



October 25, 2022

City of Marysville
Community Development
Attn: Chris Holland
80 Columbia Ave
Marysville, WA 98270

Project Name / File No.: White Barn -Lot 8
Applicant: Natural 9 Holdings, LLC
Project Description: 2 Lot Short Plat Non-Project Action Binding Site Plan
Re: Narrative

Dear Chris Holland:

The purpose of this letter is to provide the City of Marysville with information in support of the Applicant's request of a 2 lot short plat non-project action BSP for Lot 8 of the White Barn project referenced in the General Property Information below.

GENERAL PROPERTY INFORMATION

1. Date of Application: October 25, 2022
2. Project Name: White Barn Lot 8
3. Tax Parcel No.'s & Addresses: 00590700030501
4. Total Parcel Size: 3.07 +/- acres (133,407 +/- square feet)
5. Property Owners: Natural 9 Holdings, LLC
6. Applicant: Natural 9 Holdings, LLC
7. Contact: Land Pro Group, Inc.: Ryan C. Larsen, VP Land Development

CONSULTANTS

Set forth below is a list of the consultants retained by the Applicant to assist in the preparation of documents supporting the applicants request:

Project Manager	Land Pro Group Inc	Ryan C. Larsen
Surveyor	LDC Engineers Inc	Vince Townsend

PROJECT DESCRIPTION AND REQUEST

The Applicant is proposing a 2-lot short plat non-project action binding site plan on property identified as Community Business (CB) within the Whiskey Ridge Subarea in the City Comprehensive Plan and Zoning Map.

The Applicant has submitted one (1) application which is identified as follows:

- Short Plat – Non-Project Action Binding Site Plan Application

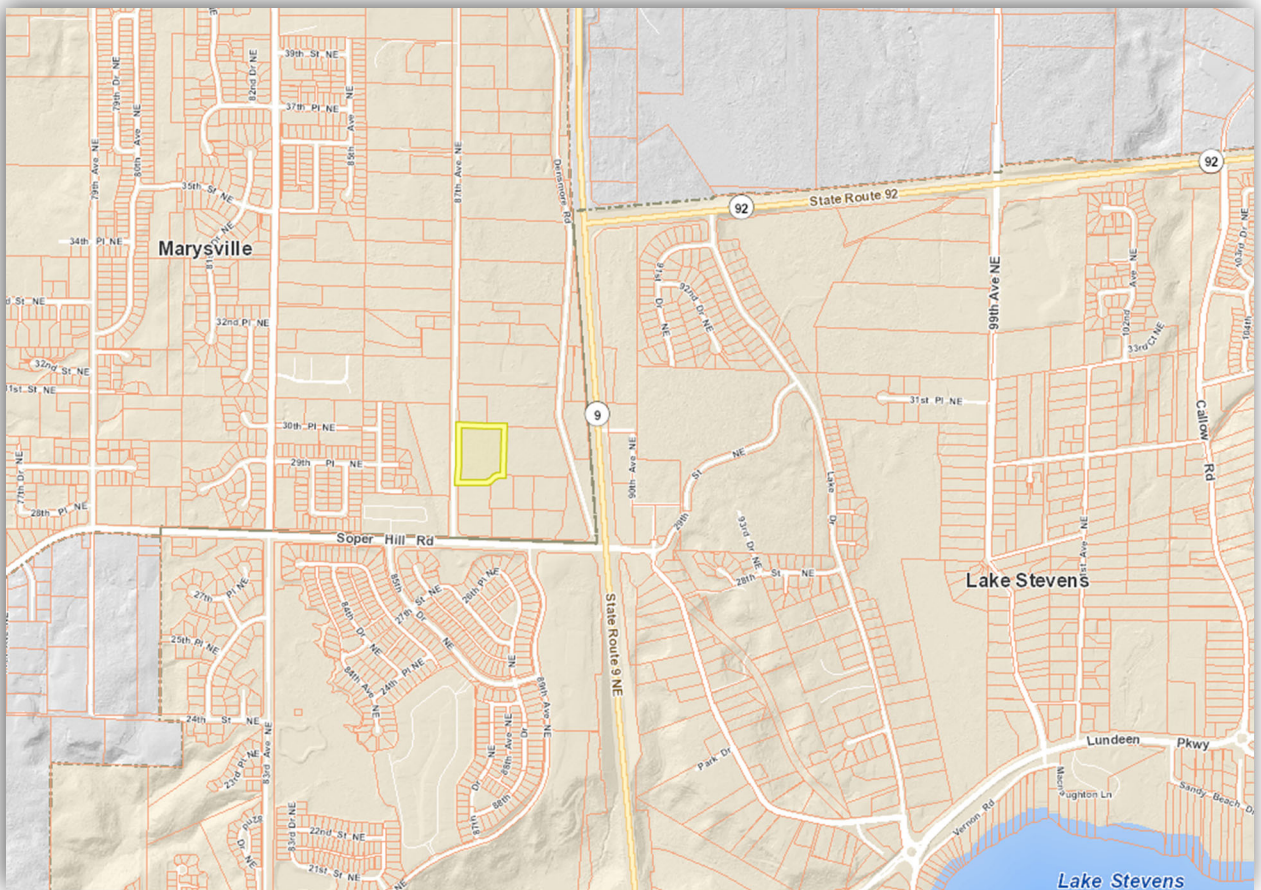
The Applicant will complete the processing of a Non-Project Action Binding Site Plan pursuant to MMC 22G.100.

The information being provided is to demonstrate that the application for a Non-Project Action Binding Site Plan within the Community Business (CB) zone is supportable under the Marysville Municipal Code (MMC).

The primary contact for the project is Ryan C. Larsen, VP of Land Development.

PROJECT LOCATION

The proposed development is located on the northwest side of the intersection of Highway 9 and Soper Hill Rd.



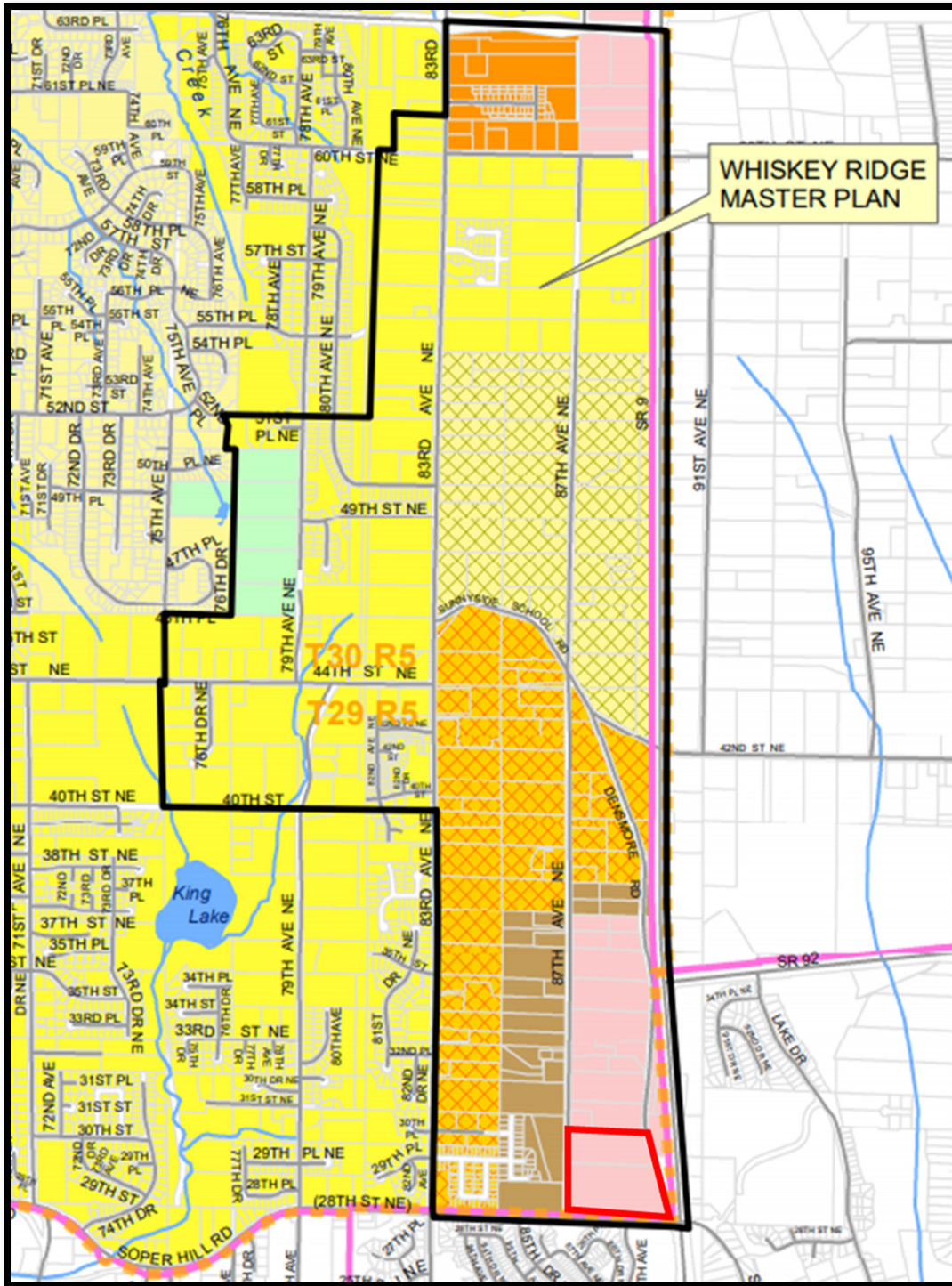


SURROUNDING PROPERTIES

The properties to the North, South, East and West are identified in the Comprehensive Plan as shown in the table below.

AREA	ZONING	EXISTING USE
Project Site	Community Business	Undeveloped Land
North	Community Business	Undeveloped Land
South	Community Business	Undeveloped Land
East	Community Business	Medical Office BLDG
West	N/A (ROW)	87 th Ave NE

COMPREHENSIVE PLAN



The Current Comprehensive Land Use Map designates the subject property as Community Business within the Whiskey Ridge Master Plan.

PROPOSED NON-PROJECT ACTION BINDING SITE PLAN DESIGN

The proposed binding site plan design as shown below was prepared in accordance with MMC Title 22.

LAND USE:

Zoning: The commercial use will be developed on the parcel zoned as Community Business within the Whiskey Ridge Subarea.

PUBLIC UTILITIES:

All public utilities and services are available to the subject parcels. The utilities and services along with the provider are identified in the table below.

Water:	Snohomish County PUD	Gas:	Puget Sound Energy
Sewer:	Lake Stevens Sewer District	Cable TV:	Comcast
Garbage:	Allied Waste/Waste Management	Police:	City of Lake Stevens
Storm Water:	City of Lake Stevens	Fire:	Lake Stevens Fire District
Telephone:	Verizon	School:	Lake Stevens School Dist.
Electricity:	Snohomish County PUD	Hospital:	Providence Hospital

PROPERTY DEVELOPMENT – DESIGN, ENVIRONMENTAL, TRAFFIC AND CONSTRUCTION CONSIDERATIONS

Design: The proposed Non-Project Action Binding Site Plan has been designed with the Whiskey Ridge Design Standards and Guidelines in mind. At this time, the Applicant is requesting that building specific design and individual lot site plan review be deferred to submittal of a project specific application.

Construction Plans: Preliminary Engineering Plans will be submitted with an application for the project specific application.

The Applicant believes that it has submitted all documents required for review by the City for processing the application submitted.

We appreciate the opportunity to provide this narrative.

Respectfully,

Natural 9 Holdings, LLC
By: Land Pro Group, Inc., Applicant’s Representative

Ryan C. Larsen

By: Ryan C. Larsen, VP of Land Development