

ADMINISTRATIVE SITE PLAN APPROVAL

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
Project Title	Quality Auto Center			Date of Report	October 27, 2022				
File Number	PA22005			Attachments	Preliminary Site Plan (Exhibit 34); MDNS (Exhibit 40)				
Administrative Recommendation	Approve the preliminary <i>Commerical Site Plan</i> , subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Applicant	Quality Auto Center								
Request	The applicant is requesting <i>Administrative Commercial Site Plan Approval</i> in order to construct a new approximately 25,000 SF used auto dealership, showroom, parts store, offices, service garage, outside sales areas and parking.								
SEPA Status	A SEPA Mitigated Determination of Non-Significance was issued on September 23, 2022. The appeal period expired October 7, 2022; no appeals were filed.								
Site Address	15233 Smokey Point Boulevard			APN(s)	31053300205200, 31053300205300				
Acreage (SF)	2.96 acres (129,162 SF)			Section	33	Township	31N	Range	05E
Comprehensive Plan	GC	Zoning	GC	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	None	Marysville			None	Marysville			
Present Use of Property	Vacant undeveloped land								
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"/> Ziplly		<input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE <input checked="" type="checkbox"/> US Army Corp of Engineers <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input 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"/> Puget Sound Clean Air <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes		
ACTION									
<input checked="" type="checkbox"/> Administrative <input type="checkbox"/> City Council <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Planning Commission									
Date of Action	October 27, 2022		<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									

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	General Commercial	GC	Vacant
North	General Commercial	GC	Site One Landscape Supply
East	General Commercial	GC	Midway Gardens MHP
South	General Commercial	GC	Single-family residences
West	N/A	N/A	Smokey Point Boulevard

Vicinity Map



1.0 FINDINGS AND CONCLUSIONS

- 1. **Project Description:** Quality Auto Center, applicant, submitted an application requesting *Administrative Commercial Site Plan Approval* in order to construct a new approximately 25,000 SF used auto dealership, showroom, parts store, offices, service garage, outside sales areas and parking.
- 2. **Location:** The proposed project is located at a site address of 15233 Smokey Point Boulevard and is identified as Assessor Parcel Numbers (APNs) 31053300205200 & 31053300205300.
- 3. **Site Description:** The site is currently undeveloped and is lightly overgrown with tall grass, brambles, and scatter trees. The site is relatively level with total elevation change on the order of four feet or less.
- 4. **Letter of Completeness:** The application was determined to be complete on February 16, 2022, 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. No public comments have been received on this application.
- 6. **Request for Review:** 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:* No comments received.
 - c. *Comcast:* No comments received.
 - d. *Community Transit (CT):* An e-mail was received from Scott Ritterbush, Planning Project Manager, dated March 4, 2022, stating the current bus stop does not have a shelter pad and CT would like to get this stop improved.
Staff Comment: After discussing with the City Engineer, there is plenty of right-of-way located south of the proposed development where a new shelter can be installed by CT.
 - e. *Public Utilities District No. 1:* No comments received.
 - f. *Ziplly:* No comments received.
 - g. *US Army Corps of Engineers:* No comments received.
 - h. *Washington State Department of Archaeology and Historic Preservation:* No comments received.
 - i. *Washington State Department of Ecology:* No comments received.
 - j. *Washington State Department of Fish and Wildlife:* No comments received.
 - k. *Snohomish County Public Works – Land Development:* An e-mail was received from Gurpreet Dhaliwal, Engineer II, dated February 5, 2022, stating the developer needs to show trip distribution on/near 88th Street NE and that the applicant’s Traffic Needs Report (TNR) chose option 2 in calculating impacts to Snohomish County Roads, but performed calculation based on option 2.
Staff Comment: The applicant amended the TNR and submitted a Traffic Mitigation Offer to Snohomish County in accordance with the ILA, which was approved by Snohomish County on June 18, 2022.

- l. *Stillaguamish Tribe of Indians*: No comments received.
 - m. *Tulalip Tribes*: The Tulalip Tribes stated they have no comments on the application.
7. **Access**: Motor vehicle access to the development is proposed to be provided via one access driveway off of Smokey Point Boulevard. The proposed access driveway does not meet the access separation spacing requirements of Table 3-3.1. of the Marysville Engineering Design and Development Standards (EDDS). A signalized intersection is located at the intersection of 152nd Street NE and Smokey Point Boulevard, and the proposed driveway is less than 250 feet to the south of the proposed entrance. The applicant submitted an EDDS variance to the City Engineer. Due to the dimensional constraints justified by the applicant, a variance was approved by the City Engineer to locate the entry 240 feet from the signalized intersection (Exhibit 36).
8. **Traffic Concurrency**: The applicant submitted a Traffic Impact Analysis (TIA), prepared by Kimley Horn, dated February 2022 (Exhibit 9). According to the TIA, the proposed development would generate 505 average daily trips (ADT), 40 AM peak hour trips (AMPHT) and 70 PM peak hour trips (PMHPT).

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 City Traffic Engineer made a traffic concurrency recommendation to the applicant dated August 22, 2022. The traffic concurrency recommendation includes the following conditions to mitigate traffic impacts:

- a. 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.
- b. 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.
- c. 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.
- d. 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).

The applicant submitted a written proposal, dated September 22, 2022, agreeing to the development's traffic impacts and mitigation measures. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire September 23, 2028.

9. **Critical Areas:** A Critical Areas Report (CAR) was prepared by Sewall Wetland Consulting, Inc., dated January 10, 2022 (Exhibit 6). According to the CAR, no evidence of wetland hydrology was noted on site and there are no regulated critical areas located on site. There is a ditch located on the eastern property line that is hydrologically connected to a fish bearing stream and is considered a Water of the United States. Any impact to the existing ditch will require a permit from the US Army Corps of Engineers. The applicant is not proposing any fill or impacts to the existing ditch.
10. **Utilities:** Utilities are proposed to be provided to the site as follows:
- Storm Drainage – The proposed stormwater management system will consist of multiple bioretention cell and rooftop infiltration trenches.
- Water – The applicant is proposing to tie into the existing 12-inch ductile iron water main within Smokey Point Boulevard and loop it through the site in order to provide water service and adequate fire flow.
- Sewer – The applicant is proposing to tie into the 12-inch PVC sewer main within Smokey Point Boulevard and extend on site to serve the development.
- Utility improvements will be addressed during civil construction plan review.
11. **State Environmental Policy Act Review:** After evaluation of the applicant’s environmental checklist submitted with the application, and other supporting documentation and application materials, a State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS), which included six (6) mitigation measures, was issued on September 23, 2022. The appeal period for the MDNS expired on October 7, 2022. No appeals were filed.
12. **Application 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:
- 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: The site is currently zoned General Commercial (GC). Auto dealerships are permitted outright in the GC zone.
- b. Density of residential development in urban growth areas.
- Staff Comment: N/A
- c. 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 policies related to the General Commercial designation.
- Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.
- d. 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*.

13. **Final Decision:** 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 seventy-eight (78) 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 Quality Auto Center, subject to the following conditions:


1. The preliminary site plan received by the Community Development Department on August 13, 2022 (Exhibit 34) shall be the approved preliminary site plan layout.
2. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC Section 22G.120.270.
3. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers or decorative colored, or stamped concrete clearly denoting the pedestrian pathway. This detail shall be provided on the civil construction plans.
4. Prior to civil construction plan approval, a FINAL Landscape Plan shall be approved and designed in accordance with the applicable landscaping standards outlined in MMC Chapter 22C.120, *Landscaping and Screening*.
5. Prior to civil construction plan approval, an illumination plan shall be approved and designed in accordance with MMC 22C.020.250(4)(d) and MMC 22C.130.050(3)(d).
6. Pursuant to MMC 22C.020.340(2), 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. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
7. 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.
8. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the site and building design standards outlined in MMC 22C.020.250.
9. The applicant shall be required to comply with the six (6) mitigation measures outlined in the State Environmental Policy Act (SEPA) Mitigated Determination of

Non-Significance (MDNS) issued on September 23, 2022 (Exhibit 40).

Prepared by: *Chris*

Reviewed by: *Angela*

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

Signature:  **Date:** October 27, 2022
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.

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND	
	PROJECT BOUNDARY
	R/W LINE, EXIST
	UTILITY EASEMENT
	EXIST. PARCEL LINE
	SEWER MAIN, EXIST
	STORM LINE, EXIST
	PROPOSED STORM CULVERT
	WATER LINE, EXIST
	POWER LINE, EXIST
	GAS LINE, EXIST
	PROPOSED PAVED AREA
	SEWER MANHOLE, EXIST
	STORM CATCH BASIN, EXIST
	FIRE HYDRANT, EXIST
	POWER POLE, EXIST
	BUS STOP SIGN, EXIST

DEVELOPMENT STANDARDS

Zoning	GC
Minimum Street Setback	None
Minimum Interior Setback	35'
Maximum Base Height	35'
Maximum Impervious Surface	85%
Landscape Setbacks:	
Public Right-of-Way & Private Access	15'
Public Arterial Right-of-Way	15'

LANDSCAPE DATA

Total Site Area	129,163 sf (2.97 ac)
Landscaping Required	
Total Required	19,348 sf
(15% of Total Area)	
Landscaping Provided	
Total Landscaping	27,278 sf

LAND DISTURBING AREA

Total Site Area	129,163 sf (2.97 ac)
Impervious Area	
Parking	74,812 sf
Sidewalk	3,016 sf
Decorative Walk	930 sf
Trash/Recycle Area	196 sf
PGIS Total	78,954 sf
Roof	22,931 sf
Total Impervious	101,885 sf (78.8%)
Land Disturbing Activity	
Conceptual Area of Disturbance	129,163 sf (2.97 ac)
Site Grading	
Cut	-cy
Fill	3,000 cy

PARKING CALCULATIONS

Commercial Use Building (Floor Area)	21,858 sf
Motor Vehicle Sales and Service Land Use	
Service Bays (1 space/1-Service Bay)	12 Spaces
Outdoor Display Area (1 space/1,000sf)	23,126sf
	24 Spaces
Office Space (1 space/400sf)	3,000 sf
	8 Spaces
Parking Required	44 Spaces
Parking Provided	233 Spaces
ADA Spaces Provided	2 Spaces

BICYCLE PARKING CALCULATIONS

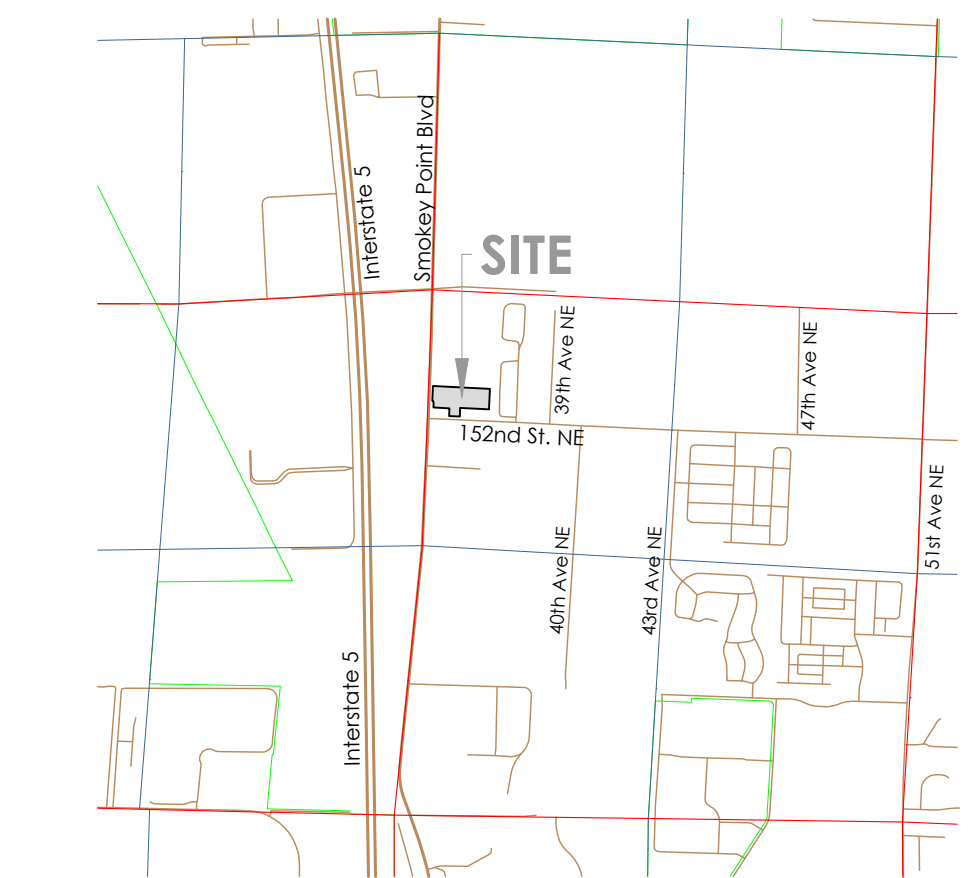
Bicycle Parking (5% of Vehicle Spaces)	5% of 44 Spaces
Bicycle Parking Provided	2.2 Bicycle Stalls
Bicycle Parking Provided	3 Bicycle Stalls

BUILDING DESIGNATIONS (Interior Area)

Building	Office	3,000 sf*
	Sales & Service Support	21,858 sf*
	Total	24,858 sf

*Note: Areas tabulated are for the interior portion of the buildings consistent with architectural plans. Building Footprint Areas are represented on site plan for stormwater management calculations.

Note: Per MMC 22G.020.340(2) any mechanical equipment located on roof or external portions of a building shall be architecturally screened.



VICINITY MAP

LEGAL DESCRIPTION

PARCEL A:
LOT 4 OF SHORT PLAT NO. SP-10215-82) RECORDED UNDER RECORDING NO. 821129093, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 9412080055.

PARCEL B:
PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA20-008, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2021-3255002.

DATUM & BENCHMARK

DATUM:
HORIZONTAL DATUM: NAD 83/2011
VERTICAL DATUM: NAVD 88

BENCHMARK:

GENERAL NOTES

- PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
- FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
- ALL DISTANCES ARE IN FEET.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 4, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2020.

SUBSTRUCTURES

BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER

RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY. NORTH PEAK ASSOCIATES LLC DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.

PROJECT INFORMATION

Tax Parcel Numbers	310533-002-052-00 & 310533-002-053-00
Total Area	129,163.97
GPP Designation	GC (General Commercial)
Existing Zoning	Undeveloped
Existing Land Use	General Commercial
Proposed Land Use	General Commercial

LOCAL SERVICES

Sewage Disposal:	City of Marysville
Water District:	City of Marysville
School District:	Marysville #25
Fire District:	City of Marysville
Post Office:	City of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier
Cable:	Comcast
Gas:	PSE

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

SITE ADDRESS

15223 Smokey Point Blvd
Marysville, WA 98271

ENGINEER

Land Technologies, Inc.
Tyler S. Foster, P.E.
18820 3rd Ave NE
Arlington, WA 98223
360.652.9727
tyler@landtechway.com

APPLICANT/OWNER

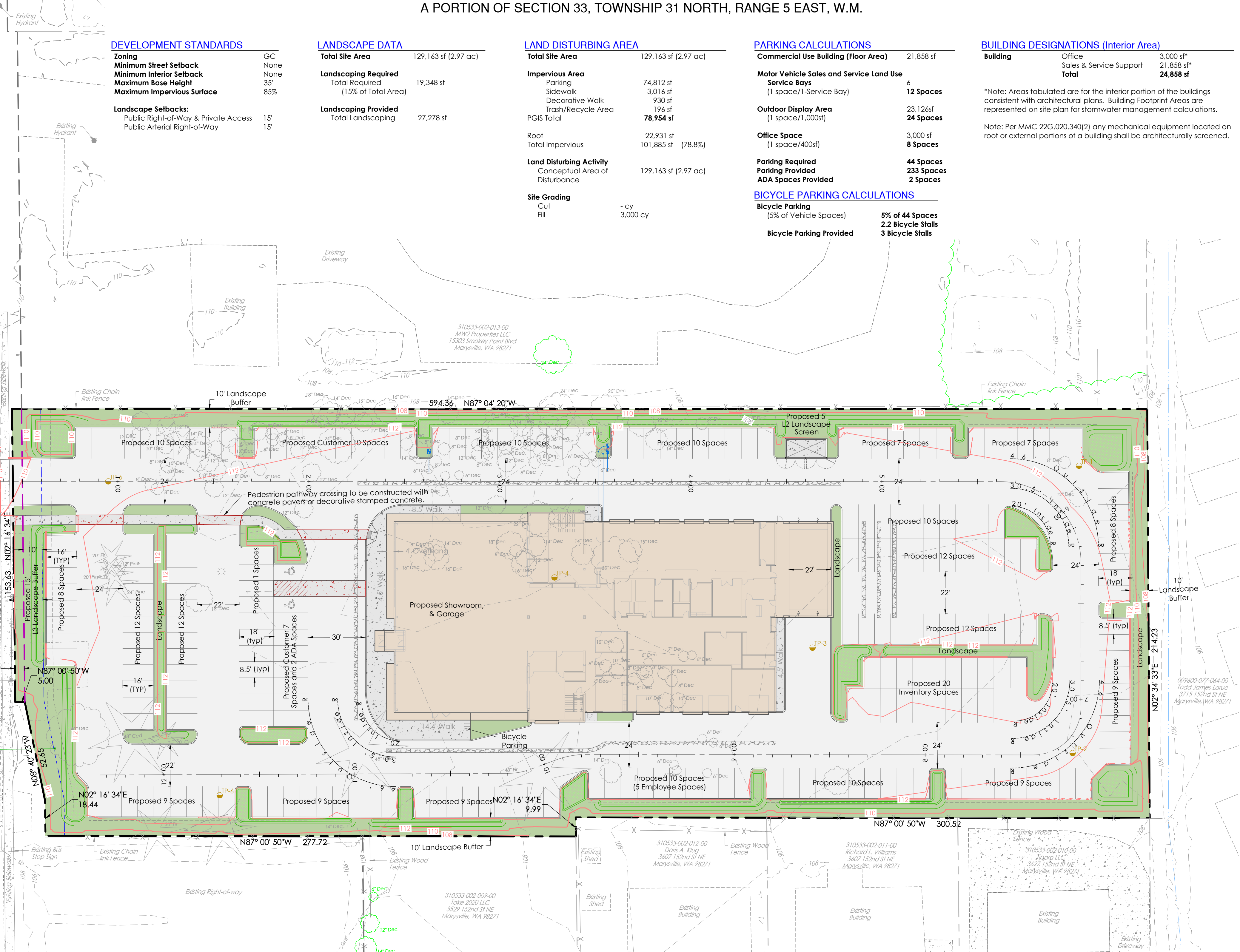
Quality Auto Center
15223 Smokey Point Blvd
Marysville, WA 98271

SURVEYOR

North Peak Associates LLC
Steven C. Berg, PLS
17270 Woodville-Redmond Rd
Woodinville, WA 98072
206.601.4682

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-



PRELIMINARY SITE PLAN

SIGNS

All signs shall comply with MMC 22C.160.160 - SIGNS

NOTES

- Where illuminated signs and illuminated areas are permitted, such illuminating devices shall be shaded and/or directed so as not to visibly create a nuisance to any property in a residential zone classification. Residential zoning is located to the east of the proposed development.
- 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 which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.
- All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC Section 22G.120.270.
- Prior to Civil Construction plan approval, the applicant shall be required to demonstrate compliance with the applicable landscaping standards outlined in MMC 22C.020.250(4).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Design - Human Scale Standards outlined in MMC 22C.020.250(4).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Design - Architectural Scale Standards outlined in MMC 22C.020.250(7).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Design Details Standards outlined in MMC 22C.020.250(9).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Materials Standards outlined in MMC 22C.020.250(10).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Blank Walls Standards outlined in MMC 22C.020.250(11).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Entrance Standards outlined in MMC 22C.020.250(12).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Storage Space and Collection Points for Recyclables Standards outlined in MMC 22C.020.320.
- 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.

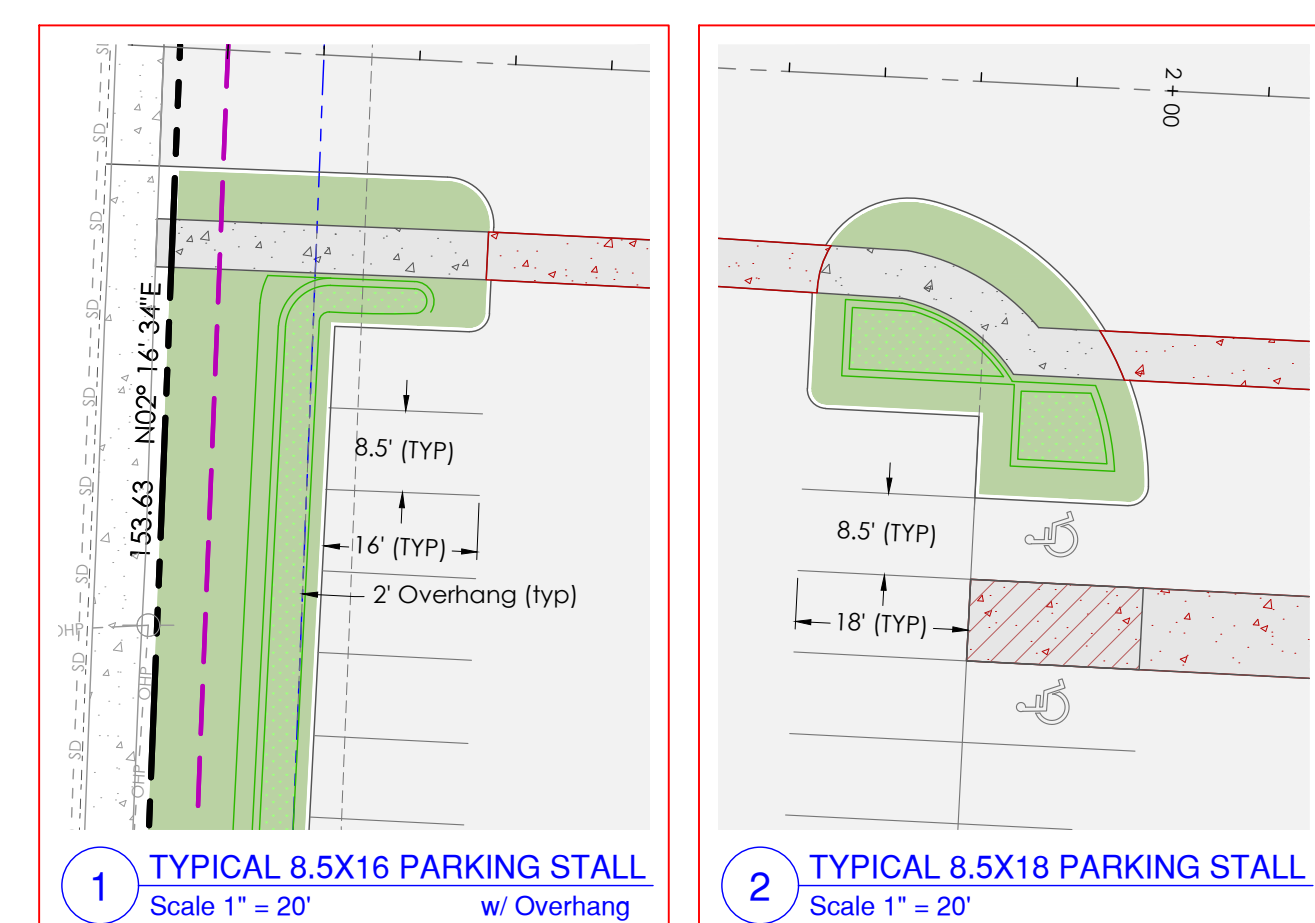
AQUIFER RECHARGE/
WELL HEAD PROTECTION

Low, Over 100

SOILS

Custer Fine Sandy Loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95%
Modified Proctor

CALL AT LEAST
2 BUSINESS
DAYS BEFORE
YOU DIG
1-800-424-5555



Sheet List Table	
Sheet Number	Sheet Title
Planning: P3	
P1	Preliminary Site Plan
P2	Survey Existing Conditions
P3	Vehicle Tracking Site Plan
Construction: C11	
C1	Civil Site Plan
C2	Construction Notes
C3	Existing Conditions, Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Site Cross Sections
C8	Paving Plan
C9	Stormwater Management Overview Plan
C10	Stormwater Management Details
C11	Composite Utility Plan

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

PROJECT LEAD: Merle Ash
CHECKED BY: Tyler S. Foster
DRAWN BY: Merle Ash
DATE: 11/15/2023
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Quality Auto Center Marysville
15223 Smokey Point Blvd, Marysville, WA 98271
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

PRELIMINARY SITE PLAN
Quality Auto Center
15223 Smokey Point Blvd, Marysville, WA 98271
SHEET
P1 of P3
24x36
PA 22-005

NW 1/4 OF THE NW 1/4, SEC. 33, TWP. 31 N., RGE. 5 E., W.M.

SITE NOTES
ADDRESS:
 15223 SMOKEY POINT BLVD
 MARYSVILLE, WA 98271
PARCEL NO.:
 31053300205200 & 31053300205300
FLOOD ZONE:
 THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED NOVEMBER 8, 1999, COMMUNITY PANEL NO. 53061C0395E, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
ZONING AGENCY:
 MARYSVILLE CITY HALL
 1049 STATE AVENUE
 MARYSVILLE, WA 98270
ZONING:
 GC GENERAL COMMERCIAL
HORIZONTAL DATUM:
 NAD 83/2011
VERTICAL DATUM:
 NAVD 88
AREA:
 SITE AREA AS SHOWN CONTAINS 129,163 SQUARE FEET OR 2.9652 ACRES, MORE OR LESS.

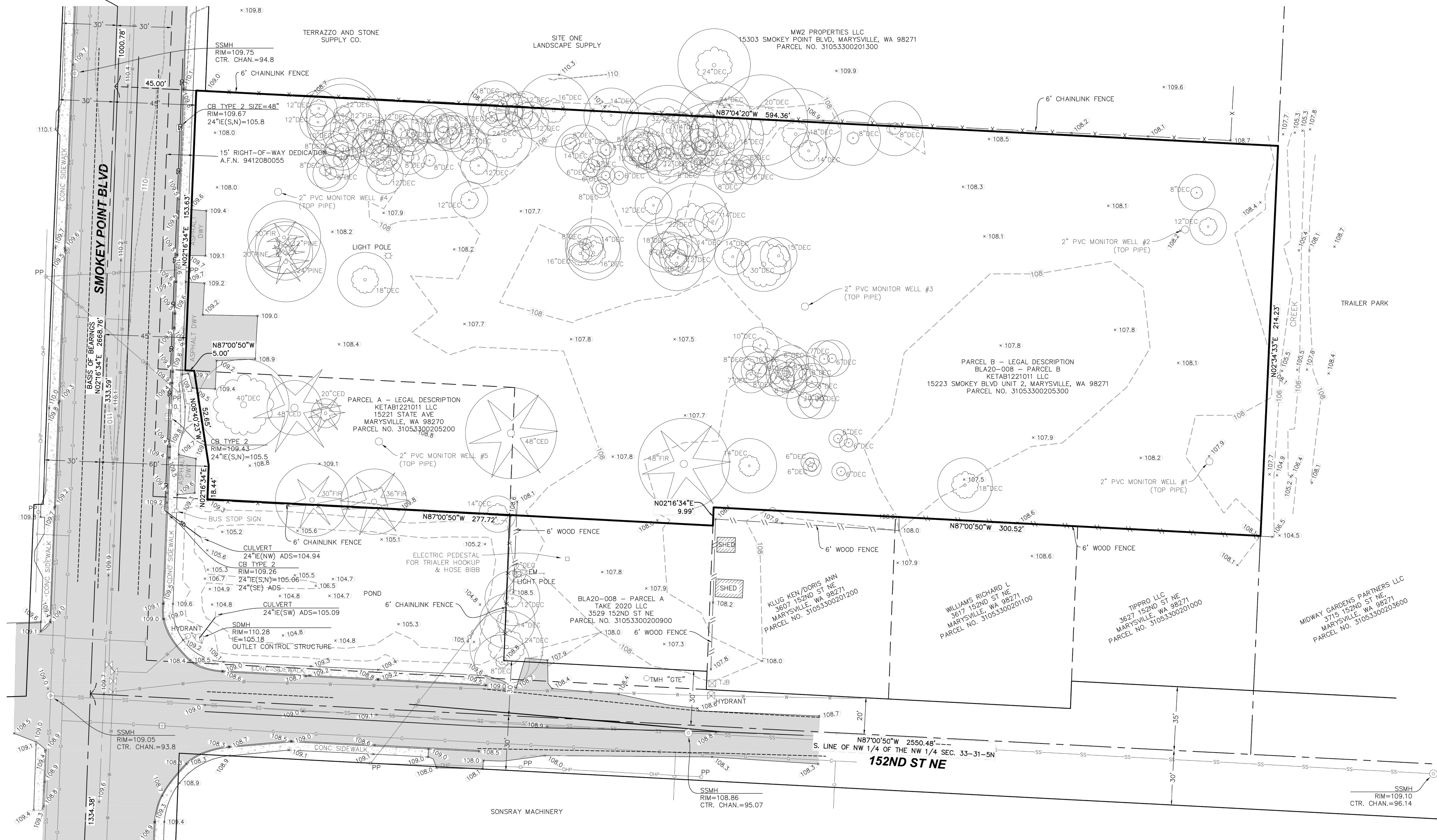
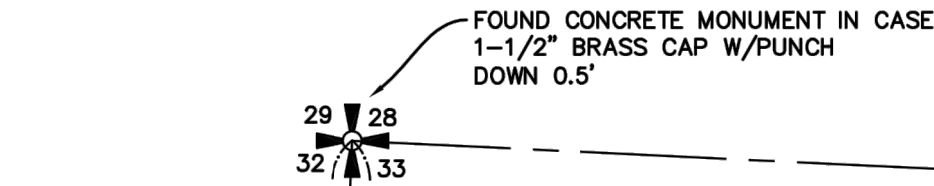
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 RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY. NORTH PEAK ASSOCIATES LLC DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.

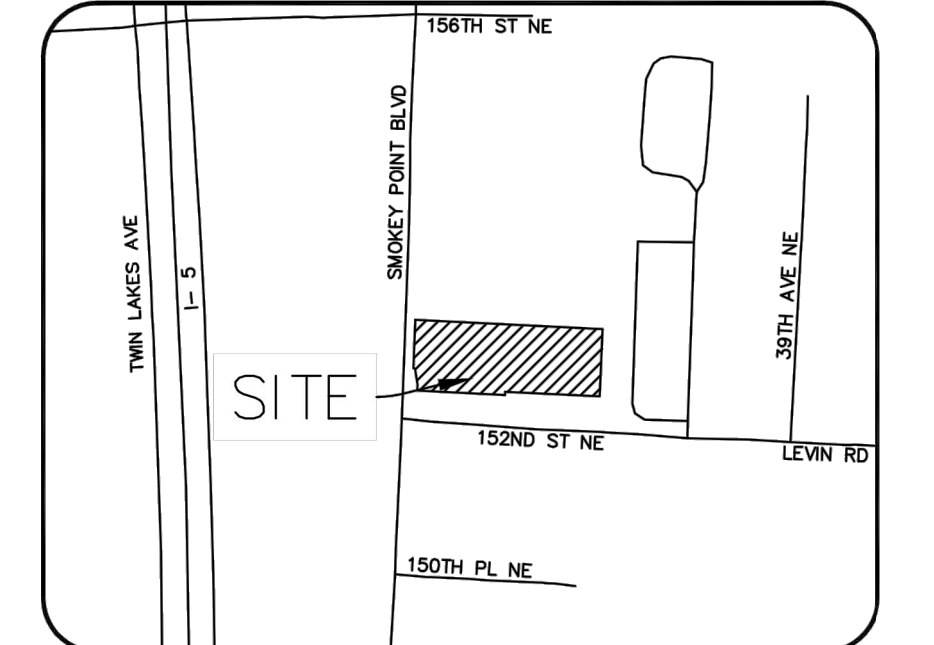
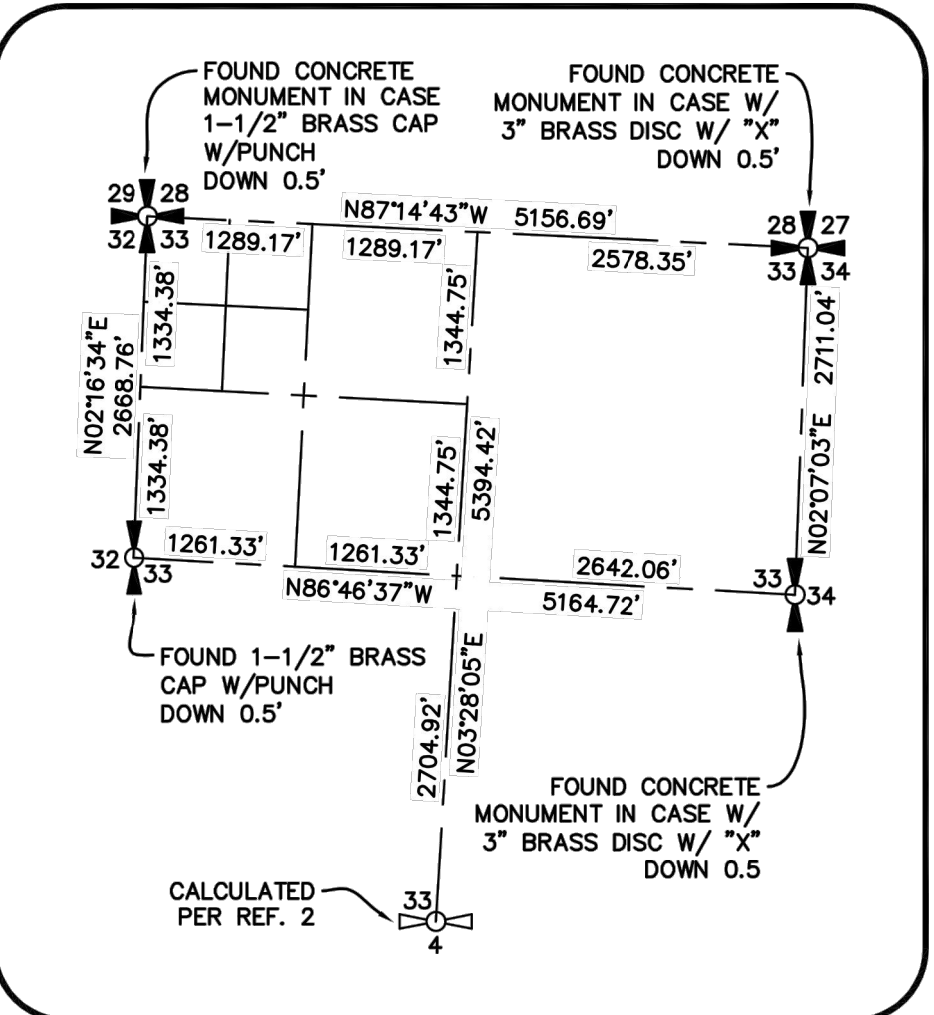
LEGAL DESCRIPTION:
PARCEL A:
 LOT 4 OF SHORT PLAT NO. SP-102(5-82) RECORDED UNDER RECORDING NO. 8211290093, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 9412080055.

PARCEL B:
 PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA20-008, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 202103255002.

GENERAL NOTES:
 1. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
 2. FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
 3. ALL DISTANCES ARE IN FEET.
 4. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 4, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2020.

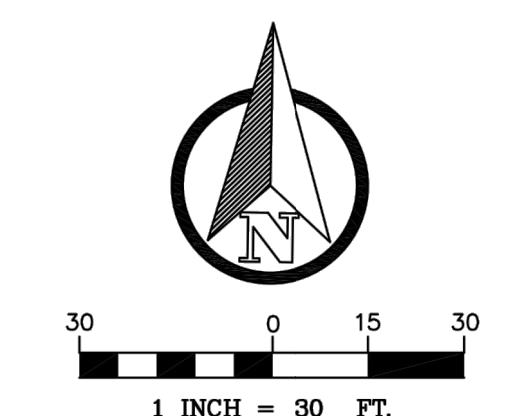


SECTION BREAKDOWN
 1" = 1500'



LEGEND

SS	SANITARY SEWER	OHP/OHT	OVERHEAD POWER/TELEPHONE
CIP	IRON PIPE	SD	STORM DRAIN
EM	ELECTRICAL METER	W	WATER MAIN
⊙	FIRE HYDRANT	⊕	WATER MANHOLE
⊙	FOUND NAIL	WM	WATER METER
⊙	FOUND MONUMENT IN CASE	⊕	WATER VALVE
●	FOUND REBAR	WF	WOOD FENCE
G	GAS MAIN	CED	CEDAR TREE
GM	GAS METER	FIR	FIR TREE
⊕	GAS VALVE	MAP	MAPLE TREE
⊕	MANHOLE		



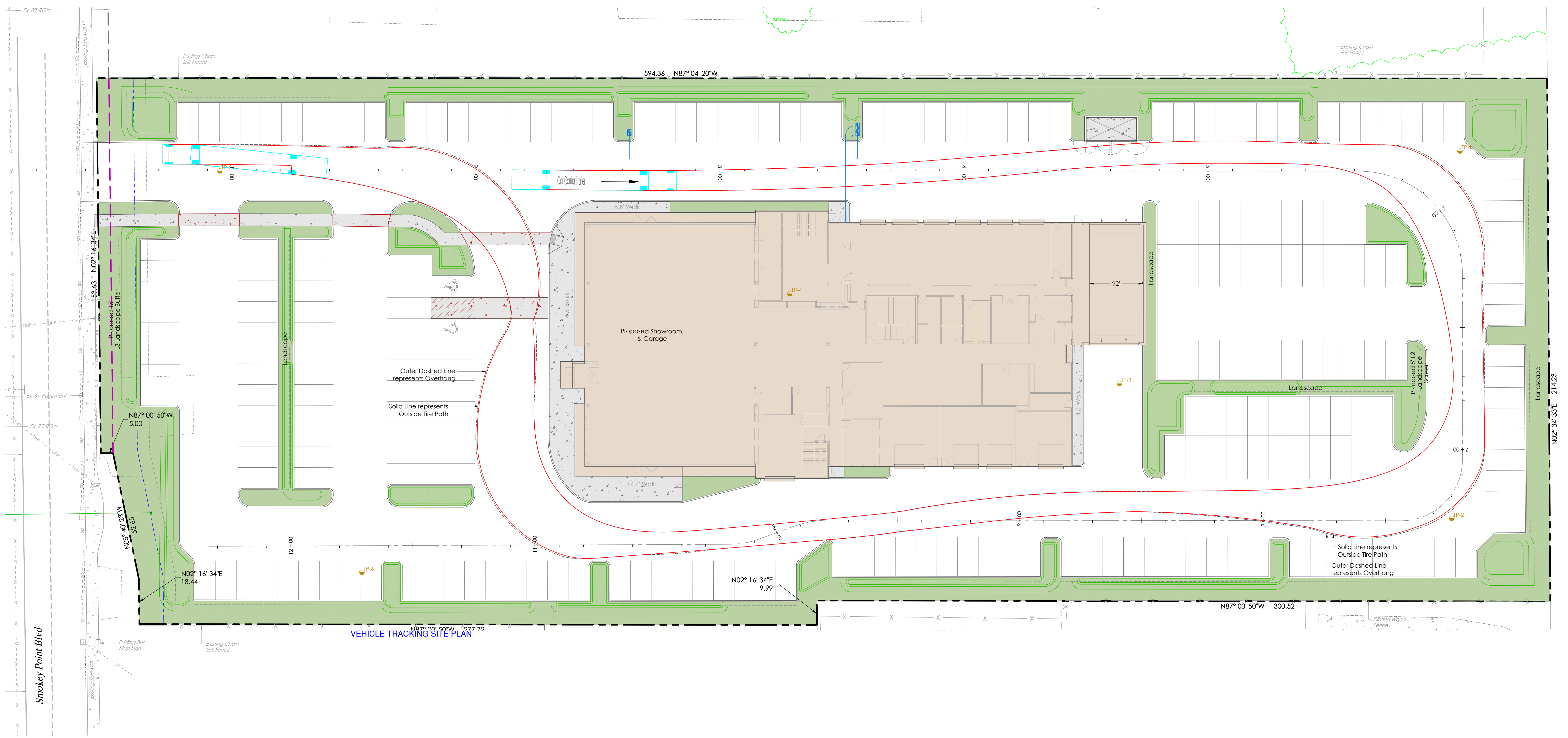
DATE	03/17/20	SCALE	1" = 30'	DRAWN BY	ES	CHECKED BY	SB
NORTH PEAK ASSOCIATES LLC PROFESSIONAL LAND SURVEYORS 17270 WOODINVILLE REDMOND ROAD NE, SUITE 705 WOODINVILLE, WA 98072 (206) 607-4682 WWW.NORTHPEAKASSOCIATES.COM							
BOUNDARY AND TOPOGRAPHIC SURVEY QUALITY AUTO CENTER				WASHINGTON SNOHOMISH MARYSVILLE			
JOB NO. 20-12							
SHEET P2 OF P3							

8/10/2022 4:01 PM

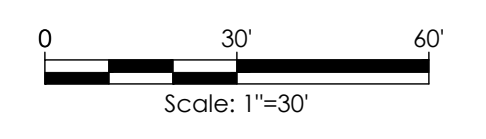
Z:\Almassi, Allen - Q Auto Center Marysville\Sheets\3_Vehicle Tracking Site Plan.dwg

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND	
	PROJECT BOUNDARY
	R/W LINE, EXIST
	UTILITY EASEMENT
	EXIST. PARCEL LINE
	BUILDING SETBACK
	SEWER MAIN, EXIST
	STORM LINE, EXIST
	PROPOSED STORM CULVERT
	WATER LINE, EXIST
	POWER LINE, EXIST
	GAS LINE, EXIST
	PROPOSED PAVED AREA
	SEWER MANHOLE, EXIST
	STORM CATCH BASIN, EXIST
	FIRE HYDRANT, EXIST
	POWER POLE, EXIST
	BUS STOP SIGN, EXIST



VEHICLE TRACKING SITE PLAN



LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9727

PROJECT LEAD: Merie
 CHECKED BY: Tyler
 DRAWN BY: Merie, Alex
 DATE: 8/10/22
 REVISION 1: -
 REVISION 2: -
 REVISION 3: -
 REVISION 4: -
 AS-BUILT: -

Quality Auto Center Marysville
 15223 Smokey Point Blvd, Marysville, WA 98271
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Quality Auto Center
 15223 Smokey Point Blvd, Marysville, WA 98271



MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

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

PROJECT INFORMATION			
Project Title	Quality Auto Center	File No.	PA22005
Detailed Project Description	Construction of a new approximately 25,000 SF used auto dealership, showroom, parts store, office, service garage and outside sales areas and parking.		
Location	15233 Smokey Point Boulevard	APN(s)	31053300205200 31053300205300
Legal Description (abbreviated)	Parcel B of City of Marysville BLA20008, recorded under AFN 202103255002.		
	OWNER	APPLICANT	CONTACT
Name	KETAB1221011, LLC	Quality Auto Center	Land Technologies, Inc.
Address	2255 79 th Avenue NE	20420 Highway 99	18820 3 rd Avenue NE
City, State, ZIP	Medina, WA 98039	Lynnwood, WA 98036	Arlington, WA 98223
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: October 7, 2022</p>			
SEPA CONTACT			
Name	Chris Holland	Title	Planning Manager
Phone	360.363.8207	E-mail	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	80 Columbia Avenue, WA 98270		

Haylie Miller

Haylie Miller, CD Director

September 23, 2022

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 Smokey Point Boulevard, as well as other City streets and arterials in the vicinity.
6.	Change in character of the site from a vacant undeveloped site, into urban commercial used auto dealership.

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.	<p>Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.</p> <p>Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.</p>
2.	If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall 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 shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
3.	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), <i>Dedication of Road right-of-way – Required setbacks</i> . Right-of-way widths and required dedication shall be determined by the City Engineer. Dedication shall be required prior to granting occupancy permits.
4.	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.
5.	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.
6.	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.

APPEALS

- This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 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., **October 7, 2022**. 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 type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input type="checkbox"/> Comcast <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 <input checked="" type="checkbox"/> Ziplly	<input checked="" type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Register) <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/>	<input 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 type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/>