



NOTICE OF SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

File Name: Wet Rabbit Express Car Wash
File Number: PLN #1160
Owner: Charles Chaffee
Applicant: Chris McClure, Wet Rabbit Express
Contact: Travis Cheshire, Pacland
Location: 8927 172nd St NE
Parcel No.: 31051400100600 and 31051400101000
Date of Application: December 20, 2023
Date of Completeness: December 29, 2023
Date SEPA Checklist Prepared: December 12, 2023
Date of Threshold Determination: January 3, 2024
Date Published/Posting: January 5, 2024
Lead Agency: City of Arlington Community and Economic Development Department
Lead Agency Contact: Amy Rusko, arusko@arlingtonwa.gov

PROJECT DESCRIPTION: The applicant, Wet Rabbit LLC, is seeking approval for the new construction of a 4,920 square foot conveyor wash and a 450 square foot canopy structure for attended, point-of-sale transactions. Additional site improvements include surface vehicle parking for thirteen (13) vacuum stations, one (1) accessible parking stall, and three (3) employee parking stalls, along with landscaping elements that include native, native-adapted and ornamental trees, shrubs, grasses, and groundcovers to increase plant diversity and habitat throughout the entire site.

The hours of operation for the car wash will be from 8:00 am to 8:00 pm during the summer hours and 8:00 am to 7:00 pm during the winter hours. The car wash will be a drive-through conveyor operation with staff onsite during business hours. The average wash cycle for the car wash is approximately three (3) minutes, with the dryers operating for the last 20 seconds of the cycle. The car wash process will utilize a reclaim water system to filter and reuse the wash water to reduce usage and demand.

The site is located at the southeast corner of the 204th Street and State Route 9 intersection, in the General Commercial (GC) zone and in Airport Protection District C. The project site is located on two tax parcels that are approximately 1.52 acres combined.

The building will be primarily concrete masonry with integral color, and an accent canopy around much of the building. A tower element with a pyramid hip metal roof will face the northwest corner of the site. The perimeter canopy is intended to provide both articulation as well as a sense of pedestrian scale on all sides of the building. The main pedestrian access points to the building will face the parking lot and the car wash tunnel will have large windows highlighting the function of the building to create interest.

APPROVALS REQUIRED: City of Arlington: Zoning Permit, SEPA Review, Civil Permit, Utility Permit, Complete Streets and Building Permits. Department of Ecology: Stormwater General Permit

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 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. A Certified Erosion and Sediment Control Lead is required to monitor the site.

(B)(2) Air: In order to mitigate 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 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 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)(4)(b) Plants: In order to mitigate the removal of significant trees on the property the applicant shall replant trees on the site and pay in-lieu mitigation fees. Per AMC Chapter §20.76.120 (d) (e) any significant trees that are removed shall be replaced with native species at a ratio of 3:1. The project removes 30 significant trees, which would result in 90 trees to be planted on the site. The project landscape plan shows 30 trees are proposed to be replanted on the site. The remaining 60 trees are required to be mitigated at a rate of \$32.50 per replacement tree. The total Tree Replacement Mitigation In-Lieu Fee required is \$1,950.00 (30 x 3 - 30 x \$32.50).

(B)(7)(A) Environmental Health: The 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)(2) 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 according to the elevations approved with the Design Review Board Decision.

(B)(11)(a) Light and Glare: To mitigate 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 C - that is comprised of the Federal Aviation Regulations (FAR) parts 77 Imaginary surfaces.

(B)(13) Historic and Cultural Preservation: If during construction 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 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 follow the submitted Unanticipated Discovery Plan and shall notify the Stillaguamish Tribe prior to ground disturbance. The Stillaguamish Tribe may have a monitor on-site to observe site disturbances during the construction of the project.

(B)(14)(f) Transportation: Trip generation has been calculated by Transpo Group through a Traffic Impact Analysis, completed in December 2023. The report references land use code 948 for Automated Car Wash and land use 630 for the existing medical clinic per the ITE Trip Generation Manual, 11th Edition. The analysis includes the traffic calculation for a 4,920 square foot single tunnel carwash with 13 vacuum stations on a lot currently occupied by a medical clinic use. The analysis shows the proposed project will contribute 33 PM Peak Hour Trips to the site and the existing use had 15 PM Peak Hour Trips.

- The Applicant is required to pay Traffic Impact Fees in the amount of \$60,390.00 (\$3,355/trip x 18 trips) to the City of Arlington for the increased difference of traffic trips to the site. City traffic impact fees shall be paid prior to building permit issuance.
- The Applicant is required to pay Traffic Impact Fees in the amount of \$24,021.00 (90% x 170 ADT x \$157 per ADT) to Snohomish County. Snohomish County traffic impact fees shall be paid prior to building permit issuance.

(B)(16)(a) Utilities: The applicant shall connect to the City of Arlington 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. All utilities shall be installed underground.

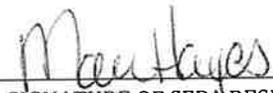
DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction, and improvements of roads, off site road improvement 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 Friday, January 19, 2024**. 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

January 3, 2024
DATE


SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

To Appeal The 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 Friday, January 19, 2024** and the appeal fee as set by resolution is paid.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223