
NOTICE OF ADMINISTRATIVE APPROVAL

Notice is hereby given that on November 18, 2014 the City of Marysville issued administrative site plan approval to allow the construction of a 24' x 30' commercial building and associated parking, landscaping, etc., to allow an indoor recycling facility on approximately 0.36 acres.

File Number: PA 14022
Applicant: Quil Ceda Recycling
Location: 10419 State Ave NE

Note: The Preliminary Administrative Approval will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of the date of this notice. The project as proposed is subject to the following conditions:

1. Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be submitted for review and approval. The landscape plan shall incorporate the following design elements, as outlined in Chapter 22C.120 MMC:
 - a. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50' of all plant material.
 - b. Water conservation measures shall be applied as outlined in MMC 22C.120.050.
 - c. Street trees are required to be planted along all public streets and access roads/easements and comply with the following:
 - Street trees shall be planted 5 to 8' behind the sidewalk to create a continuous canopy.
 - Street trees shall meet the most recent ANSI standards for a 1 1/2" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years.
 - d. Landscaping shall be positioned in order to comply with the sight distance requirements in MMC 22C.020.210.
 - e. 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 or pedestrian pathway they shall be screened with vegetation or by architectural features.
2. Storage space for recyclables and solid waste shall be screened in accordance with Screening may be accomplished by any one of the following techniques or their equivalent:
 - (a) A five-foot-wide L1 visual screen;
 - (b) A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line; and
 - (c) Storage areas are not allowed within 15 feet of a street lot line.
3. Prior to issuance of permits, the applicant shall pay $\$1,870 \times 0.70$ trips = **\$1,309.00** to offset negative impacts to city streets from this development, or as otherwise determined by the City Traffic Engineer.
4. Prior to a final building inspection being granted, the applicant shall submit a Noise Study prepared by a licensed Noise Engineer and shall adhere to all recommendations outlined in the study prior to occupancy of the site. If noise problems which violate city code and state law are discovered after business opening, the applicant shall be required to re-engage the sound engineer and mitigate all unacceptable noise levels.

5. The applicant is subject to the following development conditions as required or otherwise amended by the City Traffic Engineer:
 - a. Per EDDS 3-506 street lighting will be required. Given the understanding of deferment of frontage improvements, the City will accept street lighting as PUD street lights placed upon existing wood poles.
 - b. Per EDDS 3-204, 3-211, 3-212, etc., sight distance analysis should be required with civil design submittals. If a sign or fences are to be installed, they must not restrict sight distance, specifically from 104th PI NE to State Ave.
 - c. Existing access onto State Avenue should be removed.
 - d. Access to 104th PI NE should be moved as far east as possible while maintaining required buffer. Given site use as recycling, it should be assumed that large trucks will utilize the driveway and blockage/encroachment into State Ave should not be enabled with an access very near existing State Ave nor a future widened State Ave.
 - e. Right-of-way dedication shall be required for State Ave and potentially 104th PI NE.
6. The public works director shall have the authority to fix the location, width and manner of approach, and to alter ingress and egress of the joint access, as may be required to control traffic in the interest of public safety and general welfare. The cost of any revisions to the access point, deemed necessary in the interest of public safety and general welfare, shall be the responsibility of the property owner.

Note: This decision will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of this notice.

The application and complete case file is available for review at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270.

Project Information: Cheryl Dungan, Senior Planner – (360) 363-8206 or cdungan@marysvillewa.gov