



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

December 7, 2022

Ryan Larsen
Land Pro Group, Inc.
10515 20th Street SE #202
Lake Stevens, WA 98258

Re: White Barn – Lot 8 Non-Project Action BSP – *Technical Review 1*
PA22043

Dear Ryan,

After review of the preliminary White Barn – Lot 8 Non-Project Action Binding Site Plan (BSP), the Planning Division has the following comments:

1. Provide file number PA22043 on all future plan submittals.
2. Amend Sheet 1 of 3, as follows:
 - a. Amend title to read "WHITE BARN LOT 8 NON-PROJECT BINDING SITE PLAN."
 - b. Add the following language as the third paragraph under DEDICATION:

That said dedication to the public shall in no way be construed to permit a right of direct access to 87th Avenue NE from lots numbered 8 & 10 nor shall the city of Marysville or any other local governmental agency ever be required to grant a permit to build or construct an access of approach to said street from said lots.
 - c. Add the following RESTRICTIONS:

No further subdivision of any lot without resubmitting for formal binding site plan procedure.

All landscaped areas in public rights-of-way shall be maintained by the developer and his successor(s) and may be reduced or eliminated if deemed necessary for or detrimental to city road purposes.

The location and height of all fences and other obstructions within an easement as dedicated on this binding site plan shall be subject to the approval of the Director of Public Works or his designee.
 - d. Provide a little more space (height) in order to hand write in dates, month, year and signature lines, including COMMUNITY DEVELOPMENT APPROVAL, CITY ENGINEER APPROVAL, MAYOR APPROVAL, TREASURER'S CERTIFICATE AND AUDITOR'S CERTIFICATE.
3. Amend the title on Sheet 2 of 3 to read "WHITE BARN LOT 8 NON-PROJECT BINDING SITE PLAN."
4. Amend Sheet 3 of 3, as follows:
 - a. Amend title to read "WHITE BARN LOT 8 NON-PROJECT BINDING SITE PLAN."

b. Amend to Read Lot 8 & Lot 10 (not 8A).

Once the above amendments have been completed, please provide an electronic copy for review. If you have any questions, please contact me at 360.363.8207 or by e-mail at cholland@marysvillewa.gov.

Sincerely,

Chris Holland

Chris Holland
Planning Manager

cc: Haylie Miller, CD Director

Chris Holland

From: Melissa Place <mplace@lakestevenswa.gov>
Sent: Thursday, November 17, 2022 11:33 AM
To: Chris Holland
Cc: Whitney Ojalehto; Mariamne Busby
Subject: [External!] PA22043 - White Barn Lot 8 RFR
Attachments: E005 - Request for Review - PA22043.pdf

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Hi Chris, please find our comments on the above project below:

1. The City of Lake Stevens respectfully requests to review the traffic report(s) when submitted for the project specific application(s) to understand potential impacts upon city roads and may provide further comments at that time.
2. At the time of project specific application, if runoff is being channeled to City of Lake Stevens drainage facilities, please coordinate with City of Lake Stevens Public Works at 425-622-9403 or email pw-info@lakestevenswa.gov to determine drainage impact fees.
3. At the time of project specific application, please coordinate with the Lake Stevens Sewer District if those facilities are being impacted by increased usage as a result of this development.

Thanks, Melissa



Melissa Place, *Senior Planner*

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