

# LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



September 22, 2022

Jesse Hannahs, P.E.  
City of Marysville  
Public Works Department  
80 Columbia, Ave.  
Marysville, WA 98270

Re: Quality Auto Center PA 22005 – Amended Concurrency Recommendation

Dear Jesse,

Quality Auto Center agrees to the Amended Concurrency Recommendation dated August 22, 2022 and attached to this letter.

Thank you,



Merle Ash



**PUBLIC WORKS DEPARTMENT**

80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 363-8284 FAX

August 22, 2022

*Accepted*

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

*A. Almassi*

Re: Quality Auto Center – *Amended Concurrency Recommendation*  
PA 22005

Dear Merle,

Quality Auto Center, applicant, proposes construction of an approximately 25,000 SF used auto dealership, showroom, parts store, offices, service garage and outside sales area on a 2.96-acre site, located at a site address of 15233 Smokey Point Boulevard, identified as Assessor’s Parcel Number(s) 31053300205200 & 31053300205300. According to the Traffic Impact Analysis (TIA), dated February 2022, prepared by Kimley Horn, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

| Land Use Code                 | SF     | ADT        | AMPHT     | PMPHT     |
|-------------------------------|--------|------------|-----------|-----------|
| 841 Automobile Sales (Used)   | 24,858 | 673        | 53        | 93        |
| <b>Total</b><br>(25% pass-by) |        | <b>505</b> | <b>40</b> | <b>70</b> |

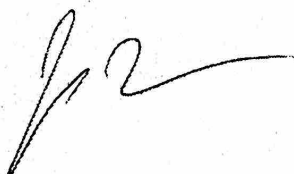
Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application, and on file with the City, the following impacts and mitigation obligations are recommended for Quality Auto Center:

1. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along Smokey Point Boulevard, 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. Dedication shall be required prior to granting occupancy permits.
2. The applicant shall be required to construct frontage improvements along Smokey Point Boulevard, including, but not limited to, removal of the existing 5’ sidewalk and replacing with a 6’ sidewalk and construction of the proposed site access. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
3. 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 per PMPHT.

4. Pursuant to the Interlocal Agreement with Snohomish County, the applicant is obligated to pay traffic mitigation fees based on 20% of the Average Daily Trips (ADT) generated from the proposed project multiplied by the County mitigation fee of \$157.00 per new ADT. Prior to issuing building permits, the applicant will be make payment to Snohomish County for traffic impacts, in the amount of \$15,280.81, as outlined in the approved Traffic Mitigation Offer to Snohomish County (Exhibit 29).

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the City Engineer, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Chris Holland, Planning Manager, at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov) or by phone at 360.363.8207.

Sincerely,



Jesse Hannahs, PE  
City Engineer

cc: Jesse Hannahs, PE, Traffic Engineer Manager  
Max Phan, PE, Assistant PW Director/City Engineer  
Ken McIntyre, PE, Assistant City Engineer  
Jesse Birchman, PE, Transportation & Parks Maintenance Manager  
Haylie Miller, CD Director  
Chris Holland, Planning Manager