



PUBLIC WORKS DEPARTMENT

501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100

May 22, 2024

Land Technologies, Inc
Attn: Merle Ash
18820 3rd Ave NE
Arlington, WA 98223

Re: **163 RV Storage – PA 23-016 – Concurrency Recommendation**

The applicant is proposing the development of a covered RV storage yard, with storage lockers around the perimeter of the site and a leasing office on roughly 10 acres, located at the 16300 Block of Smokey Point Blvd and further identified by APN(s): 31052800301600 / 31052800301700.

Based on the Traffic Impact Analysis (TIA) prepared by Jake Traffic Engineering, Inc, dated April 24, 2023, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

	ADT	AMPHT	PMPHT
Land Use Code 151 – Mini Storage	65.55	4.42	6.13

Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application and on file with the City, the following impacts and mitigation obligations are recommended for the proposed development:

1. 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 \$2,220 per PMPHT, totaling \$13,608.60.**
2. Based on the TIA and signed traffic offer letter, dated February 28, 2024, from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development’s traffic impacts to the Public Works Director, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Emily Morgan, Senior Planner, at emorgan@marysvillewa.gov or by phone at 360.363.8216.

Sincerely,

Jesse Hannahs, PE
Traffic Engineering Manager

- | | | |
|-----|---------------------------------|---|
| cc: | Jeff Laycock, PE, PW Director | Haylie Miller, CD Director |
| | Chris Holland, Planning Manager | Ken McIntyre, PE, Assistant City Engineer |
| | Max T. Phan, PE, City Engineer | Richard Peterson, applicant |