

Dear Community Development Department,

Thank you for taking the time and energy to help us continue to grow with our great city. Sunnyside Nursery has been a locally owned and operated business since 1948, and with this proposal we are outlining a plan on how we can continue to serve our community for the years to come.

Like most of South Marysville, Sunnyside Nursery has seen huge growth over the last 10 years. In order to properly serve our community we are seeking this conditional use permit to enable us to provide enough parking as well as needed space for nursery operations.

Sunnyside North consists of three connected parcels on the northside of 40th street. Labeled as Parcels B,C, and D throughout this report. These properties currently consist of:

- Primary gravel parking during our busy months of April to July and overflow/employee parking the rest of the year.
- General nursery operations such as receiving and storage.
- A small wetland buffer.
- A 30 x 30 Ziplay Fiber transfer station along the road on 40th.

Projects to be lined out in this land use application include:

- Phase 1-Construction of stormwater facilities to provide flow control and treatment
- Phase 2-Installation of landscaping and addition physical screening
- Phase 3-Paving and parking improvements

Thanks again for all the help that has been provided to us in preparing this application. We look forward to hearing your feedback.