



PUBLIC WORKS DEPARTMENT

501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8000

January 24, 2024

ZGA Architects
Attn: Lowell Alseth
300 E Mallard Dr, Suite 325
Boise, ID 83706

Re: **KAG Ford Service Center – PA23-024– Concurrency Recommendation**

Dear Lowell,

Kendall Auto Group is proposing the construction of an approximately 52,000 sq. ft. service center for medium-duty and super-duty Ford trucks with 24 service bays. The facility is not intended for automobiles and standard pickup trucks. The development site 4.32 acres in size and located at 16100 Smokey Point Blvd, further identified by APN(s): 31052900400600.

Based on the Traffic Impact Analysis (TIA) prepared by Kimley Horn, dated September 2023, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

	ADT	AMPHT	PMPHT
Land Use Code 942 – Automobile Care Center	177	36.48	52.08

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 the Kendall Auto Group Ford Service Center:

1. Frontage improvements on Smokey Point Boulevard appear to be extended along the site frontage. The applicant shall be required to complete outstanding improvements, such as repairing sidewalk, if applicable.
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 52.08), totaling \$115,617.60.

3. Based on the provided TIA, the 152nd Street NE and 67th Avenue NE intersection (County Project ID, INT-007) is the closet Snohomish County Improvement Project. The findings in the TIA as well as comments received from Snohomish County Public Works determined the proposed development would 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

177 new daily trips and a 20% impact result in Snohomish County; **therefore, the applicant shall be required to pay the total traffic mitigation fee of \$5,557.80.**

4. Based on Section 6.3 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 PMPHT generated by the proposed development; therefore, WSDOT traffic mitigation fees shall not be required for the proposed development

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 Public Works Director, 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 Emily Morgan, Senior Planner, at emorgan@marysvillewa.gov or by phone at 360.363.8216.

Sincerely,



Jesse Hannahs, PE
Traffic Engineering Manager

ecc: Jeff Laycock, PE, PW Director
Max T. Phan, PE, City Engineer
Ken McIntyre, PE, Assistant City Engineer
Haylie Miller, CD Director
Chris Holland, Planning Manager
Todd McFarlane, Kendall Auto Group

Reviewed and Accepted:

Todd R McFarlane

Signature
Todd R McFarlane
Property Manager

Dated 01/30/24