



COMMERCIAL SITE PLAN MINOR MODIFICATION APPROVAL

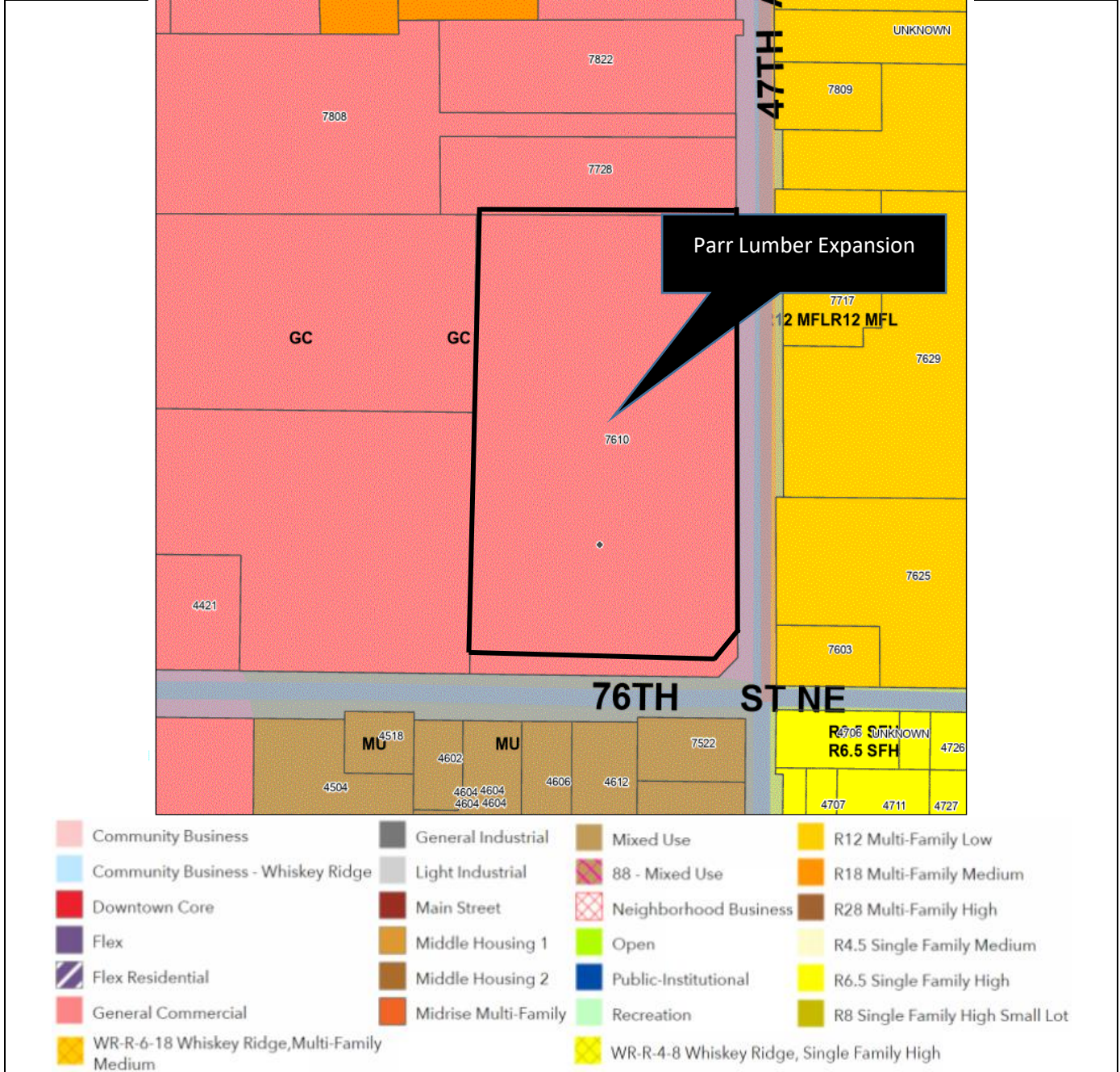
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
 (360) 363-8000 ♦ Office Hours: Mon - Fri 8:00 AM - 4:30 PM

PROJECT INFORMATION										
Project Title	Parr Lumber Expansion				Date of Report	November 23, 2022				
File Number	PA22-026				Attachments	Site plan				
Administrative Recommendation	Approve the commercial site plan minor modification subject to the conditions of approval contained in Section 2.0.									
BACKGROUND SUMMARY										
Owner/Applicant	Eric Schmidlin/Kelly Bachelder									
Request	Commercial site plan minor modification approval in order to add approximately 49,000 square feet of storage area for lumber.									
SEPA Status	DNS issued September 16, 2022 (Exhibit 012)									
Site Address	7610 47 th Avenue NE				APN(s)	30052100422800				
Legal Description (abbreviated)	See site plan.				Section	21	Township	30	Range	05
Comprehensive Plan	General Commercial	Zoning	GC		Shoreline Environment			N/A		
Water Supply	Current		Proposed		Sewer Supply	Current		Proposed		
	City		City			City		City		
Present Use of Property	Lumber Yard and associated office building/retail space.									
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"/> Land Development <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input type="checkbox"/> Tulalip Tribes <input type="checkbox"/> Stillaguamish Tribe		
ACTION										
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission							
Date of Action	<input checked="" type="checkbox"/> Approved				<input type="checkbox"/> Denied		<input type="checkbox"/> Continued			
STAFF										
Name Amy Hess	Title Senior Planner	Phone 360.363.8215	E-mail ahess@marysvillewa.gov							

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	General Commercial	GC	Lumber Yard and Office
North	General Commercial	GC	Cabinet Shop
East	Multi-family Low Density	R-12	47 th Avenue/Multi-family Units
South	Mixed Use	MU	76 th Street/Single family residences
West	General Commercial	GC	Vacant Land

Vicinity Map



1.0 FINDINGS AND CONCLUSIONS

1. Description of Proposal

The applicant is requesting commercial site plan minor modification approval for construction of an approximately 49,000 square-foot expansion of an existing lumber yard for storage of lumber, and associated landscaping. The northern portion of the site is currently undeveloped and largely covered in grass. Drive aisles to the storage yard are proposed to be asphalt, while storage areas are proposed to be pervious pavement.

2. Project History

The subject property is lot 1 of the 'Coca-Cola Property' Binding Site Plan (BSP) which was recorded on September 15, 2011 under Auditor's File Number 201109155006. The Coca-Cola Property BSP subdivided 9.8-acres into three legal lots. An application for a minor modification to the original BSP was filed on July 13, 2022 and deemed complete on August 4, 2022. Notice was provided in accordance with MMC Section 22G.010.090, *Notice of development application*. No comments were received during the public review and comment period.

3. Project Location

The proposed project is located on the northwest corner of 47th Avenue NE and 76th Street NE, and is identified by Assessor Parcel Number (APN) 30052100422800.

4. Surrounding Uses

The subject property is zoned General Commercial, as are surrounding properties to the west and north. Properties to the east are zoned R-12 Multi-Family, Low Density. Properties to the south are zoned Mixed Use. Surrounding uses include single family residences across the 76th Street right-of-way to the south; vacant land to the west; multi-family residences to the east; and a cabinet shop to the north.

5. SEPA

A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) issued under WAC 197-11-340(2), was issued on September 16, 2022. No appeals were filed.

6. Critical Areas

There are no critical areas located on the subject property or within 650 feet of the subject property.

7. Utilities

Water and sanitary sewer mains are located in 47th Avenue NE and 76th Street NE. The existing lumber yard and office is connected to water and sanitary sewer. No changes to the utilities are proposed as part of the minor modification.

The project has over 5,000 square feet of Pollution Generating Hard Surfaces, and therefore, must meet the applicable requirements of the Stormwater Management Manual for Western Washington. The Best Management Practice treatment utilized is infiltration and treatment through existing soils.

8. Access and Circulation

Three points of access exist on site. Two access points are on 47th Avenue NE and one on 76th Street NE. No additional access points are proposed or would be allowed without an engineering variance. Existing frontage improvements are located along the property's

47th Avenue NE and 76th Street NE frontages. No additional right-of-way dedication is needed.

9. **Traffic Impacts and Mitigation**

Traffic mitigation is required to be paid to the City of Marysville in accordance with MMC Chapter 22D.030, *Traffic impact fees and mitigation*, in the amount of \$2,220.00 per new pm peak hour trip (PMPHT) generated. No increase in building square footage is proposed; therefore, no additional traffic impacts are anticipated and no traffic fees are required.

10. **Agency Review**

A *Request for Review* of the proposed project was sent to the following Local, County, State, and Federal Agencies and Districts:

- a. *Tulalip Tribes*: No comment.
- b. *Stillaguamish Tribes*: No comments received.
- c. *Department of Ecology*: No comments received.
- d. *Marysville Fire District*: Request applicant to contact Fire District upon completion of installation of fencing and gates, as they may require department access padlocks.

11. **Application Review**

MMC 22G.010.260(1) allows a minor revision to an approved nonresidential development application, limited to the following when compared to the original development application; provided, that there is no change in the proposed type of development or use or no more than a 10 percent increase in trip generation:

- (a) A utility structure shall be limited to no more than a 400-square-foot increase in the gross floor area.
Staff Comment: No new structures are proposed with the minor modification.
- (b) All other structures shall be limited to no more than a 10 percent increase in the gross floor area.
Staff Comment: No increase in floor area is proposed with the minor modification.
- (c) A change in access points when combined with subsection (2)(a) or (b) of this section or as a standalone minor revision.
Staff Comment: No new access points are proposed.
- (d) A change which does not substantially alter the character of the approved development application or site plan and prior approval.
Staff Comment: The previously approved development application was for a commercial use. The proposal will increase the amount of square footage of the lot being used for the commercial activities on site.

After review of the application materials, site plan and information on file with the City, it has been determined that the proposed commercial site plan minor revision, as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22 – Unified Development Code.

12. **In-house Review**

Pursuant to MMC Section 22G.090.380, a decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made 40 days from the date of completeness.

2.0 DECISION

Based on the foregoing findings and conclusions, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Director hereby grants preliminary **Administrative Commercial Site Plan Minor Modification Approval** for the Parr Lumber Expansion subject to the following conditions:

1. The site plan date stamped November 22, 2022 (Exhibit 015) shall be the approved layout.
2. Prior to civil construction plan approval, the applicant shall submit a *FINAL* landscape plan in accordance with [MMC 22C.120](#) that demonstrates compliance with applicable standards, including but not limited to, standards related to screening of outdoor storage areas.
3. Consistent with [MMC 22C.020.330](#), no barbed or razor wire fence shall be permitted.
4. Any new power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to the building.

Prepared by: AH

Reviewed by: *ADG*

This **Administrative Commercial Site Plan Minor Modification APPROVAL** is issued under MMC Section 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC 22G.010, Article VIII, Appeals. Appeals must be filed within fourteen (14) calendar days of the date of administrative site plan approval.

Date: 11/29/22 Signature: Haylie Miller
Haylie Miller, Community Development 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.