
NOTICE OF ADMINISTRATIVE APPROVAL

Notice is hereby given that on May 2, 2014 the City of Marysville issued administrative site plan approval to the conversion of an existing structure to a commercial truck driving classroom/office. The remainder of the property will be graded and graveled for use as the driving surface of the truck driving school.

File Number: PA 13037
Applicant: Pacific Truck Driving School
Location: 14109 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. 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' L3 landscape buffer as defined under 22C.120 MMC is required between public right-of-way and required parking areas.
 - d. 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.
 - e. Landscaping shall be positioned in order to comply with the sight distance requirements in MMC 22C.020.210.
 - f. 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.
2. Storage space for recyclables and solid waste shall be screened in accordance with Screening may be accomplished by any one of the following techniques or their equivalent:
 - (a) A five-foot-wide L1 visual screen;
 - (b) A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line; and
 - (c) Storage areas are not allowed within 15 feet of a street lot line.
3. Prior to issuance of permits, the applicant shall pay \$1,870 x 6.27 trips = **\$11,724.90** to offset negative impacts to city streets from this development, or as otherwise determined by the City Traffic Engineer.
4. 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 access point, 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.

Project Information: Cheryl Dungan, Senior Planner – (360) 363-8206 or cdungan@marysvillewa.gov