



## MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

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	Kendall Auto Group Ford Service Center	File No.	PA23-024		
Detailed Project Description	New construction of a 52,000 SF service center for medium-duty and super-duty trucks with 24 service bays. The facility is not intended for automobiles and standard pickup trucks.				
Location	16100 Smokey Point Boulevard	S/T/R	29 / 31 / 05 EWM		
APN(s)	31052900400600				
OWNER		APPLICANT		CONTACT	
Name	Kendall Development Corp.	Todd McFarlane, Kendall Development Corp.	Lowell Alseth, ZGA Architects		
Address	8854 W Emerald St, Suite 260	8854 W Emerald St, Suite 260	300 E Mallard Dr, Suite 325		
City, State, ZIP	Boise, ID 83704	Boise, ID 83704	Boise, ID 83706		
THRESHOLD DETERMINATION					
Lead Agency	<input checked="" type="checkbox"/> City of Marysville				
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: <b>February 15, 2024</b></p>					
SEPA CONTACT					
Name	Emily Morgan	Title	Senior Planner		
Phone	360.363.8216	Email	emorgan@marysvillewa.gov		
RESPONSIBLE OFFICIAL					
Name	Haylie Miller	Title	CD Director		
Address	501 Delta Avenue, Marysville, WA 98270				

\_\_\_\_\_  
 Haylie Miller, CD Director

\_\_\_\_\_ January 31, 2024  
 Date

**ENVIRONMENTAL IMPACTS**

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on Smokey Point Boulevard, as well as other City streets and arterials in the vicinity.
6.	Change in character of the site from a vacant undeveloped site, into commercial auto service center.

**MITIGATION MEASURES**

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

1.	The proposed grading activities as outlined in the SEPA Checklist, dated October 25, 2023, shall adhere to the recommendations and conclusions provided in the Geotechnical Engineering Report, prepared by Geotest Inc., dated January 11, 2024, or as amended.
2.	Prior to closing out the grading permit, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans and associated documents; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.
3.	Prior to commencement of grading activity, the applicant shall enter into a truck haul agreement with the City of Marysville Public Works Department.
4.	If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
5.	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.
6.	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.  <b>Traffic impact fees shall be vested at a rate of \$2,220.00, per PMPHT (\$2,220 X 52.08), totaling \$115,617.60.</b>
7.	Pursuant to the Interlocal Agreement with Snohomish County, the applicant is obligated to pay traffic mitigation fees based on 20% of the Average Daily Trips (ADT) generated from the proposed project

multiplied by the County mitigation fee of \$157.00 per new ADT. Prior to issuing building permits, the applicant shall be required to submit payment to Snohomish County, in the amount of \$5,557.80 (177 ADT x 20% x \$157.00).

**APPEALS**

- This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., **February 15, 2024**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

**DISTRIBUTION**

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly	<input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT	<input checked="" type="checkbox"/> Public Works - Land Development	<input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes