

# LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



## **Sather B**

Site Address: **2226 172nd St NE, Marysville, WA 98271**

**Approximately 600 feet south of the SW Corner of 172<sup>nd</sup> St NE & future 23<sup>rd</sup> Ave NE – commonly called 23rd Ave Roundabout**

Parcel Numbers: **310529-002-013-00**

Zoning: **R-12**

Designation: **MFL – Multi Family Low Density**

Shoreline: **NA**

Flood Plain Designation: **NA**

Area: **17.1 acres**

**Section 29, Township 31N, Range 05 East**

## **Cover Letter**

**Prologue:** “Sather B” is a 17.1 Acre Site in the City of Marysville. It is zoned R-12, Multi-Family Low Density, and designs for that purpose are in process. For sewer service and for separation from high groundwater, considerable structural fill is needed for the site as has been common in the area (Marysville Trough).

This application is for an LDA Permit to fill the site with structural materials in anticipation of the needs of the final Site Plan. Any future use consistent with zoning and the comprehensive plan will need this fill.

The City has planned arterials through the middle of the site and along the west boundary that will provide future alternate routing to 156<sup>th</sup> overpass and the “Costco” shopping center. Fill would be required for these roads also.

**Site Summary:** The proposed project is approximately 600 feet south of the SW corner of 172nd St NE and the future 23<sup>rd</sup> Ave NE, commonly known as the 23<sup>rd</sup> Ave Roundabout. The project area is 17.1 acres. The property is zoned and designated R-12, Multi-Family Low Density.

Access is via driveway off the south side of the 23<sup>rd</sup> Ave Roundabout.

The site has been part of a commercial dairy farm which due to economics was unable to maintain a commercial significance. The Commercial Farm shut down many years ago. The remnant fields have continued to be farmed and have provided some “part-time” farmer income but not enough to be self-supporting. Just over 17 acres will be converted from the casual farming to commercial activities. The small family farms of yesteryear are gone in this area and this land can no longer provide long-term commercial agriculture of commercial significance.

To be able to use the existing sewer stub to the NE corner of the property and to get separation from the high-water table, several feet of clean structural soils will be placed on the project area. Approximately 175 thousand cubic yards of fill will be required. Initial fill depths will be from 6 feet

to 10 feet deep until site design is determined. Design fills will be about 6 feet deep to provide separation from the high groundwater to the bottom of future SWM facilities.

The source of the fill will be clean structural fill coming from other excavation projects. There is no one single source but the fills will be monitored for deleterious materials and placement will be tested by geotechnical engineer.

## **PROJECT DESCRIPTION**

**Existing Site Use:** The existing site is farmed with corn and hay crops in recent years.

**Proposed Site Use:** The immediate permitting is to bring in clean structural soils to be able to use the existing sewer stub at the NE corner of the property and to gain separation from the high water table.

**Zoning/Land Use:** R-12, Multi-Family Low Density is the zoning and comprehensive plan designation. Surrounding uses are consistent with this zoning.

**Stormwater Management/LID:** Drainage patterns in the vicinity will not be significantly impacted. Runoff from the filled site will be similar to what are existing drainage patterns. Any change to runoff rate will be mitigated.

## **SITE DESCRIPTION**

### **Soils**

The agricultural soil classification is Custer Fine Sandy Loam in the upper horizons. The surface soils are underlain by Marysville Sand deposits which is a subdivision of the Vashon-age recessional outwash deposits. The Marysville sand can vary with sand and silt ratios. Specific to this site is loose to medium dense sand containing generally low amounts of silt. Per NRCS Mappings a band of Kitsap Silt loam soils are located in the west portion of the site. An intrusion from the south of Terric Medisaprists also exists. The site is mapped as the Marysville Sand Member- Recessional Outwash.

### **Drainage**

The site drains toward the west-southwest, joining area flows westerly to the Burlington Northern Railroad ROW. Runoff will sheet flow toward the ditch along the west property line and flows south along the east side of the tracks for ¼ mile before flowing through a 36" culvert under the RR Tracks. The culvert leads stormwater to a ditch that eventually meets with Quilceda Creek near 140<sup>th</sup> St NE and 29<sup>th</sup> Ave NE.

### **Topography**

The site is "flat" with an average 0.75% slope to the west-southwest.

### **Wetlands**

There are no streams, wetlands or buffers known to be on the site. The Middle West Fork of Quil Ceda Creek is located on the southwest corner of the parcel to the south ¼ of a mile away. A fish screen prevents fish from entering the agricultural ditches.

The nearest apparent wetland might be to the south, at the southwest corner of the adjacent parcel to the south.

Sewall Wetland Consulting, Inc. performed an onsite inspection of the site between early February and late May of 2017 and 2018. Their Wetland Letter dated July 9, 2018 concludes that no wetlands, streams or buffers exist on the Sather B site.

**Vegetation**

Vegetation is farmland grasses.

**Wildlife**

Only common wildlife found in the area; no protected species known to be on or near the site.

**Surrounding Land Use**

The land is in the area known as the Lakewood Neighborhood of the City of Marysville. The area is rapidly developing with retail, commercial, and high-density residential projects.

To the north, are remnant single family homes on Mixed Use zoned property, all anxious to sell for development. To the east are a small farm and a vacant partially wooded parcel, both zoned R-12, Multi-Family Low Density. To the west is the Burlington Northern Railroad tracks. To the south is apportion of the same Sather Farm which has been in corn or hay in recent years, providing some part-time farm income, but not enough to be self-supporting. This parcel is also zoned R-12, Multi-Family Low Density.

**Traffic Patterns**

The site takes access at the 23<sup>rd</sup> Ave Roundabout on 172<sup>nd</sup> St NE

**Nearest Schools**

Lakewood School District

**Bus Stops**

Bus stops are along 172<sup>nd</sup> St NE

**Walkways**

All existing streets adjacent to the proposed project have sidewalks.

**Other Unique Characteristics of Site**

NA