



NOTICE OF SEPA MITIGATED THRESHOLD DETERMINATION (MDNS)

File Name: Brown Bear Car Wash
File Number: PLN #1077
Owner: Car Wash Enterprises, Inc
Applicant: Barghausen Consulting Engineers, Inc
Location: 17110 43rd Avenue NE
Parcel No.: 31052800207700
Date of Application: April 24, 2023
Date of Completeness: May 4, 2023
Date SEPA Checklist Prepared: October 17, 2022 (Revised Submittal 8-8-2023)
Date of Threshold Determination: September 8, 2023
Date of Publication/Posting: September 12, 2023
Lead Agency: City of Arlington Community and Economic Development Department
Lead Agency Contact: Amy Rusko, arusko@arlingtonwa.gov, 360-403-3550

PROJECT DESCRIPTION: The project calls for the construction of a Brown Bear Car Wash consisting of a 2,730-square-foot conveyor wash, and a 27- by 20-foot Auto Sentry canopy structure for unattended, point-of-sale transactions. Additional site improvements will include surface parking for twelve (12) vehicles with vacuum stations. A pedestrian plaza space is proposed along the street frontage of the site that will include two (2) structural arbors with benches.

The hours of operation for the car wash will be from 8:00 a.m. to 8:00 p.m. during summer hours and 8:00 a.m. to 7:00 p.m. during winter hours. The car wash will be a drive-through conveyor operation, and an attendant will be on site. The average wash cycle for the car wash is approximately one and one half (1.5) minutes, with the dryers operating for the last thirty (30) seconds of the cycle.

The project proposes to retain the existing driveway at the northeast corner of the property for full access onto 43rd Avenue NE. This driveway is shared with the Heritage Bank development to the north. Additional cross-access with the Heritage Bank development will accommodate shared access from 172nd Street N.E. Cross-access with the Walmart development to the south is also available from the southwest corner of the subject property. The car wash tunnel will be accessed by entering the Auto Sentry on the northeastern side of the car wash. The Auto Sentry will provide two (2) multimedia payment terminals that feature an intuitive user interface designed to create a better customer experience through the transaction process. Eighteen (18) vehicles can be accommodated at this subject site, and well exceeds the observed queuing at the other similar facilities, with no risk to off-site overflow.

The car wash building will feature concrete walls with blue metal fascia and stone veneer along the foundation of the building. A tower element with a sheet metal pitched roof will be incorporated on the north side of the building with windows. The portions of flat roof will be treated with a cornice across all sides of the building. The west façade of the building will incorporate window glazing with direct views into the car wash tunnel. The primary colors of the car wash building and canopy will include blue, white, and green striping, consistent with Brown Bear's signature accent colors. The Auto Sentry canopy will consist of metal fascia that is compatible with the architectural concept of the car wash building.

APPROVALS REQUIRED: City of Arlington: Zoning Permit, SEPA Review, Civil Permit, Marysville Utility Permit, Building Permit, and Olympic Pipeline.

SEPA THRESHOLD DETERMINATION: The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable 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 of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth: In order to mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction.

(B)(2) Air: In order to mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. A Construction Management Plan shall be submitted to the City prior to commencement of construction to ensure these measures. Construction equipment emissions shall comply with all State and Federal regulations for emissions.

(B)(3)(b) Ground Water: In order to mitigate for potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology's Stormwater Management Manual for Western Washington.

(B)(3)(c) Water Runoff: In order to mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater.

(B)(7)(A) Environmental Health: Applicant shall comply with current codes to reduce or control environmental health hazards. A spill prevention plan shall be in place according to local, State and Federal policies.

(B)(7)(b) Noise: City of Arlington noise standards found in AMC 9.20.060 shall be complied with. Specifically, in section 9.20.060(8) noises resulting from any construction or development activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday shall be prohibited. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from light vehicle traffic will be generated during business hours at project completion.

(B)(10) Aesthetics: The proposal is required to construct the building addition according to the elevations approved with the Design Review Board Decision on June 28, 2022.

(B)(11)(a) Light and Glare: To mitigate for potential light pollution, the Applicant will be required to install light fixtures that are down shielded. The property is located within the Arlington Airport Protection District – Subdistrict B – that is comprised of the Federal Aviation Regulations (FAR) parts 77 Imaginary surfaces.

(B)(13) Historic and Cultural Preservation: If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes. The applicant shall notify the Stillaguamish Tribe prior to ground disturbance and follow the submitted Unanticipated Discovery Plan.

(B)(14)(f) Transportation: Trip generation has been calculated by Transpogroup through a Traffic Impact Analysis. The report references land use code 821 for shopping centers and 944 for gasoline/service stations per the ITE Trip Generation Manual, 11th Edition. The proposed project results in 83 PM Peak Hour Trips. The Applicant is required to pay the following Traffic Mitigation fees:

- City of Arlington Traffic Impact Fees in the amount of \$278,465 (\$3,355/trip x 83 trips)
- Snohomish County Traffic Impact Fees in the amount of \$87,590.30 (70% x 797 ADT x \$157/ADT)

(B)(16)(a) Utilities: The applicant shall receive approval from and connect to the City of Marysville water and wastewater systems, extend utility lines as necessary and pay water and sewer connection fees. All improvements shall be installed during the Site Civil Construction phase of the project. The applicant shall provide proof of payment prior to building permit issuance. All utilities shall be installed underground.

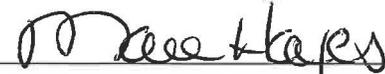
DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction, and improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the aforementioned impacts. The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

Public SEPA Threshold Determination Comment Period: There is a 14-day comment period for this MDNS. If you would like to comment on this Threshold Determination, written comments must be received by **5:00 PM on Tuesday, September 26, 2023**. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

TO VIEW: The project notices and submittal documents are available for review on the city's website at www.arlingtonwa.gov under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

September 8, 2023
DATE


SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

TO APPEAL A DECISION: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. The MDNS is appealable to the Hearing Examiner. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by **5:00 PM on Tuesday, September 26, 2023**, and the appeal fee as set by resolution is paid.