

ADMINISTRATIVE SITE PLAN APPROVAL - SAIA Marysville

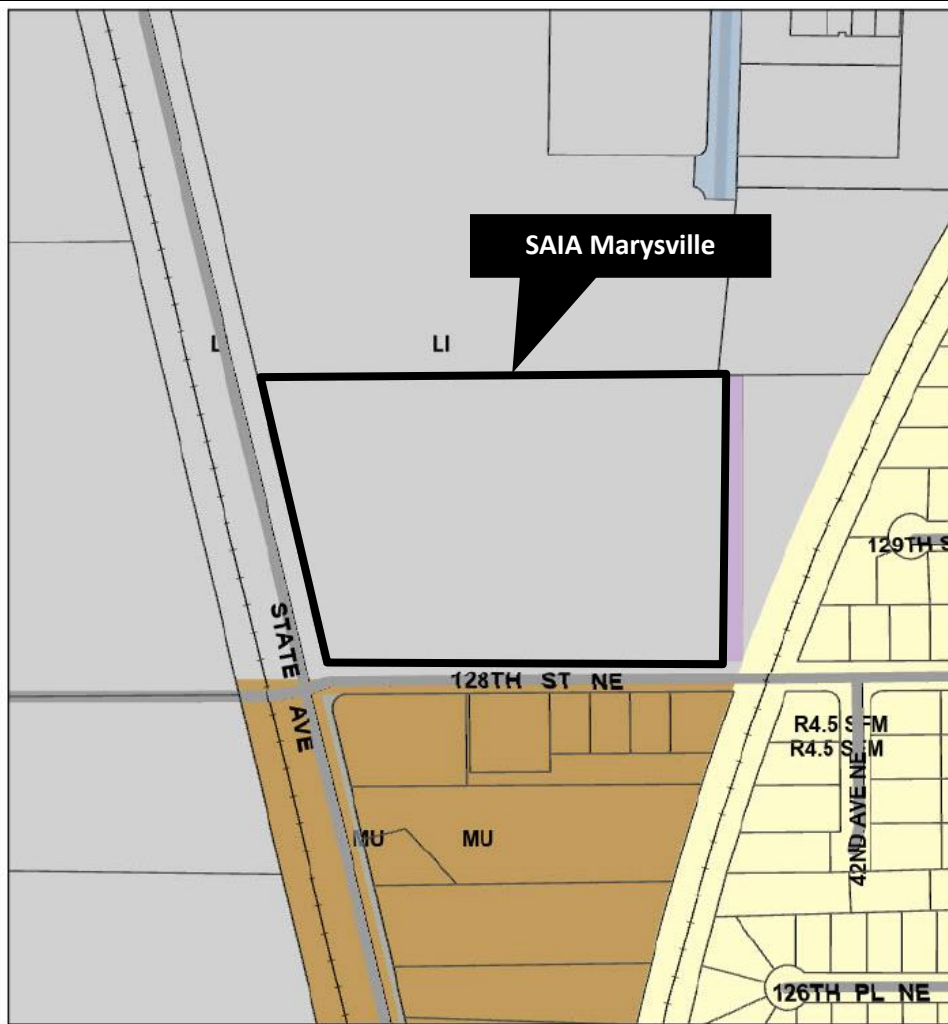
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
Project Title	SAIA Marysville			Date of Report	December 13, 2022				
File Number	PA 22025			Attachments	Preliminary Site Plan (Exhibit 25); MDNS (Exhibit 27)				
Administrative Recommendation	Approve the preliminary <i>Industrial Site Plan</i> , subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Applicant	Kimley-Horn								
Request	The applicant is requesting <i>Administrative Industrial Site Plan Approval</i> in order to construct a new 25,200 SF motor freight terminal with loading docks and office space, employee and tractor-trailer parking.								
SEPA Status	A SEPA Mitigated Determination of Non-Significance was issued on November 8, 2022. The appeal period expired November 23, 2022; no appeals were filed.								
Location	Northeast corner of State Avenue and 128 th Street NE			APN	30050400300200				
Acreage (SF)	11.14-acres (485,258 SF)			Section	04	Township	30N	Range	05E
Comprehensive Plan	LI	Zoning	LI	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	None	Marysville			None	Marysville			
Present Use of Property	The site is currently 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"/> Development Services <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <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 type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> US Army Corp of Engineers <input 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 <input checked="" type="checkbox"/> Steve Leifer <input checked="" type="checkbox"/> Gary Eisenman		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	December 13, 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	Light Industrial	LI	Vacant
North	Light Industrial	LI	Single-family residence on acreage
East	Light Industrial	LI	City of Marysville stormwater detention facility
South	Mixed Use	MU	Northend Truck Equipment
West	Light Industrial	LI	State Avenue & Safran Cabin Industrial

Vicinity Map



- | | | | |
|---|---|--|--|
| General Commercial | 88 - Mixed Use | R12 Multi-Family Low | R4.5 Single Family Medium |
| Downtown Commercial | General Industrial | R6-18 Multi-Family Low | Public-Institutional |
| Community Business | Light Industrial | R8 Single Family High Small Lot | Recreation |
| Neighborhood Business | R28 Multi-Family High | R6.5 Single Family High | Open |
| Mixed Use | R18 Multi-Family Medium | R4-8 Single Family High | |

1.0 FINDINGS AND CONCLUSIONS

- 1. **Project Description:** Kimley-Horn, applicant, submitted an application requesting *Administrative Industrial Site Plan Approval* in order to construct a new 25,200 SF motor freight terminal with loading docks and office space, employee and tractor-trailer parking.
- 2. **Location:** The proposed project site is located on the northeast corner of 128th Street NE & State Avenue and is identified as Assessor Parcel Number (APN) 30050400300200.
- 3. **Site Description:** The site is currently undeveloped with grass, brush and trees. The existing topography is generally flat with 4 feet of elevation change across the site with higher elevations along the northern and eastern property lines.
- 4. **Letter of Completeness:** The application was determined to be complete on July 1, 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. During the public review process the following comments and questions were received:

- a. The intersection of 128th Street NE and State Avenue is a planned node for the future Swift Bus Network which is supposed to allow for much higher residential densities and related services within the perimeter of the node. This plan negates all potential for such uses.

Staff Response: A response to the public comments was sent by Haylie Miller, CD Director, on August 4, 2022 (Exhibit 17), noting that Planning staff had presented some options for creating nodes along State Avenue for increased housing and employment capacity, known, as the State Avenue Plan. Unfortunately, this plan never gained traction and the site is zoned Light Industrial (LI) and would not allow for any residential capacity. What SAIA has proposed is a permitted use in the LI zone.

- b. Extension of 41st Avenue NE to 128th Street NE which has been in the area road plans going back to the County Planning Documents and later incorporated into Marysville Plans.

Staff Response: A response to the public comments was sent by Haylie Miller, CD Director, on August 4, 2022 (Exhibit 17), noting that the 41st Avenue NE extension to 128th Street NE was identified as a future road connection in the 2008 Transportation Element, however, it was removed with the adoption of the 2015 Transportation Element. Because the 41st Avenue NE extension to 128th Street NE was removed as a "Planned Connector Road" the City will not be requiring SAIA to dedicate or construct 41st Avenue NE along their eastern property frontage.

- c. The culvert at the end of 128th and State Avenue will overflow or be close to overflowing. Concerned that the culvert pipe going under 128th will not be sufficient to capture all the extra runoff from the 11 acres.

Staff Response: The project engineer evaluated downstream conditions and mentions that they have concerns about water backing-up in the existing ditch. However, SAIA is not expected to contribute to that off-site system. Runoff is being infiltrated on-site, rather than being allowed to run-off into the 128th Avenue ROW.

Any deficient conditions downstream will need to be managed by the City of Marysville Public Works – Water Resources Department.

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. *Comcast:* No comments received.
 - b. *Community Transit:* An e-mail was received from Scott Ritterbush, Planning Project Manager, dated July 27, 2022, stating that Community Transit (CT) would like to see the existing bus stop remain close to the signalized intersection and crosswalks. CT also requested a new bus shelter pad 70 feet north of the north edge of the crosswalk.

The applicant will need to work with CT on citing of a new bus shelter pad.
 - c. *Public Utilities District No. 1:* No comments received.
 - d. *Marysville Fire District – Regional Fire Authority:* A memo was received from David VanBeek, Assistant Fire Marshal, on November 5, 2021, outlining the following requirements:
 - Commercial fire sprinkler and alarm systems will be required.
 - Emergency access to the site and buildings is required using Marysville Fire District approved Knox access products.
 - Water main extension with approved fire hydrants around the building will be required, spaced 300 feet apart maximum.
 - Sprinkler main control valves and backflow prevention valves shall be located inside a sprinkler riser room in the building, with exterior door access and recessed Knox box for emergency access.
 - The spacing of the existing fire hydrants does not meet current fire code requirements for this use. No information about available fire flow is provided for the fire hydrants near this site. Estimated minimum fire flow required for this site is 1,500 gpm.
 - e. *Ziply:* No comments received.
 - f. *Snohomish County Public Works – Land Development:* An e-mail was received from Elbert H. Esparza Jr., Associate Land Development Analyst, dated February 11, 2021, stating that Snohomish County concurs with the distribution and that the development will not impact any county capital improvement projects. Therefore, no mitigation and no offer is required for the development to the county under the county/city interlocal agreement.
 - g. *Stillaguamish Tribe of Indians:* No comments received.
 - h. *Tulalip Tribes:* The Tulalip Tribes responded that they had no comments.
7. **Access:** Access to the site is proposed via two access points off of State Avenue. Marysville Engineering Design and Development Standards (EDDS) require access to be taken from the lower volume roadway (128th Street NE). The applicant submitted an Engineering Variance Request to allow motor vehicle access to the site from the higher volume roadway (State Avenue) based on the following factors:
- a. 128th Street NE is a residential roadway with single family residences and is not conducive to truck traffic;
 - b. 128th Street NE serves a residential community that has a history of traffic safety concerns; and

- c. A BNSF Railway mainline parallels the west side of State Ave, and no existing or future access points will be located opposite the site that might conflict with the driveways proposed for this development.

On July 18, 2022, Ken McIntyre, PE, Assistant City Engineer, approved the EDDS variance allowing the two access points onto State Avenue, as proposed by the applicant.

8. **Traffic Concurrency:** The applicant submitted a Traffic Impact Analysis (TIA), prepared by Kimley-Horn, dated June 2022. According to the TIA, the proposed development would generate 470 average daily trips (ADT), 49 AM peak hour trips (AMPHT) and 47 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 Traffic Engineering Manager made a traffic concurrency recommendation to the applicant dated October 26, 2022 (Exhibit 23). The traffic concurrency recommendation includes the following conditions to mitigate traffic impacts:

- a. The applicant shall be required to construct frontage improvements along 128th Street NE, prior to issuing occupancy permits. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- b. The applicant shall be required to construct frontage improvements along State Avenue for the proposed access to the site and remove and replace frontage improvements for any current access points on-site, prior to issuing occupancy permits. Roadway improvements, street lighting and site access 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 ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$157.00 for commercial developments. The total traffic impact fees for this proposal are estimated to be \$14,758.00 (470 ADT x 20% x \$157). Snohomish County reserves the right to adjust the impact fee if there is a change of use or increase in square feet to the proposed motor-freight terminal facility.

The applicant submitted a written proposal, dated November 28, 2022 (Exhibit 26), 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 on November 23, 2028.

9. **Critical Areas:** A Critical Areas Report (CAR) was prepared by B&A, Inc., dated September 16, 2017, under file number CAR 17008. According to the CAR no critical areas are located on-site. After review by Department of Ecology, a site visit by City staff and review of the CAR, a critical areas confirmation letter was issued on November 1, 2017.
10. **Utilities:** There are no existing utilities, including stormwater, water and sewer currently extended on-site. Review of required utilities will be addressed during civil

construction plan review to ensure compliance with all of the applicable Marysville Municipal Codes.

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 nine (9) mitigation measures, was issued on November 8, 2022. The appeal period for the MDNS expired on November 23, 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 Light Industrial (LI). Industrial motor freight truck businesses are permitted outright in the LI 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 proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to the Light Industrial designation, including the specific criteria for the Smokey Point Neighborhood of Planning Area 10.

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 LI (Light Industrial). The purpose of the LI zone is to provide for the location and grouping of non-nuisance-generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and limited retail uses. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities.

The proposed development and subsequent use of the property will comply with the intent of the LI zone, and as conditioned herein, will meet all of the applicable development standards outlined in MMC Title 22, *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 forty-two (42) 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 Industrial Site Plan Approval** for SAIA Marysville, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on November 7, 2022 (Exhibit 25) 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 required to 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 applicable lighting standards outlined in MMC 22C.130.050(3)(d).
6. The civil construction plans shall be required to be amended to provide an area for a bus shelter pad and potential future Bus Rapid Transit (BRT) Swift Station on State Avenue on the north side of the intersection of State Avenue and 128th Street NE. The bus shelter pad and potential future BRT Swift Station shall be designed and located per the specifications provided by Community Transit.
7. Prior to building permit issuance, the applicant shall be required to submit a noise analysis demonstrating future industrial operations comply with the maximum permissible environmental noise levels outlined in MMC Chapter 6.76 *Noise Regulation*, and WAC 173-60-040. Prior to granting occupancy permits, the applicant shall be required to implement any mitigation measures recommended in the noise analysis.
8. Prior to building permit issuance, the applicant shall be required to demonstrate all mechanical equipment located on the roof, façade or external portions of a building are architecturally screened so as not to be visible from adjacent properties at street level or the public street. Mechanical equipment shall be screened by a primary building element or structure.
9. 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.
10. The applicant shall be required to comply with the nine (9) mitigation measures outlined in the State Environmental Policy Act (SEPA) Mitigated Determination of Non-significance (MDNS) issued on November 8, 2022 (Exhibit 27).

Prepared by: *Chris*

Reviewed by: *Amy*

This **Administrative Industrial 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:** December 13, 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.

PARKING SUMMARY			
USE	REQUIREMENT	AEA	STALLS REQUIRED
WAREHOUSING & STORAGE	1 PER 2,000 SF	19,562 SF	10
OFFICE	1 PER 400 SF	5,748	15
TOTAL STALLS REQUIRED			25
TOTAL STALLS PROVIDED			55
ADA STALLS PROVIDED (INCL. IN ABOVE)			3
CARPOOL STALLS PROVIDED (INCL. IN ABOVE)			3
BICYCLE PARKING SPACES	5% OF TOTAL STALLS REQUIRED	BIKE SPACES REQUIRED	2
		BIKE SPACES PROVIDED	3

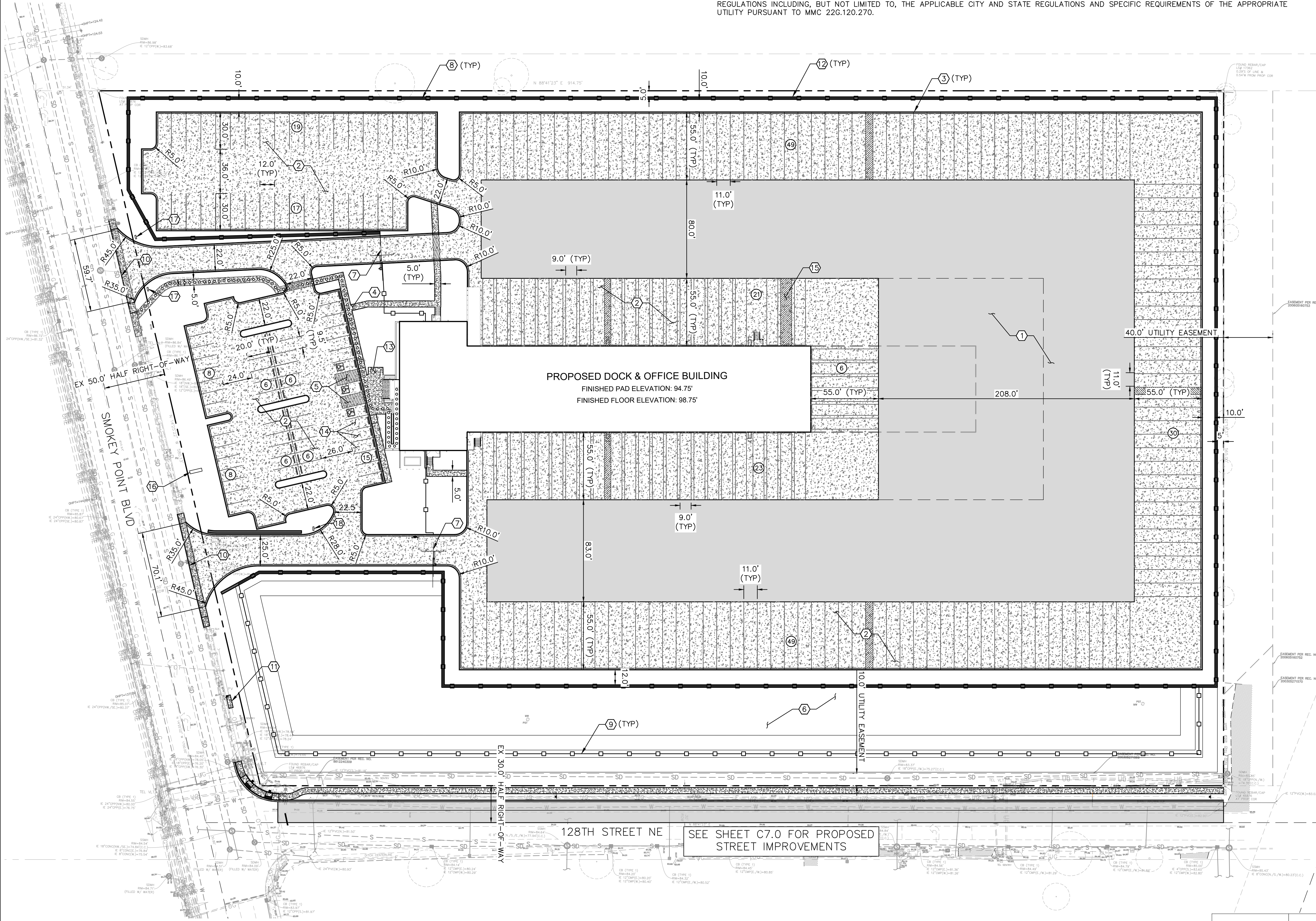
YARD PARKING SUMMARY	
STALL TYPE	STALLS PROVIDED
LOADING DOCK	50
YARD TRAILER	128
CAB	36

NOTES:
 1. 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.
 2. 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.
 3. EQUIPMENT OR VENTS WHICH GENERATE NOISE OR AIR EMISSIONS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING FROM ADJOINING RESIDENTIALLY DESIGNATED PROPERTIES.
 4. INDUSTRIAL AND EXTERIOR LIGHTING SHALL NOT BE USED IN SUCH A MANNER THAT IT PRODUCES GLARE ON PUBLIC HIGHWAYS. ARC WELDING, ACETYLENE-TORCH CUTTING, OR SIMILAR PROCESSES SHALL BE PERFORMED SO AS NOT TO BE SEEN FROM ANY POINT BEYOND THE OUTSIDE OF THE PROPERTY.
 5. THE STORAGE AND HANDLING OF INFLAMMABLE LIQUIDS, LIQUEFIED PETROLEUM, GASES, AND EXPLOSIVES SHALL COMPLY WITH RULES AND REGULATIONS FALLING UNDER THE JURISDICTION OF THE CITY'S FIRE CHIEF, AND THE LAWS OF THE STATE OF WASHINGTON. BULK STORAGE OF INFLAMMABLE LIQUIDS BELOW GROUND SHALL BE PERMITTED, AND THE TANKS SHALL BE LOCATED NOT CLOSER TO THE PROPERTY LINE THAN THE GREATEST DIMENSION (DIAMETER, LENGTH OR HEIGHT) OF THE TANK.
 6. PROVISIONS SHALL BE MADE FOR NECESSARY SHIELDING OR OTHER PREVENTIVE MEASURES AGAINST INTERFERENCE AS OCCASIONED BY MECHANICAL, ELECTRICAL AND NUCLEAR EQUIPMENT, AND USES OR PROCESSES WITH ELECTRICAL APPARATUS IN NEARBY BUILDINGS OR LAND USES.
 7. LIQUID AND SOLID WASTES AND STORAGE OF ANIMAL OR VEGETABLE WASTE WHICH ATTRACT INSECTS OR RODENTS OR OTHERWISE CREATE A HEALTH HAZARD SHALL BE PROHIBITED. NO WASTE PRODUCTS SHALL BE EXPOSED TO VIEW FROM EYE LEVEL FROM ANY PROPERTY LINE IN AN INDUSTRIAL DISTRICT.
 8. 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 22G.120.270.

LEGEND	
---	PROPERTY LINE
- - - - -	EXISTING MINOR CONTOUR
- - - - -	EXISTING MAJOR CONTOUR
- - - - -	EXISTING EASEMENT
- - - - -	EXISTING STORM PIPE
- - - - -	EXISTING CATCH BASIN
- - - - -	EXISTING SANITARY SEWER PIPE
- - - - -	EXISTING SANITARY SEWER MANHOLE
- - - - -	EXISTING HYDRANT
- - - - -	EXISTING WATERLINE
- - - - -	EXISTING GAS LINE
- - - - -	EXISTING OVERHEAD ELECTRIC
- - - - -	EXISTING ELECTRIC POLE WITH STREETLIGHT
- - - - -	EXISTING GUYWIRE
- - - - -	LANDSCAPING SETBACK
[Pattern]	CONCRETE PAVEMENT
[Pattern]	ASPHALT PAVEMENT
o o o o o o o o	PROPOSED ADA PATH OF TRAVEL
Ⓢ	PARKING COUNT

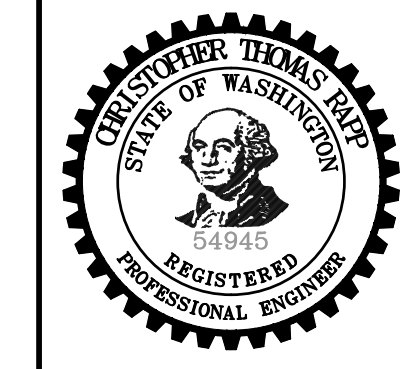
- CONSTRUCTION NOTES**
- ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - CONCRETE CURB AND GUTTER
 - CONCRETE SIDEWALK
 - ACCESSIBLE PARKING SPACES AND SIGNAGE
 - DETENTION POND
 - SECURITY GATE
 - SECURITY FENCING, ON RETAINING WALL WHERE REQUIRED
 - DETENTION POND FENCING
 - PROPOSED DRIVEWAY
 - RELOCATED BUS STOP
 - PROPOSED RETAINING WALL
 - PROPOSED BICYCLE PARKING
 - CARPOOL SPACES AND SIGNAGE
 - SOLID WASTE COMPACTOR LOCATION
 - MONUMENT SIGN
 - "EXIT ONLY" SIGN
 - "VISITORS ENTRANCE" SIGN

BULK & DIMENSIONAL STANDARDS	
BASE DENSITY: DWELLING UNIT/ACRE	0
MAXIMUM DENSITY: DWELLING UNIT/ACRE	0
MINIMUM STREET SETBACK (3)	NONE (7)
MINIMUM INTERIOR SETBACK	NONE (4) 50 FEET (5)
BASE HEIGHT (6)	65 FEET
MAXIMUM IMPERVIOUS SURFACE: PERCENTAGE	85%



NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1000 2ND AVENUE, SUITE 3000, SEATTLE, WA 98104
 PHONE: 206-607-2600
 WWW.KIMLEY-HORN.COM



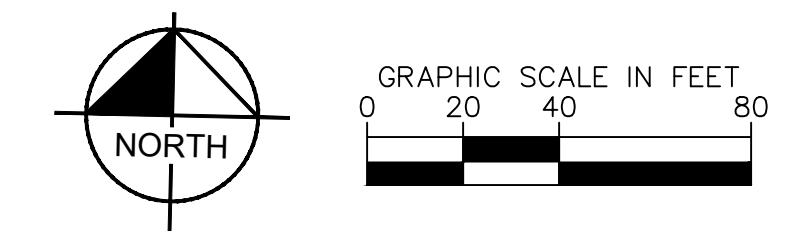
KHA PROJECT	090046000
DATE	11/07/2022
SCALE	AS SHOWN
DESIGNED BY	CR
DRAWN BY	OR
CHECKED BY	CM

HORIZONTAL CONTROL & SITE PLAN

SAIA
 MARYSVILLE
 PREPARED FOR
 SAIA FREIGHT LTL
 WASHINGTON
 CITY OF MARYSVILLE

SHEET NUMBER
C4.0

PA22025 NOT FOR CONSTRUCTION



SEE SHEET C7.0 FOR PROPOSED STREET IMPROVEMENTS



MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

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	SAIA	File No.	PA22025
Detailed Project Description	Construction of a 25,200 SF building with loading docks and office space, employee and tractor-trailer parking on an 11.14 acre site.		
Location	Northeast corner of State Avenue and 128 th Street NE	APN(s)	30050400300200
Legal Description (abbreviated)	See File No. PA22025		
	OWNER	APPLICANT	CONTACT
Name	SAIA	Kimley-Horn	Chris Rapp Kimley-Horn
Address	11465 Johns Creek Parkway, Suite 400	1000 2 nd Avenue, Suite 3900	1000 2 nd Avenue, Suite 3900
City, State, ZIP	Johns Creek, GA 30097	Seattle, WA 98104	Seattle, WA 98104
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: 14-days from the date of issuance</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	501 Delta Avenue, WA 98270		

Haylie Miller, CD Director

November 8, 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 State Avenue, 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 industrial development. |

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. | Prior to commencement of grading activity the applicant shall provide certification that the fill material is clean and suitable for site development. |
| 4. | Prior to commencement of grading activity the applicant shall enter into a truck haul agreement with the City of Marysville Public Works Department. |
| 5. | Pursuant to MMC 22D.050.030(4)(b) grading shall be developed to promote continuity and to minimize abrupt grade changes between sites. |
| 6. | The applicant shall be required to construct frontage improvements along 128 th Street NE, prior to issuing occupancy permits. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval. |
| 7. | The applicant shall be required to construct frontage improvements along State Avenue for the proposed access to the site and remove and replace frontage improvements for any current access points on-site, prior to issuing occupancy permits. Roadway improvements, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval. |

8.	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.
9.	Pursuant to the ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$157.00 for commercial developments. The total traffic impact fees for this proposal is estimate to be \$14,758.00 (470 ADT x 20% x \$157). Snohomish County reserves the right to adjust the impact fee if there is a change of use or increase in square feet to the proposed seafood processing facility.

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, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **14-days from the date of issuance**. 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 type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" 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 type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Register) <input 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"/>