



**PUBLIC WORKS DEPARTMENT**  
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

July 20, 2023

Merle Ash  
Land Technologies, Inc.  
18820 3<sup>rd</sup> Avenue NE  
Arlington, WA 98223

Re: Dell’s Nursery Rezone – *Concurrency Recommendation*  
PA 22041

Dear Merle,

The proposed Dell’s Nursery Rezone, proposes Site Plan Approval and a concurrent rezone from Medium Density, Single-family (R-4.5) to General Commercial (GC) in order to construct two single story office/warehouse buildings totaling approximately 30,600 SF, locate at 4131 104<sup>th</sup> Street NE, identified as Assessor Parcel Numbers 30051600200100 & 30051600200300. According to the Traffic Impact Analysis (TIA), prepared by Gibson Traffic Consultants, Inc., dated August 5, 2021, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

<b>ITE Land Use Codes</b>	<b>SF/Unit</b>	<b>ADT</b>	<b>AMPHT</b>	<b>PMPHT</b>
150 Warehouse	25,800 SF	44.12	4.39	4.64
710 General Office	4,800 SF	52.03	7.30	6.91
210 Single-family Housing	1	-9.44	-0.74	-1.00
<b>Total</b>	30,600	86.71	10.95	10.55

Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application, and on file with the City, the following impacts and mitigation obligations are recommended for Dells’ Nursery Rezone:

1. The applicant shall be required to construct full street frontage improvements along 104<sup>th</sup> 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.
2. The applicant shall be required to dedicate public right-of-way, as needed, in order to accommodate the required frontage improvements along 104<sup>th</sup> Street NE, in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer. Right-of-Way dedication shall be required concurrently with the recording of the Binding Site Plan.

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.

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the City Engineer, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Chris Holland, Planning Manager, at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov) or by phone at 360.363.8207.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JH', is positioned above the typed name of the sender.

Jesse Hannahs, PE  
Traffic Engineering Manager

cc: Jeff Laycock, PE, Public Works Director  
Max Phan, PE, Assistant Public Works Director/City Engineer  
Ken McIntyre, PE, Assistant City Engineer  
Jesse Birchman, PE, Transportation and Parks Maintenance Manager  
Haylie Miller, CD Director  
Chris Holland, Planning Manager