

ADMINISTRATIVE SITE PLAN APPROVAL

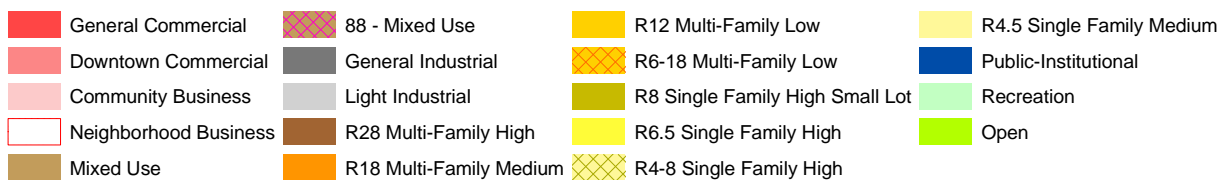
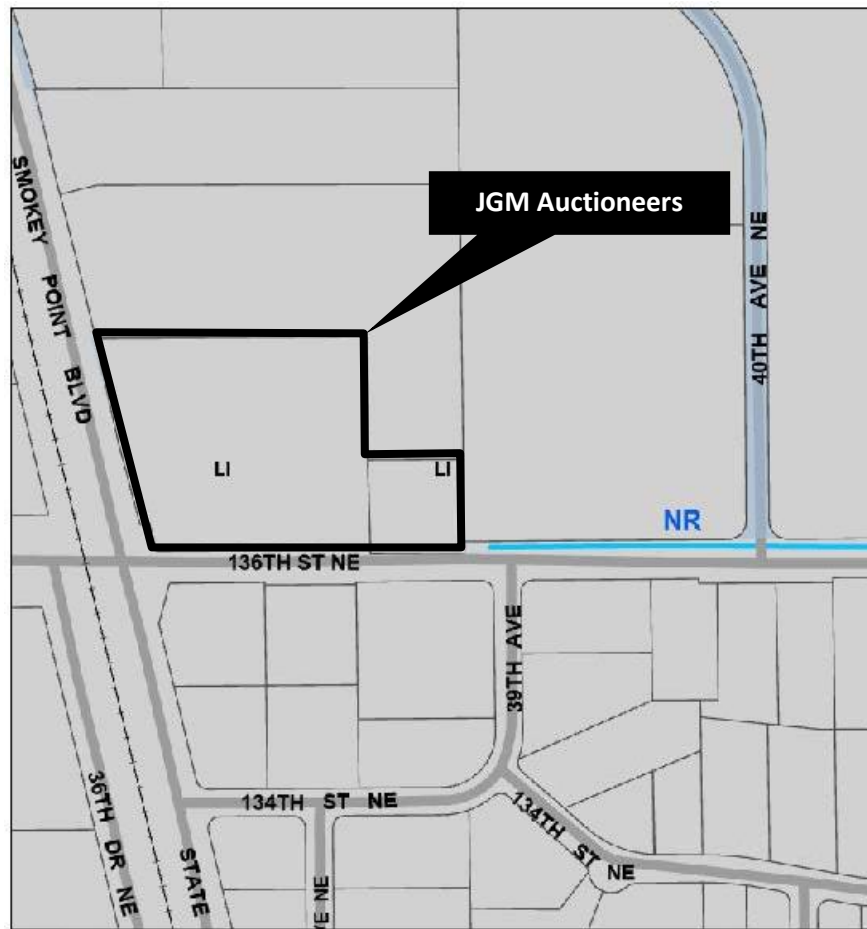
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
Project Title	James G. Murphy Auctioneers			Date of Report	December 21, 2022				
File Number	PA 22037			Attachments	Preliminary Site Plan (Exhibit 024)				
Administrative Recommendation	Approve the preliminary <i>Industrial Site Plan</i> , subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Applicant	James G. Murphy, Co.								
Request	The applicant is requesting <i>Administrative Industrial Site Plan Approval</i> in order to establish an equipment storage and pickup yard for on-line auctioning of heavy equipment. The existing 23,400 SF building located on-site will be utilized as office and warehouse space.								
SEPA Status	Pursuant to MMC 22E.030.090(1)(d) the proposal is exempt from State Environmental Policy Act review.								
Location	3803 & 3821 136 th Street NE			APN	30050400200500 & 30050400200200				
Acreage (SF)	6.83-acres (297,539 SF)			Section	04	Township	30N	Range	05E
Comprehensive Plan	Light Industrial	Zoning	LI	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	Marysville	Marysville			Marysville		Marysville		
Present Use of Property	There is an existing approximately 23,400 SF warehouse building located on-site								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Development Services <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Comcast <input checked="" type="checkbox"/> Community Transit <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Msvl Fire District <input type="checkbox"/> PUD No. 1 <input 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 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		
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 21, 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	Existing 23,400 SF Warehouse
North	Light Industrial	LI	Anchor Storage
East	Light Industrial	LI	Vacant
South	Light Industrial	LI	Industrial Uses
West	Light Industrial	LI	Smokey Point Boulevard and Industrial Uses

Vicinity Map



1.0 FINDINGS AND CONCLUSIONS

- 1. **Project Description:** James G. Murphy, Co., applicant, submitted an application requesting *Administrative Industrial Site Plan Approval* in order to establish an equipment storage and pickup yard for on-line auctioning of heavy equipment. The existing 23,400 SF building located on-site will be utilized as office and warehouse space.
- 2. **Location:** The proposed project site is located on the northeast corner of 136th Street NE & Smokey Point Boulevard, at a site address of 3803 & 3821 136th Street NE, and is identified as Assessor Parcel Numbers (APNs) 33050400200500 & 30050400200200.
- 3. **Site Description:** The site is currently developed with an approximately 23,400 SF warehouse building that is proposed to be utilized as office and warehouse space for the auctioneer business. The remainder of the site is proposed to be graveled to house heavy equipment that will be auctioned.
- 4. **Letter of Completeness:** The application was determined to be complete on October 11, 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. No public comments have been received on this proposal.
- 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. *City of Arlington:* No comments received.
 - b. *Community Transit:* An e-mail was received from Scott Ritterbush, Planning Project Manager, dated October 28, 2022, stating that Community Transit (CT) has an active / existing bus stop on northbound Smokey Point Boulevard, far side of 136th.
No changes to the existing bus stop are proposed.
 - c. *Marysville Fire District – Regional Fire Authority:* No comments received.
 - d. *Stillaguamish Tribe of Indians:* No comments received.
 - e. *Tulalip Tribes:* No comments received.
- 7. **Access:** The existing access to the site off of 136th Street NE that contains the warehouse is proposed to be retained. A new access to APN 30050400200200 is proposed off of 136th Street NE.
- 8. **Traffic Concurrence:** The applicant submitted a Traffic Impact Analysis (TIA), prepared by Kimley-Horn, dated October 5, 2022. According to the TIA, the proposed development would generate 280 average daily trips (ADT), 43 AM peak hour trips (AMPHT) and 43 PM peak hour trips (PMHPT). After deducting the trips from the historical uses on-site, the net new trips for the proposed development are 164 ADT, 26 AMPHT, and 25 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 following conditions are required to mitigate traffic impacts:

- a. 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.

- b. The applicant shall be required to construct frontage improvements along 136th Street NE for the proposed access to APN 30050400200200 and remove and replace frontage improvements for any current access points on-site, prior to issuing occupancy permits. Roadway improvements, channelization, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
9. **Critical Areas:** A Critical Areas Report (CAR) was prepared by Sewall Wetland Consulting, Inc., dated March 30, 2022. According to the CAR, no critical areas are located on-site or within 300 feet of the site.
 10. **Utilities:** The site is currently served by Marysville water and sanitary sewer. The applicant shall be required to install stormwater management facilities for the introduction of new impervious surfaces proposed 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. **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). Heavy equipment auctioneering is a permitted use 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*.

12. **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 twenty-two (22) 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 James G. Murphy Auctioneers, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on November 7, 2022 (Exhibit 024) 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. 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.
4. The applicant shall be required to construct frontage improvements along 136th Street NE for the proposed access to APN 30050400200200 and remove and replace frontage improvements for any current access points on-site, prior to issuing occupancy permits. Roadway improvements, channelization, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
5. 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*.
6. 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).
7. 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.
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.

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 21, 2022
Haylie Miller, CD Director

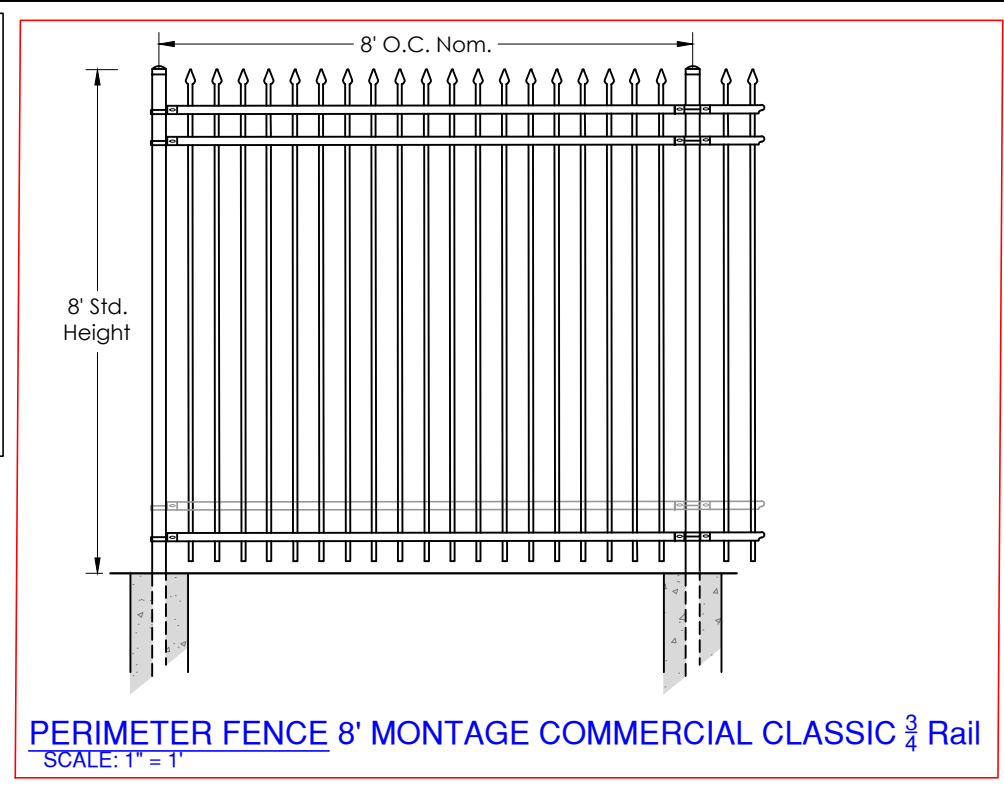
The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

12/12/2022 10:14 AM

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- 1/4 SECTION LINE
- EXIST EASEMENT LINE
- EXIST. PARCEL LINE
- PROPOSED BUFFER LINE
- PROPOSED CONTOUR MAJOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- ASPHALT (NEW + EXIST)

EDGE OF PAVEMENT, EXST
CLEARING LIMIT
EXIST POWERLINE
FENCE, EXIST
EXISTING BUILDING
POWER POLE, EXIST
(A1) STREET LIGHT
(A2) STREET LIGHT
(W1) BUILDING FLOOD LAMP
(B1) PEDESTRIAN PATH LIGHT



A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

BUILDING DESIGNATIONS (Interior Area)

Building B	Office	1,960 sf*
	Warehouse	24,400 sf*
Total		24,340 sf

*Note: Areas tabulated are for the interior portion of the buildings consistent with County Assessor.

Note: Per MMC 22C.020.340(2) any mechanical equipment located on roof or external portions of a building shall be architecturally screened.

PARKING CALCULATIONS

Warehouses, storage and wholesale businesses (Auction) (1 space/2,000)	22,400 sf	11 Spaces
Office Building (1 space/400sf)	1,960 sf	5 Spaces
Parking Required		16 Spaces
Parking Provided		19 Spaces
ADA Accessible Parking		1 Space
Total Parking		20 Spaces

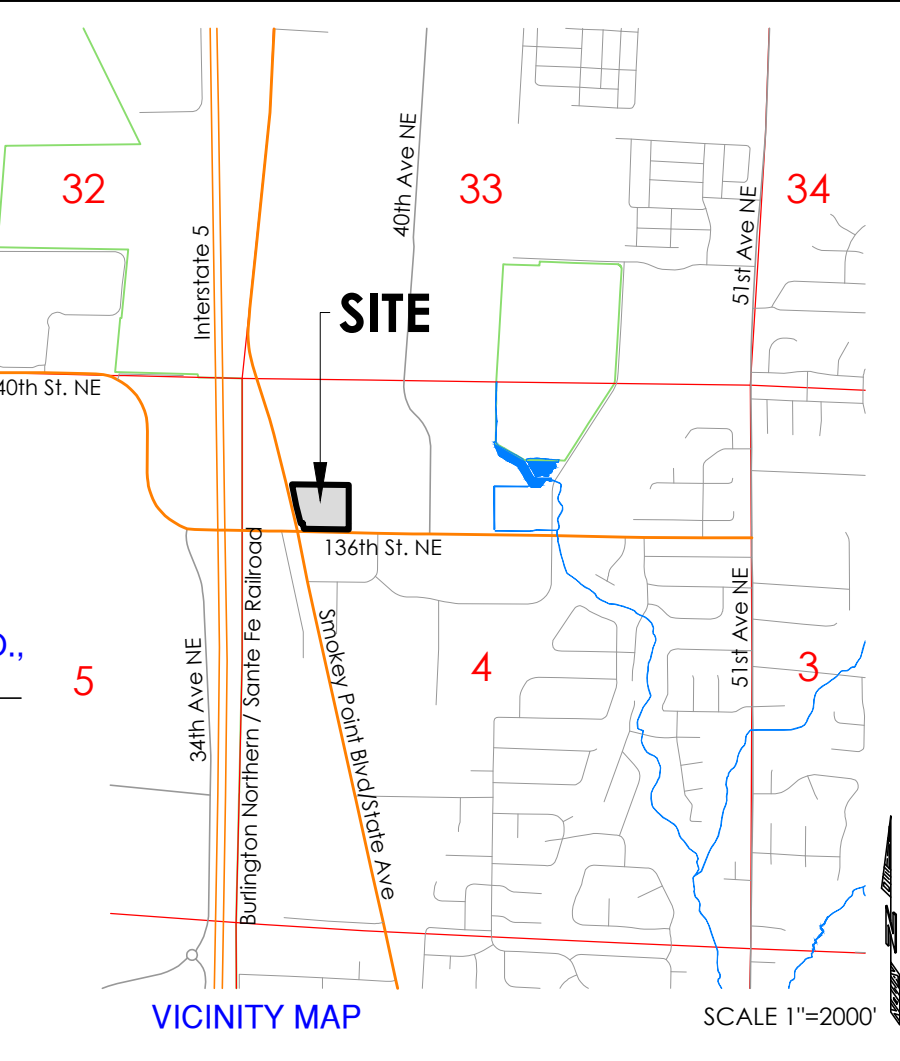
NOTES & SPECIAL LIMITATIONS IN INDUSTRIAL ZONES (MMC 22C.120.350)

- 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.
- 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 of street level or the public street.
- Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.
- Industrial and exterior lighting shall not be used in such a manner that it produces glare on public Highways, Arc welding, oxyacetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.
- 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.
- 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.
- 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.
- 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 22C.120.270.

LANDSCAPE MAINTENANCE (MMC 22C.120.180)

- All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- Dead or diseased plants must be replaced within 30 days of notification, or as soon as practicable in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
- All landscaped areas must be kept free of debris and weeds.
- Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- Planted areas near to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
- The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.

ENCUMBRANCES (CHICAGO TITLE INSURANCE CO., SEPTEMBER 28, 2022)
See sheet C4 of the Construction Plans for Encumbrances.



DEVELOPMENT STANDARDS

Zoning	LI	None
Minimum Street Setback		None
Minimum Interior Setback		None
Maximum Base Height		65'
Maximum Impervious Surface		85%

Landscape Setbacks:

Public Right-of-Way & Private Access	15'
Public Arterial Right-of-Way	15'
Neighboring Property w/ similar Use	5'

LANDSCAPE DATA

Total Site Area	296,924 sf (6.82 ac)
Landscaping Required	43,837 sf (15% of Total Area, less ROW Ded.)
Landscaping Provided	51,820 sf

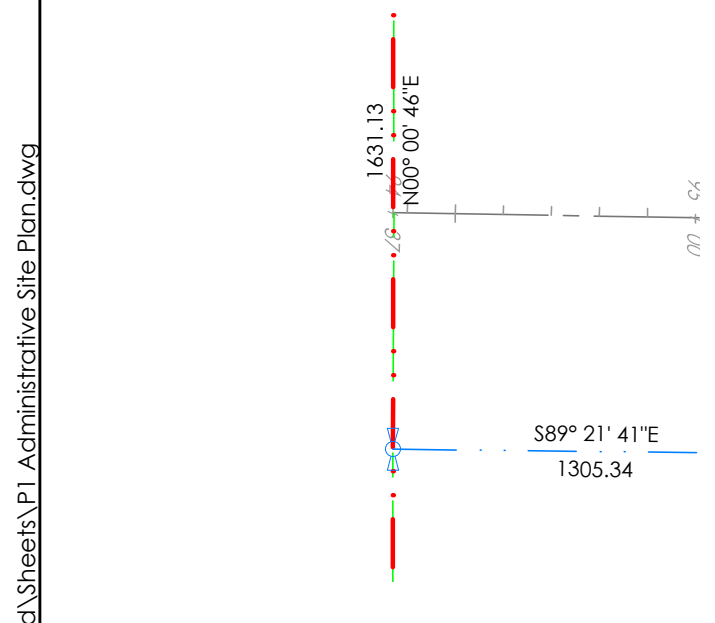
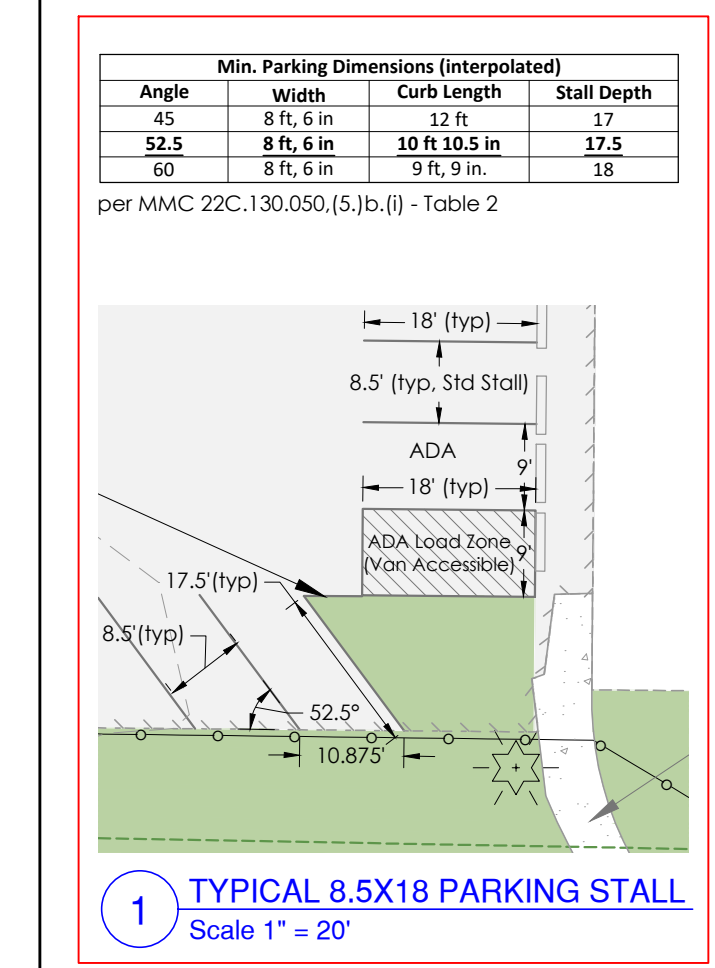
SIGNS
All signs are to comply with MMC 22C.160.160(1)

LAND DISTURBING AREA

Total Site Area	296,924 sf (6.82 ac)
Impervious Area	199,478 sf (4.58 ac)
New Parking, Aisle, Layout yard	23,550 sf
Existing Roof	17,400 sf
Existing Asphalt	240,428 sf (81%)
Total Impervious	248,631 sf (5.7 ac)

Site Grading

Cut	3,600 cy
Fill	23,450 cy

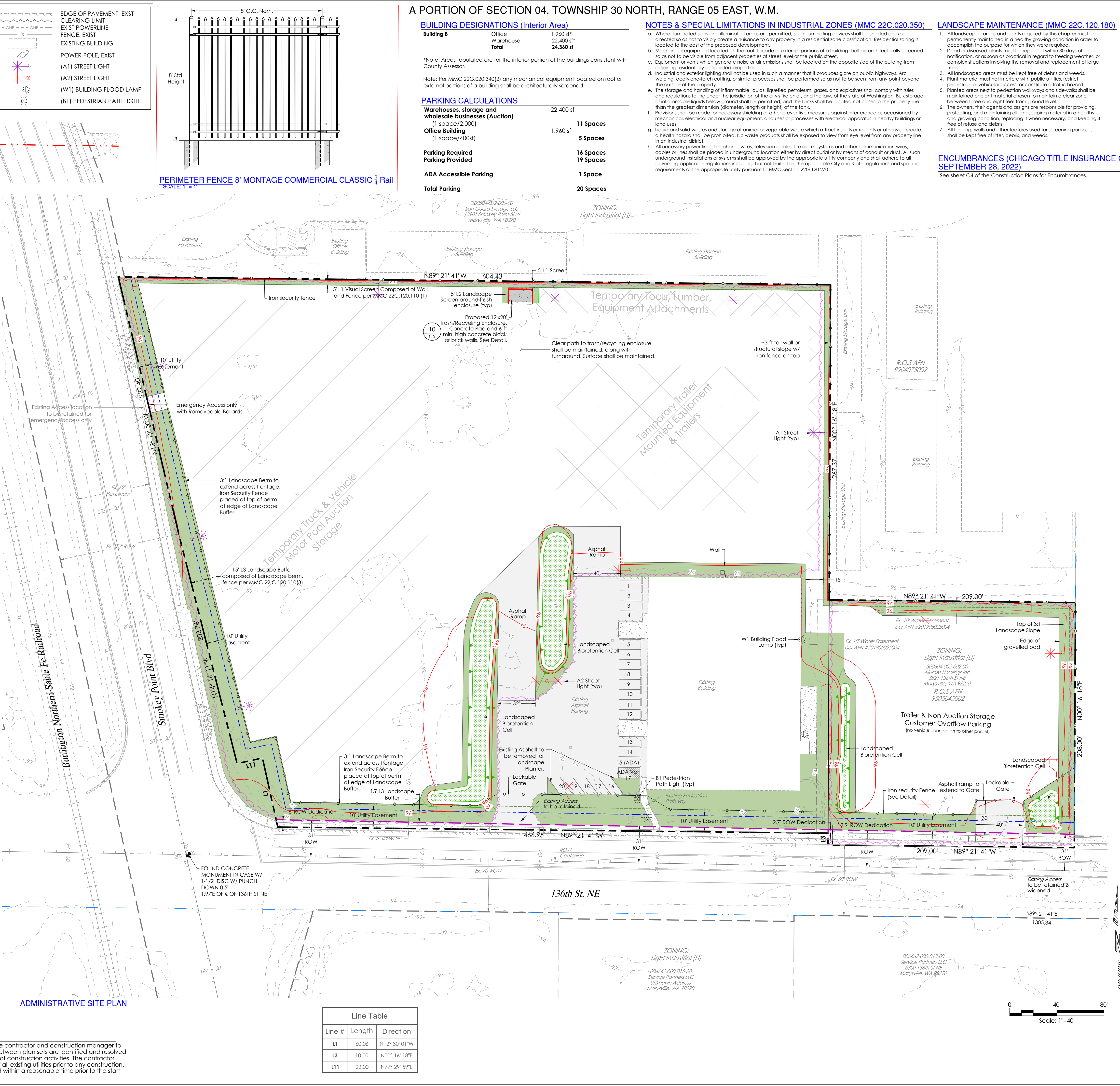


AQUIFER RECHARGE/ WELL HEAD PROTECTION
Low, Over 100 ft

SOILS
Custer fine sandy loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95% Modified Proctor

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

GENERAL NOTE:
It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.



LEGAL DESCRIPTION

PARCEL A:
THE EAST 209 FEET OF THE SOUTH 268 FEET OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. EXCEPT THAT PORTION LYING WITHIN 136TH STREET NORTHEAST, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE WEST 209 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 525 FEET, MORE OR LESS, TO THE NORTH LINE OF TRACT CONVEYED TO MOSS PIKE BY DEED RECORDED MAY 19, 1909 UNDER RECORDING NUMBER 141643; THENCE WEST TO THE EAST LINE OF COUNTY ROAD KNOWN AS HIGHWAY 99, SAID ROAD BEING DESCRIBED IN DEED RECORDED JUNE 17, 1913 UNDER RECORDING NUMBER 190204; THENCE SOUTHERLY ALONG EAST LINE OF SAID HIGHWAY 99 TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4; THENCE EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROAD ALONG THE SOUTHERLY LINE OF SAID PREMISES KNOWN AS 136TH STREET SITUATE IN SNOHOMISH COUNTY BY DEEDS RECORDED UNDER RECORDING NUMBER 2166391 AND RECORDING NUMBER 8301280241; AND EXCEPT ADDITIONAL RIGHT OF WAY BORDERING SAID HIGHWAY 99 AND 136TH STREET AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JUNE 24, 1952 UNDER RECORDING NUMBER 1038087; AND EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9208070367; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MARYSVILLE BY DEED RECORDED UNDER RECORDING NUMBER 200712110343.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING, DATUM & BENCHMARK

BASIS OF BEARING:
NORTH 87°34'30" WEST, BETWEEN TWO FOUND MONUMENTS AT THE SOUTHWEST SECTION CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

DATUM:
NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK:
Monument at intersection of 136th St NE & S. Smokey Point Blvd. No On-Site Benchmarks established.

PROJECT INFORMATION

Tax Parcel Numbers	300504-002-005-00-002-00
Total Area	296,924 sf (6.82 acres)
GPP Designation	Incorporated City
Existing Zoning	Light Industrial
Existing Land Use	Commercial/Industrial
Proposed Land Use	Commercial/Industrial
Number of Lots	

LOCAL SERVICES

Sewage Disposal:	City of Marysville
Water District:	City of Marysville
School District:	Marysville # 25
Fire District:	Marysville District 12/63
Post Office:	Smokey Point
Electric:	Snohomish County PUD
Phone:	Frontier
Cable:	Comcast
Gas:	

CONTACT PERSON
Land Technologies Inc.
Marie Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
marie@landtechway.com

SITE ADDRESS
3803 & 3821 136th St. NE
Marysville, WA 98270

APPLICANT
James G Murphy Auctioneers
PO Box 82160
Kenmore, WA 98028

ENGINEER
Land Technologies, Inc.
Tyler S. Foster, PE
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
tyler@landtechway.com

OWNER
Wallace H Peterson
3803 136th St. NE
Marysville, WA 98270

SURVEYOR
North Peak Associates LLC
Steven C. Berg, PLS
17270 Woodville-Radmond Rd
NE Ste 708
Woodinville, WA 98072
206.354.7015

CERTIFIED EROSION CONTROL SPECIALIST

Sheet List Table

Sheet Number	Sheet Title
Planning: P1	
P1	Administrative Site Plan
Construction: C9	
C1	
C2	Construction Notes
C3	Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Site Cross Sections
C8	Stormwater Management Overview Plan
C9	Stormwater Management Details

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

James G Murphy Auctioneers
3803 & 3821 136th St. NE, Marysville, WA 98270
A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

ADMINISTRATIVE SITE PLAN

James G Murphy Auctioneers
PO Box 82160, Kenmore, WA 98028

PROJECT LEAD: Marie
CHECKED BY: Tyler, Alex
DRAWN BY: Tyler, Alex
APPLICATION DATE: 2022
SITE APPROVAL DATE: 2022
REVISION DATE: 2022
LDA APPROVAL: ###
AS-BUILT: ###

PA22-037
G22-0046