

4.4.2022

To Marysville Community Development:

With regard to File Number PA 22-010, Project Title: Sunnyside Nursery Expansion.

I realize the nursery has been a neighborhood business for a long time. For the past 10 or 15 years the patrons were parking diagonally on 40<sup>th</sup> St which left a good portion of the cars protruding into a lane of traffic. The amount of parking available at that time limited the customer traffic at the nursery. This also made it necessary for the nursery vendors semi trucks and large box trucks to be unloaded in a lane of traffic as well. Now that the nursery has expanded to property across the street, it has allowed significantly larger numbers of patrons parking. While this has alleviated some issues it has caused other issues.

People now cross the street from the new parking lot. A lot of people, with small children, dogs, elderly and people pulling their purchases on small carts create a significant hazard to people turning from Sunnyside to 40<sup>th</sup> st as well as drivers approaching the intersection at 40<sup>th</sup> and Sunnyside. During the spring and summer months this is all day as the hours of the nursery is open.

Quite often I have encountered the patrons performing U turns in the intersection as well up and down the street in (40<sup>th</sup>) front of the nursery.

On the subject of U turns. My driveway has become U turn central. All day long I now have these patrons using my driveway for U turns. Last summer I had several of the nursery vendors back their semi trailers up my driveway for the purpose of a U turn. One of which drove over the water service to our home, just short of the water meter. Fortunately, for the city, I will bear the cost of the resultant water bills and the significant expense to repair the damage.

As a property owner I can't say that I find the improvements the nursery has already made ~~to~~ add to the aesthetics of the neighborhood. The industrial fencing, 30 yd. dumpster, palletized soil fertilizer etc., eco block containment, steel racks, surplus pots, piles of dead vegetation and miscellaneous machinery don't really add to the neighborhood atmosphere, in my opinion. I believe the aforementioned negatively impacts our property values:

It has been my experience, dealing with the city, when we have considered any improvements to our property we have met with a barrage of permit applications, rules/laws and fees. Apparently none of this was necessary prior to the improvements the nursery has already made, some of which were assisted by the city.

I find it ironic that these improvements escaped the vigilance of the City of Marysville until March 15, 2022, in light of the fact that a code compliance employee drove in my driveway and found it necessary to question me for my permits and business license because he noticed I had a <sup>H</sup>2 round point shovel in my hands as I was walking up my driveway to plant a small tree.

I see sidewalks, curb and gutter on all of the developments in Marysville. Is a conditional use permit relieved of this requirement?

Cordially,  
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