



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	Kendall Subaru Auto Dealership	File No.	PA22-035
Detailed Project Description	Commercial Site Plan Review with SEPA Review for the construction of an approximately 69,881 sq. ft. auto dealership building, including a main showroom, staff offices, along with retail and service counters. The site would be primarily paved to allow for the parking associated with on-site vehicle sales. The development site is approximately 11.6 acres.		
Location	16xxx Smokey Point Boulevard	Section Township Range	28 31N 05E
APN(s)	31052800300600 / 31052800300300 / 31052800301200		
OWNER		APPLICANT	
Name	Kendall Development Corp.	Todd McFarlane of Kendall	Adam Clark, 2812 Architecture
Address	3449 E. Cooper Point Dr	3449 E. Cooper Point Dr	2812 Colby Ave
City, State, ZIP	Meridian, ID 83462	Meridian, ID 83462	Everett, WA 98201
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 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: March 2, 2023</p>			
SEPA CONTACT			
Name	Emily Morgan	Title	Senior Planner
Phone	360.363.8216	E-mail	emorgan@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, WA 98270		

Haylie Miller

Haylie Miller, CD Director

February 16, 2023

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.	<p>The applicant shall be required to construct frontage improvements along Smokey Point Boulevard and 160th St NE, including, but not limited to:</p> <ul style="list-style-type: none"> • The sidewalk along Smokey Point Blvd. is adjacent to the curb, as such it is to be a 6 foot wide sidewalk. The sidewalk shall be removed and replaced with a 6 foot sidewalk. • 160th St NE is to be a 3 lane arterial with planter strips and a 12 foot multiuse path. The project is required to construct a half street for asphalt, which is 20 feet in width and the curb and gutter, a 5 foot planter strip and the multiuse path.
4.	<p>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.</p> <p>Traffic impact fees shall be vested at a rate of \$2,220.00, per PMPHT (\$2,220 X 126.83), totaling \$281,562.60</p>
5.	Based on Section 7.2 of the TIA and comments received from Snohomish County Public Works, the proposed development was determined to result in a 20% impact to Snohomish County roadways. For commercial developments located in the City of Marysville, the fee is \$157 per daily trip. The proposed development would generate 1,459.12 new daily trips and a 20% impact result in Snohomish County would total a traffic mitigation fee of \$45,816.37.

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 4:30 p.m., **March 2, 2023**. 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 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 checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) <input 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"/>