

# LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



July 5, 2023  
City of Marysville  
Community Development Department  
501 Delta Ave.  
Marysville, WA 98270  
Attention: Emily Morgan  
RE: Written Responses to criteria in MMC Section 22G.010.430 *Conditional Use Permit*

## **22G.010.430 Conditional use permit.**

A conditional use permit shall be granted by the city only if the applicant demonstrates that:

- (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;

***This is best demonstrated by simply looking at a Map with a current Aerial Photo. This parcel and surrounding parcels are zoned Light Industrial with General Commercial Overlay (LI w/ GC) and are designated 'Manufacturing-Industrial Center' by the City's Comprehensive Plan. This project is located along the northern City of Marysville - Arlington boundary to the east of Smokey Point Blvd. Businesses adjacent to the property are mixed commercial, transmission and auto repair, collision repair, and tire service. South of the project is an application for a Subaru Auto Dealership. To the Southwest of the project site is an approved CUP for a storage site tow yard for RonMay Towing company.***

***"Mini-Storage" is allowed in this zone with a Conditional Use. Through the CU Process, additional criteria will be applied to the project to assure compatibility with surrounding uses.***

***To the east is a large wetland and forested areas under the same zoning (LI w/GC).***

***To the North is a storage unit complex named Simply Self Storage in the City of Arlington. Adjacent to the storage units is a commercial/office building.***

***It should be clear that the proposed use is compatible and with the surrounding commercial, industrial, storage/parking type uses.***

***There will be landscape screening and fencing around the entire site.***

- (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;

***Buildings and structures certainly in no way hinder neighborhood circulation or discourage the permitted development or use of neighboring properties. Most adjacent properties are in their final configuration. Vacant parcels adjacent to the site are stymied by critical areas and unable to be built. These parcels also hold access rights through routes that are not through the project site. The proposed buildings are setback from the boundary lines and do not exceed 30 feet in height. These buildings are used to help screen the storage areas from the adjacent parcels and provide an additional element of security.***

**Existing adjacent uses are primarily used for parking lots for car sales or towing along with storage use to the north.**

**The surrounding Light Industrial zoning will not be impacted by this use.**

(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 property is zoned Light Industrial with General Commercial overlay and the Comprehensive Plan has this property designated as Manufacturing-Industrial Center. All surrounding uses are commercial-industrial type uses that are in harmony with this use.**

(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;

**We do not believe there needs to be any modifications to the standards to comply with the provisions of the City's Code and Engineering Standards.**

**The Landscape Code does provide provisions for screening and aesthetics as written and no mitigation is required to provide for this use in an industrial zone. There are no particular odors or dust that will come from the storage use. Traffic is fairly minimal and considerable less than adjacent land uses.**

(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 proposed project operates within the ordinances and engineering standards of both the State and City. Land uses operating within these criteria are typically deemed to not endanger the Public Health, Safety, and Welfare.**

**There are no particular noise, odors, dust, glare and vibration that will come from the storage use.**

(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;

**A traffic report is provided with this application. This use does not generate large volumes of traffic and does not change the functionality of pedestrian and vehicular traffic facilities.**

(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;

**Sewer, Water, Power, Cable, Telephone all serve the site and have adequate capacity to serve the site. This operation is not a significant user of these public services. Water needs and Sewer use are minimal. Phones and cable use are typical of any business. Power usage is low and not more than any other permitted use.**

**Police and emergency services requirements are typical to any other business of similar size.**

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

**The following discussion details the projects compliance with the code provisions of MMC for "Mini Storage". The site is zoned Light Industrial with a GC overlay. Condition #78 applies to GC zoned properties. Condition #81 states, "Permitted uses for properties zoned light industrial with a general commercial overlay include uses allowed in the light industrial and general commercial zones." Nonetheless, compliance with condition #78 follows below.**

22C.020.070 Permitted uses – Development conditions.

(#78) Mini-storage facilities may be allowed in the CB and GC zones as a conditional use on property located east of Interstate 5, north of 100th Street, and west of 47th Avenue NE, subject to the following conditions:

**Parcel/Project is located in area described. However,**

(a) The property does not have direct frontage on an arterial street.

**The property is set back more than 500-feet from the nearest arterial street.**

(b) Vehicular access to the property is limited by physical constraints, such as railroad tracks, proximity to congested public street intersections where turning movements are restricted, or other physical barriers that limit convenient vehicular access for higher-traffic-generating uses such as retail or office.

**The property is set back more than 500-feet from the nearest arterial street and is at the east end of a 60-ft access easement. East of the project site is a large wetland that would prevent any further development to the east. There would not be any convenient high traffic proposed uses at this site or to the east of this site to contemplate.**

(c) Buildings shall be located a minimum of 150 feet from the nearest arterial street or interstate highway right-of-way.

**The site does not have direct frontage on the arterial street and buildings are located as close as physically possible to the arterial. The site is zoned LI with a GC overlay. Mini Storage is a permitted use in LI.**

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

**Conditional Use is a process that evaluates potential conflicts between a proposed use and existing uses in the area. This proposal is a General Commercial/Light Industrial use in an Light industrial use zone with GC overlay where numerous adjacent industrial type uses currently exist. This project is not injurious or detrimental to the adjoining properties and their LI/GC uses.**

**This proposal can function within the Codes and Standards of the City and does not require any modification for compatible use.**