

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									
Project Title	Kendall Auto Group (KAG) Auto Storage			Date of Report	May 20, 2024				
File Number	PA 23020			Exhibits	KAG Auto Storage				
Administrative Recommendation	Approve the preliminary <i>Site Plan</i> , subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Applicant	Kendall Auto Group								
Request	The applicant is requesting <i>Administrative Site Plan Approval</i> in order to construct a vehicle storage area on the east 4-acres of the existing Subaru Auto Dealership.								
SEPA Status	Pursuant to MMC 22E.030.090 the proposal is exempt from State Environmental Policy Act review.								
Location	16115 Smokey Point Boulevard			APN	31052800301200				
Acreage (SF)	4-acres (178,230 SF)			Section	28	Township	31N	Range	05E
Comprehensive Plan	LI-GC	Zoning	LI-GC	Shoreline Environment			N/A		
Water Supply	Current		Proposed		Sewer Supply	Current		Proposed	
	None		None			None		None	
Present Use of Property	The site is currently vacant undeveloped land.								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts			State & Federal		County		Other	
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Parks <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Development Services <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Solid Waste <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. <input checked="" type="checkbox"/> PW – Water Res. <input checked="" type="checkbox"/> PW – WWTP	<input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Arlington (city) <input type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville Fire District <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric)			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DNR <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>	
ACTION									
<input checked="" type="checkbox"/> Administrative <input type="checkbox"/> City Council <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Planning Commission									
Date of Action	May 20, 2024			<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued	
STAFF CONTACT									
Name Chris Holland Title Planning Manager Phone 360.363.8207 E-mail cholland@marysvillewa.gov									

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Light Industrial – General Commercial	LI-GC	Vacant
North	Light Industrial – General Commercial	LI-GC	Vacant
East	Light Industrial – General Commercial	LI-GC	Vacant
South	Light Industrial – General Commercial	LI-GC	Vacant
West	General Commercial	GC	KAG Subaru

Vicinity Map



1.0 FINDINGS AND CONCLUSIONS

1. **Project Description:** Kendall Auto Group, applicant, submitted an application requesting *Administrative Site Plan Approval* for construction of a vehicle storage area on the east 4 acres of the Subaru Auto Dealership.
2. **Location:** The proposed project site is located on the east 4 acres of the Subaru Auto Dealership, located at 16115 Smokey Point Boulevard, and is identified as Assessor Parcel Number (APN) 31052800301200.
3. **Site Description:** The site is currently undeveloped, however, fill has been imported on site as part of the construction of the Subaru Auto Dealership.
4. **Letter of Completeness:** The application was determined to be complete on August 17, 2023, and a letter of completeness was provided to the applicant in accordance with MMC 22G.010.050.
5. **Public Notice:** Public notice of the development application was provided in accordance with MMC 22G.010.090. As of the date of this report no comments have been received from the public.
6. **Request for Review:** A *Request for Review* of the proposed development was sent to Local, County, State & Federal Agencies and Districts identified on Page 1. The following comments were received; if above referenced agencies are not listed below, no comment were received:

Agency	Nature of Comment
<p>Marysville Fire District</p>	<ul style="list-style-type: none"> . Emergency access for firefighting operations appears adequate and shall be equipped with approved Knox padlocks or products at all locked gates (IFC 504/506). Please ensure lanes are minimally 20 feet wide and inside turn radius is at least 25 feet. . The City GIS water map shows an existing 12" water main ending at the current terminus of 39th Ave NE. Hydrants on site appear to be inadequate. Please add additional hydrants to meet the required maximum 300' spacing for commercial development. . The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes. . Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process. . Maximum hydrant spacing for the proposed use is 300' apart. The spacing of existing fire hydrants appears inadequate for this proposed use. . Access planned appears adequate for fire apparatus access.

	<p>. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.</p> <p>Staff Comment:</p> <p>. These comments will be addressed during civil construction plan review.</p>
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7. **Access:** Access to the site is proposed via a 60 foot easement, recorded under Auditor’s File Number (AFN) 7804170304, aligning with the intersection of 160th Street NE and 39th Avenue NE. Cross access through the existing Subaru Auto Dealership is also proposed.
8. **Traffic Impacts:** The proposed development is for the storage of automobiles. A TIA was not required to be submitted and no traffic impacts are anticipated with storage of automobiles.
9. **Critical Areas:** A Critical Areas Re-evaluation Report (CAR) was prepared by Gribble Environmental Consulting Company (GECCO), dated October 30, 2023 (Exhibit 015). The site was previously evaluated by GECCO in 2017 and 2022 and by Sound Ecological Solutions, LLC in 2016. No wetlands were identified on-site and fill was imported on-site during development of the Subaru Auto Dealership.
10. **Utilities:** There are no existing utilities, including stormwater, water and sewer, currently extended on-site. Review of required utilities will be addressed during civil construction plan review to ensure compliance with all of the applicable Marysville Municipal Codes.
11. **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:
 - a. 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 site is currently zoned Light Industrial – General Commercial (LI-GC). Automobile storage is permitted outright in the LI-GC zone.
 - b. Density of residential development in urban growth areas.
Staff Comment: N/A
 - c. Availability and adequacy of public facilities identified in the Comprehensive Plan.
Staff Comment: The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to the Light Industrial – General Commercial designation, including the specific criteria for the Smokey Point Neighborhood of Planning Area 10.
Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.
 - d. Development Standards.
Staff Comment: The project site is currently zoned Light Industrial – General Commercial (LI – GC). The purpose of the LI zone is to provide for the location

and grouping of non-nuisance-generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and limited retail uses. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities.

The purpose of the General Commercial is to provide for the broadest mix of commercial, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, service regional market areas and offering significant employment.

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

12. **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 eighty (80) in-house calendar days from the date of completeness.

2.0 RECOMMENDATION


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 Site Plan Approval** for Kendall Auto Group Auto Storage, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on April 25, 2024 (Exhibit 029) 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. 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*.
4. Prior to civil construction plan approval, an illumination plan shall be approved and designed in accordance with applicable lighting standards outlined in MMC 22C.130.050(3)(d).

Prepared by: *Chris*

Reviewed by: *Amy*

This **Administrative 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 of Administrative Site Plan Approval.

Signature:  **Date:** May 20, 2024
Haylie Miller, CD Director date

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.