21, TWP 30N, R5E, WM

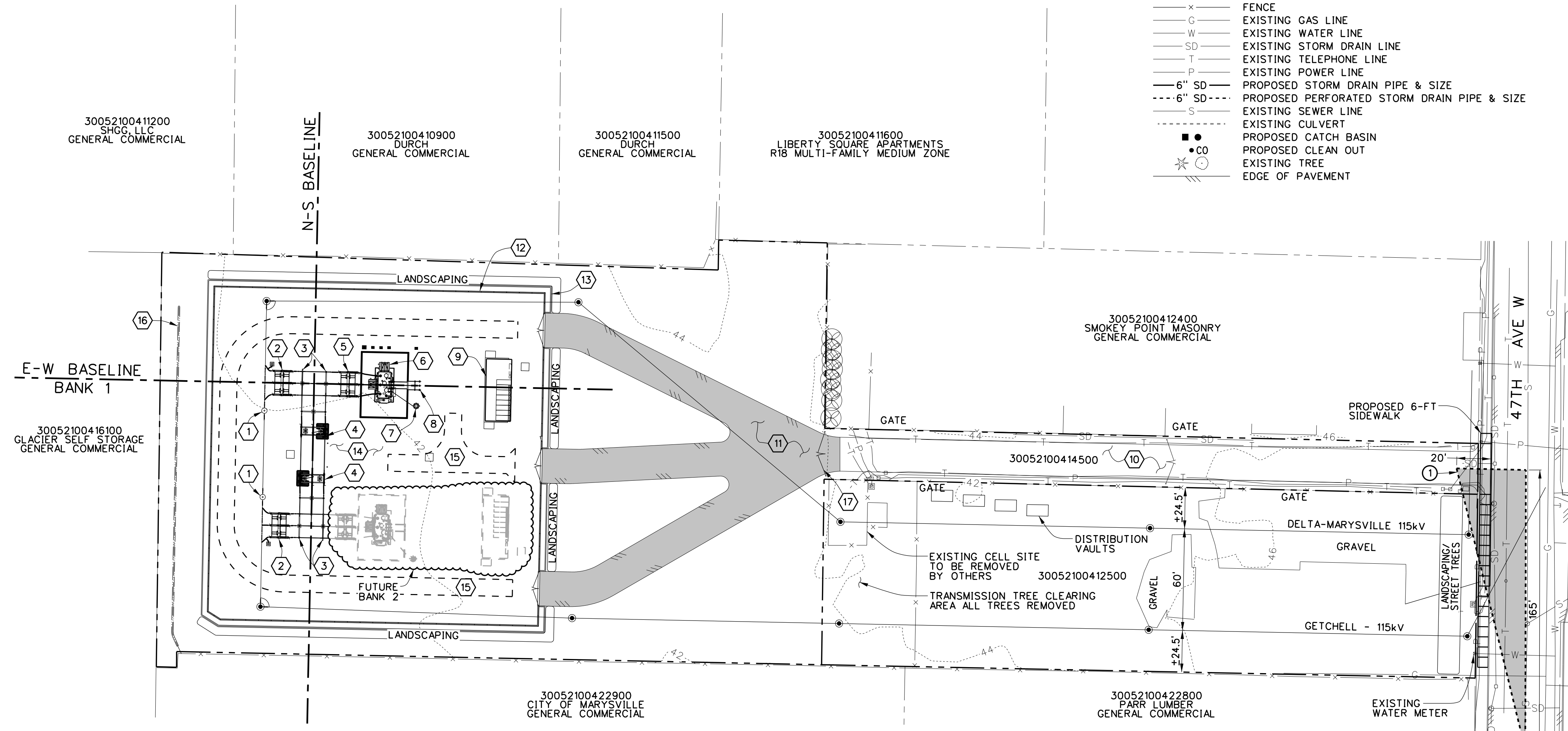
- GENERAL NOTES:**
1. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY ASPII, LLC.
 2. IMPERVIOUS SURFACE COVERAGE = 14%.

- KEY NOTES:**
1. ENTERING SIGHT DISTANCE TRIANGLE, PER CITY OF MARYSVILLE EDDS 3-212.

| DESCRIPTION | IMPERVIOUS AREA (SF) |
|---|----------------------|
| ASPHALT ACCESS ROADS | 10,299 |
| BANK 1 XFMR FNDN & SPILL CONTAINMENT AREA | 1,092 |
| BANK 1 SWGR | 576 |
| BANK 2 XFMR FNDN & SPILL CONTAINMENT AREA | 1,092 |
| BANK 2 SWGR | 576 |
| GRAVEL ACCESS ROAD | 7,500 |

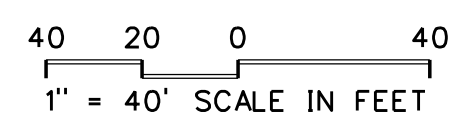
| PERVIOUS CRUSHED ROCK SURFACING: | |
|----------------------------------|-----------|
| DESCRIPTION | AREA (SF) |
| SUBSTATION SITE AND WALKWAY | 37,327 |

| APPROXIMATE GRADING QUANTITIES: | |
|---------------------------------|-----------|
| CUT | 2,240 CY |
| FILL | 10,465 CY |

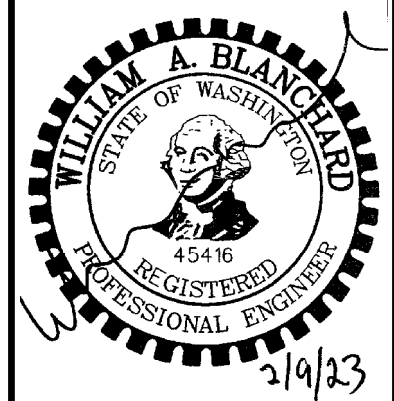


SITE PLAN
1" = 40'

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555



| NO. | DATE | BY | DESCRIPTION |
|-----|--------|---------|--|
| 0 | 2/9/23 | CMC | ISSUED FOR CITY OF MARYSVILLE PERMITS WO 100082332 |
| | | WAB/ZTW | |
| | | DMH | |
| | | WAB | |



SNOHOMISH COUNTY
PUD
PUBLIC UTILITY DISTRICT NO 1

ORDER 100082332
OPERATION
SCALE NOTED
DFTR CMC
CHKR DMH
ENGR WAB/ZTW
APVD WAB
DATE 2/9/23

JENNINGS PARK SUBSTATION
SITE PLAN FOR GRADING PERMIT

| REV | DRAWING |
|-----|----------|
| 0 | S-135-K4 |

FILE: W:\SUB\135\WIP-100082332\PERMITS\S-135-K4.dwg DATE: 10-FEB-23 10:56