



MARYSVILLE
COMMUNITY DEVELOPMENT

MASTER LAND USE PERMIT APPLICATION

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

SITE INFORMATION			
SITE ADDRESS: 16100 Smokey Point Boulevard		APN(S): 31052900400600	
PROPOSED PROJECT NAME: Ford Pro Elite		SECTION, TOWNSHIP, & RANGE: 29 31SE 05E	
LAND USE (ZONING) DESIGNATION: GC		SHORELINE ENVIRONMENT: N/A	
WATER SUPPLY	Current: Marysville Proposed: Marysville	SEWER SUPPLY	Current: Marysville Proposed: Marysville
PRESENT USE OF PROPERTY: Vacant			
PRE-APPLICATION CONFERENCE HELD? <input checked="" type="checkbox"/> Yes, the City file # is <u>PreA23-038</u> <input type="checkbox"/> No			
	PROPERTY OWNER	APPLICANT	PROJECT CONTACT
NAME	Kendall Auto Group	Kendall Auto Group	Lowell Alseth, ZGA Architects
ADDRESS	8854 W Emerald St., #260	8854 W Emerald St., #260	300 E Mallard Drive, Suite 325
CITY, STATE, ZIP	Boise, Idaho 83704	Boise, Idaho 83704	Boise, Idaho 83706
PHONE	(541) 335-4585	(541) 335-4585	(208) 345-8872
E-MAIL	toddmcfarlane@kendallauto.com	toddmcfarlane@kendallauto.com	lowell@zga.com
PROJECT INFORMATION			
TYPE OF APPLICATION (Check all that apply): <i>**Permit type has supplemental checklist that must be submitted with Master Land Use Permit Application</i>			
<input type="checkbox"/> Annexation Request <input type="checkbox"/> Binding Site Plan (Preliminary)** <input type="checkbox"/> Boundary Line Adjustment** <input type="checkbox"/> Comprehensive Plan Amendment** <input type="checkbox"/> Conditional Use Permit** <input type="checkbox"/> Critical Area Review <input type="checkbox"/> Final Plat Review** <input type="checkbox"/> BSP <input type="checkbox"/> Short Plat <input type="checkbox"/> Major Subdivision		<input type="checkbox"/> Grading Permit <input type="checkbox"/> Major Subdivision (Preliminary)** <input type="checkbox"/> Modification** <input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Planned Residential Dev. (PRD)** <input checked="" type="checkbox"/> Site Plan Review** <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Multifamily <input type="checkbox"/> Short Plat (Preliminary)	
		<input type="checkbox"/> SEPA Environmental Review** <input type="checkbox"/> Rezone <input type="checkbox"/> Shoreline** <input type="checkbox"/> SDP Exemption <input type="checkbox"/> Substantial Dev. Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Variance** <input type="checkbox"/> Wireless Communication Facility** <input type="checkbox"/> Other	
LIST ANY OTHER PERMITS NEEDED (State/Federal):			
DETAILED PROJECT DESCRIPTION: Service center for commercial vehicles, primarily full-size pick-up trucks.			

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Unified Development Code and other applicable Marysville Municipal Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Marysville will be met. I grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

Lowell W. Alseth

10/19/23

Owner/Owner's Authorized Agent

Date



SITE PLAN SUBMITTAL CHECKLIST

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Paper copies of the above application materials will not be accepted. Electronic copies of all application materials are required in order to review and determine if the application is complete. Please email a request to landusesubmittals@marysvillewa.gov and a link will be provided to upload the application materials; a file number will be provided with your upload link. Please email city staff at landusesubmittals@marysvillewa.gov when the upload is complete to ensure timely processing of your submittal, as the system does not notify staff when the application materials have been uploaded.

- ✓ 1. Land Use Application
- ✓ 2. Project narrative, including a detailed project description, proposed phasing, etc.
- ✓ 3. "Plat Certificate" aka Title Report, including copies of all encumbrance documents, **current within 30-days of submittal**
- ✓ 4. Preliminary Site Plan – to include:
 - The name or title of the site plan and project contact information;
 - The date, north arrow, and appropriate engineering scale as approved by the Planning Department (e.g. 1" = 20', 1" = 30', 1" = 40', 1" = 50', 1" = 60', etc.)
 - Property lines and dimensions;
 - N/A • Drainage channels, water courses, marshes and ponds;
 - Existing and proposed structures and setbacks;
 - The location of existing and proposed driveways;
 - Proposed parking spaces, drive aisles, and pedestrian pathways including dimensions and surfacing materials;
 - Parking calculation;
 - Impervious surface calculation;
 - Open space areas, proposed improvements, and calculation of open space requirements, if applicable;
 - All easements and uses;
 - Existing and proposed utilities services;
 - Fire hydrant location and distance; and
 - Five-foot contour lines.
- ✓ 5. Preliminary Construction Plans, including street profile, grading and storm drainage
- N/A 6. Critical Areas Confirmation Application, if applicable.
- ✓ 7. Environmental Checklist (SEPA)
- ✓ 8. Preliminary storm drainage report
- ✓ 9. Geotechnical Report
- ✓ 10. Traffic Impact Analysis
- N/A 11. Critical Areas Report and Mitigation Plan, if applicable

Files are required to be uploaded with the following naming structure:

- 01-Land Use Application-Project Name
- 02-Project Narrative-Project Name
- 03-Title Report-Project Name
- 04-Site Plan-Project Name
- 05-Construction Plans-Project Name
- 06-Critical Areas Application-Project Name
- 07-Environmental Checklist-Project Name
- 08-Drainge Report-Project Name
- 09-Geotechnical Report-Project Name
- 10-Traffic Impact Analysis-Project Name
- 11-Critical Areas Report-Project Name

The following application fees apply, as applicable.

- Site Plan Review:
 - Under 0.50 acres: \$500 + \$50.00 per lot or unit
 - 0.51 – 2 acres: \$750 + \$50.00 per lot or unit
 - 2.01 – 10 acres: \$2,000 + \$50.00 per lot or unit
 - 10.01 – 20 acres: \$5,000 + \$45.00 per lot or unit
 - 20.01 + acres: \$7,500 + \$40.00 per lot or unit
- SEPA (Residential):
 - 1 to 9 lots or dwelling units: \$350
 - 10 – 20 lots or dwelling units: \$500
 - 21 – 100 lots or dwelling units: \$1,000
 - 101 + lots or dwelling units: \$1,500
- SEPA (Commercial/Industrial):
 - 0 – 2-acres: \$350
 - 2 – 20-acres: \$750
 - 20 + acres: \$1,500
- Critical Areas Confirmation (plus peer review costs if applicable):
 - Under 0.50 acres: \$250
 - 0.51 – 2 acres: \$500
 - 2.01 – 10 acres: \$1,500
 - 10.01 – 20 acres: \$2,500
 - 20.01 – 50 acres: \$3,500
 - 50.01 acres or greater: \$5,000