

# 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									
<b>Project Title</b>	Kendall Subaru Auto Dealership			<b>Date of Report</b>	March 3, 2023				
<b>File Number</b>	PA 22-035			<b>Attachments</b>	Preliminary Site Plan (Exhibit 32); SEPA MDNS (Exhibit 44)				
<b>Administrative Recommendation</b>	Approve the preliminary <i>Commerical Site Plan</i> , subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
<b>Applicant</b>	Kendall Development Corp.								
<b>Request</b>	The applicant is requesting <i>Administrative Commercial Site Plan Approval</i> 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.								
<b>SEPA Status</b>	A SEPA Mitigated Determination of Non-Significance was issued on February 16, 2023. The appeal period expired March 2, 2023; no appeals were filed.								
<b>Site Address</b>	16xxx Smokey Point Boulevard			<b>APN(s)</b>	31052800300600 / 31052800300300 / 31052800301200				
<b>Site Size</b>	11.6 acres			<b>Section</b>	28	<b>Township</b>	31N	<b>Range</b>	05E
<b>Comprehensive Plan</b>	GC GC-LI-OL	<b>Zoning</b>	GC GC-LI-OL	<b>Shoreline Environment</b>			N/A		
<b>Water Supply</b>	<b>Current</b>	<b>Proposed</b>		<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>		
	None	Marysville			None	Marysville			
<b>Present Use of Property</b>	Vacant undeveloped land								
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>		<b>State &amp; Federal</b>		<b>County</b>		<b>Other</b>		
<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 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 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 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"/> 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						
<b>Date of Action</b>	March 3, 2023	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
<b>Name</b> Emily Morgan	<b>Title</b> Senior Planner	<b>Phone</b> 360.363.8216	<b>E-mail</b> emorgan@marysvillewa.gov						

SURROUNDING USES			
	Comprehensive Plan*	Zoning*	Land Use
North	General Commercial / Light Industrial with General Commercial Overlay	GC / LI with GC Overlay	Automotive repair and services / undeveloped land
East	Light Industrial with General Commercial Overlay	LI with GC Overlay	City owned undeveloped land
South	General Commercial	GC	Residential duplex / undeveloped land
West	General Commercial	GC	Public right of way and auto dealerships

*\* At time of this project application, the proposed development site was zoned General Commercial (GC); however effective December 7, 2022, a portion of the project area, along with surrounding properties, were rezoned to Light Industrial with General Commercial Overlay. This proposed development is vested under the General Commercial zoning per MMC 22G.010.250.*

VICINITY MAP



# 1.0 FINDINGS AND CONCLUSIONS

1. **Project Description:** Kendall Development Corp, applicant, submitted an application requesting *Administrative Commercial Site Plan Approval* 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.
2. **Location:** The proposed project is located at a site address of 16xxx Smokey Point Boulevard and is identified as Assessor Parcel Numbers (APNs) 31052800300600 / 31052800300300 / 31052800301200.
3. **Site Description:** The site is currently undeveloped and has been cleared and graded.
4. **Project History:** An application for site plan and SEPA review (PA16-049) was submitted by Campbell Nelson for a new auto dealership; a SEPA MDNS was issued on April 4, 2018 with the site plan approval issued April 24, 2019.
  - 4.1. Being as the proposed scope for site clearing and grading was to remain the same, an early site grading permit (G22-0017) was reviewed and approved for early site work under the SEPA MDNS issued April 4, 2018.
  - 4.2. The proposed scope of development for the Kendall Subaru dealership differed from the Campbell Nelson project; therefore, a new site plan and SEPA review for the new dealership is required. A pre-application request and meeting (PreA22-028) for the new development was completed with project comments provided to the applicant on July 11, 2022.
5. **Letter of Completeness:** The application submitted on August 10, 2022 and was determined to be complete on August 18, 2022; a letter of completeness was provided to the applicant in accordance with MMC 22G.010.050.
6. **Public Notice:** Public notice of the development application was provided in accordance with MMC 22G.010.090.
  - 6.1. A public comment, dated September 8, 2022, from Belcher Swanson Law Firm, PLLC on behalf of East Forty, LLC and Smokey Point Boulevard, LLC requested to be a party of record to receive a copy of all applications, notices, and decisions as it relates to the required design and development standards for 160<sup>th</sup> Street NE.
7. **Request for Review:** A *Request for Review* of the proposed development was sent to the Local, County, State & Federal Agencies and Districts identified on Page 1. The following comments were received; if above reference agencies are not listed below, no comments were received:

	Nature of Comment
<b>Public Works, Development Services</b>	<ul style="list-style-type: none"> <li>• <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i></li> <li>• <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i></li> </ul>
<b>Public Works, Operations</b>	<i>Provided requirement standards for proposed water main along with recommendations for fire hydrant assembly and proposed locations.</i>
<b>Public Works, Surface Water</b>	<ul style="list-style-type: none"> <li>• <i>The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted with formal Civil Plan Review.</i></li> <li>• <i>This site has allocated space in the regional pond for 15.7 acres of flow control and treatment. The initial 10% deposit was paid March 17, 2021 under PREA20-043. The final payment in the amount of \$817,568.20 is due prior to the first building permit issuance.</i></li> </ul>

<b>Public Works, Waste Water</b>	<i>Provided requirements and recommendations associated with the on-site car wash facility.</i>
<b>Public Works, Traffic</b>	<i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation and Acceptance, dated February 15, 2023.</i>
<b>Marysville Fire District</b>	<ul style="list-style-type: none"> <li>• <i>Proposed new buildings will require approved fire sprinkler and alarm systems appropriate for the proposed occupancy types.</i></li> <li>• <i>Access for fire apparatus appears to be acceptable.</i></li> <li>• <i>Fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with spacing not exceeding 300 ft. apart along roadways.</i></li> </ul>
<b>Marysville Police Department</b>	<i>Provided recommendations to ensure public safety and visibility.</i>
<b>Building Department</b>	<i>Provided requirements for the building permit submittal.</i>
<b>Snohomish County PUD</b>	<ul style="list-style-type: none"> <li>• <i>Snohomish County PUD has adequate system capacity to serve the proposed development, but upgrades may be needed. Securing of easements for the necessary utilities would be required, if applicable.</i></li> <li>• <i>The PUD requires a minimum 14 ft. clearance from any structure to accommodate workers, scaffolding, and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 ft.</i></li> </ul>
<b>Snohomish County Public Works</b>	<i>Provided offer letter for applicant review and signature for the appropriate mitigation fees.</i>

8. **Access:** The development is to be accessed by a driveway entrance off of Smokey Point Boulevard with a second driveway access off of the extension of 160<sup>th</sup> Street NE.

9. **Traffic Concurrency:** The applicant submitted a Traffic Impact Analysis (TIA), prepared by Kimley Horn, dated August 2022 along with the Supplemental Memo, dated January 16, 2023. According to the TIA, the proposed development would generate 1,945.48 average daily trips (ADT), 129.97 AM peak hour trips (AMPHT) and 169.11 PM peak hour trips (PMHPT). The city allows for a 25% passerby reduction for the anticipated trips, therefore, the development would generate 1,459.12 ADT, 97.48 AMPHT, and 126.83 PMPHT.

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 January 18, 2023. The applicant submitted a written proposal, dated February 15, 2023, 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 February 15, 2029.

The traffic concurrency recommendation includes the following conditions to mitigate traffic impacts:

8.1. The applicant shall be required to construct frontage improvements along Smokey Point Boulevard and 160<sup>th</sup> St NE, including, but not limited to:

8.1.1. 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.

8.1.2. 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.

- 8.2. 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 \$2,220.00, per PMPHT (\$2,220 X 126.83), totaling \$281,562.60
- 8.3. 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.
- 8.4. Based on Section 7.3 of the TIA, there are no WSDOT improvement projects in the vicinity of the proposed development that would be directly impacted by (3) or more PM peak hour trips generated by the proposed Kendall Subaru Dealership; therefore, WSDOT traffic mitigation fees shall not be required for the proposed development.
10. **Critical Areas:** A Wetland and Stream Determination, dated November 21, 2017 by Gribble Environmental Consulting Company, was provided with application; said report concluded no wetlands are present on site. During application review, staff noted the potential of wetlands on site due to the presence of wetlands on the neighboring parcel to the north; an updated wetland report, prepared by Gribble Environmental Consulting Company, dated November 3, 2022, was submitted; the updated report concluded no wetlands are present on site.
- 10.1. Being as the previous report, dated November 21, 2017 was accepted and referenced in the site plan approval for PA16-049, dated April 24, 2019, the City accepts the findings in the wetland report of no wetlands or critical areas are present on site.
11. **Utilities:** Utilities are proposed to be provided to the site as follows:
- Storm Drainage – Stormwater drainage is to be captured in an onsite catch basin and pipe system then routed to the city regional facility.
- Water – The applicant is proposing to tie into the existing 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 sewer main within Smokey Point Boulevard and extend on site to serve the development.
- Utility improvements will be addressed during civil construction plan review.
12. **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 (5) mitigation measures, was issued on February 16, 2023. The appeal period for the MDNS expired on March 2, 2023. No appeals were filed.
13. **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:
- 13.1. *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:** At time of this project application, the proposed development site was zoned General Commercial (GC); however effective December 7, 2022, a portion of the project area, along with surrounding properties, were rezoned to Light Industrial with General Commercial Overlay. This

proposed development is vested under the General Commercial zoning per MMC 22G.010.250. *Density of residential development in urban growth areas.*

**Staff Comment:** The proposed development is not for residential development; therefore, this provision does not apply.

13.2. *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 polices related to the General Commercial designation.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

13.3. *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.*

14. **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 sixty-three (63) 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 Kendall Subaru Auto Dealership, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on December 19, 2022 (Exhibit 32) 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 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire 6 years from date of this decision.
7. 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.
8. 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.
9. 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.
10. The applicant shall be required to comply with the five (5) mitigation measures outlined in the State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) issued on February 16, 2023 (Exhibit 44).

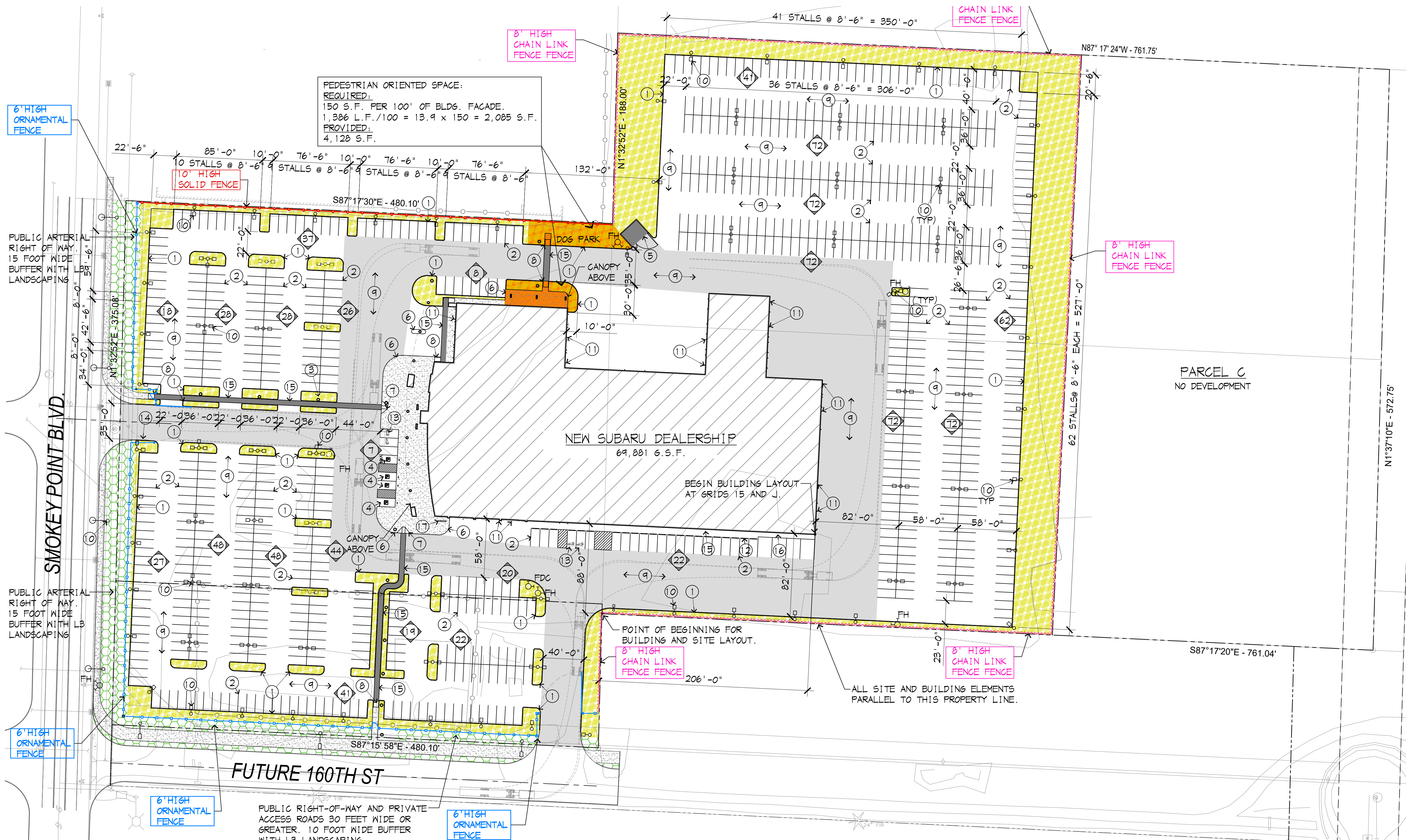
Prepared by: *Emily*

Reviewed by: *Chris*

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: *Haylie Miller* Date: March 3, 2023  
*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.



**SITE PLAN**  
1" = 50'-0"



**PROJECT CRITERIA**

**SCOPE OF WORK**  
NEW SUBARU DEALERSHIP

TAX ACCOUNT NO. 31052800300600; 31052800301200  
 LEGAL DESCRIPTION  
 31052800301200: Section 28 Township 31 Range 05 Quarter SW COM NW COR SW 1/4 SD SEC 28 TH S87°17'40"E ALG N LN SD SUB 530.11FT TH S01°52'24"W PLT W LN SD SUB 572.15FT TO TPB TH S87°17'36"E 761.72FT TH S01°36'58"W 72.75FT TH N87°17'32"W 760.97FT TH N01°32'24"E PLT W LN SD SUB 572.75FT TO TPB AKA LOTS 2 & 3 OF SURV REC UND AFN 7804170304  
 31052800300600: SEC 28 TWP 31 R6E 05RT-12B) TH S 375FT OF N 1135FT OF W 530FT OF NW 1/4 SW 1/4 LESS PTN TO SNO CO FOR RD PER AF NO. 191651 & ALSO LESS AN ADD W 20FT FOR RD PER ND REC IN VOL 1760 P6 594 AF NO. 8209220118  
 31052800300900: Section 28 Township 31 Range 05 Quarter SW LOT 1 PER CITY OF MAR BLA 16-006 REC UND AFN 201703065001 BEING PTN OF N1/2 SW 1/4 SD SEC

**PARKING CALCULATIONS**

REQUIRED PARKING:  
 Motor vehicle sales and service  
 2 per service bay plus 1 per 1,000 S.F. of outdoor display  
 57 SERVICE BAYS X 2 = 114 PARKING STALLS  
 125,180 S.F. OF DISPLAY / 1000 = 125 PARKING STALLS  
 PARKING STALLS REQUIRED = 239  
 PARKING STALLS PROVIDED = 906

**IMPERVIOUS SURFACE CALCULATIONS**

TOTAL SITE AREA: 506,498 S.F.  
 MAXIMUM IMPERVIOUS SURFACE (85%): 430,523 S.F.  
 TOTAL IMPERVIOUS SURFACE: 429,521 S.F.

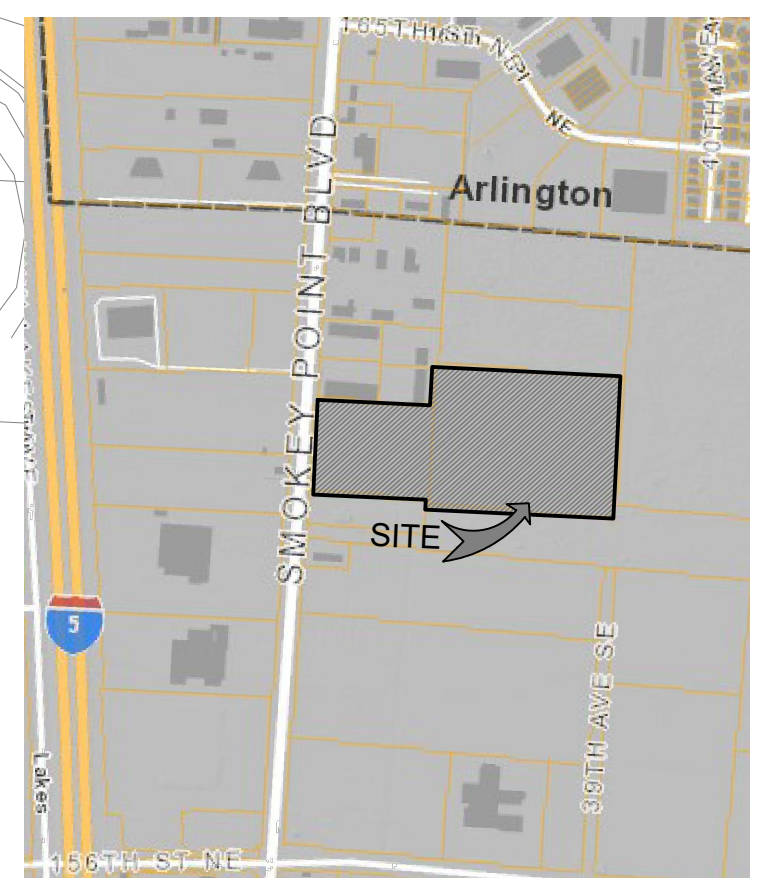
IMPERVIOUS SURFACE PERCENTAGE: 84.8%

**LANDSCAPING CALCULATIONS (22c.120.130)**

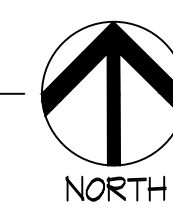
REQUIRED LANDSCAPING: 10% OF THE PARKING AREA IN ADDITION TO THE REQUIRED BUFFER AREAS.  
 PARKING/DISPLAY AREA: 179,600 S.F.  
 LANDSCAPE AREA REQUIRED: 17,960 S.F.  
 LANDSCAPE AREA PROVIDED: 65,540 S.F.

**SITE PLAN KEYNOTES**

- ① CONC. CURB PER DET. 2 DWG A1.2.
- ② 4" WIDE WHITE PAVEMENT STRIPING.
- ③ FLAG POLE W/ CONCEALED CHAIN. PROVIDE BUILDING OR POLE MOUNTED FLOOD LIGHTS FOR FLAG ILLUMINATION. COORDINATE HEIGHT OF POLE AND FLAG SIZE WITH OWNER. PROVIDE FOUNDATION DRAWINGS AND CALCULATIONS FOR FOOTING TO ARCHITECT FOR REVIEW. DET. 11 DWG A1.2
- ④ ACCESSIBLE PARKING STALLS, SIGNS AND RAMP. SEE DET. 12 DWG A1.2.
- ⑤ CMU TRASH ENCLOSURE PER DET. 7/A1.2 & 8/A1.2.
- ⑥ CONCRETE SIDEWALK CONSTRUCTION. REFER DET. 3/A1.2.
- ⑦ ACCESSIBLE CURB RAMP PER DET. 6/A1.2
- ⑧ ACCESSIBIL CURB RAMP PER DET. 14/A1.2.
- ⑨ ASPHALT PAVEMENT PER DET. 1/A1.2. PROVIDE HEAVY PAVING WHERE SHADED.
- ⑩ LIGHT POLE AND BASE. SEE DET 9/A1.2. CONFIRM LOCATIONS WITH ELECTRICAL.
- ⑪ GUARD POST PER DET. 10/A1.2. SEE FLOOR PLAN FOR LOCATIONS.
- ⑫ BUMPER CURBS PER DET. 2/A1.2.
- ⑬ ELECTRICAL VEHICLE STALL. PROVIDE CHARGING STATION AS SPECIFIED BY OWNER.
- ⑭ SUBARU PYLON SIGN
- ⑮ CONCRETE WALKWAY DET. 13 DWG A1.2
- ⑯ CONCRETE FLUSH WITH ASPHALT
- ⑰ BIKE PARKING 9 SPOTS DET 15. DWG A1.2



**VICINITY MAP**



CITY OF MARYSVILLE  
**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**  
 THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE ORDINANCES AND REGULATIONS. COMPLIANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMITS, REVIEW AND APPROVAL. THE DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY BE REQUIRED, BUT ARE NOT LIMITED TO, KEEPING VISIBLE PROJECT APPROVAL. APPROVAL NOTICE OF INTENT (NEED), ANY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENGINEER'S SPECIFIC ACT.  
 I, \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022,  
 KEN MONTYRE, PE, DEVELOPMENT SERVICES MANAGER

Date:	08 AUG 2022 ISSUE FOR PERMIT
For:	17 AUG 2022 SITE & DESIGN REVIEW
	29 OCT 2022 CONTRACTOR PRICING
	16 NOV 2022 CONTRACTOR PRICING
	14 DEC 2022 SITE & DESIGN REVIEW RESUBMITTAL



2812 Colby Avenue  
 Everett WA 98201  
 (425) 252-2153 p  
 www.2812architecture.com

City Project Number:  
**PA22-035**

New Auto Dealership for:  
**KENDALL SUBARU**  
 XXX SMOKEY POINT BLVD.  
 Marysville, WA 98223

Drawing:  
**A1.1**  
 Job Number:  
**21c-4339**

Contract:  
**SITE PLAN**





## 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			
<b>Project Title</b>	Kendall Subaru Auto Dealership	<b>File No.</b>	PA22-035
<b>Detailed Project Description</b>	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.		
<b>Location</b>	16xxx Smokey Point Boulevard	<b>Section Township Range</b>	28 31N 05E
<b>APN(s)</b>	31052800300600 / 31052800300300 / 31052800301200		
OWNER		APPLICANT	
<b>Name</b>	Kendall Development Corp.	Todd McFarlane of Kendall	Adam Clark, 2812 Architecture
<b>Address</b>	3449 E. Cooper Point Dr	3449 E. Cooper Point Dr	2812 Colby Ave
<b>City, State, ZIP</b>	Meridian, ID 83462	Meridian, ID 83462	Everett, WA 98201
THRESHOLD DETERMINATION			
<b>Lead Agency</b>	<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: <b>March 2, 2023</b></p>			
SEPA CONTACT			
<b>Name</b>	Emily Morgan	<b>Title</b>	Senior Planner
<b>Phone</b>	360.363.8216	<b>E-mail</b>	emorgan@marysvillewa.gov
RESPONSIBLE OFFICIAL			
<b>Name</b>	Haylie Miller	<b>Title</b>	CD Director
<b>Address</b>	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 160<sup>th</sup> St NE, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>
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><b>Traffic impact fees shall be vested at a rate of \$2,220.00, per PMPHT (\$2,220 X 126.83), totaling \$281,562.60</b></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"/> <b>Building</b> <input checked="" type="checkbox"/> <b>Fire District</b> <input type="checkbox"/> <b>Police</b> <input checked="" type="checkbox"/> <b>PW – Engineering</b> <input checked="" type="checkbox"/> <b>PW – Operations</b> <input checked="" type="checkbox"/> <b>PW – Sanitation</b> <input type="checkbox"/> <b>PW – Streets</b> <input checked="" type="checkbox"/> <b>PW – Water Res.</b>	<input type="checkbox"/> <b>Arlington (city)</b> <input type="checkbox"/> <b>Arlington Airport</b> <input checked="" type="checkbox"/> <b>Comcast</b> <input type="checkbox"/> <b>Community Transit</b> <input type="checkbox"/> <b>Everett (city)</b> <input type="checkbox"/> <b>Lake Stevens (city)</b> <input type="checkbox"/> <b>Lake Stevens SD 4</b> <input type="checkbox"/> <b>Lakewood SD 306</b> <input type="checkbox"/> <b>Marysville SD 25</b> <input checked="" type="checkbox"/> <b>PUD No. 1</b> <input checked="" type="checkbox"/> <b>ZiPLY</b>	<input type="checkbox"/> <b>US Army Corps of Engineers</b> <input type="checkbox"/> <b>BNSF</b> <input checked="" type="checkbox"/> <b>DAHP</b> <input checked="" type="checkbox"/> <b>DOE (Bellevue)</b> <input type="checkbox"/> <b>DOE (Register)</b> <input type="checkbox"/> <b>WDFW</b> <input type="checkbox"/> <b>WSDOT</b> <input type="checkbox"/> <b>WUTC</b> <input type="checkbox"/>	<input type="checkbox"/> <b>Health District</b> <input type="checkbox"/> <b>Planning</b> <input checked="" type="checkbox"/> <b>Public Works - Land Development</b> <input type="checkbox"/> <b>Public Works</b> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <b>Olympic Pipeline</b> <input type="checkbox"/> <b>Puget Sound Energy</b> <input checked="" type="checkbox"/> <b>Stillaguamish Tribe</b> <input checked="" type="checkbox"/> <b>Tulalip Tribes</b> <input type="checkbox"/>