

## ADMINISTRATIVE SITE PLAN APPROVAL

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									
<b>Project Title</b>	Kendall Auto Group Ford Service Center				<b>Date of Report</b>	February 15, 2024			
<b>File Number</b>	PA 23-024				<b>Attachments</b>	Preliminary Site Plan (Exhibit 23)			
<b>Administrative Recommendation</b>	Approve the preliminary Commercial Site Plan subject to the recommended conditions of approval.								
BACKGROUND SUMMARY									
<b>Applicant</b>	Kendall Development Group								
<b>Request</b>	The applicant is requesting <i>Administrative Commercial Site Plan Approval</i> for the construction of an approximately 52,000 sq. ft. auto service center for medium-duty and super-duty trucks with (24) service bays. The facility is not intended for automobiles and standards pickup trucks.								
<b>SEPA Status</b>	A SEPA Mitigated Determination of Non-Significance was issued on January 31, 2024. The appeal period expired February 15, 2024; no appeals were filed.								
<b>Site Address</b>	16100 Smokey Point Boulevard				<b>APN(s)</b>	31052900400600			
<b>Site Size</b>	4.32 acres				<b>Section</b>	29	<b>Township</b>	31N	<b>Range</b> 05E
<b>Comprehensive Plan</b>	GC	<b>Zoning</b>	GC	<b>Shoreline Environment</b>			N/A		
<b>Water Supply</b>	<b>Current</b>	<b>Proposed</b>			<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>	
	None	Marysville				None		Marysville	
<b>Present Use of Property</b>	Vacant undeveloped land								
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>			<b>State &amp; Federal</b>		<b>County</b>		<b>Other</b>	
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Engineering Services <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> Community Transit <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziply			<input checked="" type="checkbox"/> WSDOT		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes	
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council			<input type="checkbox"/> Quasi-Judicial		<input type="checkbox"/> Planning Commission			
<b>Date of Action</b>	February 16, 2024			<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued	
STAFF CONTACT									
<b>Name</b> Emily Morgan	<b>Title</b> Senior Planner			<b>Phone</b> 360.363.8216		<b>E-mail</b> emorgan@marysvillewa.gov			

SURROUNDING USES			
	Comprehensive Plan*	Zoning*	Land Use
North	General Commercial	GC	Marysville Toyota Dealership
East	General Commercial	GC	Kendall Subaru Dealership
South	General Commercial	GC	Kendall Ford of Marysville
West	General Commercial	GC	WSDOT right of way (I-5)

**VICINITY MAP**



## DEPARTMENT REVIEW - FINDINGS AND CONCLUSIONS

1. **Project Description:** ZGA Architects (agent) on behalf of Kendall Development Group (applicant) submitted an application requesting *Administrative Commercial Site Plan Approval* for the construction of an approximately 52,000 sq. ft. service center for commercial vehicles with (24) service bays.
2. **Location:** The proposed project is located at a site address of 16100 Smokey Point Boulevard and is identified as Assessor Parcel Number (APN) 31052900400600.
3. **Site Description:** The site is currently vacant and undeveloped.
4. **Project History:** A pre-application request and meeting (PreA23-038) for the new development was completed with project comments provided to the applicant on August 31, 2023.
5. **Letter of Completeness:** The application was determined to be complete on December 2, 2023; a letter of completeness was provided to the applicant in accordance with MMC 22G.010.050.
6. **Public Notice:** Public notice of the development application was provided in accordance with MMC 22G.010.090. No public comments were received for the proposed development.
7. **Request for Review:** A *Request for Review* of the proposed development was sent to the Local, County, State & Federal Agencies and Districts identified on Page 1. The following comments were received; if above reference agencies are not listed below, no comments were received:

	Nature of Comment
Public Works, Development Services	<ul style="list-style-type: none"> <li>• <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i></li> <li>• <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i></li> </ul>
Public Works, Operations	<i>Provided requirement standards for proposed water main along with recommendations for fire hydrant assembly and proposed locations.</i>
Public Works, Surface Water	<i>The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted with formal Civil Plan Review.</i>
Public Works, Waste Water	<i>Provided requirements and recommendations for the pre-treatment requirements of MMC 14.20.</i>
Public Works, Traffic	<i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation and Acceptance, dated January 30, 2024.</i>
Marysville Fire District	<ul style="list-style-type: none"> <li>• <i>Proposed new buildings will require approved fire sprinkler and alarm systems appropriate for the proposed occupancy types.</i></li> <li>• <i>Access for fire apparatus appears to be acceptable.</i></li> <li>• <i>Fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with spacing not exceeding 300 ft. apart along roadways.</i></li> </ul>
Building Department	<i>Provided requirements for the building permit submittal.</i>
Snohomish County Public Works	<i>Provided offer letter for applicant review and signature for the appropriate mitigation fees; signed offer letter was accepted January 23, 2024.</i>

8. **State Environmental Policy Act Review:** After evaluation of the applicant's environmental checklist submitted with the application, and other supporting documentation and application materials, a State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS), which included seven (7) mitigation measures, was issued on January 31, 2024. The appeal period for the MDNS expired on February 15, 2024. No appeals were filed.
9. **Access:** The development is to be accessed by a driveway entrance off of Smokey Point Boulevard.
10. **Traffic Concurrency:** The applicant submitted a Traffic Impact Analysis (TIA), prepared by Kimley Horn, dated September 2023. The proposed development would generate 177 average daily trips (ADT), 36.48 AM peak hour trips (AMPHT) and 52.08 PM peak hour trips (PMHPT).

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated January 24, 2024 (Exhibit 20) informing the developer of the project's impacts and mitigation obligation pursuant to Chapter 22D.030, Traffic Impact Fees and Mitigation. Pursuant to MMC Section 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts to the Public Works Director based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on January 30, 2024 (Exhibit 21).

As conditioned, the development would not result in adverse traffic impacts and adequate mitigation would be achieved.

11. **Critical Areas:** The subject property does not have critical areas on or near the site; therefore, the provisions of MMC 22E.010 Critical Areas Management would not apply.
12. **Utilities:** Utilities are proposed to be provided to the site as follows:

Storm Drainage – Pervious areas will infiltrate into the underlying soils. Impervious areas will be conveyed to the existing City of Marysville regional stormwater treatment facility which will provide flow control and water quality.

Water – The applicant is proposing to tie into the existing water main within Smokey Point Boulevard and loop it through the site in order to provide water service and adequate fire flow.

Sewer – The applicant is proposing to tie into the sewer main within Smokey Point Boulevard and extend on site to serve the development.

Utility improvements will be addressed during civil construction plan review.

13. **Application Review:** MMC 22G.010.140(3) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

13.1. *Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.*

**Staff Comment:** The proposed auto service facility is a permitted use within the General Commercial zone.

13.2. *Availability and adequacy of public facilities identified in the Comprehensive Plan*

**Staff Comment:** The Comprehensive Plan designation for the subject property is General Commercial. The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to the General Commercial designation.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

### 13.3. *Development Standards.*

**Staff Comment:** The project site is currently zoned General Commercial (GC). The purpose of the GC zone is to provide for the broadest mix of commercial, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment.

The proposed development and subsequent use of the property will comply with the intent of the GC zone, and as conditioned herein, will meet all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*.

14. **Final Decision:** Pursuant to MMC 22G.010.200, a decision on this application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made (35) in-house calendar days from the date of completeness.

## CONDITIONS OF APPROVAL

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants ***Administrative Commercial Site Plan Approval*** for Kendall Auto Group Ford Service Center, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on January 30, 2024 (Exhibit 23) shall be the approved preliminary site plan layout.
2. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC Section 22G.120.270.
3. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers or decorative colored, or stamped concrete clearly denoting the pedestrian pathway. This detail shall be provided on the civil construction plans.
4. Prior to civil construction plan approval, a FINAL Landscape Plan shall be approved and designed in accordance with the applicable landscaping standards outlined in MMC Chapter 22C.120, *Landscaping and Screening*.
5. Prior to civil construction plan approval, an illumination plan shall be approved and designed in accordance with MMC 22C.020.250(4)(d) and MMC 22C.130.050(3)(d).
6. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire 6 years from date of this decision.
7. Pursuant to MMC 22C.020.340(2), mechanical equipment located on the roof, façade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
8. 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, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened by landscaping, fences, or walls.

9. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the site and building design standards outlined in MMC 22C.020.250.
10. The project is subject to the (7) mitigation measures of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) and Traffic Concurrency Determination issued on January 31, 2024. Said mitigating measures are as follows:
  - 10.1. 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.
  - 10.2. 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.
  - 10.3. Prior to commencement of grading activity, the applicant shall enter into a truck haul agreement with the City of Marysville Public Works Department.
  - 10.4. 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.
  - 10.5. 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.
  - 10.6. 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. Traffic impact fees shall be vested at a rate of \$2,220.00, per PMPHT (\$2,220 X 52.08), totaling \$115,617.60.
  - 10.7. 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).

Prepared by:

*Emily*

Reviewed by:

*Chris*

This **Administrative Commercial Site Plan APPROVAL** is issued under MMC 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC Chapter 22G.010, Article VIII Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan Approval.

*Haylie Miller*

Signature:

Haylie Miller, CD Director

Date:

February 16, 2024

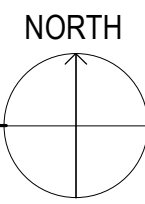
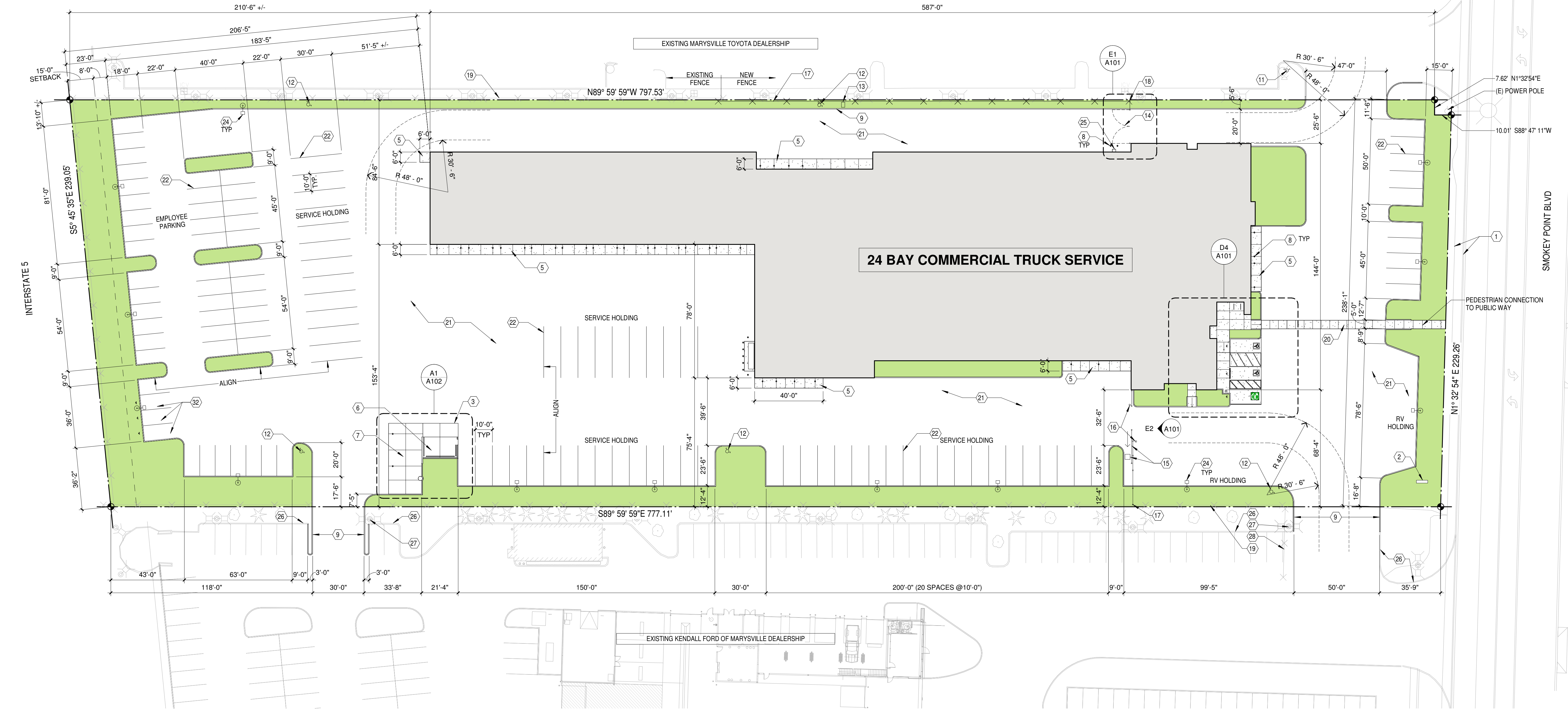
The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.



1/30/2024 9:32:45 AM  
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### A3 SITE PLAN

A101 1" = 30'-0"



### SITE AND BUILDING DATA

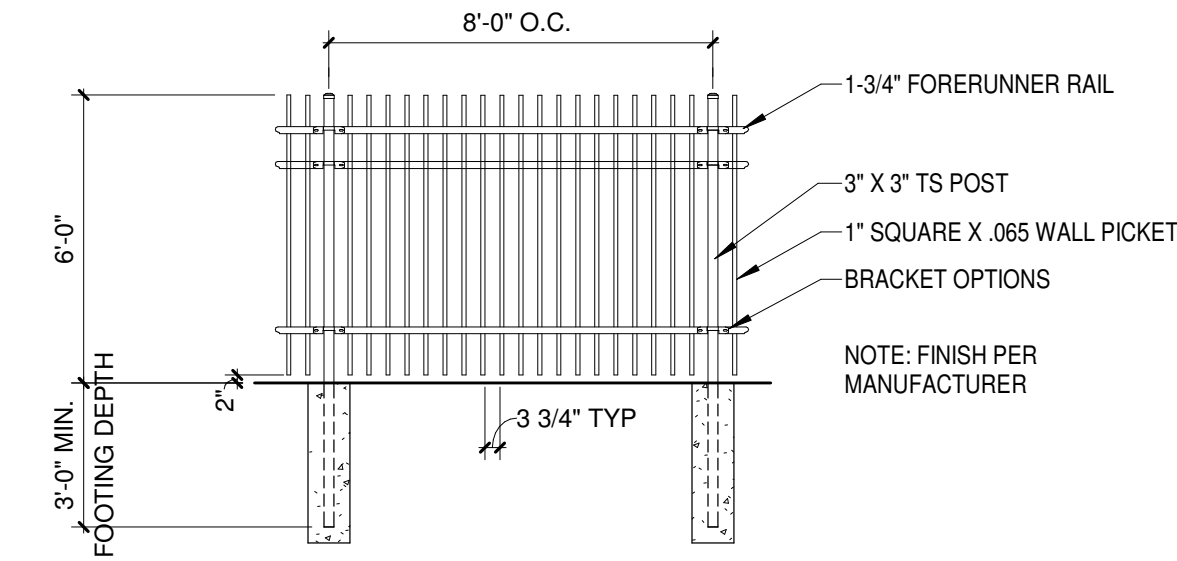
SITE SIZE	188,360 S.F. (4.32 ACRES)
BUILDING SIZE	52,033 S.F.
<b>IMPERVIOUS SURFACE AREA:</b>	
MAXIMUM IMPERVIOUS SURFACE AREA (85%)	160,106 S.F.
TOTAL IMPERVIOUS SURFACE AREA	160,084 S.F.
IMPERVIOUS SURFACE AREA PERCENTAGE	85%
<b>PARKING REQUIRED:</b>	
2 + 2 PER SERVICE BAY + 2+(2 x 24)	50
1/400 S.F. x 2400 S.F.	6
MINIMUM REQUIRED	56 SPACES
<b>PARKING PROVIDED:</b>	
CUSTOMER PARKING PROVIDED	13 SPACES
EMPLOYEE PARKING PROVIDED	48 SPACES
SERVICE HOLDING PROVIDED	58 SPACES
RV HOLDING PROVIDED	2 SPACES
TOTAL	119 SPACES
<b>BICYCLE PARKING:</b>	
MINIMUM BICYCLE PARKING (56 x 5%)	3 SPACES
BICYCLE PARKING PROVIDED	4 SPACES

### KEYNOTES

- EXISTING CURB, GUTTER, AND SIDEWALK TO REMAIN
- PYLON SIGN
- 4" THICK CONCRETE PAVEMENT w/ CONTROL JOINTS AS SHOWN
- BIKE RACK ACCOMMODATING 2 BICYCLES EACH
- 6" THICK CONCRETE APRON w/ CONTROL JOINTS AS SHOWN, EXPANSION JOINTS @ 20'-0" O.C. MAX.
- TRASH/RECYCLE ENCLOSURE
- ELECTRIC VEHICLE BATTERY STORAGE AREA (4 MAX ANTICIPATED AT ANY TIME)
- BOLLARD TYPICAL SEE DETAIL DS/A101
- CONCRETE CURB
- EXISTING FIRE HYDRANT - PROTECT IN PLACE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- DECORATIVE FENCE AND SWING GATES PROVIDING 20' CLEAR OPENING
- DECORATIVE FENCE WITH 20' CLEAR WIDTH SLIDING GATE AND MOTOR HOUSING UNIT
- ACCESS CONTROL PEDESTAL FOR SLIDING GATE
- CHAINLINK FENCE TO JOIN EXISTING CHAINLINK FENCE - CONTRACTOR TO VERIFY EXACT LINEAR FT
- CHAINLINK FENCE TO JOIN DECORATIVE FENCE
- EXISTING FENCE ON TOYOTA PROPERTY TO REMAIN
- 4" THICK CONCRETE SIDEWALK w/ CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 20'-0" O.C. MAX. 5" THICK WHERE SUBJECT TO VEHICLE TRAFFIC
- ASPHALT PAVEMENT (TYP)
- 4" WIDE STRIPING (TYP)
- LEVEL 2 EV CHARGER
- POLE MOUNTED LIGHT FIXTURES
- GAS METER
- EXISTING CONCRETE CURB TO REMAIN
- EXISTING POLE LIGHT, PROTECT IN PLACE
- EXISTING SLIDING GATE AND FENCE - PROTECT IN PLACE
- PRECAST CONCRETE WHEELSTOP
- ADA PARKING SIGN - SEE A1/A103
- ELECTRIC VEHICLE CHARGING SIGN - SEE A1/A103
- CARPOOL PARKING STALLS WITH SIGNAGE - SEE A1/A103

### E2 DECORATIVE FENCE- SLIDING GATE ELEVATION

A101 1/4" = 1'-0"



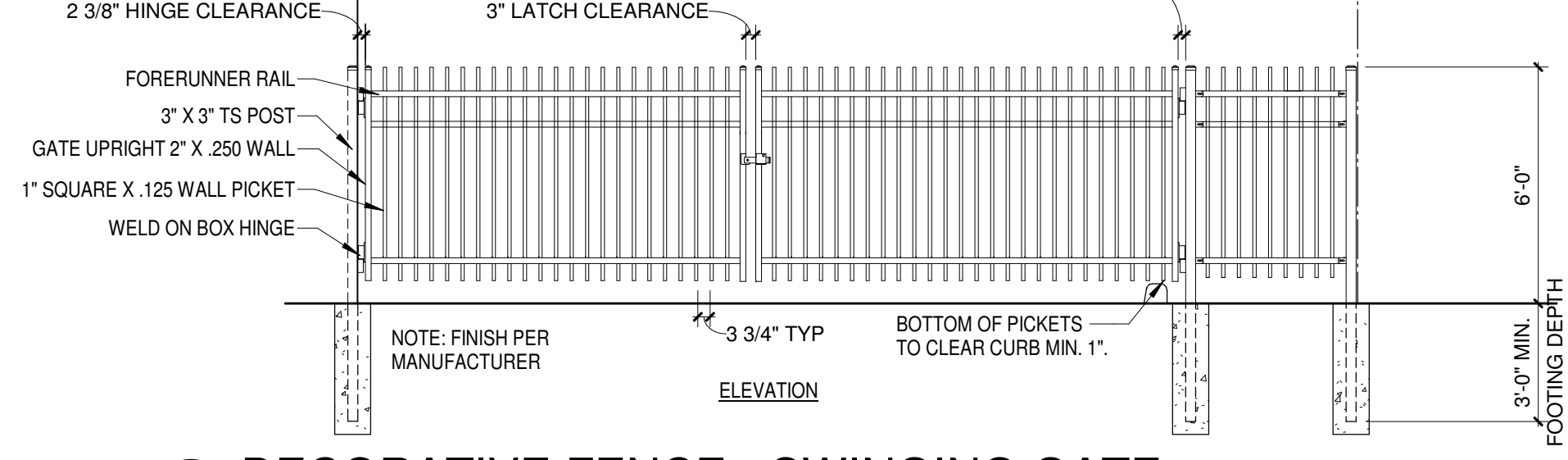
### D2 DECORATIVE FENCE ELEVATION

A101 1/4" = 1'-0"



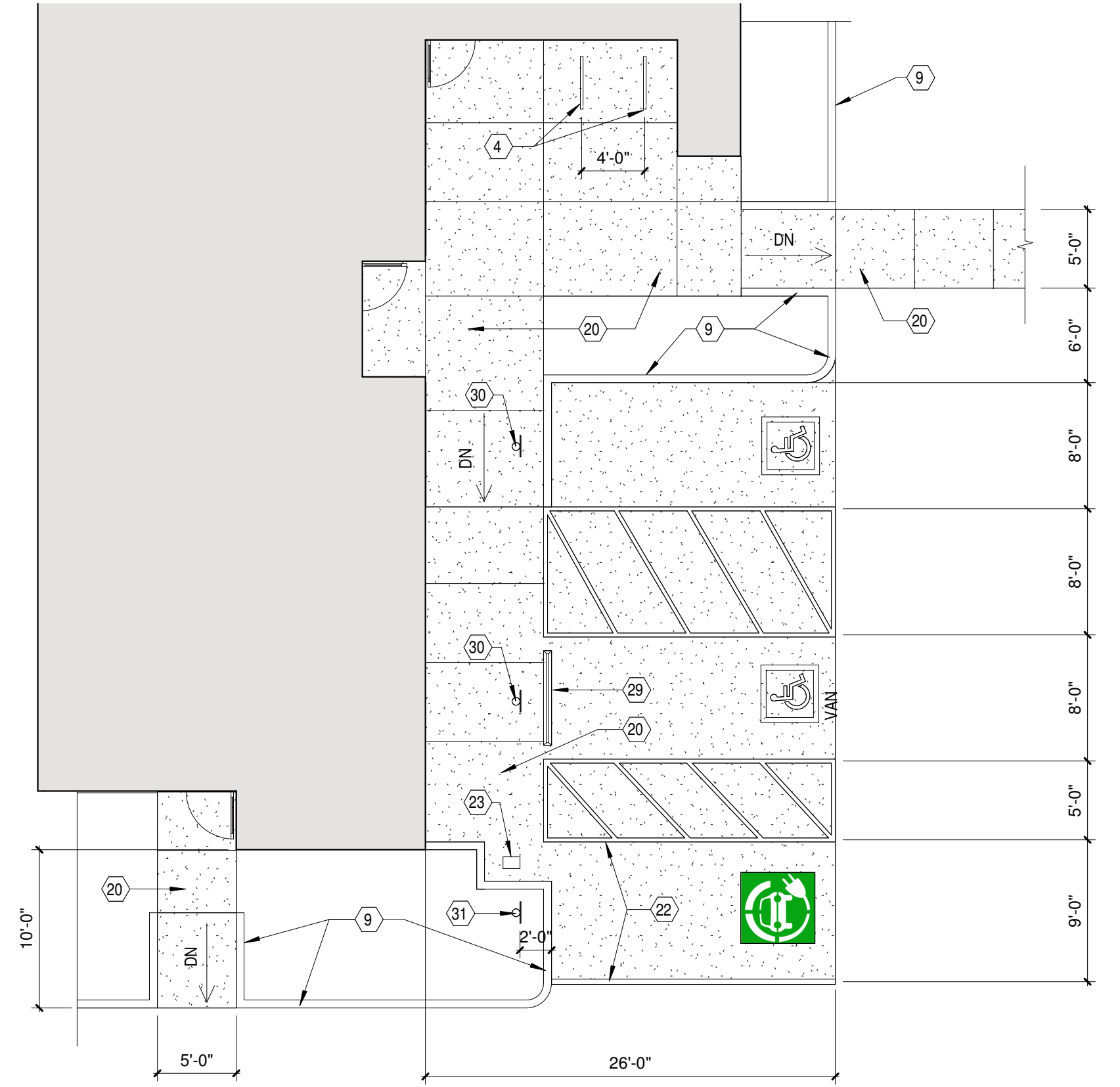
### D1 DECORATIVE FENCE - SWINGING GATE

A101 1/4" = 1'-0"

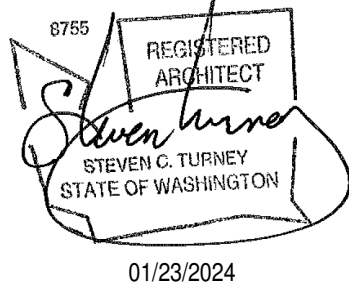


### D4 PARKING AREA

A101 1/8" = 1'-0"



### REVISIONS



01/23/2024

**KENDALL AUTO GROUP**  
**FORD PRO ELITE**  
**COMMERCIAL VEHICLE SERVICE CENTER**  
16100 SMOKEY POINT BLVD  
MARYSVILLE, WA 98271

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16100 SMOKEY POINT BLVD  
MARYSVILLE, WA 98271

PA23 - 024

DATE: 01/23/2024

PROJECT NO: 2310.00

SHEET:

**A101**

SITE PLAN

BUILDING PERMIT APPLICATION 01/23/2024