



December 21, 2023

Michael Chen  
Mackenzie  
500 Union Street, Suite 410  
Seattle, WA 98101

Re: Marysville Corporate Center BSP – *Final Review 1*  
PA22004

Dear Michael,

After reviewing the application Final Binding Site Plan (BSP) application materials for the above referenced proposal, the following technical review comments are provided below.

**City of Marysville Community Development – Planning Division**  
Chris Holland, Planning Manager  
360.363.8207  
[cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov)

**FINAL BSP Amendments**

1. All Sheets:
  - a. Provide File No. PA22004.
  - b. Map all proposed water, sewer, storm and other utility easements, including an arrow pointing to the easement, with the following language for each:  
 (INSERT WIDTH) (INSERT TYPE) EASEMENT AFN \_\_\_\_\_
  
2. Sheet 1 of 13:
  - a. Add the following:  
 DEDICATION  
 156<sup>TH</sup> STREET NE, 160<sup>TH</sup> STREET NE AND 47<sup>TH</sup> AVENUE NE IS HEREBY DEDICATED TO THE CITY OF MARYSVILLE AS PUBLIC RIGHT OF WAY WITH THE RECORDING OF THIS BINDING SITE PLAN.
  - b. Pursuant to MMC 22G.100.140(18), include the following inscription:  
 ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT

MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

- c. Under DECLARATION, if there is no MORTGAGE then that portion of the sentence can be removed. If there is a MORTGAGE then provide name and notary ACKNOWLEDGEMENT. Additionally, if there is no MORTGAGE then change ACKNOWLEDGEMENTS.
  - d. Under DECLARATION, amend from year 2023 to 2024.
3. Sheet 2 of 13:
- a. Amend the AFN so they are correctly referend on the map (i.e. 23603 should read 236003, etc.).
  - b. Easement No. 2: A strip of land ten feet (10') in width coincident with of 156<sup>th</sup> Street NE, recorded under AFN 202309250108, will need to be mapped on all applicable sheets. Easement No. 1 is an "as-constructed" easement that cannot be mapped.
  - c. Add the "Arlington Airport Protection District Disclosure Statement" and recording number under TITLE REPORT ITEM NOTES, as this will be required to be recorded, prior to recording the BSP.
4. Sheet 3 of 13:
- a. Remove the word (PROPOSED) for 156<sup>th</sup> ST NE, 160<sup>th</sup> St NE and 47<sup>th</sup> Ave NE.
  - b. Add the following note:

NATIVE GROWTH PROTECTION AREA

TRACTS A & H ARE NATIVE GROWTH PROTECTION AREAS (NGPA) TRACTS THAT SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION, OR PLACEMENT OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN SAID TRACT EXCEPT REMOVAL OF HAZARDOUS TREES, AND THOSE ACTIVITIES SET FORTH IN MMC CHAPTER 22E.010, *CRITICAL AREAS MANAGEMENT*, ARE ALLOWED WHEN AUTHORIZED BY THE CITY OF MARYSVILLE.

THE GRANTOR, ITS SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING, AND RESTORING THE CONDITION OF THE NGPAS IF ANY UNAUTHORIZED DISTURBANCE OCCURS.

THE CITY OF MARYSVILLE, IT SUCCESSORS, AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID TRACTS FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NGPAS.

5. Sheet 6 of 13:
- a. Remove "PROPOSED IMPROVEMENT."

- b. Remove "RIGHT-OF-WAY DEDICATION AFN \_\_\_\_\_."
  - c. Remove 156<sup>TH</sup> ST NE (~~PROPOSED~~), and amend to read "156<sup>TH</sup> ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
  - d. Remove the proposed building pads, parking areas and swale from lot 5. Only the lot lines should be shown.
  - e. Remove the proposed building pads, parking areas and swale from lot 6. Only the lot lines should be shown.
  - f. Remove the swale from Tract D, E, F & H. Only the tract lines should be shown.
  - g. Remove reference to parking stall dimensions.
6. Sheet 7 of 13:
- a. Remove "PROPOSED IMPROVEMENT."
  - b. Bold the Lot Lines for all Lots and Tracts.
  - c. Remove "RIGHT-OF-WAY DEDICATION AFN \_\_\_\_\_," for both 156<sup>TH</sup> ST NE, 160<sup>TH</sup> ST NE AND 47<sup>TH</sup> AVE NE.
  - d. Remove 156<sup>TH</sup> ST NE (~~PROPOSED~~), and amend to read "156<sup>TH</sup> ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
  - e. Remove 160<sup>TH</sup> ST NE (~~PROPOSED~~), and amend to read "160<sup>TH</sup> ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
  - f. Remove 47<sup>TH</sup> AVE NE (~~PROPOSED~~), and amend to read "47<sup>TH</sup> AVE NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
  - g. Remove the proposed building pads and parking areas from lot 1. Only the lot lines should be shown.
  - h. Remove the proposed building pads and parking areas from lot 2. Only the lot lines should be shown.
  - i. Remove the proposed building pads, parking areas and swale from lot 5. Only the lot lines should be shown.
  - j. Remove the swale from Lot 4. Only the lot lines should be shown.
  - k. Remove the swales from Tracts B, C, D, E, F & G. Only the tract lines should be shown.
  - l. Remove reference to parking stall dimensions.
7. Sheet 8 of 13:
- a. Remove 156<sup>TH</sup> ST NE (~~PROPOSED~~), and amend to read "156<sup>TH</sup> ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
  - b. Remove 47<sup>TH</sup> AVE NE (~~PROPOSED~~), and amend to read "47<sup>TH</sup> AVE NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
  - c. Remove reference to parking stall dimensions.
8. Sheet 9 of 13:
- a. Remove 156<sup>TH</sup> ST NE (~~PROPOSED~~), and amend to read "156<sup>TH</sup> ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
  - b. Remove reference to parking stall dimensions.
9. Sheet 10 of 13: Remove from FINAL BSP Set.

10. Sheet 11 of 13: Remove from FINAL BSP Set.
11. Sheet 12 of 13: Remove from FINAL BSP Set.
12. Sheet 13 of 13: Remove from FINAL BSP Set.

### **General Comments**

13. Provide power of attorney for signatory with Pacific Realty Associates.
14. The applicant shall be required to submit an "Arlington Airport Protection District Disclosure Statement" with a legal description and map to the Arlington Airport for review before recording with the Snohomish County Auditor. Prior to granting occupancy permits, a recorded conformed copy of the "Arlington Airport Protection District Disclosure Statement" shall be provided to the Arlington Airport and City of Marysville.
15. Prior to recording the BSP, the following items will be required to be submitted:
  - a. Justification related to the permanent buffer impacts for installation of the electrical vaults. This was an area of temporary buffer impacts that was to be restored.
  - b. As-built critical areas mitigation plan.
  - c. Monitoring reports are required, as follows:
    - . At the time of construction;
    - . 30-days after planting;
    - . Early in the growing season of the 1<sup>st</sup> year (March);
    - . End of the growing season of 1<sup>st</sup> year (October);
    - . Early in the growing season of the 2<sup>nd</sup> year (March);
    - . End of the growing season of 2<sup>nd</sup> year (October);
    - . Annually thereafter for years 3, 4 & 5 (October).
16. A performance bond is required for critical areas monitoring and maintenance for a period of no less than five (5) years. Provide invoice of the cost of materials and labor and the city will provide you with the bond amount and the performance bond.

#### **City of Marysville Public Works – Development Services**

Shane Whitney, Civil Plan Reviewer  
360.363.8227  
[swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov)

17. The project is still under construction. The project has not received civil construction final approval as of this date. No final plat approval is to be granted prior to civil construction final approval.
18. The project has not submitted record drawings for review and acceptance. The record drawings could change the easements, boundaries, or road alignment shown on the site plans. No final plat approval is to be granted prior to final record drawings being submitted and accepted by the city.
19. Bills of sale for the water and sanitary sewer have not been submitted to date.
20. No bonds have been submitted.

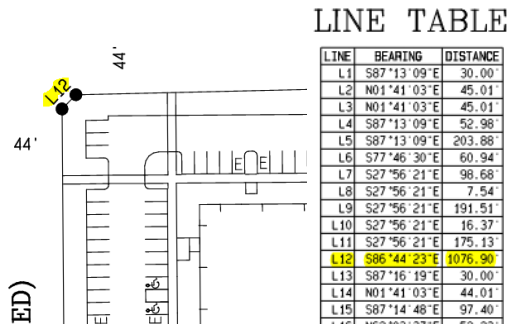
21. The right-of-way for the new City streets shall have the word "proposed" removed from the plat map.

**City of Marysville Public Works – Development Services**

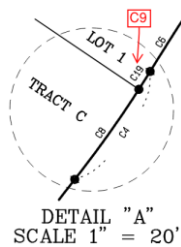
Brad Zahnow, Development Services Technician  
 360.363.8205  
[bzahnow@marysvillewa.gov](mailto:bzahnow@marysvillewa.gov)

**Lot Closures**

22. Point 1077 (Line L12 on BSP map) appears to have an incorrect distance and bearing.



23. Detail "A" on sheet 7 of the BSP map is incorrectly labeled C19. This should read C9.



**Recovery Fees**

24. No recovery fees are applicable to this project.

**Utility Main Fees**

25. No utility main fee are applicable to this project.  
 26. All parcels associated with project are subject to LID #71 for construction of the 156th St Overpass. The current balances on the assessment account may be obtained from:

Rick Knopf  
 Public Finance, Inc.  
[Publicfinanceinc@gmail.com](mailto:Publicfinanceinc@gmail.com)  
 (425) 885-1604

After you have had an opportunity to review the Final BSP comments outlined above, please let me know what comments you would like to discuss or need clarification on. If you have any questions, please contact me at 360.363.8207, or by e-mail at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

ecc: Haylie Miller, CD Director  
Matt Oyen, PacTrust