



COMMUNITY DEVELOPMENT DEPARTMENT  
80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX

August 26, 2022

Merle Ash  
Land Technologies, Inc.  
18820 3<sup>rd</sup> Avenue NE  
Arlington, WA 98223

Re: Quality Auto Center – *Tech Review 3*  
PA22005

Dear Merle,

After preliminary review of the above referenced proposal, the Planning Division has the following comments:

1. Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in [MMC 22C.120.030](#) will be required to be approved. Below are specific design requirements outlined in [MMC Chapter 22C.120](#) and in [MMC 22C.020.250\(4\)](#). Comments on the amended landscape plans will be provided during civil construction plan review, specifically related to number and type of plantings within required site buffers, parking lot islands, bioretention cells and enhanced landscaping along Smokey Point Boulevard.
2. Pursuant to [MMC 22C.130.050\(3\)\(d\)](#), prior to civil construction plan approval, a parking lot illumination plan shall be approved, in accordance with the following design standards:
  - a. 25' maximum height;
  - b. Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale;
  - c. Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrian to identify a face 45 feet away in order to promote safety;
  - d. Parking lot lighting shall be designed to provide security lighting to all parking spaces;
  - e. Lighting shall be shielded in a manner that does not disturb residential uses or 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.
  - f. Fixture design shall incorporate unique design features that coincide with the architectural design of the building(s).
  - g. Also see [MMC 22C.020.250\(4\)\(d\)](#) for exterior lighting requirements.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a Zoom meeting with all of

the applicable city and agency representatives. If you have any questions; please contact me at 360.363.8207, or by e-mail at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

cc: Haylie Miller, CD Director



PUBLIC WORKS DEPARTMENT  
80 Columbia Avenue ♦ Marysville, WA 98270  
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## MEMORANDUM

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: Quality Auto Center, File# PA22-005  
New Car Dealership  
15233 Smokey Point Blvd. & Parcel # 31053300205300

Date: 8/24/2022

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The following comments are offered after review of the above revised application.

1. **Access:**
  - a. The submitted engineering variance has been approved by the Assistant City Engineer.
  - b. The location of the trash enclosure may need to be modified. It may not be accessible for the garbage trucks in the current orientation.

Other Comments:

2. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at [swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov).

cc: Ken McIntyre, PE, Assistant City Engineer



**MARYSVILLE**  
PUBLIC WORKS

## ENGINEERING VARIANCE REQUEST

One variance request form shall be submitted for each section of the Marysville Municipal Code (MMC) or Engineering Design and Development Standards (EDDS) for which variances are being sought. Each variance shall be considered on a case-by-case basis, and shall not be construed as setting precedent for any subsequent applications.

### PROJECT INFORMATION:

<b>Project Name:</b>	Quality Auto Center
<b>Project Number:</b>	PA22-005
<b>Request Submittal Date:</b>	

### CONTACT INFORMATION:

<b>Engineer/Surveyor Name:</b>	Tyler S. Foster	<b>Professional Stamp</b> 
<b>Firm Name:</b>	Land Technologies, Inc.	
<b>Mailing Address:</b>	18820 3rd Ave NE, Arlington, WA 98223	
<b>E-Mail Address:</b>	tyler@landtechway.com	
<b>Phone Number:</b>	360-652-9727	

### VARIANCE REQUEST INFORMATION:

<b>MMC/EDDS Section:</b>	EDDS 3-301
<b>\$250 Application Fee Submitted:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> Deferred

#### Variance Justification (attach additional pages if needed):

The proposed driveway access located at the northwest corner of the Quality Auto Center (QAC) site along Smokey Point Blvd does not meet the access separation spacing requirements of Table 3-3.1. A signalized intersection of 152nd St and Smokey Point Blvd is less than 250-ft to the south of the proposed entrance. The proposed entrance is located at the northern most location on the site, furthest from the signalized entrance. The location proposed is only about 10-ft short of meeting the standard. The proposed location is directly across from the opposing access along the west side of Smokey Point Blvd. This separate criteria would result in a deficiency if there was a way to meet the separation to signalized intersection.

The proposed location of the access to the Quality Auto Center site is the most advantageous location in meeting the access requirements.

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Public Works  
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[See MMC 22G.010.420 for variance decision criteria]

