



July 17, 2023

Re: Pilchuck Rentals, 3304 156th Street NE (PreA21-046)
2812 Job. No.: 21c-4287

To: Angela Gemmer
Senior Planner
Community Development
501 Delta Avenue
Marysville, WA 98270

Conditional Use Permit

Permit criteria set forth in MMC Section 22G.010.430 which follows:

(1) The conditional use is designed in a manner which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property;

The Equipment Rental Business is designed to be compatible with the character and appearance of other businesses in the existing vicinity.

(2) The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;

Neighborhood circulation shall not be impacted by the development beyond the expectant permitted use. Nor will the development hinder the permitted development or use of neighboring properties. Currently there is an access easement between the subject property and the neighboring property to the north. According to Google Maps Satellite photos it appears that property is totally fenced in and does not use the access easement. The design team and owner has made accommodations to keep an access to the neighboring property but the easement will need to be revised.

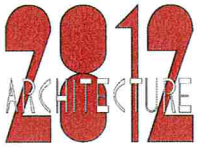
(3) The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property, and will be in harmony with the area in which it is to be located and in general conformity with the comprehensive plan of development of Marysville and its environs;

The proposed development is designed to be compatible with the physical characteristics of the subject property and is harmony with the area and the comprehensive plan of development.

(4) Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

There are no requested modifications to in-place standards.

(5) The conditional use will not endanger the public health or safety if located where proposed and developed, and the use will not allow conditions which will tend to generate nuisance conditions such as noise, dust, glare, or vibration;



The Miscellaneous Equipment Rental business will not endanger the public health or safety.
The use will not generate nuisance conditions.

(6) The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

The Equipment Rental Business is anticipated to create traffic that is in line with the neighborhood. Pedestrian and vehicular traffic will not be in conflict with traffic on Smokey Point Boulevard or 156th Street NE.

(7) The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;

It is not anticipated that an Equipment Rental Business will have an adverse affect on public services.

(8) The use meets all required conditions and specifications set forth in the zone where it proposes to locate;

The Equipment Rental Business has been designed to meet all required conditions and specifications for its location.

(9) The use will not be injurious or detrimental to adjoining or abutting property, or that the use is a public necessity.

The use will not be injurious or detrimental to the adjoining or abutting property.

Sincerely,

A handwritten signature in black ink that reads 'Todd Bullock'.

Todd Bullock
Associate Architect
2812 Architecture