
NOTICE OF ADMINISTRATIVE APPROVAL

Notice is hereby given that on January 21, 2014 the City of Marysville issued administrative site plan approval to allow the expansion of an existing storage facility which includes demolition of approx. 3,135 sq. ft. retail/office space and residential space, and the addition of approximately 54,427 sq. ft. of self-storage.

File Number: PA 13035
Applicant: Cascade Storage, LLC
Location: 15414 Smokey Point Blvd

Note: The Preliminary Administrative Approval will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of the date of this notice. The project as proposed is subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on November 18, 2013 shall be the approved preliminary site plan layout subject to the following revisions :
 - a. The newly constructed drive-aisle shall be revised to meet the 22' wide drive-aisle width requirement. All new parking stalls will be required to meet the dimensional standards as follows:
 - i. 8 ½ feet wide and 18' deep for a standard parking stall; and
 - ii. Handicap parking (ADA) 8 ½' wide plus 8' unload area – van accessible stall.
2. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means conduit or ducts providing service to each building.
3. Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be submitted for review and approval. The landscape plan shall incorporate the following design elements, as outlined in Chapter 22C.120 MMC:
 - a. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50' of all plant material.
 - b. Water conservation measures shall be applied as outlined in MMC 22C.120.050.
 - c. A 15' L2 landscape buffer as defined under 22C.120 MMC is required between new vehicle display areas and Smokey Point Boulevard.
 - d. A minimum 5' L2 landscape buffer shall be provided between the drive-through lanes of the car wash and the commercially zoned property to the south.
 - e. A solid wall, a screening fence or a combination of both achieving a perimeter screening to a minimum of 75% of the landscaping area outside the fence.
 - f. 10% of the required parking areas shall be landscaped with L4 landscaping, provided that:
 - No parking stall shall be located more than 45' from a landscaped area;
 - All landscaping must be located between parking stalls, at the end of parking columns, or between stalls and the property line;
 - All individual planting areas within parking lots shall be planted with at least one tree, be a minimum of 5' in width and 120 SF in size, and in addition to the required trees, shall be planted with a living groundcover;

- All landscaped areas shall be protected from vehicle damage by a 6" protective curbing. Wheel stops may be substituted when required to allow storm water to pass.
 - A minimum 2' setback shall be provided for all trees and shrubs where vehicles overhang into planted areas.
- g. Street trees are required to be planted along all public streets and access roads/easements and comply with the following:
- Street trees shall be planted 5 to 8' behind the sidewalk to create a continuous canopy.
 - Street trees shall meet the most recent ANSI standards for a 1 1/2" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years.
- h. Because the site is not designed with buildings along the street edge, enhanced landscaping is required along Smokey Point Boulevard, in order to create an attractive street edge.
- i. Landscaping shall be positioned in order to comply with the sight distance requirements in MMC 22C.020.210.
- j. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street or pedestrian pathway they shall be screened with vegetation or by architectural features.
4. The following details will be required to be provided on the civil construction plans:
- a. Pedestrian pathway from the building entrance to the public sidewalk along Smokey Point Boulevard shall be constructed with concrete pavers or decorative stamped asphalt and shall be universally accessible and meet ADA standards.
- b. Bicycle parking shall be provided at a rate of 5% of the number of required off-street auto parking spaces. Design and location shall be provided in accordance with MMC 22C.130.060.
- c. Parking lot lighting shall be provided. Parking lot illumination locations, materials and fixture design shall be required. The following design standards apply:
- 25' maximum height
 - Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale.
 - Parking lot lighting shall be designed to provide security lighting to all parking spaces.
 - Lighting shall be shielded in a manner that does not pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
 - Fixture design shall incorporate unique design features that coincide with the architectural design of the building.
- d. Storage space for recyclables and solid waste shall be designed, as follows:
- Architectural design of any structure enclosing and outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.
 - Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12' wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12'.
 - A 6-foot fence constructed of concrete block or brick enclosing trash and recycling receptacles is required. Coordination with the current franchise hauler is required. The sides and rear of the enclosure must be screened with Type L1, L2, L3, or L4 Landscaping at least 5' deep in visible locations as determined by the director to soften the views of the screening element and add visual interest.
 - Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.
 - The designated spot for service elements shall be paved with concrete.

5. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$1,870.00 per PMPHT.
6. The joint access proposed on the southern property boundary shall be designed pursuant to Marysville Engineering Design and Development Standards (EDDS).
7. Prior to granting occupancy permits, the applicant shall record an irrevocable joint access easement, with the Snohomish County Auditor, benefiting APN 31053200100400. The joint access easement shall be reviewed and approved by the City of Marysville, prior to recording.
8. The public works director shall have the authority to fix the location, width and manner of approach, and to alter ingress and egress of the joint access, as may be required to control traffic in the interest of public safety and general welfare. The cost of any revisions to the joint access, deemed necessary in the interest of public safety and general welfare, shall be the responsibility of the property owner.

Note: This decision will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of this notice.

The application and complete case file is available for review at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270.

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