



COMMUNITY DEVELOPMENT DEPARTMENT  
80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX

July 20, 2023

Merle Ash  
Land Technologies, Inc.  
18820 3<sup>rd</sup> Avenue NE  
Arlington, WA 98223

Re: Dell's Nursery Rezone – *Technical Review 2*  
PA 22041

Dear Merle,

After reviewing the revised application materials for the above referenced proposal, the Planning Division has the following comments:

**City of Marysville Community Development – Planning Division**

Chris Holland, Planning Manager  
360.363.8207  
[cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov)

1. Amend Sheet P1, as follows:
  - a. Identify location of proposed carpool parking stalls. Pursuant to MMC 22C.130.030(3)(b) carpool parking spaces shall be closest to the building entrance, but not closer than ADA spaces.
  - b. Amend "22' Tow-way Drive Aisle" to read Two.
2. Prior to civil construction plan approval a FINAL critical areas mitigation plan shall be required to be submitted, in accordance with MMC Chapter 22E.010 *Critical Areas Management*. Additionally, the preliminary buffer mitigation plan states monitoring is required for 3-years, however, pursuant to MMC 22E.010.160(2) security for performance and maintenance shall be for a period of five years.
3. Prior to civil construction plan approval a final landscape plan that includes that includes the elements outlined in MMC 22C.120.030(2), will be required to be approved, including an automated irrigation plan.
4. Prior to civil construction plan approval an illumination shall be approved and designed in accordance with [MMC 22C.130.050](#)(3)(d).

**Marysville Fire District**

Don McGhee, Assistant Fire Marshal  
360.363.8500  
[dmcghee@mfdrrfa.org](mailto:dmcghee@mfdrrfa.org)

5. Access appears adequate.

6. Hydrant locations appear adequate.
7. FDC location will be approved on civil construction plans.

If you have any questions regarding these comments, or would like to set up a technical review meeting, please contact me at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov) or by phone at 360.363.8207.

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

cc: Haylie Miller, CD Director